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18/12/2023

Ref: 23_UÉ_FP_73_Clonmel LAP – Proposed MA

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Re: Clonmel Local Area Plan (2024 – 2030) - Proposed Material Alterations

A Chara,

Uisce Éireann welcomes the inclusion of Proposed Material Alterations arising from your consideration of our initial submission on the Draft Clonmel Local Area Plan (LAP). We have provided observations and comments on the Proposed Material Alterations to the Draft LAP in relation to public water services below. Reference should also be made to our submission at the Draft LAP stage. We will continue to engage with the planning department as the plan preparation process progresses.

Proposed Alterations to Zonings

We have reviewed the proposed alterations to zonings and in general, the observations we submitted at the Draft LAP stage still stand.

Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed Uisce Éireann projects in place to progress such works. All new residential and commercial/industrial developments wishing to connect to an Uisce Éireann network are to be assessed on a case-by-case basis through Uisce Éireann's New Connections process, which will determine the exact requirements in relation to network and treatment capacity. New connections to Uisce Éireann networks are subject to our Connections Charging Policy. Further information on this process is available at: <https://www.water.ie/connections/developer-services/>.

Masterplans

The Proposed Material Alterations to the Draft LAP identifies the need for a masterplan for the expansion of the Ard Gaoithe Business Park and the Abbot Vascular and Boston Scientific Campuses. It also identifies the need for a masterplan for New Employment Site 2.

Stiúrthóirí / Directors: Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.

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Uisce Éireann supports the preparation of masterplans for proposed developments. As part of the master-planning process, consideration should be given to how sites will be serviced as well as the potential impacts on Uisce Éireann infrastructure and projects e.g., building over of assets, tree planting, synergies with planned Uisce Éireann projects, opportunities for surface water removal. A Pre-Connection Enquiry can be submitted to our Connections and Developer Services Team to assist with this.

Water Supply and Wastewater Treatment Capacity Registers

Uisce Éireann publishes annual water supply and wastewater treatment capacity registers, which give an indication of the available water supply and wastewater treatment plant capacity to support growth and property development. The latest registers were published in June 2023, as noted in Section 8.2.2 (Clonmel Public Wastewater System) of the Proposed Material Alterations to the Draft LAP.

It should be noted in this regard that as the capacity registers are subject to change at any time and are published annually, it is recommended that a footnote be added to any references to the capacity registers in the final adopted LAP to advise of this. This also applies in regard to the Water Supply Capacity Register.

Uisce Éireann have no further observations at this time. We will be available to support Tipperary County Council throughout the remainder of the LAP process.

Yours Sincerely,



**Regional Forward Planning Specialist (Southern Region)
Asset Strategy & Sustainability**