

**CLONMEL ENVIRONS****Context**

The area of County Waterford adjoining the southern environs of Clonmel has experienced considerable pressure for development during the last Plan period. Notwithstanding the elevated nature of the land to the south, there has been significant pressure for one-off houses. The lands to the east on the Colville Road have been the subject of a masterplan.

**Infrastructure**

**Water supply:** Water supply is provided via Clonmel town public supply or via bored well. There is no County Council supply in the area.

**Wastewater:** One-off dwellings on the lands to the south are served by individual septic tank or proprietary treatment systems. Large-scale development proposals may be served by a discharge to Clonmel wastewater treatment facility subject to the approval of Clonmel Borough Council and/or South Tipperary County Council.

**Development Objectives**

DO<sub>1</sub> As the opportunities arise the Council shall provide a footpath/cycle-path and public lighting on the R678 Road to connect the immediate Clonmel environs with the Clonmel Town boundary.

DO<sub>2</sub> The flood plain of the River Suir shall be preserved free from development.











DO<sub>3</sub> It is an objective that any development on elevated lands to the south of Clonmel town shall not detract from the visual setting of the town. Any development shall have regard to the topography of the site. The proposed developments shall have an appropriate/sympathetic approach to design which utilises the existing contours and minimises the amount of cut and fill required.

DO<sub>4</sub> Development on this site shall be in accordance with a Masterplan as agreed by Clonmel Borough Council, South Tipperary County Council and Waterford County Council. The development of the lands which are the subject of the masterplan shall deliver the following:

- I. Provide a pedestrian/cycle-path link over the River Suir to connect the site with Mulcahy Park.
- II. Provide a vehicular bridge over the River Suir linking the subject site with Moangarriff Roundabout in accordance with the phasing of development agreed under the masterplan.
- III. Maintain a minimum 40m flood path along the southern bank of the River Suir, free of all development, to allow for continuous and undisrupted flowing storage.
- IV. Ensure that development does not detract from the residential amenity of existing dwellings in the vicinity of the site.
- V. Provide a network of linear parks throughout the masterplan area, notably along the southern bank of the River Suir, through Dudley Mills site and at Croan lower. A high degree of permeability shall be provided throughout the site. Screening for Appropriate Assessment will be carried out where required to ensure that there is no negative impact on the integrity of the River Suir SAC.
- VI. Retain hedgerows and streams and develop them as an amenity feature of the site.

DO<sub>5</sub> It is an objective of the Council to facilitate the development of a mixed use development on this site comprising light industry/enterprise units, live/work units and associated support services. The proposed design and layout, which shall be of high quality, shall not detract from the visual setting of the River Suir and shall be in accordance with a Masterplan as per DO<sub>4</sub> referenced above.

**MAP LEGEND****Zoning and Principle Objectives**

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|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | R1 – Protect amenity of existing residential development and provide new residential development – medium density                                                    |
|    | R2 – Protect amenity of existing residential development and provide new residential development – low density (clustered housing, serviced sites, large plot size). |
|    | Enterprise                                                                                                                                                           |
|    | Light Industry                                                                                                                                                       |
|    | Institutional, Educational & Community Development                                                                                                                   |
|    | Open Space and Amenity                                                                                                                                               |
|    | Green Belt                                                                                                                                                           |
|    | Utility                                                                                                                                                              |
|    | Development Objectives                                                                                                                                               |
|  | Proposed Road                                                                                                                                                        |