



Energy for  
generations

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11 September 23

## Re: ESB Submission to Draft Nenagh Local Area Plan 2024-2030

Dear Sir/Madam,

This submission by Electricity Supply Board (ESB), 27 Lower Fitzwilliam Street, Dublin 2, is in response to an invitation by Tipperary County Council for submissions to the Draft Nenagh Local Area Plan 2024–2030. ESB is a landowner and employer in Tipperary with property and infrastructural assets throughout the County serving Nenagh and its hinterland.

ESB acknowledges the aim of the Draft Plan to set out an outline for the spatial planning framework for Nenagh with planning policies directed at informing the private and public development sectors as to unique town development objectives in line with established sustainable development guidelines from the Tipperary County Development Plan 2002-2028. We recognise that the Draft Plan incorporates a framework for guiding the future development of a climate resilient town.

ESB Networks provides an essential service building and maintaining the electricity networks in Nenagh and throughout Co. Tipperary. It is responsible for constructing all the sub-transmission, medium and low voltage electricity network infrastructure in the county and for managing this infrastructure which is owned by ESB. The ESB Depot at Martyr's Road, Nenagh is required to support the delivery by ESB of capital works programmes and operational activities in an energy efficient and cost-effective manner where key performance targets and emergency response times can be delivered. Good access to the main road networks and areas of potential growth is essential to provide an economic service and to meet emergency response times for Nenagh and its environs.

In this regard, ESB notes the proposed land-use zoning of **Regeneration Zone (RE)** for its lands at Martyr's Rd, Nenagh. We further note the ambition of Tipperary Co. Co. to deliver a redeveloped urban quarter in the immediate area through the delivery of the Martyr's Road Regeneration Plan. This quarter aims to deliver a vibrant Low Carbon Neighbourhood, with a Centre of Excellence for Sustainable Energy at its core. ESB is broadly supportive of the plan and understands that the development will take place over an extended period. Preliminary discussions have already taken place between Tipperary Co. Co. and ESB Representatives and we expect further engagements as the plans develop.

It is important to note that critical electricity services are provided to Nenagh and its environs from this location. There is a long-term requirement for an ESB Engineering Depot in the Nenagh area, to serve the town and wider county. The site is a regulated operations depot and provides services to the adjacent areas. Based on requirements to store critical high value materials, respond to faults/emergencies within very tight mandatory

timelines on a 24/7 basis and the location of strategic national infrastructure at this location, the geographic location of this site is important to the core operations of the business. However, ESB will continue to explore opportunities offered by the proposed Regeneration Plan but will require to source a suitable alternative location, close to Nenagh to serve as a replacement Engineering Depot if this critical site is to be vacated. In such a scenario, ESB would incur significant site and relocation costs. As a commercial Semi-State, it would be essential for ESB to recover all costs associated with any relocation.

ESB, is building a truly sustainable company by investing in smart networks, renewable energy and modernising the generation portfolio. ESB is implementing energy strategies that support the transition of Ireland to a low-carbon and ultimately post-carbon economy to become a competitive, resilient, and sustainable region. In this regard, we support the ambition of the Draft Plan to deliver an overarching land use strategy for the proper planning and sustainable development of Nenagh. If we can be of any further assistance, or if you wish to clarify any of the points raised, please do not hesitate in contacting the undersigned.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

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