



Tipperary Science & Technology Park

Clonmel Campus



A PLACE TO GROW

Unique Partnership for Growth & Development in South Tipperary

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Tipperary Science & Technology Park - Clonmel Campus



Unique Investment Location

Set in the heart of a 300 acre estate outside the medieval market town of Clonmel, Tipperary Science & Technology Park offers a unique location for Biotechnology, Pharmaceutical, Information Technology, Indigenous and Professional Services Companies to grow and develop in an inspiring environment.

STRATEGIC LOCATION



ATLANTIC GATEWAY LINKS



Clonmel:

- Strategically located in relation to main business centres in Ireland such as Dublin, Cork, Waterford, Limerick and Galway
- Close proximity to ports of Waterford, Rosslare, and Cork
- Successful Business Centre with a strong presence of multi national companies particularly the pharmaceutical and healthcare sector
- Close proximity to airports at Shannon, Cork and Waterford



Why Ireland?

Over 1,000 overseas companies have chosen Ireland as a location for major manufacturing and internationally traded service operations.

They choose Ireland because it offers:

- A young, highly skilled, well-educated workforce, with a high degree of technological and business skills
- Proactive academic institutions with close links to business
- 12.5% corporate tax rate
- A well developed industrial and business infrastructure
- Ready access to EU markets of 450 million people
- A government supportive of business, with a stable currency and low inflation

Why Clonmel?

Clonmel town is a beautiful medieval market town situated on the river Suir, surrounded by the Comeragh Mountains to the south and Slievenamon to the east. An Anglo-Norman town, attacked by Cromwell in 1650 from whom the population fled. It is the capital town of County Tipperary and has a population of 16,000 people.

Already successful economically, it has attracted a significant number of world-class companies particularly in the healthcare sector. It has also developed a number of highly successful indigenous companies in the drinks industry, transport and fibreboard.

- Strategically located in the South East Region with easy access to Dublin, Cork, Limerick and Waterford
- Excellent transport links through Waterford Port, airports at Shannon, Cork and Waterford
- Availability of highly skilled, educated and flexible workforce
- Close links with academia
- Strong incentives for inward investment
- Excellent industrial support structures and networks
- An enviable quality of life

Why Clonmel Campus?

Located on the fringes of the medieval town, the Science & Technology Park is a unique partnership between South Tipperary County Council, Tipperary Institute and IDA Ireland. It brings together local government, academia and the agency for inward investment in promoting opportunities for growth and development in South Tipperary.

- Availability of fully serviced sites on a 300 acre park
- Third level Institute on the park
- Easy access to the National Primary Route Network
- Opportunities for future expansion and growth
- An enviable environment to conduct business
- Ideal location for high technical manufacturing

Education

– A Place of Vision

In 2001, South Tipperary County Council recognised the strategic need to create a home for new economic activity in the County, one which would attract world-class companies and entrepreneurs.

The Council purchased the Ballingarrane Estate to provide a large enough canvas on which to sketch a vision of business working with education within a campus setting.

Tipperary Institute has committed to this vision, and has presented a proposal to Government to relocate their existing campus in Clonmel to a 60 acre site on the Science & Technology Park. The proposal includes the restoration of the existing house as their administrative centre, as well as buildings for faculty halls, leisure facilities, sports grounds and student accommodation.

Tipperary Science & Technology Park is a unique opportunity for Education and Business to support one another in developing and growing in an idyllic environment. In addition, it is also strategically located to tap into the resources at University College Cork, University of Limerick, Cork Institute of Technology, Limerick Institute of Technology and Waterford Institute of Technology; all located within a reasonable distance of the Park.

- Tipperary Institute
- Limerick Institute of Technology
- Waterford Institute of Technology
- Cork Institute of Technology
- University of Limerick
- University College Cork



Tipperary Science & Technology Park

Site Specific Specifications



This is a fully intergrated modern park offering all services and facilities required that include;

Roads

- Within 15km of M8 Dublin – Cork Motorway at Cahir
- Situated on the N24 East-West Corridor between Waterford and Limerick
- Easy access to Airports: Cork 100km, Shannon 100km, Waterford 50km and Dublin 170km
- Easy access to Ports at Waterford, Cork & Rosslare
- Internal access road 800 metres in length with all services already constructed

Public Transport

- Waterford to Limerick Rail line adjacent to the site
- Waterford to Limerick N24 bus service adjacent to the site

Electricity Supply

- 10KV ESB power line to the site

Natural Gas

- 125mm high pressure gas main serving the site

Water Supply

- Designed water supply of 7 litres per sec. Potential for increased water supply
- 180mm high pressure watermain at site boundary. Plans for new 300mm watermain to run adjacent to site

Wastewater Treatment

- Connection to Clonmel Waste Water Treatment Plant which has spare capacity of 40,000 p.e. (population equivalent)
- 375mm Foul Sewer on site

Surface Water Drainage

- Attenuation required with max. outflow of 14 litres per second per hectare
- SUDS plan required for disposal of surface water
- 450mm SW Sewer on site

Telecom

- MAN (Metropolitan Area Network) and e-net broadband facilities at the site

Clonmel Town

- Site within 3km of Clonmel Town Centre
- Town & Environs population approximately 25,000

Local Amenities

- River Suir and adjacent mountain ranges - Comeragh, Slievenamon, Galtee & Knockmealdown
- Horse racing, dog racing, river fishing, walking routes, golf courses, hurling, football, soccer, rugby, arts and theatre i.e. all the facilities expected of a town the size of Clonmel



“ Tipperary Science & Technology Park, developed by South Tipperary County Council in association with IDA Ireland (the inward Investment Agency) offers an unique location where business and education can thrive together in an idyllic environment. South Tipperary Council is committed to providing high quality services to the Park as well as sustainable recreational amenities in South Tipperary. ”

Ned O'Connor
County Manager
South Tipperary County Council

“ The Science & Technology Park offers Clonmel and South Tipperary the opportunity to continue to attract inward investment and build on its success to date. Overseas companies successfully operating in the Clonmel area include Abbott Vascular, Boston Scientific, Johnson & Johnson, Stada Production Ireland, Pinewood Laboratories and Merck Sharp & Dohme in the life sciences sector. ”

Mary Buckley
Head of Regional Development
IDA Ireland

“ Merck Sharp & Dohme Ireland Ltd commenced bulk pharmaceutical manufacturing at its Ballydine plant outside Clonmel in 1976. Over the years, the site has expanded and grown with the help of the local community and a business focused local authority. The plant is now entering another stage of its development with the completion of a new Formulation Research & Development and Manufacturing Facility. South Tipperary has been a success story for the company over the years. ”

Dan Hoey
General Manager
Merck Sharp & Dohme



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To discuss development opportunities at Tipperary Science & Technology Park – Clonmel Campus, Please contact:

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