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Michael Leahy B.Arch., M.R.U.P., Dip Plng. & Env. Law, F.R.I.A.I., M.I.P.I., A.o.U.

Draft Clare County Development Plan 2023-2029  
Clare County Council  
Planning Department  
New Road  
Ennis  
County Clare

1<sup>st</sup> March 2022



**Re: Draft Clare County Development Plan 2023-2029**

Dear Sir/Madam,

We attach herewith submission concerning lands at Toberteascáin, Ennis, in respect of the Draft Clare County Development plan 2023- 2029.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Michael Leahy", written over a horizontal line.

Michael Leahy,  
for Leahy planning Ltd, on behalf of Michael Lynch Ltd.

cc. Councillors Ennis electoral area, P. Dowling, L. Conneally, C. Kirby, H. Quinn.



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**MICHAEL LYNCH LIMITED**  
**BUILDING CONTRACTORS**

**Supporting Ennis 2040 and the Ten-Minute Town.**



**Public Consultation process on proposed revisions to  
Clare County Development Plan, 2023- 2029**

**Submission to Clare County Council  
concerning lands at Toberteascáin, Ennis.**

Submission Prepared by  
Leahy Planning Ltd, Ennis.  
065 68 91254 info@leahyplanning.com





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Michael Leahy B.Arch., M.R.U.P., Dip Plng. & Env. Law, F.R.I.A.I., M.I.P.I., A.oU.

Clare County Council  
Planning Section  
New Road  
Ennis  
County Clare

25<sup>th</sup> February 2022

### **Re: Proposed Revisions to Clare County Development Plan. Public Consultation Process.**

Dear Sir/Madam,

On behalf of Michael Lynch Ltd., we wish to make a submission in respect of the proposed zoning for site at St Flannan's Roundabout, Clare Road, Toberteascáin, as part of the public consultation process for the upcoming revision to the Ennis and environs Development Plan. The site in question is outlined in the map attached as appendix 1.

These lands have been in the ownership of Michael Lynch Ltd for many years and this site was previously the location of the company's contracting and joinery business. Michael Lynch Ltd, which has primarily served the Clare area, has been in existence for 65 years and is active in development with ongoing projects at present in Kildare and South Dublin.

The site constitutes 14.4 acres having originally constituted 17.6 acres, with 3.2 acres recently having been sold to a multiple supermarket chain. The relevant sections of the site are shown in appendix 1.

The Lynch family have been anxious to develop this site since 1999 and in order to enable the creation of a landmark development, they have acquired a number

of adjacent houses along the Clare Road in order to assemble a more suitable site with adequate road frontage. This was done in order to facilitate the creation of a landmark building and a public park as required by the planning authority and indicated through the Development Plan. Initial refusals at the appeal process also indicated that these needed to be acquired. The enlargement of the site in this fashion was done under the guidance of the planning authority. The cost to the company of these acquisitions was in excess of [REDACTED]

In the last development plan, 2017-2023, a substantial part of the site was zoned for purposes of open space given that there were concerns that it was at risk of flooding. The wording in that plan referred to the upcoming flood improvement works in the area. These works have now been completed.

Accordingly, we attach as **appendix 2** a report from **Mr Tony Cawley** of Hydro Environmental Ltd, which points out that the site is now a **defended site** given the completion of the works involved in the Ennis Flood Relief Scheme, including the 2020 construction of the St Flannan's Diversion Culvert dealing with the swallow hole in the vicinity of St Flannan's College. This report confirms that the flood paths which previously resulted in flooding to this site, overland from St Flannan's, are no longer available and further, that groundwater flooding within the site during periods of heavy rain is not possible. The report points out that management of flood risk during planning application stage can be managed by determining appropriate floor levels and following the normal procedures of surface water attenuation on a development site.

Very substantial monies have been expended in the carrying out of these flood relief works, and it seems pointless that such works should be carried out if they do not result in the freeing up of appropriately located land which can benefit the economic and social development of Ennis.



The report clarifies that the site is fully defended against a 100 year event and given the 20% climate freeboard built into its assumptions that it may be defended against a 1,000 year event.

Ennis is now one of the largest towns in the country. From the point of view of attracting inward commercial investment it has traditionally suffered because of its location in relatively close proximity to the regional centres of Galway and Limerick. This has resulted in Ennis now having a far lesser retail offering over a wide variety of retail types than that which is available in many similar sized and lesser sized towns. The shortfall which Ennis experiences is indicated in the attached **appendix 3**, which makes very sobering reading to anyone who has an interest in the development of Ennis. This report outlines the variety of retail offerings that are available in a variety of similar sized and smaller towns throughout the country, most of which are not at present available in Ennis.

It may be that historically the belief that the larger multiple chains would bypass Ennis has resulted in a shortfall of suitably zoned land for commercial retail purposes and that this has now become a self-fulfilling prophecy whereby those larger companies which do wish to locate in Ennis have difficulty finding a suitable site. We believe therefore that it is very important to ensure that a suitable quantum of land, in a suitable location, is zoned for commercial purposes including a variety of retail purposes.

The site in question is ideally located in close proximity to Ennis town centre. There can be few towns of a size comparable to Ennis which have so substantial and well located a site accessible off a main town access way and in proximity to the motorway network. It is essential that Ennis, if it is to achieve its economic

potential, should make full use of its assets including the asset of available, well-located land.

We also refer to the proposed “10-Minute Town” concept which has been incorporated into the “Ennis 2040- An Economic and Spatial Strategy” document recently produced by Clare County Council and recently launched in Ennis by the Tánaiste. This series of policy proposals advocates that all key facilities within Ennis be accessible within a ten-minute walk or cycle trip to encourage healthier travel options. The site subject of this submission is located 1100 metres from the town centre (front door of the cathedral), representing a walk of some 9 minutes and 10 seconds or a 4-minute bicycle trip. The concept of the ten-minute town if it is to be successful in promoting sustainable urban development will require to include uses which may be difficult to incorporate within constricted urban areas, and the present site is ideally located for provision of uses which require a larger land-take but which are still within the ideal 10-minute range.



Fig 1- Walk distance to town centre, North point as indicated.



Ennis is located in Zone 1 of the Mid-West as defined under the Mid-West Regional Planning Guidelines, where it is policy that this zone should be the “centre for Regional scale social and commercial facilities” (p.50 RPGs). Under the Mid-West Area Strategic Plan (2012 to 2030) the projected growth of Ennis to 2030 is to be a town of 37,500 persons making it by far the largest urban centre in the region after Limerick. It is essential that Ennis is enabled to meet the demands of this growth.

We note that part of the site has in the past been zoned for uses including for the provision of a neighbourhood centre, and this suggested use is to continue in the upcoming plan. The recent decision by An Bord Pleanála refusing such a centre on the site (ABP ref No.302966-18), made reference in the Board Direction that any future application should provide for “an appropriate mix of uses” on the site. It is critical therefore that the site be zoned for **Mixed Use** development in order to enable an application to be prepared which meets the clearly expressed position of the Board, as the final planning arbiter in the land. It is equally important that the entirety of the site be so zoned, and that the development plan should give an indication of the type of uses that will be considered to be acceptable to the planning authority.

Given the amount of space which was previously zoned as *Open Space* in the Development Plan, we believe that if that zoning were to continue into the proposed plan, the site would not be capable of producing a comprehensive mixed-use development which could radically supplement the retail and commercial offering of Ennis as well as providing for its housing needs.

We believe that the most important uses for which the site should be zoned include **neighbourhood retail, residential, office, hospitality and bulky retail.**

As indicated in the attached appendix 3, the shortfall which Ennis experiences in the retail area is largely related to larger stores and bulky goods retail. The owners of the site are now trying to put in place a vision for a comprehensive development which will incorporate neighbourhood retail uses as well as some commercial office or shared workspace type use, a significant residential component, which will underpin any neighbourhood centre, and a bulky goods component. The latter is seen as appropriate given the accessibility of the lands and the general absence of suitable alternative locations.

Given this vision it is clear that such a proposal would in no way have a detrimental effect on the town centre, as the only convenience goods component would be aimed at the immediate surrounding area.

The site is ideal for a bulky goods component given its accessibility and its ability to provide car parking. It is also essential to the success of the ten-Minute Town strategy that such uses be incorporated on available land within that travel distance from the centre.

The owners of the site, Michael Lynch Ltd, have a lengthy track record in the provision of developments both locally and nationally. They have spent substantial monies in expanding this originally family-owned land in order to acquire houses on the Clare Road which would enable the creation of a landmark type of development. They are anxious to proceed to the production of a comprehensive development for Ennis which will both provide a significant housing component and underpin the commercial viability of the town into the future both by the creation of additional businesses and by the expansion of the local tax base through additional commercial rates. These are essential if Ennis is to move forward as a dynamic business, residential, and cultural centre and if



it is to reverse the recent tendency to leakage of commercial activity to its larger neighbours.

In conclusion we would ask you to support the following main proposals:

- That the site be recognised as a defended site given the recent flood relief works carried out in respect of the St Flannan's floodwater diversion culvert, and that therefore it's development potential be recognised, and the *Open Space* zoning removed.
- That the entirety of the site be zoned for *Mixed Use*.
- That the range of uses which are indicated as being acceptable would incorporate neighbourhood-scale-retail, office, bulky goods retail, and residential.

It is rarely that a site of this size, at an edge-of-centre location, fully compatible with the recently formulated Ten-Minute Town concept and also with easy accessibility becomes available so close to the centre of a town the size of Ennis. The developers, a local Ennis family, are anxious to proceed with a comprehensive development of the site and they have shown the willingness and the capacity for site assembly in the past.

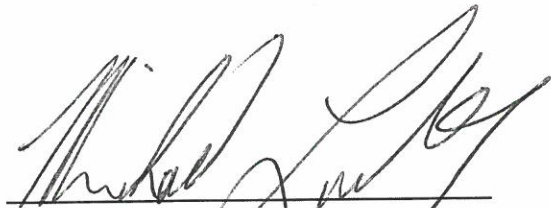
They are ready to carry out immediate development on the site on receipt of planning permission. It only requires that the zoning be amended as outlined above.

They have a vision for this site which will provides a progressive, sustainable edge-of-centre urban development incorporating both residential and commercial components.

Given the planning history, and particularly An Bord Pleanála's desire to see a mixed-use development on the site, we believe that the zoning plan outlined

above is the only one which could enable a design to be prepared which will survive the appeal process and which will allow this site to be developed in a manner which will have huge benefits to the economic and cultural vitality of Ennis into the future.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Leahy', written over a horizontal line.

Michael Leahy,  
for Leahy planning Ltd, on behalf of Michael Lynch Ltd.

cc. Councillors Ennis electoral area, P. Dowling, L. Conneally, C. Kirby, H. Quinn.



## **APPENDIXES**

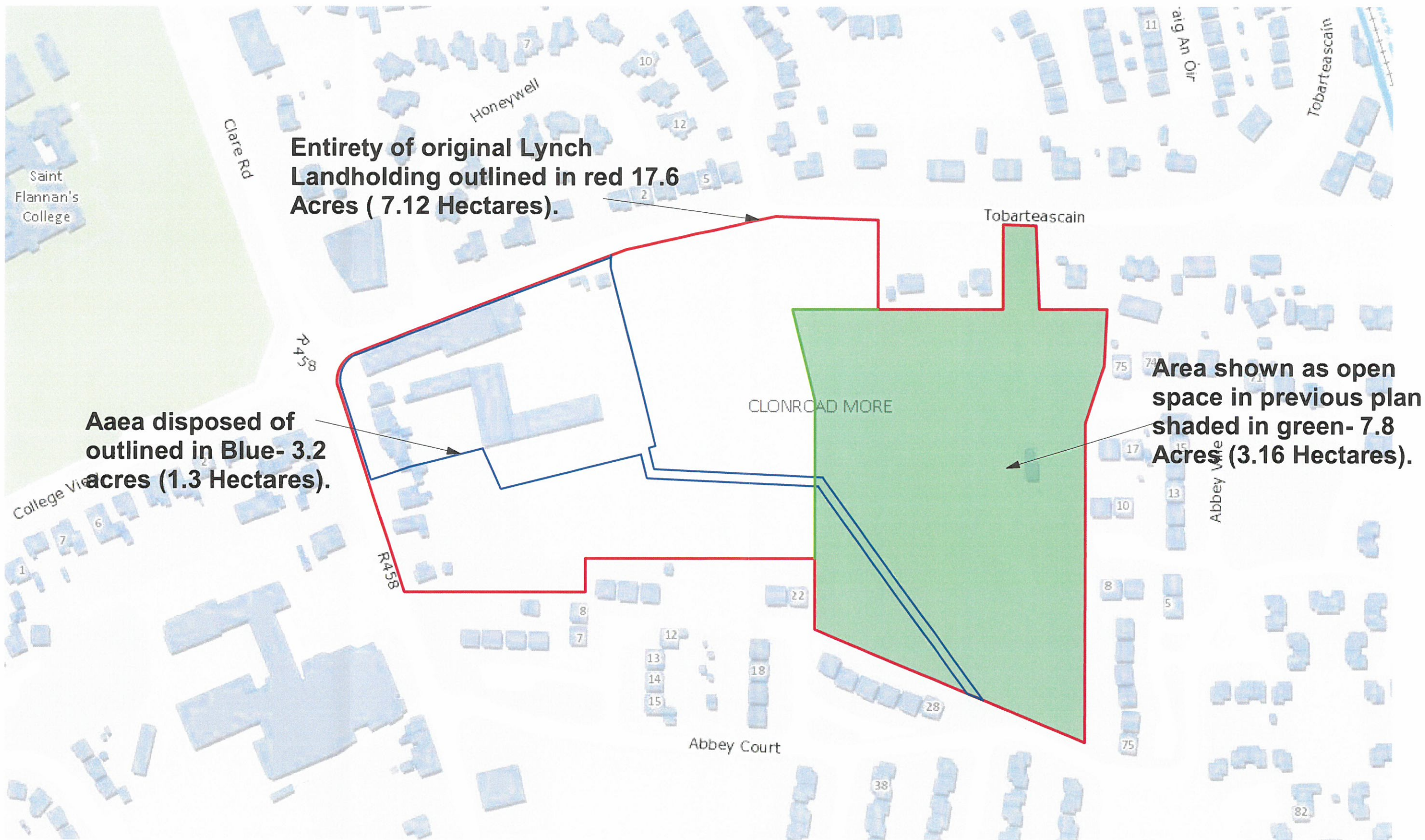
**Appendix 1: Map showing outline of Lands**

**Appendix 2: Report from Dr Tony Cawley of Hydro Environmental Ltd. updated 21<sup>st</sup> February 2022**

**Appendix 3: Comparison of available comparison goods retail in towns of similar size to Ennis**

## **Appendix 1**

### **Map showing outline of Lands**



**Site Location, 1:2000.**



**Appendix 2**

**Report from Dr Tony Cawley of Hydro Environmental Ltd.**

**updated 21<sup>st</sup> February 2022**

## **Flood Risk Assessment Note for Lynch Lands at Clare road, Ennis, Co. Clare**

### **Proposed Future Zoning**

**On behalf of  
Michael Lynch Ltd.**

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21<sup>st</sup> February 2022

#### **1. Introduction**

Anthony Cawley of Hydro Environmental Ltd. was requested by Seamus Lynch to provide a Flood Risk Assessment Note for proposed zoning of the Michael Lynch Ltd. lands at Clare Road, Ennis associated with the proposed draft Development Plan for Ennis. This study examines the suitability of zoning Michael Lynch Ltd. lands for development in respect to flooding and flood risk in accordance with by the Flood Risk Management Planning Guidelines (Nov 2009).

Mr. Cawley is a qualified Engineer and Hydrologist and has been involved in performing Flood Risk Assessments and Flood Risk Management and flood relief design within the Ennis Environ's since 1998. Mr. Cawley was involved as Hydrologist in the Ennis Flood Relief Scheme and recently in the Ennis South Flood Relief scheme as sub-consultant to Ryan Hanley Consulting Engineers.

The Ennis South Flood Relief Scheme feasibility study and preliminary design was carried out by Hydro Environmental Ltd. following the severe flooding at St. Flannan's, and the Limerick Road in November 2009. Further flooding occurred of St Flannan's College and the Limerick Road in December 2015. On inspection, the Michael Lynch Ltd site did not flood during the December 2015 flood event from the St. Flannan's overflow, with only very shallow surface ponding on the lowest section of the site as a result of direct rainfall. The St. Flannan's overflow culvert was installed and operating by September 2020. Flooding of the St. Flannan's College grounds also occurred at the end of February 2020, after a prolonged period of rainfall. Similar to December 2015, the Michael Lynch Ltd Subject lands did not flood directly from the St. Flannan's overflow during this event.

## 2. Flood Relief Scheme (2020/2021)

A Clare County Council flood relief scheme for the Ennis South area has been constructed and final works to the flood defences along the Fergus Lower were completed in 2021. A major element of this scheme was the construction of the St. Flannan's diversion culvert in 2020. This culvert is a large 1350mm diameter concrete culvert which diverts the flood waters from the Saint Flannan's Stream and conveys them safely to the Clareabbey back-drain lands east of the Ennis-Limerick rail line. This diverted flood water joins the Clareabbey back-drain storage area and discharges to the Fergus Lower through a series of new and larger flapped sluice gates through a the Sheet piled flood defence wall that replaces the old tidal embankments between the Quin Road and the N85 Ennistimon Road.

This St. Flannan's diversion culvert for the scheme is designed to convey the 100year flood flow plus climate change allowance with an approved factor of safety on top of that. Combined with the existing Swallow hole capacity the total flood flow capacity that can be conveyed at St. Flannan's safely to the Clareabbey Floodplain is 4cumec which well exceeds the 100year Standard of protection for the scheme. The wide inlet chamber design with overflow weir, trash screen and embankment set with a crest level of 9.1m OD (refer to Plate 1) minimises the risk of blockage or overflow from Saint Flannan's College.

Importantly, the flood relief scheme has also eliminated the surcharging by flood waters of the 600mm storm drain that runs down Tobertaistean Road which had surcharged in the past (November 2009) due to flood waters from St. Flannan's Stream entering it upstream at the Iniscarragh housing estate. The scheme also avoid surcharging of the combined sewer on the Limerick road which runs down Tobertaistean Road. All of these sources previously gave rise to flood waters popping manhole covers down Tobertaistean and flooding adjacent properties along the Tobertaistean Road including the Michael Lynch Ltd. Lands.

The St. Flannan's flood relief culvert prevents St. Flannan's Stream from overflowing into the college grounds during fluvial flood events and alleviates flooding downstream of the swallow hole. More specifically to this study the flood relief scheme prevents fluvial flooding of the Michael Lynch Limited lands by:

- preventing flooding of the combined sewer system in the college grounds and along Limerick Road thereby preventing the combined sewer surcharging and upwelling via road gullies, connections and manholes onto the Toberteascain Road adjacent to the study site,
- allowing the high level overflow from St. Flannan's Stream in the upstream Iniscarragh estate to be decommissioned thereby preventing the 600mm trunk storm sewer from surcharging and upwelling via road gullies and connections onto the Toberteascain road adjacent to the study site,
- allowing the springs / swallow hole drainage system and storm sewers in Honeywell / Dun na Rí to overflow during times of high groundwater levels to the 600mm trunk



sewer without surcharging and therefore reducing the risk of groundwater flooding in the area.

- Importantly it prevents an overland spill pathway from St. Flannan's College downstream through Honeywell and potentially crossing the Tobertaistean Road into the Michael Lynch Ltd lands, similar to flooding in Nov 2009.

### **Defended Lands**

In the original Cost Benefit analysis for the Ennis South Flood Relief Scheme, as is normal, undeveloped lands such as the Michael Lynch Ltd lands would not be included in the benefit calculation as it is only existing residential, commercial, amenity and infrastructure that are included for when determining the cost-benefit ratio for a scheme. The scheme would have been designed to protect these existing built assets and not potential development lands such as the Michael Lynch Ltd lands. However the Ennis South Flood Relief scheme benefits the Michael Lynch Ltd. lands defending it with a Standard of Protection in excess of 100year return period from the St. Flannan's overflow, similar to the protection afforded to the existing Abbeyville, Abbeycourt, Limerick Road, Honeywell, Dun na Rí and Tobertaistean residential areas.



*Plate 1 Flood Overflow diversion at the St. Flannans Swallow Holes with inlet screen and weir photo taken during winter flows and low flow during spring period the existing swallow hole is the pooled water to the near left of the bottom photo.*



### 3. Flood Risk

The flood risk to the subject Michael Lynch Ltd. lands is from fluvial flooding by the St. Flannan's Stream via uncontrolled flood overflow at the St. Flannan's Swallow-hole adjacent to the Sports Hall. This flooding arrives on the Lynch lands via overland flow route and also from the surcharging of the existing storm and combined sewers along Tobertaascain Road.

The Michael Lynch Ltd. Site flooded in November 2009 due to the uncontrolled overflow from the St. Flannan's Swallow Hole system discharging through St. Flannan's College and building up and spilling out on to the Limerick Road, surcharging the storm drainage system on the road and surrounding estates. From St. Flannan's it spilt over the top of the front school wall and across the road taking an overland route through Ard Aoibhinn and Honeywell estates to reach Tobertaistean road at a dip point where some of the flood waters spilled southwards into the middle section of the Michael Lynch Ltd site. There it ponded to a level that enabled it to eventually spill eastward towards the back drain lands. Added to this flood pathway was the spilling from the surcharged 600mm storm drain and combined sewer along Tobertaistean Road via upwelling of gullies and uplifting of manhole covers. In the December 2015 event St Flannan's College was substantially flooded but the spill from the college was considerable smaller and did not directly impact the Lynch Ltd. Site with only shallow pluvial ponding evident on the lower section of the site as a result of direct rainfall. This evidence is based on an inspection of the area by Mr. Cawley during the peak of the Flood in December 2015.

These overflow spill pathways are no longer available to flood the Michael Lynch Ltd. site as a result of the completion of the Ennis South Flood Relief scheme and in particular the new St. Flannan's Overflow culvert. Furthermore a number of winter observations of groundwater level from a borehole on the Lynch site were carried over the winter 2020/2021 and showed that the groundwater level did not rise above 1m from ground level at the lowest section of the site, demonstrating that groundwater flooding during prolonged winter rainfall periods is not an issue for the site. Local rainwater ponding within the lower middle section of the site, which forms a sort of a shallow bowl, can be prevented through the provision of an engineered storm drainage system and evoking the SUDs principals of attenuation and controlled outflow to the public storm sewer. Such a drainage requirement is normal for any current urban development and a requirement under the development plan and such pluvial ponding does not prohibit its potential development.

The site outline presented as a red-line boundary in Figure 1 shows the Jacob CFRAM modelling of the 100year flood spill route in shaded blue polygon squares from the St. Flannan's culvert for the pre-flood relief scheme case. Also shown on the mapping in Figure 1 is the 3.1m OD flood contour for pre-scheme inundation from the Clare Abbey back drain lands. Importantly, the Lynch site is located well above this 100year flood contour. Flooding of the Lynch Lands from the Clare Abbey back drain lands or directly from the River Fergus is not possible as ground elevations are sufficiently high at c 4 to 8.5m OD.

In the current, post-flood relief scheme case, the 100 overflow spill from St. Flannan's is prevented and the flood level in the Clare Abbey back-drain lands is designed not to exceed c. 2.7m OD Malin, indicating that the Lynch Ltd. site is defended and free from flooding at the 100year design standard of protection with freeboard. Groundwater flooding is not an



issue for the site and local pluvial flooding can easily be dealt with by on site attenuation and storm water discharge to either the adjacent storm sewer on Tobertaistean Road or to the adjacent Abbeyville storm sewer at greenfield flood runoff rates.

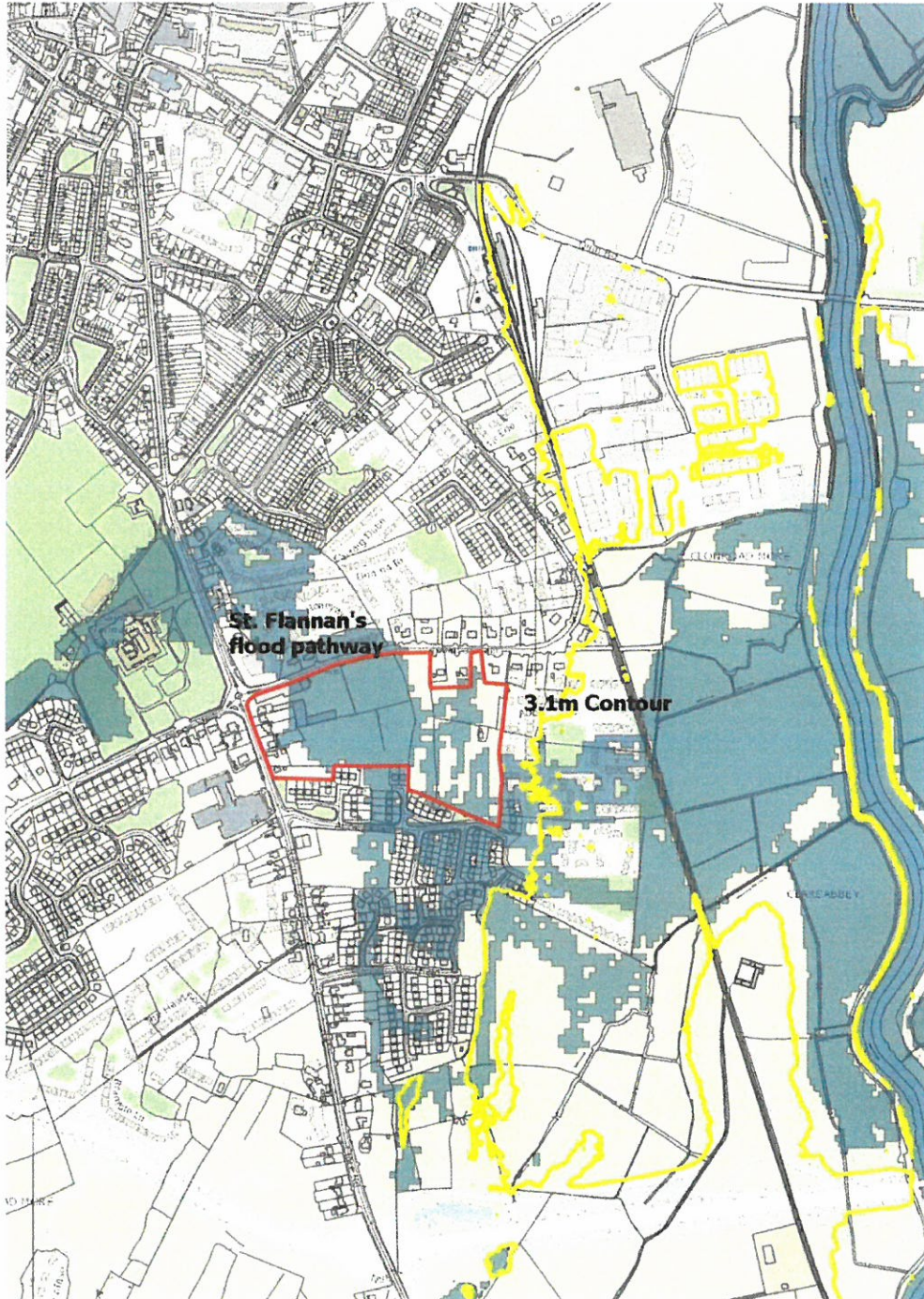
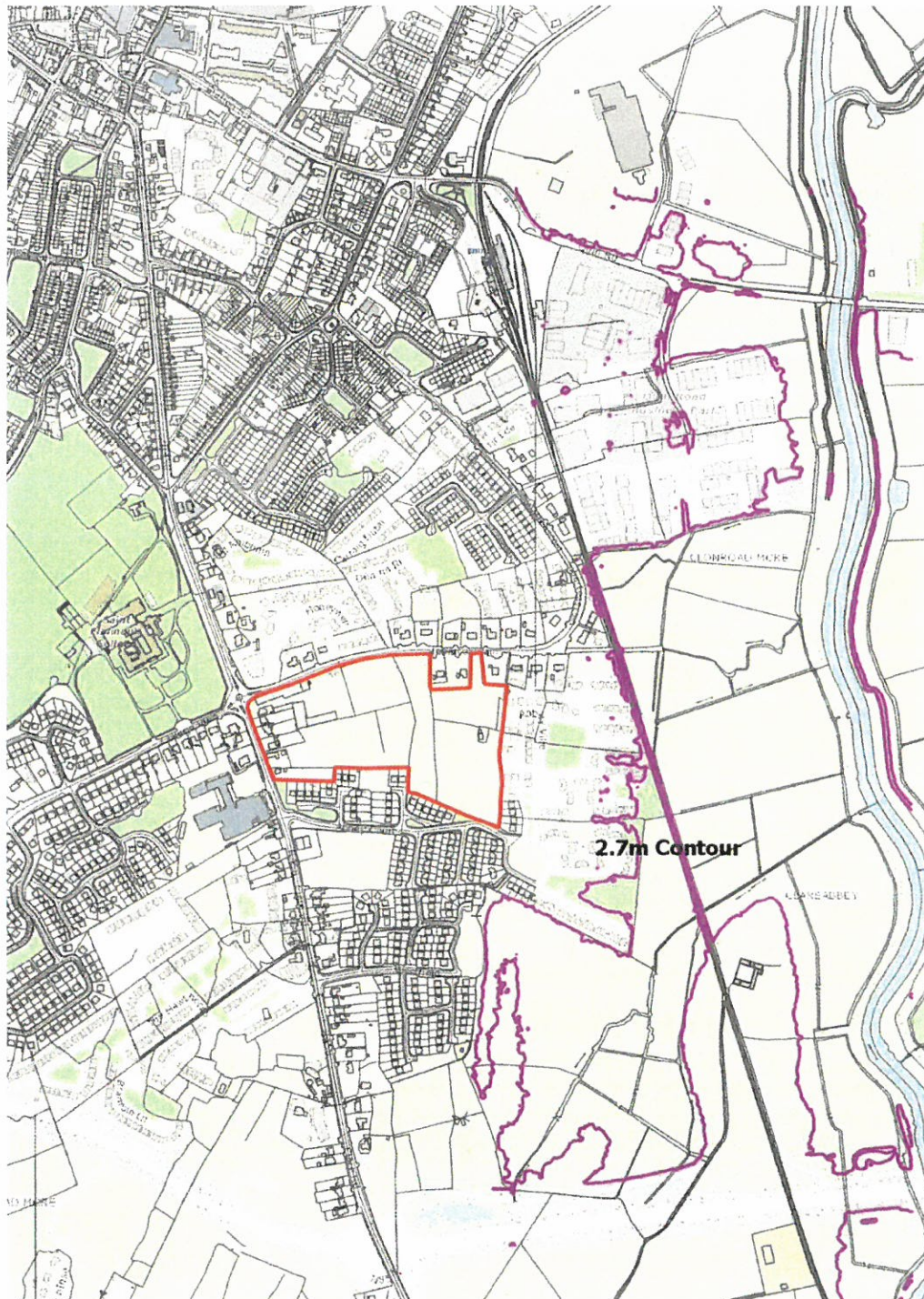


Figure 1 The Pre-Flood Relief Scheme Situation showing the modelled St. Flannan's spill pathway through Lynch Site and into Abbeyville and Abbeycourt (shaded Blue) and the Clare Abbey back-drain storage flood area located within the Yellow Contour.





**Figure 2** Post Scheme the Lynch Site is fully defended at the 100year return period flood level that includes climate change allowance is not affected by the downstream Clare Abbey back-drain flood level of 2.7m OD for the Post-flood relief scheme case.

***Please note the following in respect to Figures 1 and 2.***

The 3.1 and 2.7m Contour level is based on OPW Lidar flown in 2011 and may be somewhat inaccurate with a typical vertical accuracy of  $\pm 250\text{mm}$ . This inaccuracy does not affect the conclusions reached in respect to the Lynch Site and it being a defended site against the St. Flannan's Overflow.

It should also be noted that climate change allowance of 20% often reflects the present day 1000year flood.

With confidence it can be stated that the Lynch site is defended against the 100year with 20% Climate change allowance and an allowance for uncertainty and therefore is potentially protected against the 1000year flood in the St. Flannan's Stream.




#### 4. Flood Risk Management and Zoning

The Michael Lynch Ltd. Site similar to the properties along Tobertaistean Road, and properties within Ard Aoibhinn and Honeywell estates benefits fully from the St. Flannan's Flood Relief Culvert and based on the design parameters is robustly protected against the future 100year with climate change and the current day 1000year event. The culvert is designed at full bore to convey 2.7m<sup>3</sup> per second and in the event of surcharging this flow increased above 3m<sup>3</sup>/sec. The combined capacity of the overflow culvert and the existing swallow hole is estimated to be of the order of 4m<sup>3</sup>/sec. The risk of malfunction and failure of this diversion culvert has been engineered to be of a very low risk.

The Michael Lynch Ltd. site represents a flood protected site at the 100year event with climate change allowance and uncertainty allowance and as such the entire site area can safely be zoned for Mixed Use development with management of flood risk at planning application stage achieved through setting safe finish floor levels and setting appropriate uses on the site. It not considered necessary from a flood risk management perspective that any of this site needs to be retained for flood storage given the design and operation of the flood relief scheme and the former precarious nature through which floodwaters arrived within the site.

A large cost to the tax payer is associated with this flood relief scheme and as such the prime lands at Michael Lynch Ltd. site should be freed up for development to avail of the true benefit of the flood relief scheme. The strategic lands that need to be retained for the necessary flood storage associated with the Fergus Back Drain system are those lands below 3 m OD contour which are lands further to the east, outside of the redline boundary of the subject site. Given the close proximity of this site to the town centre and the surrounding residential areas and the flood protected nature of the site the Michael Lynch Ltd. lands pass the sequential and justification test set out in the flood Risk Management Planning Guidelines (2009) for the complete zoning of all the Michael Lynch Ltd. site as mixed use development.



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Anthony Cawley B.E. M.Eng.SC. (Hydrology), C.Eng M.I.E.I.  
Consulting Hydrologist  
Hydro Environmental Ltd.

## **Appendix 3**

### **Comparison of available comparison goods retail in towns of similar size to Ennis**



*Quality Building By*  
**MICHAEL LYNCH LIMITED**  
**BUILDING CONTRACTORS**

2<sup>nd</sup> November 2021

**Ennis Population – 25,276 (CSO 2016)**

See below breakdown of notable brands operating in large retail units outside of town centres.

**Letterkenny Retail Park – Letterkenny Population 19,274**

- Harry Corry
- Home Store & More
- Next
- TK Maxx
- Deals
- Argos
- Paco
- Euronics
- Babyzone.ie
- Costa Coffee
- Halfords
- Smyths Toys
- Home Base
- Right Prize Tiles
- M&S
- H&M
- Evolve Menswear
- River Island
- New Look

**Sligo Retail Park – 5km outside Sligo Town Centre – Sligo Population 19,119**

- Currys PC World
- EZ Living Furniture
- Costa Coffee







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- Harry Corry
- Harvey Norman
- Homebase
- Home Store & More
- JYSK
- KFC
- Pet Stop
- Right Price Tiles
- Smyths Toy Store
- Chadwicks
- Brooks

**Castlebar – All notable retail units outside town centre – Castlebar Population 12,068**

- Harvey Norman
- Woodies
- Right Price Tiles
- EZ Living Furniture
- Next
- Halfords
- TK Maxx
- Tile Warehouse
- Chadwicks

**Athlone – All notable retail units outside town centre – Athlone Population 21,349**

- B&Q
- Tile Warehouse & Tile Shed (same owner)
- Laura Ashley
- Carpet Right
- Supersavers
- Fusion Training Centre
- Woodies





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- Harry Corry
- DID Electrical
- Smyths Toys
- Pet World
- Right Price Tiles
- Argos

**Tralee – All notable retail units outside town centre – Tralee Population 23,619**

- Costa Coffee – Manor West Retail Park
- Next – Manor West Retail Park
- TK Maxx – Manor West Retail Park
- Woodies – Manor West Retail Park
- Home Store & More – Manor West Retail Park
- Fitzgibbon Interiors – Manor West Retail Park
- Harvey Norman – Manor West Retail Park
- Petmania – Manor West Retail Park
- Halfords – Manor West Retail Park
- Smyths Toy Store – Manor West Retail Park
- Currys PC World – Manor West Retail Park
- Mothercare – Manor West Retail Park

**Killarney – All notable retail units outside town centre - Killarney Population 14,504**

- Argos - Deerpark Retail Park
- New Look - Deerpark Retail Park
- Marks & Spenser's - Deerpark Retail Park
- Dealz - Deerpark Retail Park
- Costa Coffee - Deerpark Retail Park
- EZ Living - Deerpark Retail Park







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**BUILDING CONTRACTORS**

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**Clonmel – All notable retail units outside town centre – Clonmel Population 17,140**

- Woodies
- Maxi Zoo
- KFC
- Harry Corry
- EZ Living Furniture
- DID Electrical
- Costa Coffee
- Heaton's
- TK Maxx – Showgrounds Shopping Centre
- Marks & Spencer's – Showgrounds Shopping Centre
- Dealz – Showgrounds Shopping Centre
- Argos – Showgrounds Shopping Centre

**Carlow – All notable retail units outside town centre – Carlow Population 24,272**

- Home Store & More
- The Range
- Woodies
- Mr. Price
- Halfords
- Harry Corry
- Next
- Argos
- Currys PC World
- Right Price Tiles
- KFC
- River Island
- New Look
- JD Sports
- Game Stop
- Jack & Jones





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- Holland & Barret
- Maxi Zoo

**Kilkenny – All notable retail units outside town centre – Kilkenny Population 26,512**

- Carpet Right
- DID Electrical
- Costa Coffee
- EZ Living Furniture
- Harry Corry Interiors
- Home Focus
- Ken Black
- KFC
- Meubles
- Petmania
- Sherwoods
- Woodies
- Chadwicks

**Navan – All notable retail units outside town centre – Navan Population 30,173**

- Burger king
- DID Electrical
- EZ Living Interiors
- Halfords
- Homebase
- Home Store & More
- JYSK
- Petmania
- Smyths Toys
- TK Maxx

**Portlaoise – All notable retail units outside town centre - Portlaoise Population 20,050**







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- Homebase
- JYSK
- TK Maxx
- Mr Price
- Home Store & More
- Halfords
- Petmaina
- Sports Direct
- Brand Max
- Costa Coffee
- Ken Black
- Argos

**Cavan – All notable retail units outside town centre - Cavan Population 10,914**

- Argos
- Budget Tiles
- Harrys Electrical World
- Mr Price
- Harry Corry
- Woodies
- Dealz
- Toy Master
- Halfords
- Sports Direct
- Costa Coffee
- KFC

Seamus Lynch

Managing Director

