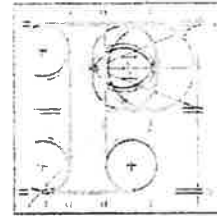


Our Case Number: ABP-318093-23



An  
Bord  
Pleanála

Ciaran Walsh  
Treaty Electric  
11 Sarsfield St  
Clonmel  
Co. Tipperary  
E91 NW64

**Date:** 13 January 2025

**Re:** Proposed road development at The Quay, Quay Street, Suir Island and Raheen Road  
The Quay, Quay Street, Suir Island and Raheen Road, Clonmel County Tipperary

Dear Sir / Madam,

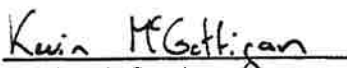
An Bord Pleanála has received your recent submission (including your fee of €50) in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

If you have any queries in the mean time, please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

  
Kevin McGettigan  
Executive Officer  
Direct Line: 01-8737263

HA02

**Teil**  
Glao Áitiúil  
**Facs**  
Láithreán Gréasáin  
Ríomhphost

**Tel** (01) 858 8100  
**LoCall** 1800 275 175  
**Fax** (01) 872 2684  
**Website** [www.pleanala.ie](http://www.pleanala.ie)  
**Email** [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
D01 V902 D01 V902

A Chara,

Ref ABP-318093-23

With regard to the above planning application I wish to object in the strongest possible terms to the application in its current format.

The development proposed negatively impacts on existing residents and business in the area by limiting car parking facilities and traffic flow to a town centre that has already been comprised by recent developments nearby (Clonmel Arms and Friary Car Park Sites) in a town that has been consistently neglected from proper focus by planners.

The focus of the any such development and of its planners should be first and foremost, on how to retain and renew permanent retail and residential life in the town centre. At its core should be proper planning for living, access and parking alongside an effective and targeted plan to incentivise strong retail brands to reinvest in the town centre. Complimenting this, a plan to renew unused sites within its core, for residential opportunities to cater for old and young alike.

What difference could the proposed spend of €20 million for this project, make with the above in mind?

Plaza type developments prioritise Festivals and such events, which can bring life for certain short periods but do not support and sustain the roots of a retail and residential town centre hub.

Focusing on yet another Plaza type development (2 No. recently developed) while removing town centre car space and traffic access is a poorly advised plan as this juncture,

I would ask you to strongly consider the points above

Kind Regards

Ciaran Walsh

Treaty Electric  
11 Sarsfield St  
Clonmel  
E91 NW64

