





Comhairle Contae Thiobraid Árann
Tipperary County Council



Clonmel & Environs Local Area Plan 2024 - 2030







Appendix 7 Monitoring and Evaluation of LAP




March 2024






Local Planning and Development Implementation Plan		
Objective No.	Objective Text	Implementation
Chapter 2 – Planning and Development Strategy		
Objective 2A 	Support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate, in accordance with the Tipperary County Council Climate Action Plan 2024-2029.	Incremental delivery throughout the Plan period, as local community groups seek the assistance of the local authority in implementing schemes or seek planning permission
Objective 2B	Support and facilitate the development of lands in collaboration with landowners and service providers for residential and employment development over the lifetime of the LAP.	Delivery through identification of (i) projects included in the LAP and other local plans; (ii) appropriate community groups to support these projects; and (iii) appropriate national, regional and local funding programmes
Objective 2C	Actively respond to the specific need in Clonmel for affordable housing and the identified demand for one, two and three-bedroom units, through the delivery of local authority social and affordable housing programmes and through the implementation of funds and programmes available from central government to support the delivery of new homes.	Ongoing delivery by Local Authority throughout the Plan period based on need as per Housing Needs Demand Assessment and Housing Directorate.
Objective 2D 	Monitor the scale, type, tenure and location of constructed and permitted developments in Clonmel to ensure compliance with the Core Strategy and to achieve the delivery of strategic plan-led and coordinated balanced development within the town.	To be reported annually through the core strategy monitoring.
Objective 2E	Support the provision of third level student accommodation in appropriate locations in Clonmel, including on-campus, and of appropriate	Pro-active engagement with TUS Clonmel and


	design (including adequate communal facilities and external communal space), to meet demand for student housing generated by TUS Clonmel Campus, Tipperary Education & Training Board and Tipperary University Hospital, and in accordance with the National Student Accommodation Strategy.	stakeholders. Ongoing through lifetime of the plan.
Objective 2F	Implement the Tipperary County Council Traveller Accommodation Programme 2019-2023 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.	Ongoing delivery by Local Authority throughout the Plan period
Objective 2G	Continue to develop and implement the 'Age Friendly Programme' and the actions of the Council, and to support and demonstrate the concept of independent living and assisted living for older people, as well as the provision of specific purpose-built, social housing options specifically designed for older people.	To be carried out periodically subject to resources.
Objective 2H 	Continue to collaborate with the Tipperary Energy Agency, and other relevant energy agencies, to develop targeted energy and climate action measures within the geographic area of the local area plan, including support for the electrification of heating under the National Residential Retrofit Plan.	Engagement ongoing as appropriate projects within LAP area emerge.
Objective 2I	Provide support, data and information where available to developers seeking to develop or be part of district heating and centralised biomass / biogas boiler / heat pump systems, whether private, public or mixture of both.	Engagement ongoing as appropriate projects within LAP area emerge.
Chapter 3 – Town Centre Strategy		
Objective 3A 	Support the Town Regeneration Officer and Town Team to prepare and implement a collaborative Town Centre First Plan for Clonmel that will build on collaborate work, including the Town Centre First Clonmel: Action Plan (2022), and successful funding applications to date, and to provide a framework for which further funding will be sought.	To be progressed in line with local authority schedule and resourcing.






<p>Objective 3B</p> 	<p>Support the implementation of the Town Centre First Clonmel: Action Plan (2022), and any variations or updates to same.</p>	<p>Ongoing throughout the plan.</p>
<p>Objective 3C</p> 	<p>Support landowners with potential sites for regeneration and development through the Council's planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme etc. as part of a Town Centre First programme.</p>	<p>Ongoing throughout the plan. Dedicated webpage to be set up with all relevant information and points of contact listed.</p>
<p>Objective 3D</p> 	<p>Offer support to landowners and planning agents, to help overcome planning obstacles to the occupation and reuse of vacant upper floors and commercial units in the town centre; and develop best practice guidance in the re-use of upper floors.</p>	<p>Implemented through pre planning service in conjunction with Vacant Homes Officer.</p> <p>Guidance document to be prepared in the short term.</p>
<p>Objective 3E</p> 	<p>Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders, including support for the CPO Activation Programme, to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.</p>	<p>To be progressed through the lifetime of plan. Regeneration funding streams to be maximised</p>
<p>Objective 3F</p> 	<p>Support the development of a Suir Island Pedestrian & Cycling Bridge, to provide a safe connection for communities both sides of the River Suir, and through the proposed Suir Island Amenity Park.</p>	<p>Ongoing implementation as per objective and as funding becomes available.</p>
<p>Objective 3G</p> 	<p>Support delivery of the Clonmel Public Realm Enhancement project.</p>	<p>Ongoing implementation as per objective, in conjunction with Council's Roads Section and Clonmel Borough District</p>




Objective 3H	Support initiatives, such as the Town Enhancement and Painting Scheme, which seek to improve the streetscape and public realm of the town centre.	Ongoing implementation as per objective.
Objective 3I	Support the reimagination of laneways and small pockets of underused urban spaces in the town centre and to bring them back to life/ use through the medium of public realm and/or art enhancements.	Ongoing implementation as per objective and as funding becomes available.
Objective 3J 	Promote the delivery of the Suir Island Amenity Park project as outlined in the Suir Island Masterplan.	Ongoing implementation as per objective.
Objective 3K 	Support the further regeneration of Kickham Barracks, including the refurbishment of the former Military Chapel for use as a Performance & Arts Venue, the provision of a third level & further education level campus facility, and civic uses.	Ongoing implementation as per objective and as funding becomes available.
Objective 3L	Support the OPW in the delivery of a new Garda headquarters at the Kickham Barracks site.	Ongoing implementation as per objective.
Objective 3M	Support the implementation of the Delahunty Square Public Realm project.	Ongoing implementation as per objective.
Objective XX	Support the enhancement of the civic space around Clonmel train station.	Ongoing implementation as per objective and as funding becomes available.
Chapter 4 – Economic Development Strategy		
Objective 4A 	Support Clonmel's role as a Key Town and Self-Sustaining Regional Driver and strategic employment location.	Ongoing implementation as per objective.
Objective 4B	Enable enterprise and employment development in Clonmel, through the spatial planning framework of this LAP and the economic support frameworks of the LECP, Leader LDS and provided by the Local Enterprise Office of the Council.	Assess proposals as per policies, objectives and standards of the LAP.
Objective 4C	Strengthen the local employment base including through the development of Ballingarrane Business, Science & Technology Campus (Strategic Employment Site), existing business	Assess proposals as per policies, objectives and standards of the LAP.









	parks and regeneration of underutilised sites in the town centre.	
Objective 4D	Support the development of a further Digital Hub in the town centre.	Ongoing implementation as per objective.
Objective 4E	Support the development of a digital smart town centre by working with technology infrastructure providers to deliver high-speed broadband connectivity and facilities throughout the town centre.	Ongoing implementation as per objective.
Objective 4F	Support the development of an enterprise start-up Incubation Hub in the town centre for new business ventures.	Ongoing implementation as per objective.
Objective 4G	Promote events, festivals, activities etc. on the streets and public spaces to increase and improve the tourism, cultural and lifestyle profile of the town.	Ongoing implementation as per objective.
Objective 4H	Support the night-time / after dark economy of the primary retail area of Clonmel town and to increase the number of visitor overnight stays in the town.	Assess proposals as per policies, objectives and standards of the LAP.
Objective 4I	Support the delivery, with key stakeholders / partners, of the planned tourism projects for the town centre under the “Flights of Discovery” banner, including the development of the Dowd’s Lane Bulmers Visitor Experience Centre on the former production site for Bulmers cider.	Ongoing implementation as per objective and as funding becomes available.
Objective 4J	Support the redevelopment of the historic West Gate as part of the immersive Interpretative Experience linked in with the Museum of Hidden Histories, Dowd’s Lane Visitor Experience and Suir Island activity elements, and increase footfall and experiences in the town centre, in accordance with the “Flights of Discovery” tourism proposition.	Ongoing implementation as per objective and as funding becomes available.
Objective 4K	Support the expansion and improvement of the existing Butler Heritage Trail.	Ongoing implementation as per objective.
Objective 4L	Following the completion of the statutory process in respect of the N24 Waterford to Cahir Scheme, investigate, in consultation with other statutory agencies and stakeholders, options for the	Engage stakeholders in due course

	development of 'Employment' zoned lands north of the N24, identified as Site 2 on the Employment SLA (Appendix 1 to the draft LAP) within the context of a masterplan. A masterplan must provide for a coordinated approach to delivery and sequencing of development, road access, servicing and other parameters (e.g. protection of Uisce Eireann infrastructure) across this landbank.	
Objective 4M	Promote the tourism value for the town of local sports clubs and water-based sports and recreational activities.	Ongoing implementation as per objective.
Chapter 5 – Sustainable Communities		
Objective 5A 	Support the local community and relevant sectors in engaging in programmes such as 'the SEAI Sustainable Energy Community' through the provisions of the Tipperary Climate Action Plan and Delivering Climate Action 2030 (CCMA, 2021). In preparing sectoral adaptation plans and sustainable energy and climate action initiatives, including in the preparation of an Energy Master Plan and in the identification and use of local renewable energy sources.	Point of contact to be provided from Planning Section to SEAI/Community regarding renewable energy and climate adaption initiatives, to inform of planning requirements that may arise regarding same.
Objective 5B 	Provide opportunities for Clonmel residents to engage in food production through allotments, community gardens and the provision of food foraging areas in new parks and green Infrastructure proposals, where appropriate.	Ongoing implementation as per objective as projects present.
Objective 5C	Support the continued expansion of third level institutions and their associated supporting residential requirements within Clonmel.	Ongoing implementation as per objective, in conjunction with objective 2E.
Objective 5D	Support and promote the development of Clonmel as an attractive Third Level Town for the wider region.	Ongoing implementation as per objective.
Objective 5E 	Continue to work with TUS and the ETB to deliver a co-located third and further education campus facility on Kickham Barracks. In particular, facilitate	Ongoing engagement/ implementation as per objective.

	TUS Clonmel to re-locate from their current location on Frank Drohan Road to the new co-located campus facility in Kickham Barracks.	
Objective 5F 	Develop, in conjunction with the Council's Active Travel Team, interconnectivity and linkages within, and between the neighbourhoods as identified in Section 5.2.1 and the town centre, the train station, employment areas and local schools.	Implemented through funding from NTA and required as part of application proposals for new development within identified neighbourhoods
Objective 5G	Ensure the continued operation and expansion of schools in Clonmel in line with the Provision of Schools and the Planning System Code of Practice (DoE, 2008).	Ongoing implementation as per objective.
Objective 5H	Actively engage with the Department of Education in the identification and delivery of a second level school site to address the emerging demands.	Ongoing engagement/ implementation as per objective.
Objective 5I	Support and facilitate the construction of a new Central Library for Clonmel, subject to the availability of resources and finance, and compliance with proper planning and environmental considerations.	Ongoing implementation as per objective.
Objective 5J	Work with Age-Friendly Ireland in implementing the strategies and objectives of Tipperary Age-Friendly Strategy.	Ongoing implementation as per objective.
Objective 5K	Consult with local community groups, including the PPN and broad-based organisations such as Comhairle na nÓg, as part of the development of local policies and strategies.	Ongoing implementation as per objective. Pro-active engagement through SPC.
Objective 5L	Work in partnership with community groups in the regeneration and revitalisation of Clonmel and to actively seek and secure funding and investment under available national and regional investment and funding programmes in line with the development strategy as set out.	Ongoing implementation as per objective and as funding becomes available.
Objective 5M	Support and facilitate the provision of telecommunications infrastructure in Clonmel, subject to safety and amenity requirements.	Ongoing implementation as per objective.

Objective 5N	Support digital technology in line with the Tipperary Digital Strategy 2018 – 2023.	Ongoing implementation as per objective.
Objective 5O	Support the continued use of the Clonmel Rowing Club on Moore's Island / Upper Island on the River Suir, and promote the development of further public amenity and recreational uses on the island.	Ongoing implementation as per objective.
Objective 5P	Support local sports clubs, water-based sports and recreational activities, including fishing, on the River Suir.	Ongoing implementation as per objective
Chapter 6 – Transport and Connectivity		
Objective 6A 	Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the LTP as outlined in Appendix 2 (and any review thereof).	Ongoing in conjunction with Council's Active Travel Team.
Objective 6B 	Collaborate with the NTA and Irish Rail to consider how the rail service, including in terms of frequency and times of services, together with infrastructure and facilities, can be better tailored to the needs of the community, including workers and students commuting to Limerick, Cork and Waterford cities for work or college.	Proactive engagement with stakeholders on All Ireland Rail Strategy. Ongoing promotion of improvement of rail services throughout duration of LAP.
Objective 6C 	Collaborate with the NTA, national and local bus service providers to consider how the bus service, infrastructure and facilities can be better tailored to the needs of the community, including for a consideration of the nature and location of public bus stops.	Pro-active engagement with NTA, stakeholders and services providers. Ongoing through lifetime of the plan.
Objective 6D 	Collaborate with the NTA to investigate the feasibility of providing a centrally located public transport interchange in the town.	Pro-active engagement with stakeholders. Ongoing promotion of improvement of rail services throughout duration of LAP.
Objective 6E 	Achieve the modal shift target as set out in the LTP and its Sustainable Travel Plan (Appendix 2) through collaboration with the community and transport sectors over the life time of this LAP.	Seek funding from NTA to undertake active travel schemes as identified in LTP. Monitor modal shift use on implementation of schemes.

<p>Objective 6F</p>	<p>Control the proliferation of non-road traffic signage on and adjacent to national roads within the LAP area in accordance with TII Policy on Provision of Tourist & Leisure Signage on National Roads (March 2011).</p>	<p>Through active Enforcement of unauthorised signage and through DM function.</p>
<p>Objective 6G</p>	<p>Work in partnership with TII and regional stakeholders to deliver the proposed N24 Waterford to Cahir Scheme as part of the upgrade of the N24 National Route linking Limerick and Waterford.</p>	<p>Ongoing in conjunction with Council's Roads Section.</p>
<p>Objective 6H</p>	<p>Protect the line of a future river crossing linking Mongarriff roundabout on the N24 to lands at Kilgainy Lower, County Waterford.</p>	<p>Ongoing implementation as per objective.</p>
<p>Objective 6I</p> 	<p>Seek opportunities to improve permeability in existing developed areas in accordance with NTA's Permeability Best Practice Guide, and where the opportunity exists, including those identified in the Local Transport Plan (Appendix 2), require that new development incorporates pedestrian and cycle routes to increase permeability for walking and cycling within the neighbourhoods identified in Figure 4 and the wider area. An evidence-based justification, to the satisfaction of the planning authority, must be provided with a planning application where the opportunity for increased permeability for the wider area exists but is not being delivered through the application site.</p>	<p>Ongoing through DM function as new applications come forward.</p>
<p>Chapter 7 – Recognising Our Local Heritage</p>		
<p>Objective 7A</p> 	<p>Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity and conservation value of the River Suir corridor.</p>	<p>Ongoing as per objective.</p>
<p>Objective 7B</p> 	<p>Work in partnership with stakeholders and the local community in the delivery of green and blueway projects for Clonmel Town including those in the Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) and the proposed Tipperary Greenway and Trail</p>	<p>Ongoing implementation as per objective and as funding becomes available.</p>

	Strategy and seek funding opportunities as they arise.	
Objective 7C 	Support the widening of the 26km walking Blueway to facilitate better use by all members of the community.	
Objective 7D 	Support the delivery of a greenway between Convent Road and Marfield Village.	Ongoing as per objective.
Objective 7E 	Support the extension of a river side linear park between the Clonmel Greyhound Stadium and Mulcahy Park.	Ongoing as per objective.
Objective 7F 	Support the preparation and implementation of a Tree Strategy for the town.	Ongoing as per objective.
Chapter 8 – Infrastructure, energy and Utilities		
Objective 8A 	Work in conjunction with Uisce Éireann to promote and facilitate the provision of adequate water and wastewater infrastructure, to ensure that development land, both residential and commercial, is effectively serviced to serve the needs of the existing and future population of Clonmel.	Early engagement with Uisce Éireann regarding any road improvement/public realm works that will present opportunity to rehabilitate sewers, separate combined sewers as part of scheme.
Objective 8B	Support Uisce Éireann in progressing and preparing a Clonmel Drainage Area Plan.	Ongoing as per objective.
Objective 8C 	Integrate a Nature-Based Solutions approach to SUDS, with a focus on biodiversity as part of new public realm and public sector development.	Relevant urban schemes as they are progressed during the lifetime of the plan.
Objective 8D 	Safeguard the biodiversity and drainage function of the Buolic and Frenchman’s Streams.	Ongoing through DM function as new applications come forward.
Objective 8E 	Support the sustainable management of waste and enable a significant reduction in the production of waste in Clonmel, in line with the principles of the Waste Action Plan for a Circular Economy (DECC, 2021).	Ongoing implementation as per objective.
Objective 8F	Facilitate and work with Uisce Éireann to progress a wastewater connection to Suir Island.	Ongoing implementation as per objective.

Chapter 10 – Monitoring and Evaluation		
Objective 10A	Undertake a programme of monitoring and evaluation of the LAP over its lifetime in accordance with the monitoring framework and methodology prepared for the TCDP 2022.	Ongoing implementation as per objective.