



Comhairle Contae Thiobraid Árann
Tipperary County Council

Clonmel & Environs Local Area Plan 2024 - 2030

Appendix 3

Regeneration Sites

March 2024



1. Irishtown / St. Mary's Place / Albert Street / Gravel Walk

Site Location and Description

A brownfield site, west of the town centre, in multiple ownership, covering an area of approx. 0.36 hectares. The site, partially backland, has frontage to the R884 Irishtown to the south, St. Mary's Place to the west, Albert Street to the north and Gravel Walk to the east.

The site currently comprises a number of vacant commercial / industrial type buildings including a large detached galvanised steel shed in the northwest corner, a large concrete built industrial building built to the edge of the footpath on Gravel Walk, a derelict end-of-terrace house fronting Albert Street and the remnants of a partially demolished three-storey building fronting R884 Irishtown.



There are no protected structures on the site, nor is the site located within or directly adjoining an Architectural Conservation Area (ACA). The site is located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The site is zoned 'Urban Core' in the Clonmel Local Area Plan.

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Key Planning Criteria

- The site would be suitable for a mixed-use development, incorporating residential, commercial and community uses.
- Key deliverables for the site should be as follows:
 - to provide permeability for pedestrians north-south and east-west;
 - that any new buildings would be setback off Gravel Walk, allowing for greater accessibility and improvements to the public realm.
- Any development should respect the adjoining residential amenity.

2. Irishtown / O'Neill Street / Wolfe Tone Street

Site Location and Description

Located to the west of the town centre, in multiple ownership, this brownfield site covers an area of approx. 0.28 hectares. The site, partially backland, has frontage to the R884 Irishtown to the south, O'Neill Street to the west and Wolfe Tone Street to the east.

The site comprises a large building footprint associated with a former joinery business off O'Neill Street and the existing Hickey's Bakery at the centre of the site, accessed off the R884 Irishtown. The site



also comprises a two-storey commercial building in the south-east corner of the site, adjoining the Westgate and a substantial vacant yard in the north-east of the site, abutting Tipperary County Council's Gordon Place public car park.

The site does not comprise of any Protected Structures, however there are a number of Protected Structures adjoining and in the vicinity of the site. Part of the site on the eastern end is contained within the O'Connell Street Architectural Conservation Area (ACA). The site is located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The site is zoned 'Urban Core' in the Clonmel Local Area Plan.

Key Planning Criteria

- An Architectural Heritage Impact Assessment should be prepared and should inform development proposals, having regard to the built heritage sensitivities associated with the ACA and adjoining buildings / structures included on the Record of Protected Structures.
- A key deliverable for the site would be the creation of strong pedestrian linkages between Irishtown and Gordon Place car park to the north, and potentially to Wolfe Tone Street to the east, to complement the enhanced public realm envisaged by the Local Transport Plan for Clonmel (see Appendix 2 of the LAP).

3. Quay Street / Sarsfield Street

Site Location and Description

A town centre brownfield site, covering an area of approx. 0.53 hectares, comprising the former Clonmel Arms Hotel, a former bakery premises on the west side of Blue Anchor Lane, and the existing Quay Street car park to the south interfacing with the River Suir.



The site comprises a Protected Structure (RPS Ref. 284 - Terraced three-bay single storey early Victorian former bank), with further protected structures in the immediate vicinity.

Part of the site is contained within the O'Connell Street Architectural Conservation Area (ACA). The site is located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The site is zoned 'Urban Core' in the Clonmel Local Area Plan.

Key Planning Criteria

- The site shall be redeveloped as a mixed-use town centre scheme, with a high-quality retail anchor unit with office and/or residential uses over.
- High standard of urban design for this prominent site on the junction of Sarsfield Street and The Quay, and interfacing with the River Suir.
- An Architectural Impact Statement should be prepared and should inform development proposals, having regard to the built heritage sensitivities associated with the ACA and Protected Structures both on and adjacent to the site.
- Any development proposal should have due regard to the planned pedestrian and cycle bridge connecting Quay Street across to Raheen Road via Suir Island.

4. Queen Street / Cashel Road / Upper Gladstone Street

Site Location and Description

The site, on the northern edge of the town centre, west of the Oakville Shopping Centre, has an area of approx. 0.55 hectares and comprises a greenfield site to the north and a brownfield site / car sales yard to the south. The site has frontage to Cashel Road and Rink Place to the west and Queen Street to the south. The site adjoins a terrace of houses at Rink Place and to the east lies Bruce Villa and the terraced residential properties on Upper Gladstone Street. To the north of



the site are the large detached houses in Melview, which are accessed from Upper Gladstone Street.

The site does not comprise of any Protected Structures, however Bruce Villa (a Protected Structure) adjoins the site to the north-east. The site is not contained within or directly adjoining an Architectural Conservation Area (ACA).

The site is zoned 'Urban Core' in the Clonmel Local Area Plan.

Key Planning Criteria

- The site would be suitable for predominantly residential development, with potential for mixed use development of scale interfacing with Queen Street.
- Permeability should be facilitated through the site, with access provided via Cashel Road, upgraded Rink Place, and potential linkage through to Staunton Row.
- The site provides for a distinct sense of place, with a strong building line and interface with Cashel Road and Queen Street.

5. Market Place / Kickham Street

Site Location and Description

A town centre site measuring approx. 0.78 hectares, comprising the former Superquinn shopping centre together with the predominantly vacant mixed-use development at Market Place.

The site comprises a Protected Structure (RPS Ref. 83 - Richmond/O'Donnell's Mill. Detached three bay six storey castellated warehouse) and adjoins another (RPS Ref. 82 - Entrance to former prison. Early



19th century, rusticated limestone arch and bastions). Part of the site on its western end is contained within the O'Connell Street Architectural Conservation Area (ACA). The site is located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The site is zoned 'Urban Core' in the Clonmel and Environs LAP.

Key Planning Criteria

- The site would be suitable for a mixed-use development, with active commercial and / or community uses at ground floor levels and residential above.
- A masterplan will be required to demonstrate how the entire site has been given consideration in laying out a development proposal.
- A distinct sense of place with high-quality contemporary / modern approach to design and strong building line onto Kickham Street and Richmond Road.
- Appropriate scale and massing which respects the existing townscape, with the potential for a higher building on the former Superquinn site, subject to compliance with Section 28 Guidelines, '*Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)*'.
- Ensure sufficient pedestrian linkages and permeability through the site and to the town centre.

- An Architectural Impact Statement should be prepared and should inform development proposals, having regard to the built heritage sensitivities associated with the ACA and Protected Structures both on and adjacent to the site.

6. Gladstone Street / Emmet Street / Market Street

Site Location and Description

A town centre brownfield site with an area of 0.31 hectares, fronting Emmet Street to the east and Market Street to the north.

The site comprises a number of vacant buildings fronting both Emmet Street and Market Street, together with a vacant yard accessed off Market Street.

The site does not comprise of any Protected Structures, however there are a number of Protected Structures within



close proximity to the site. Part of the site on the eastern end is contained within the O'Connell Street Architectural Conservation Area (ACA). The site is located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The site is zoned 'Urban Core' in the Clonmel and Environs LAP.

Key Planning Criteria

- The site would be suitable for a mixed-use development, with active commercial uses at ground floor levels and residential above.
- A high-quality contemporary / modern design approach with a strong building line particularly to the junction of Market Street and Emmet Street.
- Appropriate scale and massing which respects the existing townscape.
- Facilitate pedestrian linkages and permeability between Gladstone Street and Emmet Street by way of an extension to East Lane.
- An Architectural Impact Statement should be prepared and should inform development proposals, having regard to the built heritage sensitivities associated with the ACA and also Protected Structures adjacent to the site.

7. Dowd's Lane / Old Quay

Site Location and Description

Town centre brownfield site with an area of approx. 0.7 hectares located on Dowd's Lane, with frontage to Abbey Street to the west and New Quay to the south.

The site comprises the former Bulmer's brewery on Dowd's Lane, together with a vacant Franciscan Church and Friary on Abbey Street.

Dowd's Lane is the historical site of cider production in Clonmel. The site consists of two main buildings – an office building with



attached galvanised pressing plant, and a series of vat rooms. The site also contains a large yard which was used for the delivery of apples, and one to the north which is currently walled and contained a series of metallic vats which have since been removed.

The site comprises 1 no. Protected Structure on Dowd's Lane (RPS Ref. 70 - Semi-detached six bay two storey warehouse c 1845, with elliptical headed integral carriageway); and 2 no. Protected Structures on Abbey Street (RPS Ref. 1 - Franciscan Church, c 1600; and RPS Ref. 2 - Franciscan Friary, c 1891). The site is not contained within or adjacent to an Architectural Conservation Area (ACA). The site is located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The site is zoned 'Urban Core' in the Clonmel and Environs LAP.

Key Planning Criteria

- The former Bulmers Dowd's Lane site is most suitable for tourism use, to recognise the historical and cultural significance of the site.
- The Flights of Discovery Project (see Chapter 3 and Chapter 4 of LAP) advocates for an interactive immersive visitor attraction with additional scope to support corporate events and activities.
- The Franciscan Church and Friary are suitable for a mixed-use development, incorporating uses which may include residential, hospitality or community uses.

- An Architectural Impact Statement should be prepared and should inform development proposals, having regard to the built heritage sensitivities associated with Protected Structures on the site.

8. Abbey Street / Old Quay

Site Location and Description

Town centre brownfield site with an area of approx. 0.18 hectares located either side of the junction between Old Quay and Abbey Street.

The site comprises 1 no. Protected Structure on the west side of Abbey Street, interfacing with the Abbey Street car park (RPS. Ref. 3 - three bay, six storey, gable fronted warehouse, built 1842), and 5 no. Protected Structures on Old Quay (RPS Ref. 188 and 189 – Pair of semi-detached three bay, three-storey over basement Georgian house c 1780; RPS Ref 190. Elliptical-headed, early 19th century Carriage arch; RPS Ref. 191 and 192 – Pair of Semi-detached three bay, three-storey over raised basement late Georgian house c 1805). The site is not contained within or adjacent to an Architectural Conservation Area (ACA).



The site is zoned 'Urban Core' in the Clonmel and Environs LAP.

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Key Planning Criteria

- The site would be suitable for a mixed-use development, with active commercial uses at ground floor levels and residential above.
- A high-quality contemporary / modern design approach with a strong building line particularly to Old Quay.
- Appropriate scale and massing which respects the existing townscape.
- An Architectural Impact Statement should be prepared and should inform development proposals, having regard to the built heritage sensitivities associated with Protected Structures adjacent to the site.

9. Nelson Street / Parnell Street

Site Location and Description

A town centre brownfield site with an area of 0.11 hectares, fronting Nelson Street to west and Parnell Street to the north.

The site, which comprises a number of vacant buildings and yard, is surrounded by town centre commercial premises, noting the Bank of Ireland to the west and Court House to the south.

The site does not comprise of any Protected Structures, however there are a number of Protected Structures within close proximity to the site. The site is not contained within or directly adjoining an Architectural Conservation Area (ACA). The site is partially located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The site is zoned 'Urban Core' in the Clonmel and Environs LAP.

Key Planning Criteria

- The site would be suitable for a mixed-use development, incorporating residential and commercial uses.
- Contemporary and/or modern design.
- Appropriate scale and massing which respects the existing townscape and significance of adjoining Protected Structures.



10. Old Bridge Street, Suir Island

Site Location and Description

A brownfield site with an area of 0.043 hectares, located on the western side of Suir Island, also known as Stretcher Island. The site comprises a vacant four-storey building, originally constructed as a woollen mill, and subsequently converted to a hostel. The site has direct access off Old Bridge Street.

The site adjoins the River Suir to the north and existing residential properties to the south.



The building on the site is a Protected Structure (RPS. Ref. 291 – Mill Building). The site is not contained within or adjacent to an Architectural Conservation Area (ACA). The site is located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The site is zoned 'Regeneration' in the Clonmel and Environs LAP.

Key Planning Criteria

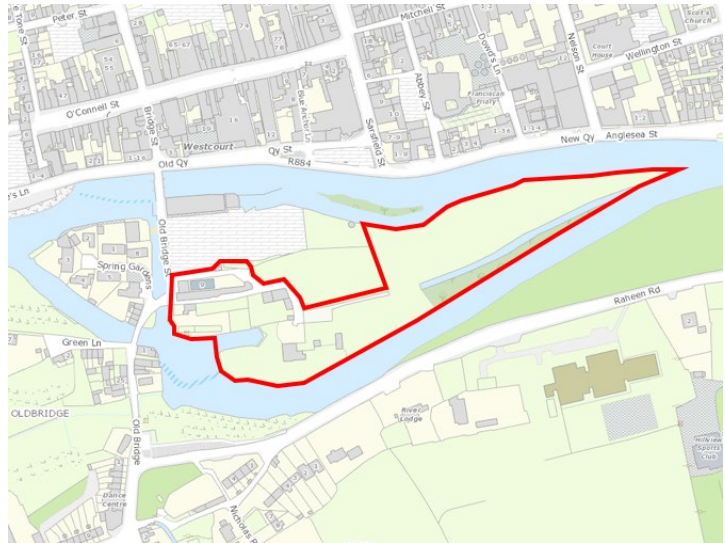
- The building is suitable for a single or mixed-use development, incorporating residential, hospitality or community uses.
- An Architectural Impact Statement should be prepared and should inform development proposals, having regard to the built heritage sensitivities associated with the building on the site, it being included on the Record of Protected Structures.
- A Site-Specific Flood Risk Assessment will be required for any development proposal.
- The provision of a connection to sewerage mains is a prerequisite for development of this site.

11. Suir Island Gardens, Suir Island

Site Location and Description

Located on the east side of Old Bridge Street, south of the town centre, the site has an area of approx. 2.9 hectares.

Suir Island is set in the River Suir, with an attractive backdrop of the Comeragh Mountains and within walking distance from Clonmel town centre. The eastern end of the island experiences regular flooding and under more extreme conditions the Suir Island Gardens site can be submerged.



A Part 8 for the Suir Island Gardens was passed by the Elected Members of the Clonmel Borough District in October 2022. The north-eastern part of the site, being the part of the site that fronts Old Bridge Street to the west and the public car park to the north, comprises a number of land parcels in separate private ownership.

The ruins of Suir Island House (a protected structure, RPS. Ref. 289 – three storey 18th century house) is located at the southwestern corner of the island. The site is not located within or directly adjoining an Architectural Conservation Area (ACA). The eastern half of the site is contained within the Lower River Suir SAC. The site is partially located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The western half of the site is zoned 'Urban Core', and the eastern half is zoned 'Amenity' in the Clonmel Local Area Plan.

Key Planning Criteria

- The part of the site known as 'Suir Island Gardens' located towards the centre of the site, in addition to the eastern half of the site, is suitable for the development of a public garden and public landscaped areas for public amenity use.
- The north-western part of the site would be suitable for a mixed-use development, with a focus on residential use.

- Any development should preserve and enhance views towards the Comeragh Mountains.
 - Any development should provide an active interface with Old Bridge Road to the west and public amenity land to the south and east.
 - A Site-Specific Flood Risk Assessment will be required for any development proposal.
 - The provision of a connection to sewerage mains is a prerequisite for development of this site.
- Applications for developments in flood vulnerable zones shall provide details on Emergency Response Planning in accordance with Section 2.2.5 'Emergency Response Planning' in Volume 3 (Development Management Standards) of the Tipperary County Development Plan 2022-2028.

12. Kickham Barracks Site

Site Location and Description

The former Kickham Military Barrack site, a large site of considerable historic and architectural significance located east of Clonmel town centre. The site has a total area of approx. 4.3 hectares with frontage to Davis Road to the south and Dillon Street to the west.

The Kickham Barracks Masterplan was completed in 2015. A new public plaza, public realm works and new Tipperary



Education and Training Board (TETB) Campus have been completed under the masterplan. The elements of the masterplan which require continued support include:

- Refurbishment of an existing church into a performance centre and an existing old building into a café. This work will further enhance the already completed public plaza.
- A new Garda Headquarters, for which a Part 9 planning consent was granted in 2021.
- Delivery of a new TUS Clonmel Digital Campus.

The Military Barracks Complex is a protected structure (RPS Ref. 68 - Military barracks complex, c 1820 including single storey ashlar lodge built into boundary wall on mall). A second protected structure (RPS Ref. 69 - Arched limestone gateway c 1815 flanked by screen walls and projecting pedimented pavillion) is located on the boundary to Davis Road. The site is not located within or directly adjoining an Architectural Conservation Area (ACA).

The site is zoned 'Urban Core' in the Clonmel Local Area Plan.

Key Planning Criteria

- Continued regeneration of the site to provide new civic, cultural and educational uses.
- New development and refurbishment of existing buildings to recognise the historical and cultural significance of the site and wider area.
- To increase permeability to and through the site.

13. Dillon Street

Site Location and Description

A brownfield site, known as 'Sutton's Yard', with an area of 0.25 hectares, fronting Dillon Street to the west.

The site, which comprises a number of vacant buildings and yard, is bounded to the north, east and south by the rear garden boundaries of existing dwellings, and to the south east by an area of public open space accessible through Sheehy Terrace to the north east and south west, and via a gated pedestrian route off Dillon Street.



The site does not comprise of any Protected Structures, nor is the site contained within or directly adjoining an Architectural Conservation Area (ACA).

The site is zoned 'Existing Residential' in the Clonmel and Environs LAP.

Key Planning Criteria

- The site would be suitable for a residential development, comprising a high-quality contemporary / modern approach to design and strong building line onto Dillon Street.
- Appropriate scale and massing which respects the existing streetscape.
- Any development should respect the residential amenity of existing residential properties fronting King Street to the north and Sheehy Terrace to the east and south.
- Any development should be supported by a traffic impact assessment of the adjacent Dillon Street / King Street junction which demonstrates the impact of the proposed development on performance at the junction.
- Any development should examine the potential for facilitating pedestrian access and interface with the area of public open space that adjoins the site to the south east.

14. Davis Road

Site Location and Description

Located east of the town centre, with frontage to Davis Road to the north and bordering the River Suir Blueway to the south, this part greenfield and part brownfield site has an area of approx. 5.3 hectares.

The site adjoins Dunnes Stores to the east, Clonmel Greyhound Stadium to the west, Showgrounds Shopping Centre to the northwest, and established car sales, cash & carry businesses and a terrace of two-storey dwellings fronting Davis Road to the north.



There are no protected structures on or adjoining the site, nor is the site located within or directly adjoining an Architectural Conservation Area (ACA).

The site is zoned 'Mixed Use' in the Clonmel Local Area Plan.

Key Planning Criteria

- Provide for mixed uses and services, that may include retail, civic and commercial development. A retail impact assessment will be required for retail warehousing proposals and for proposals for large-scale comparison/convenience stores.
- The main point of access/egress should be provided through the former mart land in the north-east corner of the site. Secondary access, including servicing and possibly pedestrian/cycle access may be considered from the existing roadway off Davis Road northwest of the site.
- Any development should include a new pedestrian and cycle link/avenue through the site between Davis Road and the River Suir Blueway, the provision of which should include design and construction of a walkway over the flood berm.
- Development proposals should interface with the River Suir Blueway to provide for active uses and passive surveillance.

- Any development should respect the residential amenity of existing residential properties at Davis Walk.
- A Site-Specific Flood Risk Assessment will be required for any development proposal.