

## **5. Key Opportunity Sites**

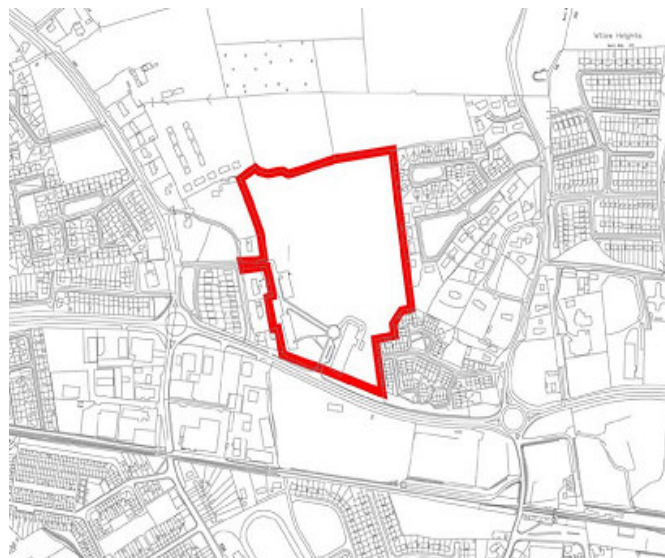
### 5.1 Key Opportunity Sites

## Opportunity Site 1: Tipperary Institute Lands

<b>Site Area</b>	8.98 hectares
<b>Planning Authority</b>	Clonmel Borough Council
<b>Location &amp; Access</b>	The site contains the Tipperary Institute Facility, located on the northern side of the N24 Frank Drohan Road. The site is bound to the north by a newly zoned Residential Area (R14), which is located west of Fethard Road and adjoining a recently completed Residential Development.
<b>Zoning</b>	Mixed Use.
<b>Distance from Town Centre</b>	1.6km
<b>Site Description/Characteristics</b>	Generally flat, sloping gradually northwards. Mostly unoccupied apart from educational buildings to south.
<b>Development Interest</b>	Submission allowing for a wide range of uses (R2, PS, I, C and E).

### Development Principles

- ❖ The site may accommodate a range of uses that optimize its strategic location within the Borough, including Recreational / Social Facilities, Light Industrial / Technological / Enterprise development, and limited Residential (Live / Work opportunities).
- ❖ The site is not considered suitable for General (Heavy) Industry or a sole Residential use given its Key Opportunity status.
- ❖ Development of the site will have special consideration of:
  - Impacts of possible high-traffic generating activities on the Frank Drohan Road (N24);
  - Adjoining Residential Areas and protection of amenity and privacy;
  - New retail / commercial provision should not detract from the viability of the Town Centre in accordance with the Retail Planning Guidelines and County Retail Strategy.



## Opportunity Site 2: Fair Oak Foods Site

<b>Site Area</b>	2.07 hectares
<b>Planning Authority</b>	Clonmel Borough Council
<b>Location / Access</b>	On the corner of Abbey Road and Convent Road, with southern boundary adjoining the River Suir. Access can be provided from Abbey Road or Convent Road, subject to a Transport Assessment and Road Safety Audit.
<b>Zoning</b>	Zoned MU: To provide for Mixed Uses.
<b>Distance from Town Centre</b>	0.5km
<b>Site Description/Characteristics</b>	Site contains disused Industrial Buildings fronting onto both road boundaries.
<b>Development Interest</b>	Submissions to draft plan (37, 49)

### Development Principles

- ❖ Appropriate landuses on this site may include Retail (including local retail) or Commercial Development, combined with opportunities for high density Residential.
- ❖ Development of the site shall have special consideration of:
  - Access and egress and possible impacts of high traffic-generating activities on the local road network;
  - Adjoining Residential Areas and protection of amenity and privacy;
  - Scale and design of new building given gateway location to town centre.
  - Creation of active frontages.
  - Optimisation of Riverside amenity offered by the River Suir.



**Opportunity Site 3:**

**Coleville Road Lands**

<b>Site Area</b>	26 hectares (within Borough) 86 hectares total.
<b>Planning Authority</b>	Clonmel Borough Council
<b>Location</b>	To the north of Coleville Road, bound to the north by the River Suir. Clonmel Borough / Waterford County Boundary forms the eastern boundary of the site.
<b>Zoning</b>	Zonings include: <ul style="list-style-type: none"> <li>❖ R2: To provide for New Residential Development -                 <ul style="list-style-type: none"> <li>• R21: 3.31ha</li> <li>• R22: 3.86ha</li> <li>• R32: 8.63ha</li> </ul> </li> <li>❖ MU: To provide for Mixed Uses</li> <li>❖ HA: To provide for and protect areas of Visual Importance and High Amenity.</li> </ul>
<b>Distance from Town Centre</b>	1.3km
<b>Site Description/Characteristics</b>	Open Undulating Agricultural Lands, Significant Mature Hedgerows and Trees. Mature vegetation adjoining the River Suir.
<b>Access</b>	Access to be provided from Coleville Road. Masterplan has indicated possible vehicular river crossing at Moangarriff, to serve the development site, traversing part of the landholding within Waterford County (Kilgaily Lower) – see Masterplan below.
<b>Development Interest</b>	Planning permission granted by ABP for 137 Housing Units on Residential Site R21.
<b>Development Principles</b>	Development proposals will need to demonstrate that a suitable mix of housing types and densities can be achieved in a manner that reflects the landscape character of the area, and including the means of vehicle access and impact on the existing road network, protecting the amenity of existing residences in the vicinity, relationships and linkages with adjoining lands, provision for related social, community and recreational facilities, and provision for service infrastructure.

**Masterplan Area (Shown in diagonal hatch)**

