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# **Addendum to EIAR Chapter 12 Material Assets: Traffic & Transportation Suir Island Infrastructure Links**



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

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## 12 Addendum to Material Assets: Traffic & Transportation

### 12.1 Introduction to Addendum

Tipperary County Council submitted the Planning Application for the proposed Suir Island Infrastructure Links development on 25<sup>th</sup> September 2023. An Bord Pleanála issued a Request for Further Information (RFI) on 9<sup>th</sup> 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 12 Material Assets Traffic & Transportation. The additional information request Item No. 3 (e) (i) reads:

“e) (i) Chapter 12 should be revised to include for a detailed cumulative assessment for the construction stage.”

In order to address the above RFI item, this addendum includes the following revisions or additions as shown in red text:

- Addition of Section 12.19 which includes a detailed cumulative construction assessment as well as to reflect the updated Table 1-6 in EIAR Chapter 1 Introduction which was updated to reflect the latest standing of permitted developments in the area and timeframes of implementation.

### Additional Section(s)

#### 12.19 Cumulative Impacts

##### 12.19.1 Operational Phase

Consideration was given to the cumulative impact of the Proposed Development in combination with other developments that are both committed and subject of valid planning applications which would impact on the study area. As noted in EIAR Chapter 12 Section 12.9 Committed Developments, the projects which have received planning approvals, and which have the potential to impact on the proposed development and their cumulative impacts for the operational phases have been incorporated into the modelling undertaken for the 5 No. junctions located near the proposed realignment of The Quays. The modelling demonstrated that the road network in the vicinity of the site can accommodate the additional traffic resulting from the road changes proposed within the scheme.

On that basis, the cumulative operation phase traffic impact of the proposed development, in conjunction with permitted developments being implemented is considered to be *long-term, neutral, and imperceptible*.

##### 12.19.2 Construction Phase

One development which has the potential to coincide with the proposed development construction phase has been identified as the Clonmel Arms or Former Clonmel Arms Hotel Regeneration Site 3, which 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 underway 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 for construction in the coming months for the site. The existing granted planning cannot be used now as there has been far more demolition work carried out compared to what was allowed for in the existing planning (Ref 18601355).

The potential for impacts arising from these construction projects occurring simultaneously is likely and will result in discomfort and delays for users of The Quays/Quay St/Sarsfield Street. Consideration has been given to the amount of construction vehicles and staff numbers which will be required for the future

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construction phase of the Clonmel Arms Hotel and on the basis that the demolition works will be completed prior to the construction phase of the proposed development, the likelihood of significant effects are considered to be *negative, moderate, temporary to short-term* on the junctions located in the immediate vicinity of the Quays/Sarsfield Street. Given that the demolition work is currently underway which arguably, inherits the higher volume of construction HGV's removing rubble from the site the likelihood of significant impacts is considerably lower.

An Outline Construction Environmental Management Plan (OCEMP) (Appendix 7.1 of EIAR Chapter 7) has been prepared and submitted with the planning application to ensure the safety of the workforce and the public, as well as minimising traffic delays and disruption in the local area. One of the objectives of the Plan is to ensure that the construction traffic for the proposed development can be accommodated on the surrounding road network without significant impact on other road users.

A Traffic Management Plan (TMP) will be compiled by the contractor before construction activities commence which will demonstrate compliance with the EIAR mitigation measures and will employ best-practice methods to address temporary disruption to traffic lanes, footpath access and the management of pedestrian crossing points.

It is also expected that the Clonmel Arms Hotel development will prepare their own CEMP and/or Traffic Management Plans to ensure that their development does not give rise to significant affects.

Additional developments have been identified following the update of EIAR Chapter 1 Introduction Table 1-6. These are permitted developments which are located along Coleville Road (R680) which interfaces with Raheed Road at the junction of Waterford Road (R671) and Mountain Road (R678). These developments are namely; Planning Ref. No. 311290 - Strategic Housing Development and 312611 - Construction of 20 bungalows and could potentially coincide with the construction of the proposed development.

Planning Ref. No. 311290 - Strategic Housing 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. The development application was approved by An Bord Pleanála on 17/12/2021 but is unclear when the development will be implemented.

The upgrades proposed to Coleville Road (R680) as part of the Proposed Development, should this occur simultaneously with the works in Raheen Road, could result in significant traffic disruptions arising from road closures. The works in Raheen Road can however be carried out in a relatively short period of time and the works do not extend as far as the intersection between Coleville Road (R680), Waterford Road (R671) and Mountain Road (R678), thus providing a buffer between developments.

It should be noted that traffic calming measures as well as a 2-metre wide footpath has been constructed along Coleville Road (R680). The footpath stretches from Loreto School to Dudley's Mills Business Park. Works also included provision of a new mini roundabout at Coleville Avenue, relocation of overhead ESB services, raising and lowering of manholes and gullies as required and all associated site works. This further minimises the potential for cumulative construction impacts between the permitted developments.

The works proposed as part of the permitted Strategic Housing Development will also be phased as shown in Figure 12-12 below. From the phasing plan it is considered that the development will be implemented over a couple of years which will surpass the construction phase of the Proposed Development, thus reducing the potential for significant impacts on the traffic flow.

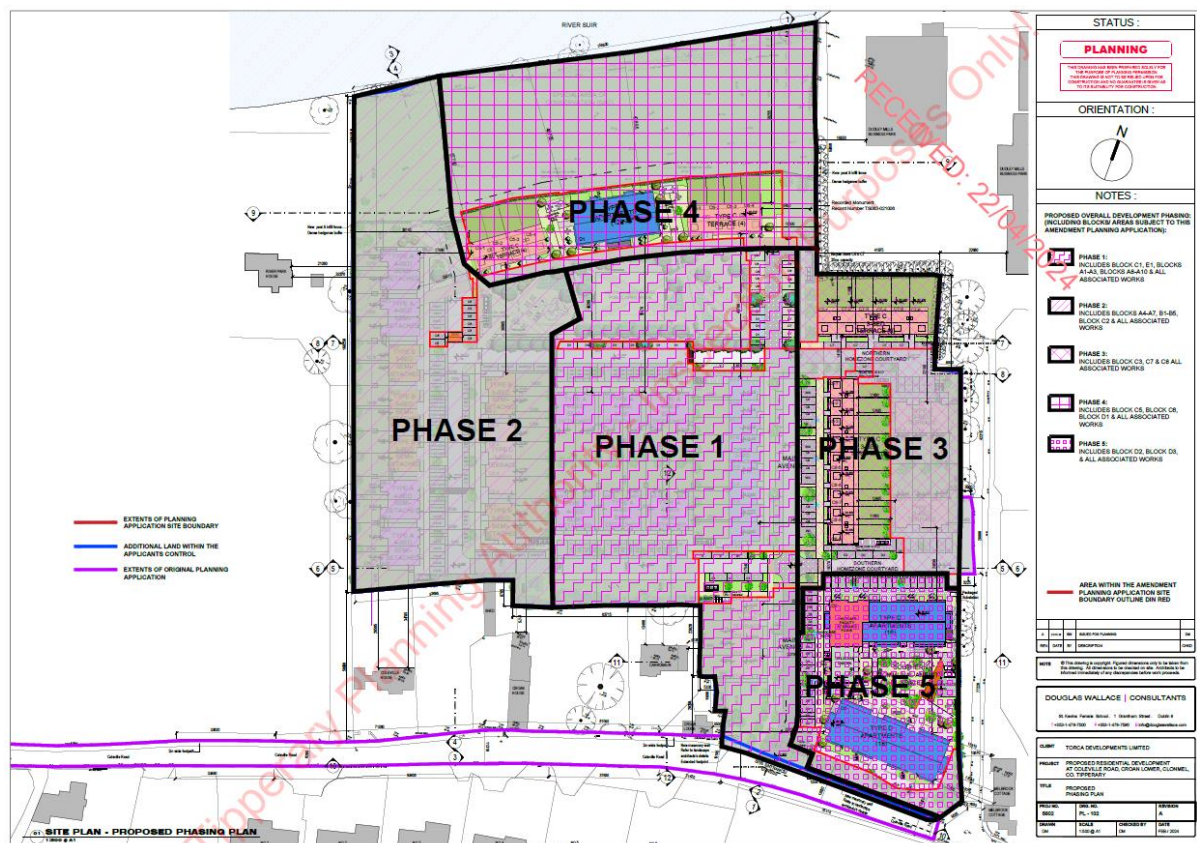


Figure 12-12: Ref. 311290 - Strategic Housing Development phasing plan

Planning Ref. No. 312611 - Construction of 20 bungalows 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 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 but is unclear when the development will be implemented.

The construction of the 20 bungalows is situated in close proximity to the permitted Strategic Housing Development and poses a risk to impact on Coleville Road, should these construction phases coincide. The potential for all three developments occurring simultaneously is considered to be low. All three developments will prepare Traffic Management Plans for the approval of TCC Roads Department and An Garda Síochána prior to the implementation of all phases. Each development will have to comply with the relevant planning conditions and respective EIAR mitigation measures highlighted in their documents.

Considering the foregoing, the likelihood of impacts from these development construction phases coinciding is considered to be *negative, moderate, short-term* in the vicinity of Raheen Road, Coleville Road (R680), Waterford Road (R671) and Mountain Road (R678). It is however noted that all traffic and transport assessments of these developments concluded that sufficient capacity is available in the network even considering future demand projections. With the implementation of mitigation measures highlighted in respective EIAR's and traffic assessments, the potential impacts are considered to be *negative, slight, short-term*.

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Another development which could potentially coincide during construction phases is Planning Ref. No. 2260538 Proposed Mixed-Use Development in Clonmel, Co. Tipperary on site of former Clonmel Meat Factory 19600102 consisting 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).

This development is located close to the N24/Cahir Road roundabout, and should the construction phases coincide, construction traffic for this development is expected to utilise these primary routes rather than continue through the town centre towards the proposed development and assessed junctions in the traffic and transport assessment. The potential for cumulative impacts is considered to be *imperceptible, slight, short-term*.

Following the implementation of suitable mitigation measures stated in EIAR Chapter 12 Material Assets: Traffic & Transportation and summarised in EIAR Chapter 17 Schedule of Mitigation Measures and Monitoring, to minimise conflict between construction traffic, other permitted developments and all road users, *no significant residual cumulative effects* are anticipated from these development phases coinciding.

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