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Addendum to EIAR Chapter 1 Introduction Suir Island Infrastructure Links



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1 Addendum to EIAR Chapter 1 Introduction

1.1 Introduction

Tipperary County Council submitted the Planning Application for the proposed Suir Island Infrastructure Links development on 25th September 2023. An Bord Pleanála issued a Request for Further Information (RFI) on 9th July 2024 in accordance with Section 51(4) of the Roads Act 1993, as amended.

RFI No. 5 stipulates that the response documentation should be in addendum format. Thus, this document sets out to address the necessary changes which pertains to EIAR Chapter 1 Introduction. This addendum includes the following revisions or additions as shown in red text:

- Revision of Section 1.13 Cumulative Impacts Table 1-6 which includes amendments to the original permitted development descriptions and the addition of new developments to be considered under cumulative impact assessments

The revision of Table 1-6 is relevant to the following RFI Items, which requests that the developer provide updated construction and/or operational cumulative assessments:

3. Environmental Impact Assessment (EIAR)
a) Population and Human Health
(i) Chapter 4 should be updated to include for a cumulative assessment of the proposal with other permitted developments at construction stage.
(ii) Consideration should also be given to potential noise impacts arising at construction stage, as outlined in b) Noise and Vibration.
b) Noise and Vibration
(iii) chapter 10 should be revised to include for a detailed cumulative noise assessment of the proposal with other approved developments at construction stage.
e) Traffic and Transportation
(i) Chapter 12 should be revised to include for a detailed cumulative assessment for the construction stage.

Revised Section(s)

1.13 Cumulative Impacts

The following off-site or secondary permitted developments have been considered in the cumulative impact assessment summarised in Table 1-6. **These permitted developments have been assessed for their potential to impact significantly on receptors in combination with the proposed development impacts during the construction and operational phases.**

Table 1-1: Summary of off-site and secondary projects

Project Planning Ref. & Brief Description	Overview
Additional text to original developments highlighted in red	
<p>P82201 - Suir Island Gardens</p> <p><i>Additional text</i></p>	<p>Develop Suir Island (Willow Island) Gardens as a public amenity. Within the red line site boundary, there is a development proposal adjacent to the Suir Island Infrastructure Links proposed development. The Suir Island Gardens proposed development is being submitted through the Part 8 planning application process. The nature and extent of the proposed development works at Suir Island Gardens will comprise of the provision of open lawns; landscape planting to include the provision of 40 new native trees along with herb and shrub planting; seating and picnic areas; provision of both hard and soft pathways; new entrance gate and associated cladding on adjoining walls; formal and informal children’s play areas throughout the site; securing of Suir Island House (a Protected Structure) with decorative grills at ground floor level; external feature lighting fitted to walls of Suir Island House (a Protected Structure); ancillary site development works that shall include site drainage for the hard landscaped areas, provision of water supply for the play area and wash down purposes, provision of electrical supply for the external feature lighting, and removal and reconstruction of a short section of boundary wall and all associated site works.</p> <p><i>The development obtained Part VIII approval in October 2022. Detailed design and procurement process have been completed and the development is expected to be completed in 2025. This will precede the implementation of the Suir Island Infrastructure Links Development and thus the Suir Island Gardens and its users have been assessed as a receptor in this EIAR Cumulative Impacts.</i></p>
<p>Clonmel urban realm/Town Centre Enhancement Scheme</p>	<p>The overarching objectives of the Clonmel Urban Design Project are to;</p> <p>Transform Clonmel Town Centre making it more attractive to its population and citizens for the next 50 years; Provide a new 21st century canvas upon which retail and other urban uses appropriate to modern town centre requirements can be enabled to flourish, develop and progress; Create a new town centre environment which is attractive to residents and businesses whilst enhancing the visitors experience, confirming Clonmel’s reputation as a destination town; Retain as many shoppers and recreational users as possible, and maximise this to the greatest possible extent; Create new opportunities for businesses – including new night life opportunities, new event spaces, new eating and socialising spaces, a café culture, new pop-up market spaces etc; Enhance the surrounding environment to showcase the town’s rich historical heritage</p> <p>These objectives will be achieved by:</p> <p>Providing a bespoke, modern public realm design which compliments and respects the existing historical heritage and strengths of Clonmel Town; Creating additional public realm space, achieved by increasing footpath widths, creating new multi-functional public realm space at key locations, which aim to make the public realm safer and more inclusive for all users (modifying</p>

<p>Additional text</p>	<p>surfaces for the visually impaired and disabled users); Making the public realm area more appropriate to the needs of users (smart technology); Making it easier to circulate around the town with good access to parking and facilities within easy reach; Improving identified linkages between the town centre with tourist and heritage sites within Clonmel, such as the Museum, West Gate, the proposed Suir Island Amenity Park, the River Suir, and Dowd’s Lane (location for proposed future Bulmer’s Visitor Centre).</p> <p>The development obtained Part VIII approval in November 2020. The detailed design for the project has been completed. The project was unsuccessful in its recent bid to secure funding for the project. Until such time as the necessary funding is secured a timeline on the procurement process and subsequent construction is undefined/unclear.</p>
<p>19600102 Development at a site known as the former Clonmel Meat Factory</p> <p>Additional text</p> <p>2260538 - Proposed Mixed-Use Development in Clonmel, Co. Tipperary on site of former Clonmel Meat Factory 19600102</p>	<p>The development comprised the demolition and clearance of all existing buildings and structures on site and levelling of the site together with all associated site development works. A perimeter wall will be maintained on all sides of the site, including along Abbey Road (R884) and Convent Road (R665). The purpose of the proposed works is to clear and secure the site following on from a fire.</p> <p>The demolition and clearance works for the above application was completed in late 2019, and subsequently the following planning application was lodged for the site:</p> <p>The proposed development consists of a mixed-use development on the site previously occupied by Fair Oaks meat processing facility to the west of Clonmel town centre. The development will provide 93 residential dwellings, 2no. local retail units, a cafe and a riverside walk. The 93no. residential dwellings are in the form of 30no. two storey houses, 21no. three storey duplex apartments and a four and five storey apartment building containing 42no. apartments (three of which are duplex). All duplex and apartments have balconies or ground floor terraces. The 2no. retail units and the café are located on the ground floor of the apartment building. The position of the café at the southeastern corner of the site with access from Convent Road affords it views southwards with an outdoor plaza for seating. Open space provided on site consists of a central public open space (1,610sq.m), public plaza (c.200sq.m) and riverside walk (3,000sq.m) along the south of the site bound by the River Suir. Residents of the apartment building will also have access to a communal roof garden at fourth floor level. There is a potential that the construction phase for this development coincides with the construction phase of the proposed development.</p>
<p>Additional Projects added to Table 1-6</p>	
<p>18601355 – Clonmel Arms or Former Clonmel Arms Hotel Regeneration Site 3</p>	<p>Demolition of the more recent extensions to the Clonmel Arms Hotel, onto Quay Street, Sarsfield Street & Blue Anchor Lane.</p> <p>Works to existing structures: No. 4 O’Connell Street, the Clonmel Arms Hotel and the Former Banking Hall, a protected structures (RPS No. 284). These works include: change of use form retail to restaurant use connected to proposed new hotel development; demolition of non-original toilet extension and out buildings; construction of new double height glazed roofed extension</p>

	<p>to south to connect to new hotel structure; re-roofing of existing building including re-use of natural slate, repairs to timber windows, replacement of non-original aluminium windows to rear with timber windows, repair of finishes using lime plaster on a like for like basis, joinery repairs, removal of obsolete services/fixings externally and redecoration on completion to No. 4 O'Connell Street; re-roofing of existing building including re-use of natural slate, replacement of non-original aluminium windows with timber sliding sash detailed to match original existing, repair of soffit and eaves, repair and/or removal of modern steel beam over entrance doors, repair of original railings, steps doorcases and plinth to Clonmel Arms Hotel, Sarsfield St. This building will form part of the new Clonmel Arms Hotel; Removal of no-original internal linings and raised floor, new roof structure to replace the previously altered (an currently failed roof), internal repairs to exposed rubble gable to Clonmel Arms Hotel; Replacement of non-original aluminium windows with timber sliding sash, repairs to stone parapet, columns and plinth, lime render repairs to walls and internally new structural opes and columns, joinery, finishes, fire protection works and redecoration on completion to Former Banking Hall, Sarsfield St, a protected structure (RPS No. 284). This building will form part of the new Clonmel Arms Hotel; Construction of a new 114 no. bedroom hotel, associated dining, bar, conference & function amenities for the new hotel; A basement carpark and leisure facility, with vehicle access from Blue Anchor Lane; Construction of a new ESB sub-station to the Sarsfield Street elevation; Construction of a Service Yard for services & goods access via Blue Anchor Lane; Connection to local authority foul and surface water sewers and public water mains; all associated external plant & equipment; All associated site development works.</p> <p>This proposed development is also referenced within the Clonmel Local Area Plan 2024 – 2030 as “<i>Regeneration site no. 3 Quay Street, Sarsfield Street</i>”.</p> <p>The development was granted approval in August 2019 with a five (5) year permission implementation period. The current status of the project is that the demolition works at the site are on foot of a Section 3 notice (Dangerous Structures) issued by the environment department of Tipperary County Council. The site owner plans to submit a new planning application in the coming months for the site. The existing granted planning can't be used now as there is far more demolition work carried out compared to what was allowed for in the existing planning 18601355. It is thus likely that the project construction will occur concurrently with the proposed Suir Island Infrastructure Links and has been assessed as such in Cumulative Impacts throughout the EIAR.</p>
<p>311290 - Strategic Housing Development – Application for 115 no. residential units</p>	<p>The proposed development consists of the provision of 115 number residential units comprising five number three storey blocks with 14 number one-bed apartments, nine number two-bed apartments and 24 number three-bed duplexes; and 68 number two storey houses (24 number two-bed houses, 24 number three-bed houses and 20 number four-bed houses). A two storey creche (circa 208 square metres), 181 number car parking spaces, 366 number bicycle parking spaces, open spaces, bin stores and Electricity Supply Board substations. The proposal includes for a new vehicular and pedestrian access and upgrades along the R680 Coleville Road. All associated site development works including site reprofiling, landscaping, boundary</p>

	<p>treatments and services connections all located on lands in the townland of Croan Lower, R680 Coleville Road, Clonmel, County Tipperary. The application site also includes a portion of the existing public road along the R680 Coleville Road and the Gas House Bridge.</p> <p>The development application was approved by An Bord Pleanála on 17/12/2021. It is possible that this development construction period coincides with the construction of the Suir Island Infrastructure Links project.</p>
<p>312611 - Construction of 20 bungalows</p>	<p>The proposed development consists of the provision of 20 number two-bed bungalows consisting of: two number (six-unit blocks) of four mid-terrace and two end terrace bungalows, one number (five-unit blocks) of three mid-terrace and two end terrace bungalows, one number (three-unit blocks) of one mid-terrace and two end terrace bungalows. Proposed vehicular and pedestrian access from Coleville Road. The existing dwelling (former lodge building) on the site is not protected but is included on the National Inventory of Architectural Heritage (reference number 22118015) and will be retained for residential use with necessary conservation repairs undertaken. Site access road and associated footpaths and parking within the site, including a new driveway and parking for the existing dwelling, together with proposed boundary treatments, landscaping, bins stores, car parking, entrance signage, drainage connections, and all associated site development works, all at Coleville Road, Clonmel, County Tipperary.</p> <p>The development application was approved by An Bord Pleanála on 23/8/2023. It is estimated that the development will undergo detail design and procurement before commencement of the works on site. It is possible that this development construction period coincides with the construction of the Suir Island Infrastructure Links project.</p>

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