

CARRICK-ON-SUIR ENVIRONS**Context**

The Town of Carrick-on-Suir is situated within the county of Tipperary (south), however the immediate environs are partially located in the Waterford County Council administrative area. It is approximately 23kms northwest of Waterford City and 9.5kms northwest of Portlaw.

Infrastructure

Water Supply There is no County Council supply in the area. Water supply is provided via Carrick Town public supply or via bored well. Applications for development will be assessed on merit.

Wastewater The elevated nature of this land combined with a lack of sewerage infrastructure creates development difficulties in this area. Applications for development will be dealt with on an individual basis.

Development Objectives

DO₁ It is an objective of the Council to facilitate the development of a biotechnology park development on lands at Coolnamuck which will accommodate value-added manufacturing, life science, research and development, medical devices and associated support services. Development shall be set in a landscaped park setting and shall be of a high quality and standard of architectural design. Development on the site shall not detract from the visual setting of the River Suir and shall respect the architectural heritage of Coolnamuck Demense. Development shall be carried out in accordance with an agreed masterplan.

DO₂ It is an objective of the Council to facilitate the construction of a vehicular bridge over the River Suir to serve the proposed biotechnology park.


DO₃ The flood plain of the River Suir shall be preserved free from development other than works required to construct the new vehicular bridge. Any such works associated with the provision of the bridge and new road shall not give rise to the displacement of flooding.

DO₄ Existing mature trees and hedgerows on site shall be retained and incorporated into the landscaping of the park.

DO₅ It is an objective of the Council to retain elements of industrial heritage such as Corragina Mill and to promote reuse of such sites in a sensitive manner, which will respect the existing built heritage.

DO₆ It is an objective of the Council to protect the favourable conservation status of the Lower River Suir SAC.

MAP LEGENDZoning and Principle Objectives

 Special use - Biotechnology Park

 Open Space and Amenity

 Green Belt

 Development Objectives

 Proposed Road & Bridge

 Scenic view

 Proposed Road

Note:

It should be noted that the proposed road reservation is for indicative purposes. The actual line of the road, which will be subject to detailed design, may vary from that shown on the attached map.