

Chris & Breda Lee,  
Ardgeeha Hill,  
Cashel Road,  
Clonmel,  
Co. Tipperary.

**Date: 22<sup>nd</sup> March, 2024**

Tipperary County Council,  
Civic Offices,  
Emmet Street,  
Clonmel,  
Co. Tipperary.



**Re: RZLT Clonmel - Parcel ID TYLA00002803**

To whom it concerns,

I refer to our lands located at Ard Gaoithe, Cashel Road, Clonmel, which are identified as Parcel ID TYLA00002803 in the Draft Clonmel Residential Zoned Land Tax 2024 (RZLT) Mapping. We note that, despite submissions previously made with respect to our holding that our lands are included in the draft maps for 2024.

We wish to bring to your attention reasons that have recently become evident that influence why our lands should not be included for the RZLT 2024.

#### **1. The N24 Waterford to Cahir Link Road Reservation Corridor**

In early 2024, it came to our attention that a significant section of our landholding had been included within a 'Preferred Transport Solution Corridor' for the N24 Waterford to Cahir Road Improvement Project (Figure 1). In the interest of clarity, we arranged and attended a private meeting with the N24 Design Team at the Talbot Hotel Clonmel in January 2024, and were advised that development of our lands within this corridor was prohibited for an indefinite period of time. The imposition of this planning constraint on our lands will hinder the development potential of our landholding (for an expected large-scale residential development) and therefore our

The screenshot displays a map of the N24 route from Waterford to Cahir. The map shows the proposed route in red, with various road numbers (N24, R400, R401, R402, R403, R404, R405, R406, R407, R408, R409, R410, R411, R412, R413, R414, R415, R416, R417, R418, R419, R420, R421, R422, R423, R424, R425, R426, R427, R428, R429, R430, R431, R432, R433, R434, R435, R436, R437, R438, R439, R440, R441, R442, R443, R444, R445, R446, R447, R448, R449, R450, R451, R452, R453, R454, R455, R456, R457, R458, R459, R460, R461, R462, R463, R464, R465, R466, R467, R468, R469, R470, R471, R472, R473, R474, R475, R476, R477, R478, R479, R480, R481, R482, R483, R484, R485, R486, R487, R488, R489, R490, R491, R492, R493, R494, R495, R496, R497, R498, R499, R500, R501, R502, R503, R504, R505, R506, R507, R508, R509, R510, R511, R512, R513, R514, R515, R516, R517, R518, R519, R520, R521, R522, R523, R524, R525, R526, R527, R528, R529, R530, R531, R532, R533, R534, R535, R536, R537, R538, R539, R540, R541, R542, R543, R544, R545, R546, R547, R548, R549, R550, R551, R552, R553, R554, R555, R556, R557, R558, R559, R560, R561, R562, R563, R564, R565, R566, R567, R568, R569, R570, R571, R572, R573, R574, R575, R576, R577, R578, R579, R580, R581, R582, R583, R584, R585, R586, R587, R588, R589, R590, R591, R592, R593, R594, R595, R596, R597, R598, R599, R600, R601, R602, R603, R604, R605, R606, R607, R608, R609, R610, R611, R612, R613, R614, R615, R616, R617, R618, R619, R620, R621, R622, R623, R624, R625, R626, R627, R628, R629, R630, R631, R632, R633, R634, R635, R636, R637, R638, R639, R640, R641, R642, R643, R644, R645, R646, R647, R648, R649, R650, R651, R652, R653, R654, R655, R656, R657, R658, R659, R660, R661, R662, R663, R664, R665, R666, R667, R668, R669, R670, R671, R672, R673, R674, R675, R676, R677, R678, R679, R680, R681, R682, R683, R684, R685, R686, R687, R688, R689, R690, R691, R692, R693, R694, R695, R696, R697, R698, R699, R700, R701, R702, R703, R704, R705, R706, R707, R708, R709, R710, R711, R712, R713, R714, R715, R716, R717, R718, R719, R720, R721, R722, R723, R724, R725, R726, R727, R728, R729, R730, R731, R732, R733, R734, R735, R736, R737, R738, R739, R740, R741, R742, R743, R744, R745, R746, R747, R748, R749, R750, R751, R752, R753, R754, R755, R756, R757, R758, R759, R760, R761, R762, R763, R764, R765, R766, R767, R768, R769, R770, R771, R772, R773, R774, R775, R776, R777, R778, R779, R780, R781, R782, R783, R784, R785, R786, R787, R788, R789, R790, R791, R792, R793, R794, R795, R796, R797, R798, R799, R800, R801, R802, R803, R804, R805, R806, R807, R808, R809, R810, R811, R812, R813, R814, R815, R816, R817, R818, R819, R820, R821, R822, R823, R824, R825, R826, R827, R828, R829, R830, R831, R832, R833, R834, R835, R836, R837, R838, R839, R840, R841, R842, R843, R844, R845, R846, R847, R848, R849, R850, R851, R852, R853, R854, R855, R856, R857, R858, R859, R860, R861, R862, R863, R864, R865, R866, R867, R868, R869, R870, R871, R872, R873, R874, R875, R876, R877, R878, R879, R880, R881, R882, R883, R884, R885, R886, R887, R888, R889, R890, R891, R892, R893, R894, R895, R896, R897, R898, R899, R900, R901, R902, R903, R904, R905, R906, R907, R908, R909, R910, R911, R912, R913, R914, R915, R916, R917, R918, R919, R920, R921, R922, R923, R924, R925, R926, R927, R928, R929, R930, R931, R932, R933, R934, R935, R936, R937, R938, R939, R940, R941, R942, R943, R944, R945, R946, R947, R948, R949, R950, R951, R952, R953, R954, R955, R956, R957, R958, R959, R960, R961, R962, R963, R964, R965, R966, R967, R968, R969, R970, R971, R972, R973, R974, R975, R976, R977, R978, R979, R980, R981, R982, R983, R984, R985, R986, R987, R988, R989, R990, R991, R992, R993, R994, R995, R996, R997, R998, R999, R1000, R1001, R1002, R1003, R1004, R1005, R1006, R1007, R1008, R1009, R1010, R1011, R1012, R1013, R1014, R1015, R1016, R1017, R1018, R1019, R1020, R1021, R1022, R1023, R1024, R1025, R1026, R1027, R1028, R1029, R1030, R1031, R1032, R1033, R1034, R1035, R1036, R1037, R1038, R1039, R1040, R1041, R1042, R1043, R1044, R1045, R1046, R1047, R1048, R1049, R1050, R1051, R1052, R1053, R1054, R1055, R1056, R1057, R1058, R1059, R1060, R1061, R1062, R1063, R1064, R1065, R1066, R1067, R1068, R1069, R1070, R1071, R1072, R1073, R1074, R1075, R1076, R1077, R1078, R1079, R1080, R1081, R1082, R1083, R1084, R1085, R1086, R1087, R1088, R1089, R1090, R1091, R1092, R1093, R1094, R1095, R1096, R1097, R1098, R1099, R1100, R1101, R1102, R1103, R1104, R1105, R1106, R1107, R1108, R1109, R1110, R1111, R1112, R1113, R1114, R1115, R1116, R1117, R1118, R1119, R1120, R1121, R1122, R1123, R1124, R1125, R1126, R1127, R1128, R1129, R1130, R1131, R1132, R1133, R1134, R1135, R1136, R1137, R1138, R1139, R1140, R1141, R1142, R1143, R1144, R1145, R1146, R1147, R1148, R1149, R1150, R1151, R1152, R1153, R1154, R1155, R1156, R1157, R1158, R1159, R1160, R1161, R1162, R1163, R1164, R1165, R1166, R1167, R1168, R1169, R1170, R1171, R1

## 2. The Proposed Cashel Road Active Travel Scheme (Part 8)

This Active Travel Scheme will deliver new public infrastructure along our entire western property boundary; however, the drawings and specifications do not incorporate provision for the current entrances to our farm and home, and notably omit to provide for future access (for a Large-Scale Residential Development) to our

lands which are zoned for new residential development as set out in the Clonmel Local Area Plan 2024. We have made numerous efforts to contact the planning and roads offices of the Council, and have submitted plans and specifications for a new entrance that would service a new large-scale residential development on our holding, however, the matter has not been resolved to date.

The proposed Part 8 Scheme (as can be seen in Appendix 3) will deliver significant infrastructure along the Cashel Road in the form of footpaths, cycleways, lighting and associated infrastructure and services and it has not been established that we would have a legal right to cross this and affected lands outside our ownership in the event that we proceed with a planning application for a new residential development.

The proposed Active Travel Scheme will hinder the development potential of our landholding for an expected large-scale residential development and therefore our landholding identified as Parcel ID TYLA00002803 at Cashel Road, Clonmel, must be removed from the draft RZLT mapping.

**Note:** We continue to seek a meeting with the Council to ensure that access arrangements to our property, both current and future, are addressed before any work commences on the Active Travel project which could potentially interfere with our property rights so as to avoid any future action on the matter.

## **Conclusion**

Having consideration to the above, we request that our landholding identified as Parcel ID TYLA00002803 at Cashel Road, Clonmel should be removed from the RZLT 2024.

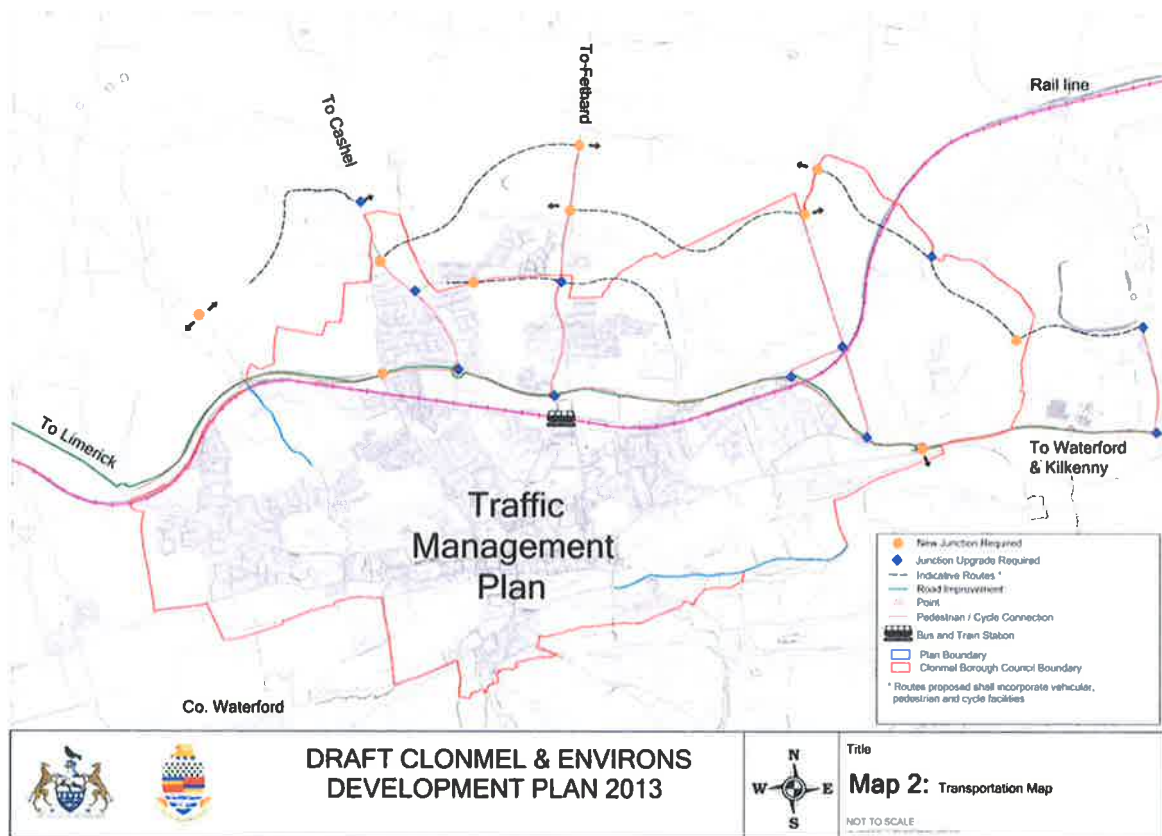
Yours Sincerely,

Chris & Breda Lee





## Appendix 2: Map 2 from the Clonmel and Environs Development Plan, 2013:





[illegible][illegible]

