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Doc. No.	23CE09-NJD-00-XX-CO-C-001		
Revision:	P01	Date:	15/12/2023
Project Name:	Lands at Powerstown Park, Clonmel		
Document Title:	Submission on Draft Clonmel Local Area Plan 2024-2030		

Suite 6b Ardgaoithe Commercial Centre  
 Ardgaoithe Business Park  
 Cashel Road  
 Clonmel  
 Co. Tipperary

Planning Department  
 Civic Offices  
 Emmett Street  
 Clonmel  
 Co. Tipperary  
 E91 N512

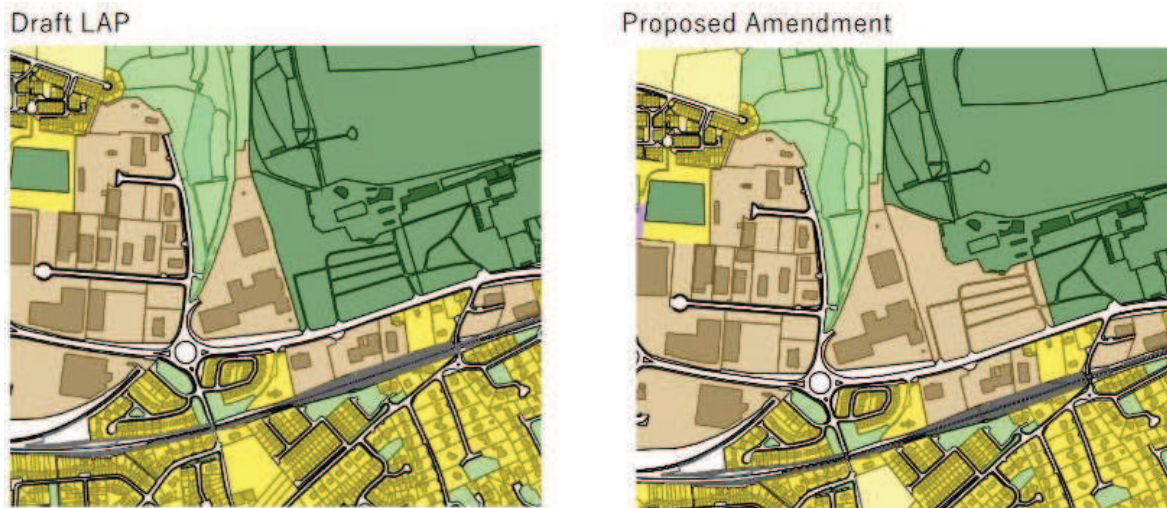
15/12/2023

**Re: Submission on Draft Clonmel Local Area Plan 2024-2030 - Proposed Material Alterations**

To whom it concerns,

We write on behalf of our client, [REDACTED] ([REDACTED]) to make the following submission in relation to the Draft Clonmel Local Area Plan 2024-2030 – Proposed Material Alterations.

Our client is grateful to Tipperary County Council for taking into account their previous submission on the Draft Clonmel & Environs Local Area Plan 2024-2030. Our client supports the proposed amendment to the Land Use Zoning Map to change the zoning of 4.5ha of land from ‘Open Space & Recreation’ to ‘Employment’ north of the N24, east of the Carrigeen Roundabout as identified in Figure 1.



**Figure 1 Change to Land Use Zoning Proposed by Tipperary County Council in Material Alterations Report**

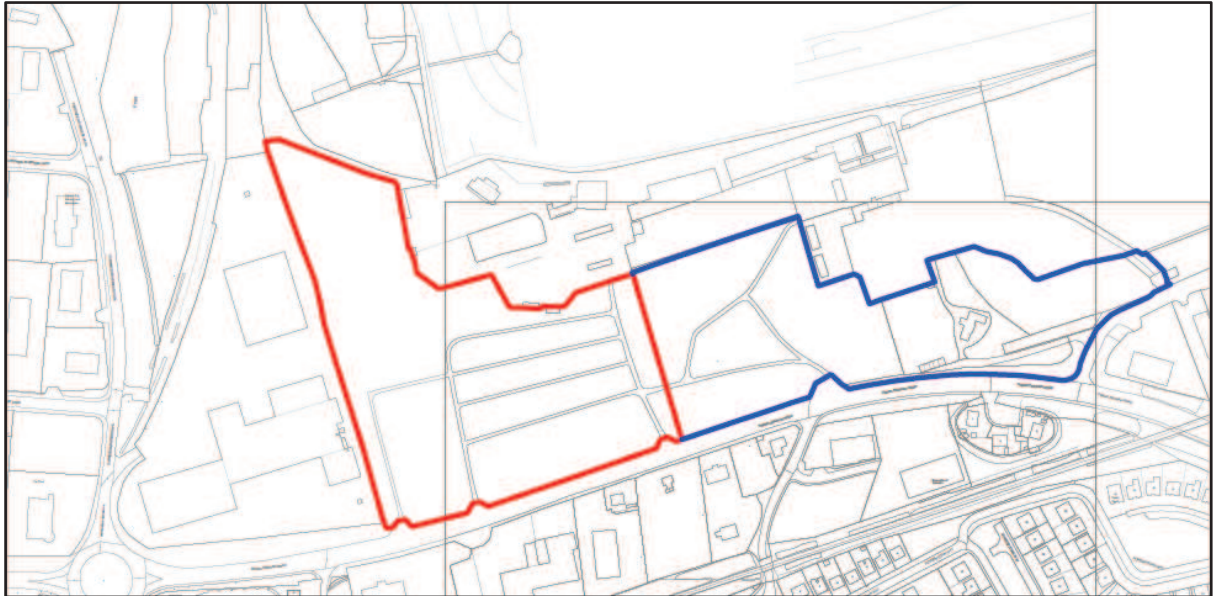
On 23<sup>rd</sup> November 2023, I visited Powerstown Park to consider the traffic and transport implications of the proposed rezoning. Also in attendance were our Traffic and Transport sub-consultants, who are TII Registered Road Safety Auditors.



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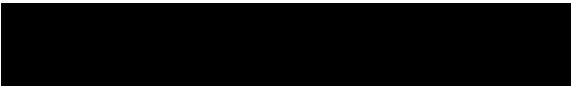
Having considered the proposed rezoning and taken advice from our Traffic and Transport sub-consultants, we recommend that the proposed rezoning should be further revised to extend the Employment zoning as shown in Figure 2. The rezoning proposed by Tipperary County Council is outlined in red, the area we recommend to include in the rezoning as Employment is outlined in blue.



**Figure 2 Proposed Extension to the Rezoning of Lands as Employment**

The extended area of rezoning provides greater flexibility for the creation of safe vehicular access and egress points to the zoned lands. Noting that the land borders the N24, a full Traffic and Transport Assessment, and Road Safety Audit will be required for any application for Planning Permission at the site. Having carried out a preliminary assessment with our Traffic and Transport Consultants, it is our professional opinion that the extended rezoning gives the best opportunity to meet the standards required by Transport Infrastructure Ireland.

We trust the above will be of interest, and we remain available for further engagement with the Further Planning Team.



**Niall Dennehy** B.E. CEng MIEU  
 Chartered Engineer, Director

**NJD Consulting Engineers Ltd.**  
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