

CUMMINS + VOORTMAN LTD.
Sustainable Architecture & Urban Design

Our Ref: 1735

Your Ref: Submission No: 111

15th December 2023

Clonmel Local Area Plan,
Planning Department,
Tipperary County Council,
Civic Offices,
Emmet Street,
Clonmel,
Co Tipperary,
E91 N512

Re: Submission – Clonmel Local Area Plan – Material Alterations
Lands at Boherduff, Fethard Road, Clonmel.

Clients: [REDACTED]

Client address: [REDACTED]

Dear Sir/Madam

We, Cummins and Voortman Ltd make this submission on behalf of our clients, [REDACTED].

A recent submission made in relation to a 4.2 ha parcel of land to retain New Residential Zoning Status. We are making this submission to request that the site marked (.4ha), or part there of, on the site location map attached, retains its current zoning status for Tier 2, New Residential.

Location of Site

The site is located north of the N24 bypass, accessed from the LT32793 taken from the R689, Fethard Road. It covers an area of .4 ha and is part of site no. 9, under Table 1: SLA for Lands available for new residential development of the Draft LAP. A site location map has also been submitted which identifies the sites location.

Current and Proposed Zoning

The site in question is zoned as new residential as set out in the Clonmel and Environs Development Plan, 2013 and is zoned as 'Strategic Reserve' in the Draft Clonmel and Environs Local Area Plan 2024-2030.

While the Council in its assessment of our previous submission recommended that no changes be made to the strategic reserve zoning of the entire 4.2ha site be made we request that a single site retains its new residential zoning to allow one of the owners to develop a house for their own personal use. It is considered that retaining one site for a single house will not have a significant impact on the amount of land zoned for strategic reserve. The proposed site is accessed from the LT32793 taken from the R689

TIPPERARY & KILKENNY OFFICE

Ballyline, via CALLAN, Co. Tipperary, R95 VR60 IRL
Tel: 00353 56 7755745 Fax: 00353 1 6335142

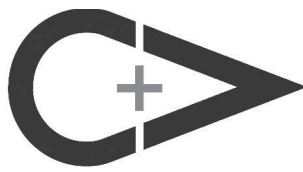
DUBLIN OFFICE

Block 4, Harcourt Center, Harcourt Rd, Dublin D02 HW77, IRL e-mail: info@cvltd.ie
Tel: 00353 1 2966507 Fax: 00353 1 6335142 www.cvltd.ie

DIRECTORS:

Robert Cummins BSc Arch. Sc., B.Arch., MRIAI, RIBA, ARB., Conservation G III. Bernard Voortman MSc. Urban Design., Dip.Arch. MRIAI
Chartered Sustainable Ecological Conservation Architects, Urban Designers, Artists, Sports Infrastructure Consultants.
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and would form part of an existing residential cul-de-sac and would provide a continuation of the existing pattern of development at this location.

Conclusion

We hereby request that the site marked on the site location map attached retains its new residential status as set out in the Clonmel and Environs Development Plan 2013. We hope that you look upon our request favourably.

Regards,



Robert Cummins

BSc.Arch.Sc., B.Arch., MRIAI, RIBA, ARB, Conservation G III

Director & Senior Chartered Conservation Architect, Artist & Sports Infrastructure Consultant

For and on Behalf of Cummins & Voortman Ltd.

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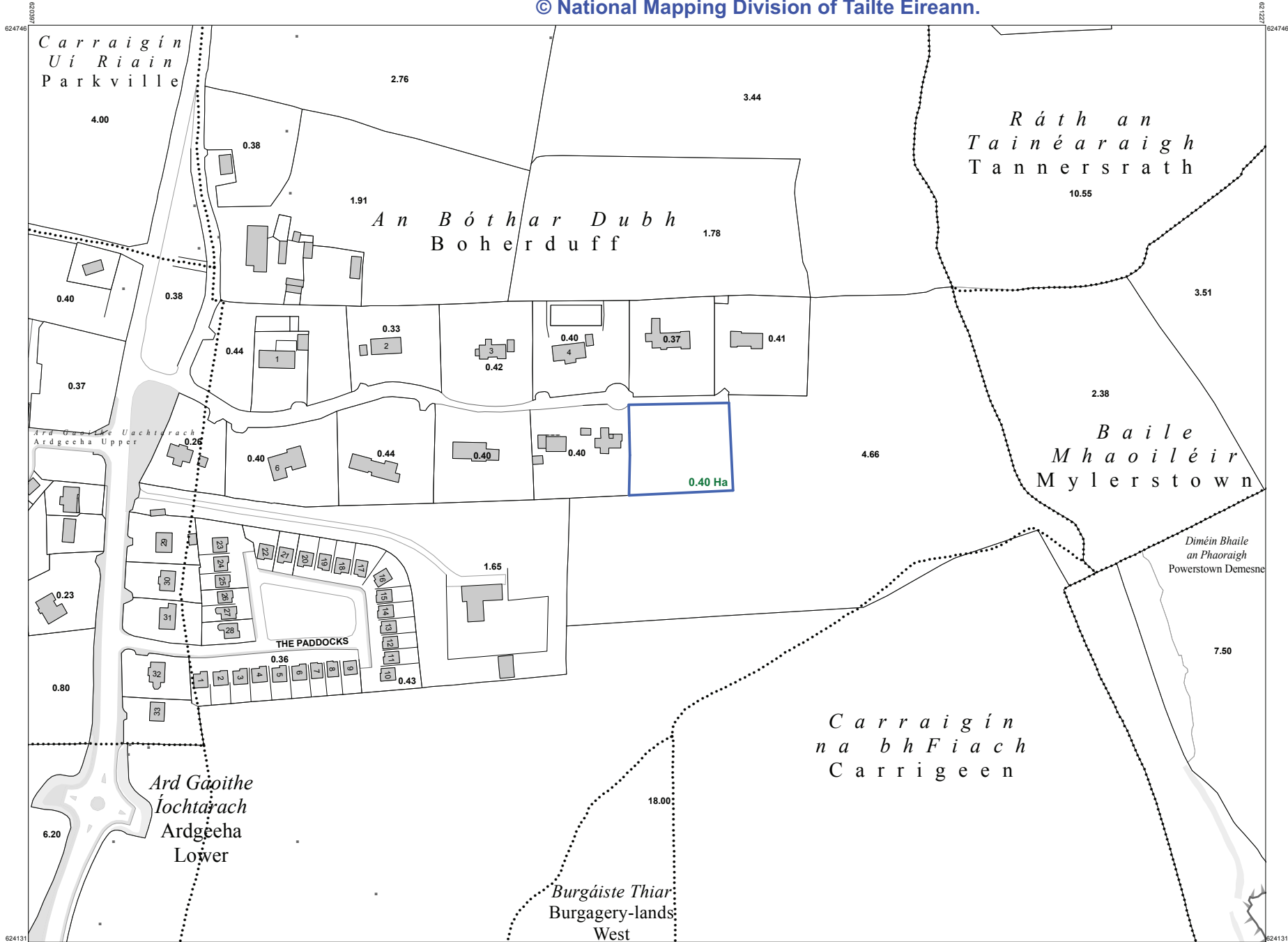
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CENTRE COORDINATES:
ITM 620812,624439

PUBLISHED:
11/09/2023

ORDER NO.:
50356418_1

MAP SERIES:
1:2,500

MAP SHEETS:
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COMPILED AND PUBLISHED BY:

National Mapping Division of Tailte Éireann,
Phoenix Park,
Dublin 8,
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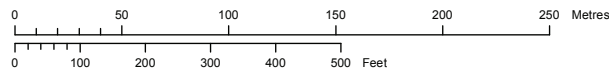
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