



Comhairle Contae Thiobraid Árann  
Tipperary County Council

# **Carrick-on-Suir & Environs Local Area Plan 2025 - 2031**

**Appendix 3 Regeneration Sites**

June 2025



# **1. Goldcrop Site, The Quay**

The site is circa 1.2 ha and is located to the north of the River Suir, to the west of Castle Lane and to the east of Barrack Lane/R676 Regional Road, within Carrick-on-Suir Town Centre. There are residential and commercial properties located to the north fronting onto Castle Street. The site is in brownfield condition and was previously occupied by Gold Crop/Wicklow Gardens. The site is located within a Zone of Archaeological Potential (ZAP). Part of the site is identified as being at risk of flooding and is also located immediately to the north of the Lower River Suir Special Area of Conservation (SAC). There are no Protected Structures or structures included on the National Inventory of Architectural Heritage identified on the site.

The Council received Part 8 approval for the demolition of the existing structures on the site, to prepare the site for future re-development. It is an objective of this LAP to facilitate the development of the Goldcrop Site. This should include the preparation of a site development brief for the Goldcrop Site which should have regard to surrounding lands. Funding has been secured under the EU Just Transition Fund to develop a masterplan for the site. Any Development Brief for the site should seek to reflect the masterplan and have regard to the planning criteria set out below.

## **Key Planning Criteria**

- This strategic town centre site is zoned 'Urban Core' and is capable of accommodating a high-quality mixed-use development. The site has excellent potential for town centre uses, in line with a future masterplan, that will contribute to the revitalisation of underutilised lands within the town centre area.
- A high standard of urban design is required for this prominent site with an emphasis on creating a strong urban edge, particularly fronting onto the river, and maximising the water-front setting of the site. Both the built form and the public realm are required to be of a very high standard with regard to its overall design and use of materials employed.
- The capacity of the site should be maximised, and residential development of the site should accord with the residential densities set out in Section 3.3.3 of the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities'.
- The Masterplan for the lands, should identify the most appropriate access arrangements in the redevelopment of the lands (for construction, operational and delivery access), having regard to the scale, layout and uses for the site.
- Permeability linkages should be provided between Castle Street, Brewery Lane, Castle Lane and the Quay.
- New buildings should have active frontages, addressing the river and laneways.
- Urban greening should be incorporated into the public realm, including appropriate urban trees on the riverfront.
- New development shall have regard to the historical character of the area and the Zone of Archaeological Potential.
- The development of the site will be subject to a Site-Specific Flood Risk Assessment.

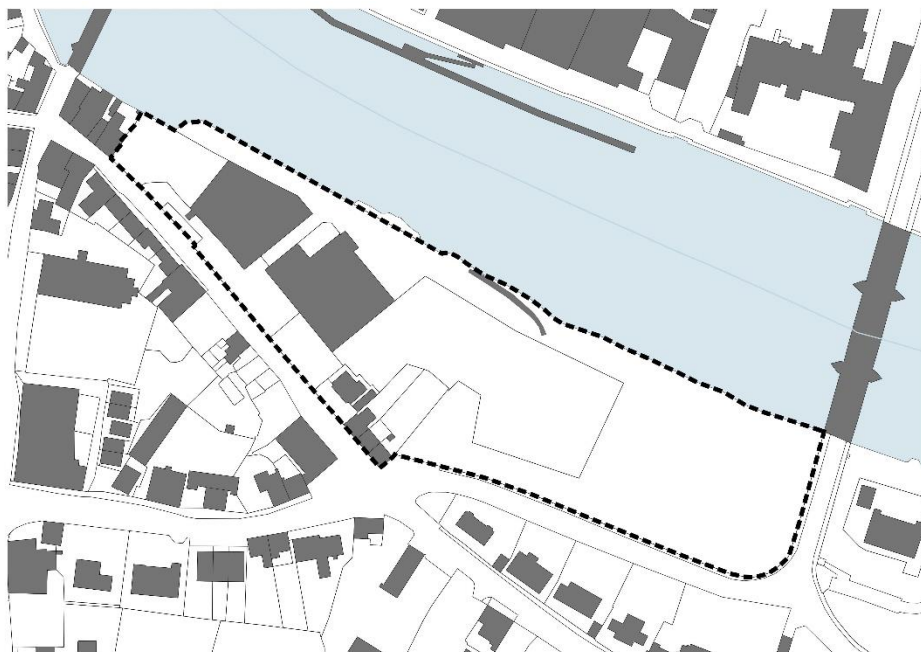


## **2. Tirlan Carrickbeg**

The site is located in Carrickbeg, on the southern bank of the River Suir. The western part of the site is in active use, occupied by Tirlan Farmlife and serves as a retail outlet to the agri sector. In the eastern part of site, a biodiversity park is under development in an area known as the 'Bog Field', which lies within the Lower River Suir SAC. A number of private residential properties are located in the southern part of the site. The western part of the site lies within a Zone of Archaeological Potential. A portion of the site is identified as being at risk of flooding. The Carrickbeg Active Travel Scheme has received Part 8 approval, which includes the provision of an off-street car park in the western section of the site.

### **Key Planning Criteria**

- The site is zoned 'Urban Core' and 'Open Space and Recreation'. The section of the site zoned 'Open Space and Recreation' shall be used as a biodiversity park, which is currently under development. The section of the site zoned 'Urban Core' is suited to a range of town centre uses including residential uses.
- New development shall provide active street frontages and shall also provide an appropriate active riverside frontage addressing the River Suir, with public amenity / public realm space on the northern side of the site.
- The capacity of the site should be maximised, and residential development of the site should accord with the residential densities set out in Section 3.3.3 of the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities'
- Any development proposal should provide riverside connectivity for pedestrians/cyclists between the Bog Field and Old Bridge.
- Upgrade of the existing public realm on the Waterford Road will be required, including urban greening.
- New development shall have regard to the historic setting of Carrickbeg and views of Saint Molleran's Church.
- Development proposals should have regard to relevant active travel plans for the area.
- Development must be sensitive to the environmental constraints on the site including flood risk and the River Suir SAC.
- New development shall have regard to the Zone of Archaeological Potential.
- The development of the site will be subject to a Site-Specific Flood Risk Assessment.



### 3. North Quay Site / Strand Lane

This brownfield site is located on the North Quay and is bounded by Strand Lane to the north. Adjoining the site to the west is a converted stone mill building. To the south lies the access to the Carrick-on-Suir public marina. The site is within a Zone of Archaeological Potential. The Bianconi Arch (Protected Structure) is located within the site. The site is identified as being at risk of flooding.

#### Key Planning Criteria

- The site is zoned 'Urban Core' and presents an opportunity for the delivery of a high-quality mixed-use or residential quayside development fronting the River Suir.
- Redevelopment should exhibit quality design which addresses the river, acknowledges the character and history of the area (including the nearby ACA) and includes strong and attractive building lines and active street frontages.
- The capacity of the site should be maximised, and residential development of the site should accord with the residential densities set out in Section 3.3.3 of the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities'.
- There are opportunities to create pedestrian linkages through the site, with the existing laneway network, via the Bianconi Arch (Protected Structure). In tandem, visual linkages with the River Suir should be opened up.
- New development shall have regard to the Zone of Archaeological Potential.
- The development of the site will be subject to a Site-Specific Flood Risk Assessment.

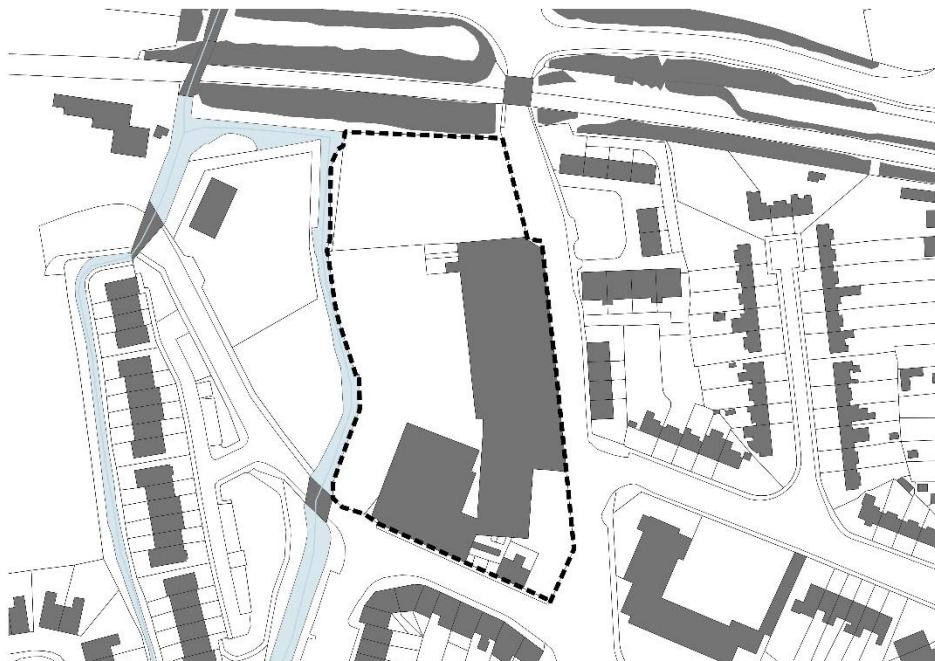


## 4. Former Mart Site

The site is located at the junction of John Street and New Road and is bounded by the Mill River to the west and the railway line to the north. The site consists of the former livestock mart lands and an operating commercial business and yard on John Street. Part of the site is identified as being at risk of flooding.

### Key Planning Criteria

- The site is zoned 'Regeneration' and is suitable for a mix of uses, and should include high-density employment uses, that will create synergies with the Urban Core.
- Redevelopment of the site should provide active and attractive frontages to John Street, New Road and the Mill River, as well as providing amenity space along the river.
- A high standard of urban design is required for this prominent corner site in terms of overall design and use of materials.
- Any development should respect the residential amenity of existing residential properties on John Street to the south and New Road to the east.
- Active travel shall be promoted, with a focus on connectivity to the Urban Core.
- A traffic assessment of the adjacent New Road / Greenside South (N24) junction will be required, to determine the impact of the proposed development on the performance of this junction.
- Development on the site shall be guided by the Sequential Approach.
- The development of the site will be subject to a Site-Specific Flood Risk Assessment that demonstrates that there is no impact in flood risk outside the site boundary due to additional development.





## 5. North Quay / Strand Lane

The site comprises of an urban block bounded by North Quay and Strand Lane. The site is a brownfield site occupied by a number of structures. There are two apartment buildings to the east of the site fronting North Quay. The Strand Lane Public Car Park is in close proximity to the site. The site is within a Zone of Archaeological Potential. The site is identified as being at risk of flooding.

### Key Planning Criteria

- The site is zoned 'Urban Core' and presents an opportunity for the delivery of a high-quality quayside development fronting the River Suir. Given the surrounding land uses, it is considered that residential uses would be most appropriately located on the site, though other 'Urban Core' uses may be supported.
- Redevelopment should exhibit quality design which addresses the river, acknowledges the character and history of the area (including the nearby ACA) and includes strong and attractive building lines and active street frontages.
- The capacity of the site should be maximised, and residential development of the site should accord with the residential densities set out in Section 3.3.3 of the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities'.
- There are opportunities to create pedestrian linkages through the site, using the existing laneway network. In tandem, visual linkages with the River Suir should be opened up.
- New development shall have regard to the Zone of Archaeological Potential.
- The development of the site will be subject to a Site-Specific Flood Risk Assessment.





## **6. Former Lodge & Castle Gardens**

The site is located on Castle Street, immediately adjacent to Ormond Castle and contains a dwelling on a large plot. Historic maps indicate that the site previously contained a gate lodge and gardens associated with the Castle. The site is within a Zone of Archaeological Potential.

### **Key Planning Criteria**

- The site is zoned 'Urban Core' and any proposed uses should support and complement the tourism and heritage asset of the adjoining Ormond Castle and the wider Ormond Castle Quarter.
- Redevelopment of the site should make a positive contribution to Castle Street and should create linkages between the Ormond Castle Quarter and the town centre.
- New development shall be of appropriate scale, sensitively designed and sympathetic to the setting of Ormond Castle.
- The existing historic boundary walls shall be retained as part of any development proposal.
- New development shall have regard to the Zone of Archaeological Potential.

