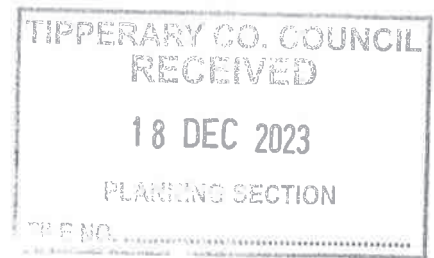


Local Area Plan- Material Alterations
Planning Department,
Tipperary County Council,
Civic Offices,
Limerick Road
Nenagh
Co. Tipperary



Delivered by hand.

14th December 2023

Dear [REDACTED]

Thank you for forwarding the details of proposed LAP 2024 – 2030 and the proposed alterations, and also for your views and comments on the proposed link road between Dublin Road and New Kenyon Street roundabout.

As we have previously stated, [REDACTED] is supportive of the LAP and indeed any developments that improve our town and local area.

Please note the following comments / observations

Section 5 subsection 5.2.1

Heading no.4 refers to Martyr's / Dublin Road, this area includes [REDACTED] almost all of which are fully operational and occupied by [REDACTED] and a number of local long-term tenants.

[REDACTED] is supportive of any initiative to improve our town.

An agreement in principle, subject to conditions is in place to sell [REDACTED] one acre of land to facilitate the creation of the "Centre of Excellence". This was entered into in the understanding that [REDACTED] would fulfil its ambitions to re-develop the whole area. This now is clearly not possible in the foreseeable future with no likelihood of the E.S.B site becoming available and the uncertainty of when, if ever the Inner link Road (Railway Road) will be developed.

On this basis, while [REDACTED] is committed to our agreement "in principle" to the sale of one acre, subject to conditions to facilitate the Centre of Excellence, [REDACTED] must bear in mind that the business of manufacturing, warehousing and retail will continue on the remainder of our property, at least until [REDACTED] are in the position to deliver the other essential elements for the further development of the area.

Appendix 3, Regeneration Sites P10

██████████ "The building on the site is a *derelict store / garage".
Please note that while this building may be in need of some repair, it is a fully functioning industrial/warehouse building.

We request that the reference to the property as derelict be deleted.

Please note that we will be corresponding with Tipperary County Council separately with some thoughts on Martyr's Road development.

Kind Regards,

██████████

Charles Cavanagh