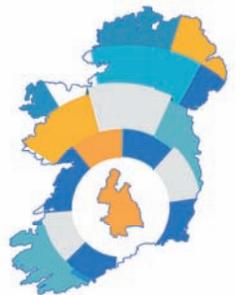
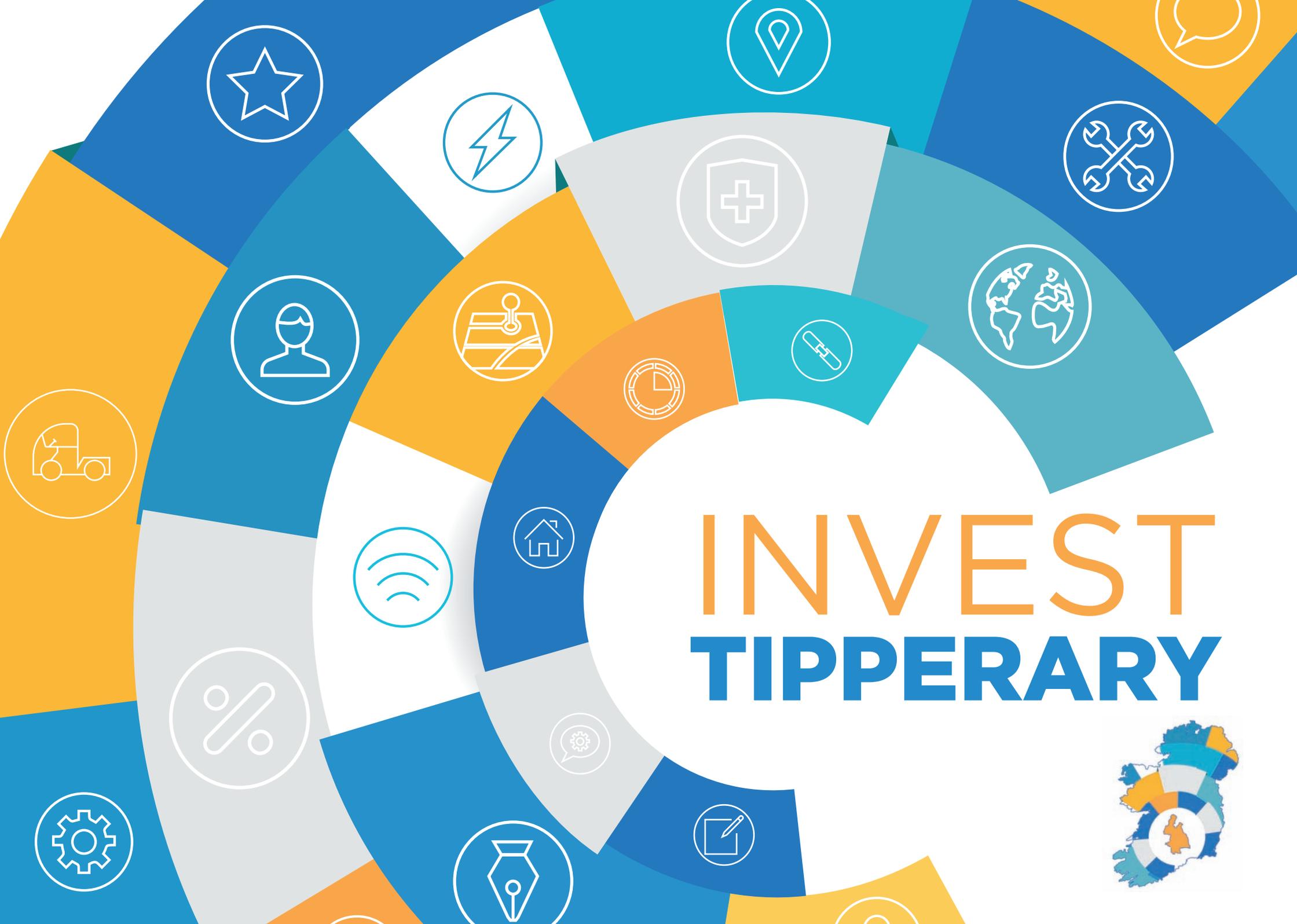


INVEST TIPPERARY





Minister's Foreword

I have been honoured to represent Tipperary in both houses of the Oireachtas and at European Parliament since 2007. During those nine years, not least the past 18 months as Minister for the Environment, Community and Local Government, job creation has been a priority of mine. It was my number one priority and the number one commitment I made to the people of Tipperary four years ago when they elected me and, as announcements, of recent weeks illustrate, I am honouring that promise.

Invest Tipperary is also about that commitment because it is going to be a vehicle that will help bring more business and jobs to Tipperary.

There are a number of key lessons that I have learned over the past year, not least through the arduous process of securing 300 new jobs for Nenagh with First Data and another 300 for Cashel with Amneal. The first one is that this investment is extremely hard won, not least because when it's up for grabs, it's more often than not for a European base and you are then competing with cities and regions across the continent.

Another clear lesson is that unless you come ready for this intensively competitive arena, your chances of success are slim, if non-existent. By being ready, I mean ready to put time in, to put a best foot forward and make a case quickly and convincingly that ticks all the boxes for the potential investor.

If you don't start well with them, the game is over.

Invest Tipperary will enable our county tick those boxes, put that best foot forward and stay in the game and succeed. As you will see in this report, Invest Tipperary puts on a plate everything an investor needs to know at first look about Tipperary. That will bring us on a par with a lot of other regions who have already stepped up to this plate and get us ahead of others.

In compiling this report, Mark O'Connell of W2 Consulting has worked brilliantly to a simple brief - identify the available sites in Tipperary and set them against the standards applied by potential investors. The output of his efforts is a report that clearly illustrates, for the first time in such a format, the very notable specific strengths and attractiveness of suitable and site-ready locations across Tipperary for investment.

The accumulative narrative is impressive; we have a county that has an available, educated workforce; a county that is extremely accessible, with superb road and rail infrastructures and easy access also to key ports and airports. We have two third level campuses and are on the doorstep of others in Limerick, Waterford and Cork. Critically also, we have strategic sites ready for investment.

This report confirmed a view I long since held - that we have a great story to tell but we need to do that smartly and creatively. To get there, and as a first step, I turned over six months ago to one of the finest and most passionate Tipperary people I know, Liam Sheedy, with a view to leading the charge in establishing a board of business people from across the county that would create such an entity.

The board comprises some leading business people from the north to the south of the county; blue sky thinkers all, people who are willing to bring their expertise and experience to bear on behalf of the county in this not-for-profit organisation.

The second step is unveiled before you today - W2 Consulting's

report. The next will be transferring this to a dynamic digital platform, with video, photographic and written content all coming together to tell our powerful story in an instant, impressive and informative way.

This site will support the IDA, Enterprise Ireland and, indeed, Tipperary County Council in their efforts to win business for Tipperary. Invest Tipperary will also be seeking to tap into the Tipperary business diaspora and, again, alert them to this website as an easy instrument to link contacts, who are looking to invest in Ireland or Europe, with.

Invest Tipperary will also, at the very least, engage in an ongoing and dynamic digital marketing programme to make sure that this powerful Tipperary story is visible at the right time and in the right places.

I have been struck by the passion and pride of the board members for this. Despite their busy schedules, each is still willing to give their time for the sake of their county. It's a noble attribute; if we work together we will be a powerful force.

Here's to their success and a bright future for our county.



Alan Kelly

Minister for Environment, Community and Local Government



Chairman's Foreword

As Chairman of Invest Tipperary, I am delighted and proud to have been asked by Minister Alan Kelly to lead this charge in raising our county flag higher from a business perspective so that win a greater share of inward investment opportunities as they arise going forward.

With Irish economic growth at three times the European average, those opportunities are growing again and they are finally starting to filter out into the regions – glorious evidence of which was last week's announcement by First Data of 300 new jobs for Nenagh.

In its report, Winning Foreign Direct Investment 2015-2019, the IDA sets a target of creating 80,000 new jobs, 900 investments, €3bn in R&D investments and balanced regional growth over the life-time of the plan. Based on their record of late, we can predict with considerable confidence, these targets will be hit.

International investment is out there to be won. But make no mistake about it, like anything worth winning, the competition for that investment will be great. It's going to come from every other county in Ireland and, indeed, every region across Europe.

The statistics for IDA led visits of potential investors to Tipperary do not read well. Up to the first half of last year, we had 16 visits since 2010 compared, for example, 75 to Westmeath. It would be wrong to put blame for this at the door of the IDA as we should, instead, ask ourselves first what are we doing to support them? To use the words of the great American President Abraham Lincoln, "Things may come to those who wait, but only the things left by those who hustle". Invest Tipperary, which is the brainchild of Minister Kelly, is exactly about that – about not waiting for things to happen. This entity will send a clear message from the county that not only are we open for business but we are going to be smart and innovative in how we go about business.

From an investment perspective, we have a powerful story to tell in Tipperary. We have the infrastructure, the accessibility, available workforce, third level entities on our doorstep and, vitally, as this report outlines, the sites.

Invest Tipperary is about joining all those dots and telling this very strong collective story across traditional and digital marketing platforms. It's about us not being to wait for others to find us; it's about going out there and hustling – as with

First Data - to make sure we are found.

We look forward to working on this initiative and, moreover, to your support as our fellow and proud Tipperary people to ensure that as the economy grows, our county grows too.



Liam Sheedy

Chairman, Invest Tipperary

**INVEST
TIPPERARY**



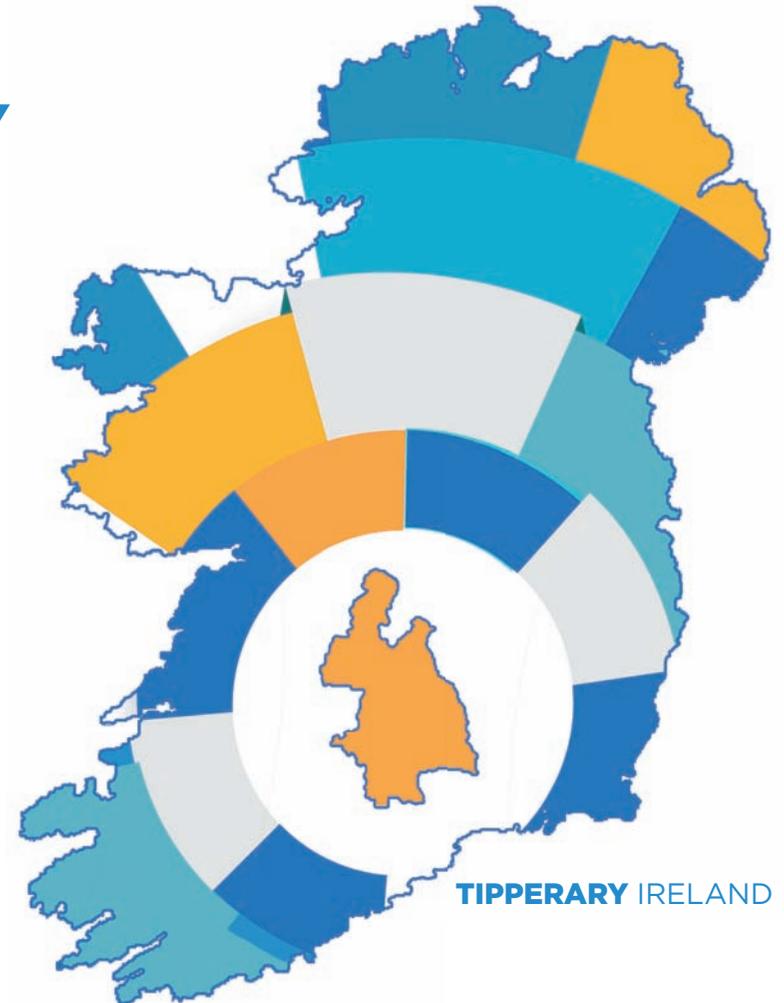
WHY INVEST TIPPERARY?

INSTILLING CONFIDENCE IN **TIPPERARY**
AS A DESTINATION FOR FDI

THE **BUSINESS CASE**
FOR FDI IN TIPPERARY

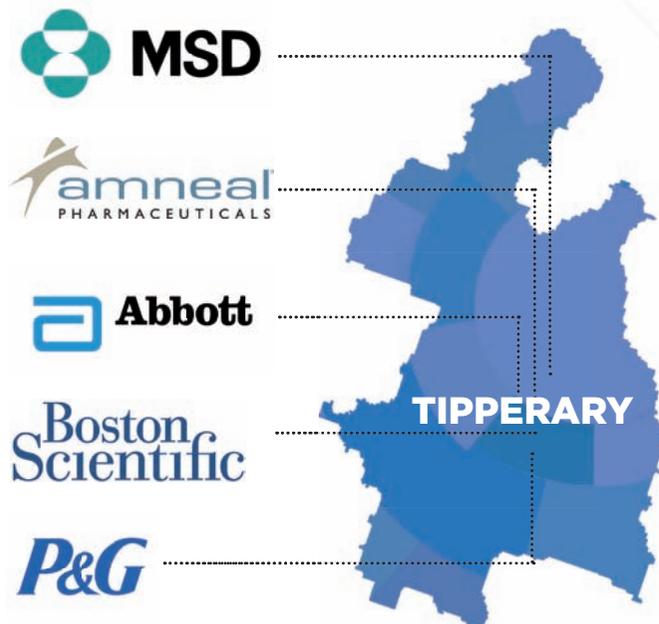
ATTRACTING FDI
TO TIPPERARY

DEVELOPING KEY MARKETING
ASSETS TO PROMOTE TIPPERARY
INTERNATIONALLY



INVEST IN TIPPERARY

Tipperary is one of the most accessible economic destinations in Ireland, ranked by Forbes as one of the best countries in the world for business. It is home to some of the world's largest companies across the global technology, pharmaceutical, biosciences, manufacturing and financial services sectors. They include Merck Sharp & Dohme, Amneal Pharmaceuticals, Abbott, Boston Scientific and Procter & Gamble. The creation of a single administrative body through Tipperary County Council now provides an opportunity to market the county as a single Economic Destination. This will reflect the emerging marketing opportunities for a 'one county' marketing approach in other sectors such as tourism.



COMPANIES LOCATE IN TIPPERARY BECAUSE IT DELIVERS;

- 1.** Low corporate tax rate - corporation tax on trading profits is 12.5% and does not breach EU or OECD harmful tax competition criteria.
- 2.** Regulatory, economic and people infrastructure of a highly-developed OECD economic area.
- 3.** Benefits of EU membership and of being the only English-speaking jurisdiction in the Eurozone.
- 4.** Common law jurisdiction, with a legal system that is broadly similar to the US and the UK systems.
- 5.** Refundable tax credit for research and development activity and other incentives.
- 6.** Extensive and expanding double tax treaty network, with over 70 countries, including the US, UK, China and Japan.
- 7.** Accessibility with access to three international airports, three Ten T ports and strong inter-urban rail links.



QUALITY PEOPLE



EDUCATION AND SKILLS



DEVELOPMENT
INNOVATION &
ENTREPRENEURSHIP



ATTRACTIVE LIVING AND
WORKING ENVIRONMENT



INVESTMENT SITES



COMPETITIVENESS



ECO SYSTEM OF
INDUSTRY SUPPORTS



ACCESSIBILITY



CONNECTED RESEARCH



TIPPERARY SITE ASSESSMENT CRITERIA

– A Phased Approach

The Invest Tipperary approach is structured on profiling sites that are capable and ready for FDI. The diverse range of sites proposed throughout the county are acknowledged as strategic investment sites by national development agencies and supported through local statutory agencies and development plans. The ability to internationally market the county as site-ready for FDI is our priority.

The identification of future investment opportunities through the FDI engagement process will also realise a concentration of sub supply industry across the county, presenting further employment opportunities at SME level.

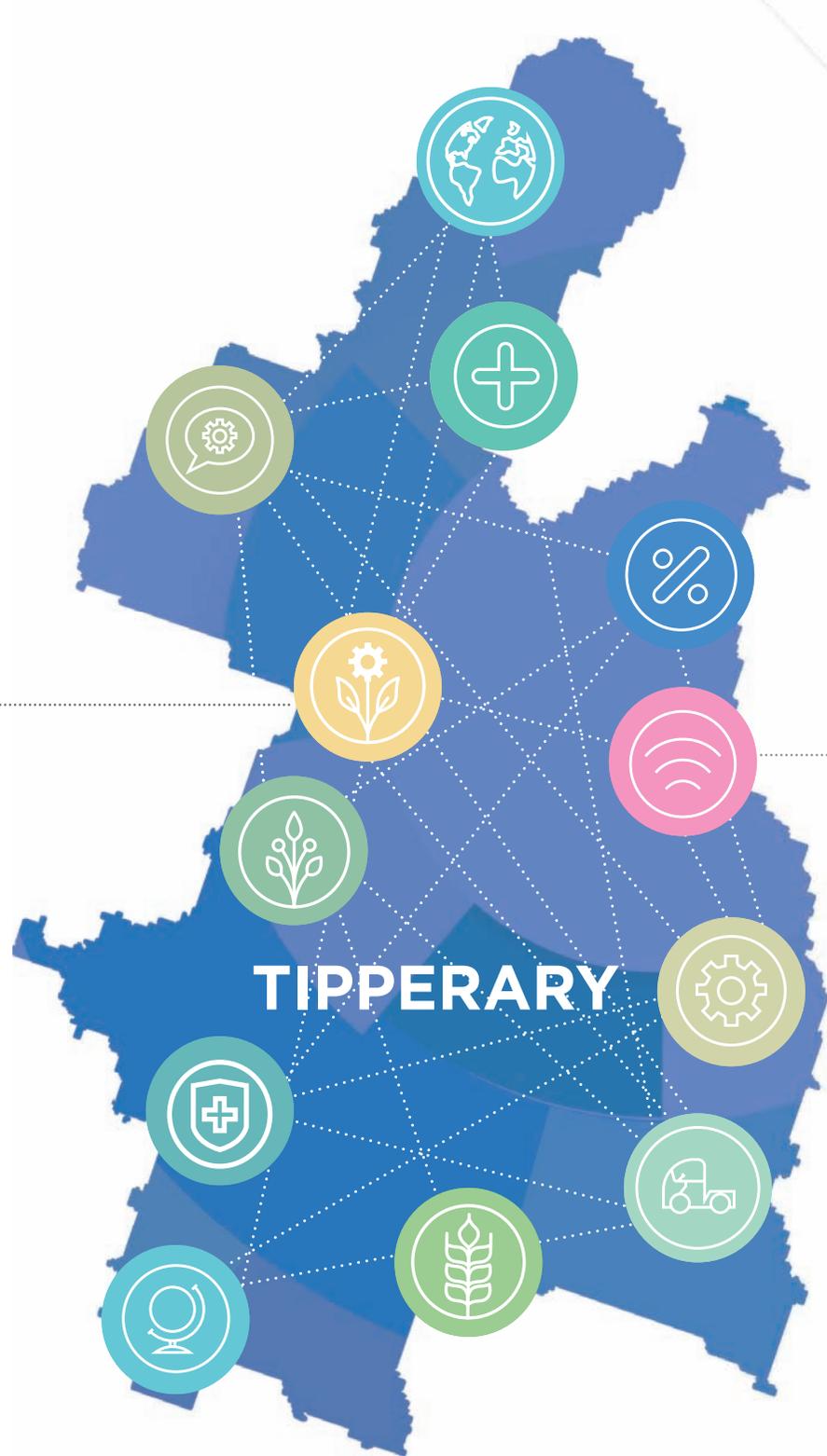
The assessment of sites focused on the following criteria for initial consideration. These were subsequently shortlisted as sites recommended for immediate FDI marketing. The basis for selection included;

- Sites currently marketed as immediately available for investment.
- Sites currently promoted by the IDA.
- Sites promoted through statutory agencies within the county.
- Sites with appropriate infrastructure in place.
- Sites that are positioned to capitalise on new sectoral opportunities.
- Sites with good accessibility to capitalise on the positioning of Tipperary as a centrally located commercial hub.
- Towns with access to local talent and proximity to centres that can supply specialist talent.

Phase One of this process is to compile sites that are ready for immediate FDI consideration.

Phase Two will identify key sites across a number of commercially important towns such as Carrick on Suir, Templemore, Ballina and Cashel for future marketing. No suitable sites ready for FDI were identified. These towns should also be considered for their role in the sub supply chain with immediate development scope.





 **SPORTING ACTIVITIES**

 **CORRIDOR OF INNOVATION**

 **URBAN LOCATION**

 **AIRPORT ACCESS**

 **PORT ACCESS**

 **EDUCATION ACCESS**

 **HEALTH ACCESS**

 **HOUSING AVAILABILITY**

 **INTERCITY RAIL CONNECTIVITY**

 **TRAINING & EDUCATION ASSETS**

 **RENEWABLE ENERGY**

 **SUPPORTIVE LOCAL AUTHORITY**

 **RECREATIONAL ACTIVITIES**



A PROPERTY SOLUTIONS APPROACH

The selection of key strategic inward investment sites across Tipperary is undertaken to align this property approach with the IDA's strategy of providing appropriate, innovative and competitive property solutions. As identified through IDA research, this property solution combined with robust infrastructure and a developed property eco-system is key to attracting FDI Investment.

The Government, through the Department of Jobs, Enterprise & Innovation has unveiled a five-year strategy aimed at accelerating job creation in every part of the country. The plan includes €150 million for an IDA property investment programme to attract foreign direct investment into different parts of Ireland.

This investment will focus on the building of Advance Building Solutions (ATBs), infrastructure investment in a number of Utility Intensive Strategic site solutions and the upgrade of Business and Technology Parks within IDA's national portfolio.

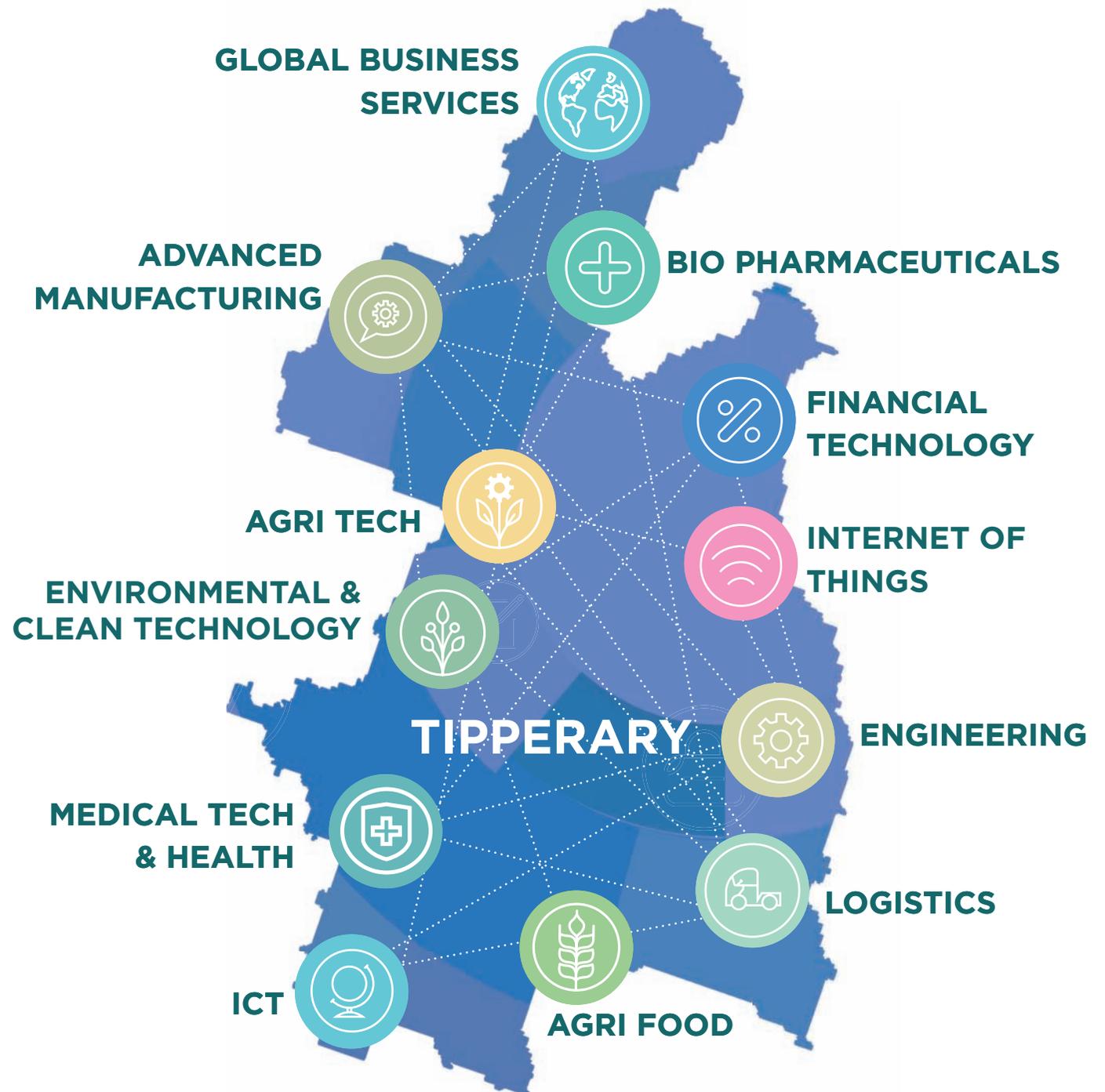


The provision of Advance Building Solutions will account for approximately one third of the overall investment. IDA will invest in the development of Utility Intensive Strategic Sites and related infrastructure provision. These are large specialised Greenfield sites which require significant capital investment in utilities (i.e. power, water, wastewater, gas, telecoms). These site solutions will also meet the particular requirements of large scale capital intensive projects such as advance manufacturing in ICT, Life Sciences and Food sectors. The provision of Utility Intensive Strategic Sites will account for approximately half of the investment programme. Tipperary is site ready to avail of this opportunity.

TARGETING INDUSTRY FOR TIPPERARY

The ability to attract new FDI to Tipperary is contingent on a partnership approach working with all agencies locally, nationally and internationally. The focus for Invest in Tipperary is an alignment with international targeting of existing and emerging sectors.

The following represent some of the key industry sectors that have a logical fit with existing industries and the ability to leverage off local and regional opportunities provided through our skills base.





A **SMART** SITE FOR INVESTMENT

PHASE 1 SITES

Cahir

Clonmel

Lisheen

Nenagh

Roscrea

Thurles

Tipperary Town

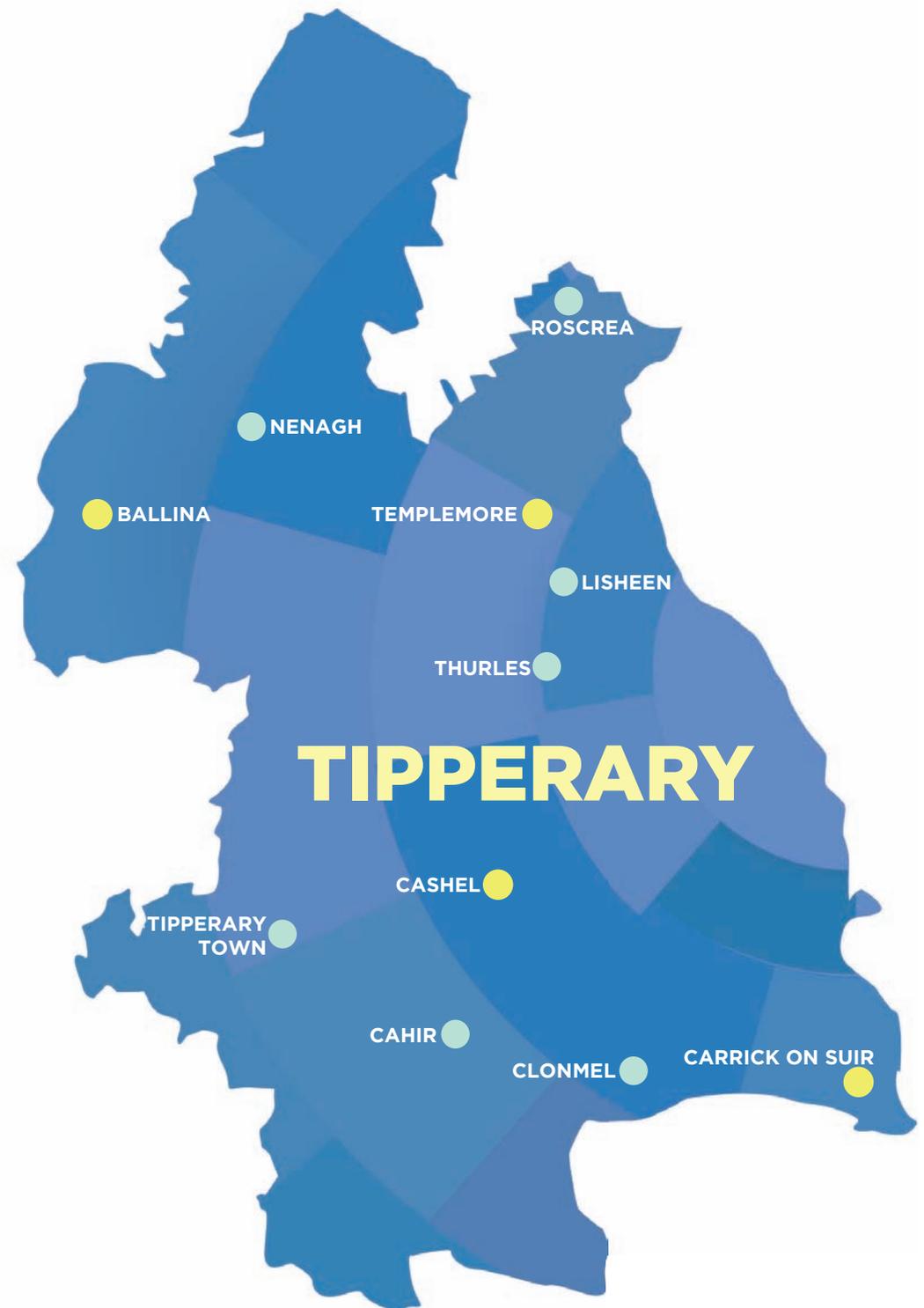
PHASE 2 SITES

Ballina

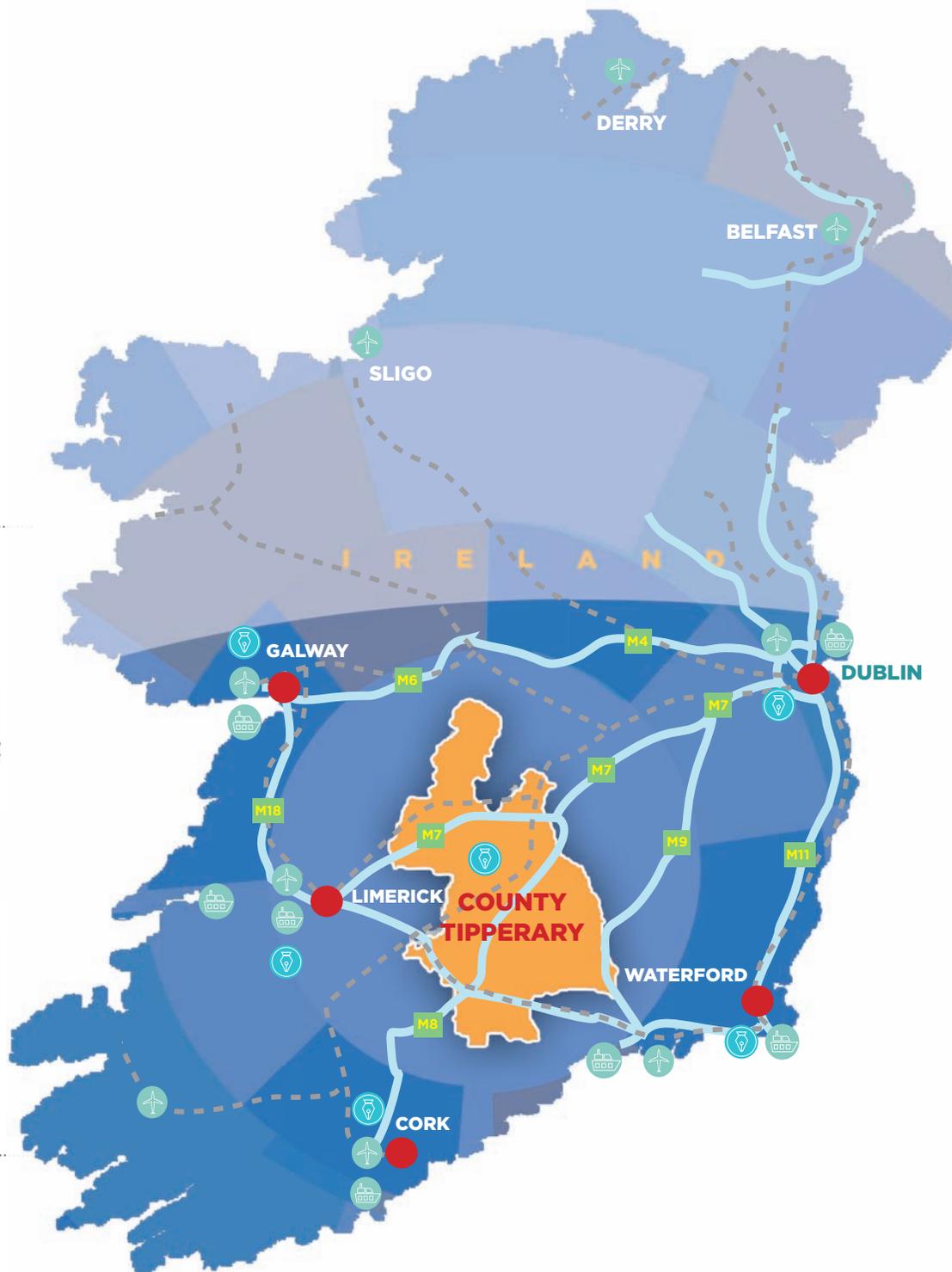
Cashel

Carrick on Suir

Templemore



A CENTRAL & ACCESSIBLE ECONOMIC DESTINATION FOR FDI



MAP KEY

Motorways:
M7, M8, M9

Rail:
Dublin-Cork,
Dublin-Limerick,
Dublin-Waterford,
Waterford-Limerick

Airports:
Dublin, Cork,
Shannon,
Waterford

Ports:
Dublin, Limerick,
Shannon Foynes,
Cork, Rosslare,
Waterford

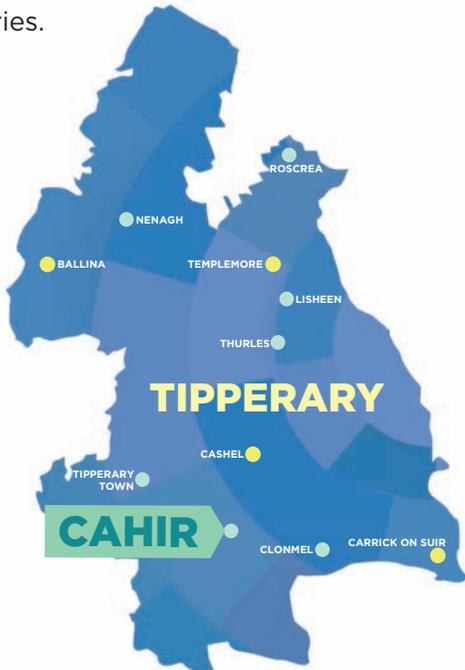
3rd Level Education:
Tipperary, Limerick,
Cork, Waterford,
Dublin



CAHIR

CAHIR LANDS AT R670

Situated on the River Suir, the town of Cahir is developed around a magnificent 13th century castle. Strategically located at the junction of the M8 Dublin - Cork motorway with the N24 Limerick - Waterford national route, the vision for Cahir as set out by Tipperary County Council is to develop the town as a “multi-model interchange in the promotion of employment and industry”. Cahir has a strong tourism profile and is home to a number of large agri related industries.



POPULATION BASE
3,578



AVAILABLE FOR WORK POPULATION (15+)
1,821



EDUCATION

Population aged 15 years and over by sex and highest level of education completed

	M	F	Total
Lower Secondary	203	214	417
Upper Secondary	257	276	533
Technical or Vocational qualification	161	158	319
Advanced Certificate/ Completed Apprenticeship	77	51	128
Higher Certificate	36	57	93
Ordinary Bachelor Degree or National Diploma	62	95	157
Honours Bachelor Degree, Professional qualification or both	41	72	113
Postgraduate Diploma or Degree	36	46	82
Doctorate(Ph.D) or higher	2	2	4



TRANSPORT INFRASTRUCTURE

Cahir is strategically located at the junction of the M8 Dublin - Cork motorway with the N24 Limerick - Waterford national route.

Cahir railway station services the Waterford - Limerick railway line.



SITE DETAILS

17.3 ha of lands zoned for Strategic Employment Uses on the R670 Cashel Road. These lands are seen as being suitable for strategic employment uses (industrial/logistic/distribution in nature as set out under the Tipperary County Development Plan) owing to their proximity to the M8/N24 interchange.

The access point to any proposed development on these lands would be from the regional road (R670).



ACCESS

- LIT Tipperary (Clonmel Campus)- 16km
- Waterford Institute of Technology- 66km
- University of Limerick / LIT- 63 km
- University College Cork- 87km
- Cork Institute of Technology- 89km
- Shannon Airport- 89km
- Cork Airport- 86km
- Port of Cork- 91km
- Cork Airport- 98km
- Shannon Foynes- 112km





SITE SPECIFICATION

Site Size	42.7 acres
Zoning	Strategic Employment Uses
Ownership	Private
Water/Waste Supply	Mains Connection Available
Closest Access to Motorway	M8 (1km)
Closest Main Town	Cahir (2.3km)

SECTOR FOCUS



GLOBAL BUSINESS SERVICES



ICT



ENGINEERING



FINANCIAL TECHNOLOGY



INTERNET OF THINGS



AGRI FOOD

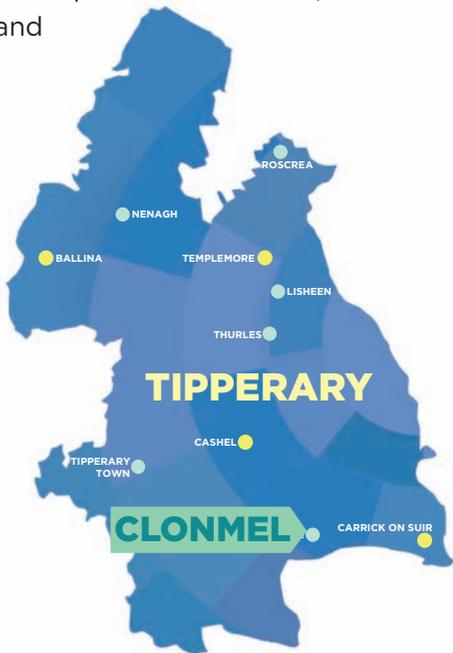




CLONMEL

TIPPERARY SCIENCE AND TECHNOLOGY PARK, BALLINGARRANE

The market town of Clonmel is the administrative and economic capital of South Tipperary adjacent to the Waterford border. Clonmel is home to Tipperary’s only IDA Business & Technology Park. The strong role Clonmel plays in economic development and the fostering of innovation and entrepreneurship is evident in the presence of the significant number of world-class companies particularly in the healthcare sector and the highly successful indigenous companies in the drink, transport and fibreboard industry.



POPULATION BASE
17,908



AVAILABLE FOR WORK POPULATION (15+)
8,705



EDUCATION

Upper Secondary Level 78.93%
Post Level Certificate Qualifications 48.64%

Population aged 15 years and over by sex and highest level of education completed

	M	F	Total
Lower Secondary	1,129	1,082	2,211
Upper Secondary	1,242	1,503	2,745
Technical or Vocational qualification Advanced Certificate/ Completed Apprenticeship	486	589	1,075
Higher Certificate	418	207	625
Ordinary Bachelor Degree or National Diploma	229	257	486
Honours Bachelor Degree, Professional qualification or both	363	448	811
Postgraduate Diploma or Degree	395	517	912
Doctorate(Ph.D) or higher	318	406	724
	35	27	62



TRANSPORT INFRASTRUCTURE

Clonmel’s strength lies in its strategic location on the N24 within easy access to the gateways of Limerick and Waterford and its proximity to the M8 Dublin - Cork route. A preferred route for the N24 bypass of Clonmel Town is proposed with an estimated delivery date for the project between 2020-2026.

Clonmel is also located on the national rail system with direct rail access to Dublin, Cork, Limerick and Waterford.



SITE DETAILS

The strategic employment land use zoning at Ballingarrane has been designated to allow for and promote the growth of linkages between educational research and existing enterprises and the provision of a dedicated science and technology campus. Set in the heart of a 300 acre estate on the outskirts of Clonmel town, the 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.

The research, development and enterprise site was identified under LIT’s Campus 2030 Master Plan for the expansion of the facilities and educational offer in Clonmel to include a flagship Research & Development Postgraduate facility at Ballingarrane. The Park is fully serviced by road, water supply, surface water, wastewater, gas, and telecoms including broadband.

It is the policy of Tipperary County Council to “facilitate and provide for the sustainable development of strategic enterprise, knowledge intensive industry, technology based industry and large scale employers at this site and to encourage the provision of R&D/Innovation facilities to support enterprise and employment at this location”.



ACCESS

- LIT Tipperary (Clonmel Campus)- 5km
- University of Limerick- 74.3km
- Limerick Institute of Technology- 107km
- LIT Tipperary (Thurles Campus)- 49.2km
- Waterford Institute of Technology- 52km
- University College Cork- 98.3km
- Cork Institute of Technology- 100km
- Shannon Airport- 102km
- Dublin Airport- 201km
- Cork Airport- 97.8km
- Shannon Foynes- 112km
- Dublin Port- 204km



SITE SPECIFICATION

Site Size	300 acres
Zoning	Employment
Ownership	IDA
Water/Waste Supply	Mains Connected
Closest Access to Motorway	M8 (12km)
Closest Main Town	Clonmel (5km)



SECTOR FOCUS



AGRI TECH



MEDICAL TECH & HEALTH



ICT



BIO PHARMACEUTICALS



GLOBAL BUSINESS SERVICES



ADVANCED MANUFACTURING



MEDICAL TECH & HEALTH



FINANCIAL TECHNOLOGY



INTERNET OF THINGS



LISHEEN

FORMER LISHEEN MINES SITE

The Lisheen site is located near Thurles and is a landbank of 1,125 acres (455 hectares), zoned industrial and currently operating under IPPC licence. The site location benefits from a low population density rural setting with easy access to a high quality road infrastructure. Lisheen ceased mining operations in 2015 and plans for a full restoration of the site are now well advanced.



POPULATION BASE (*THURLES)
8,000



AVAILABLE FOR WORK POPULATION (15+)
2,765



EDUCATION

Population aged 15 years and over by sex and highest level of education completed

	M	F	Total
Lower Secondary	576	569	1,145
Upper Secondary	594	694	1,288
Technical or Vocational qualification	243	255	498
Advanced Certificate/Completed			
Apprenticeship	188	107	295
Higher Certificate	90	109	199
Ordinary Bachelor Degree or			
National Diploma	154	205	359
Honours Bachelor Degree,			
Professional qualification or both	135	216	351
Postgraduate Diploma or Degree	109	131	240
Doctorate(Ph.D) or higher	13	9	22



TRANSPORT INFRASTRUCTURE

A purpose built road links the site directly to the former N8 national road (now R639) which connects to the M8 motorway at Junction 4, Urlingford and Junction 6, Horse & Jockey mid-way between Dublin and Cork.

Nearby Thurles and Templemore stations are situated on the main Dublin Cork Intercity railway line.



ACCESS

- University of Limerick- 97km
- Limerick Institute of Technology- 111km
- LIT Tipperary- 16km
- Waterford Institute of Technology- 89km
- University College Cork- 136km
- Cork Institute of Technology- 138km
- Shannon Airport- 118km
- Dublin Airport- 155km





SITE DETAILS

The 1,125 acre site is vacant since early 2015 when its operations as a zinc and lead mine ceased. Rural in nature, the site is within an area of low population density. The site which was operational since 1997 has an on-site electrical substation, water supply, water treatment plant, extensive industrial facilities, office buildings and car parking. Zoned industrial, an EPA approved full restoration of the site is being undertaken. Strategically located adjacent to the M8 motorway, the site is well placed for national distribution and export. A purpose built 8 km primary road connects the site directly to the former N8 national road (now R639) which connects to the M8 motorway at Junction 4, Urlingford and Junction 6, Horse & Jockey mid-way between Dublin and Cork.

During operations, the road system catered for up to 60 truck loads of material a day from Lisheen Mine, travelling to the port at Cork Harbour. The nearby town of Thurles is also on the main Dublin - Cork Intercity railway line.

The site is currently home to 30 wind turbines with a 60MW capacity. In addition, there is opportunity to develop a pumped storage system using the existing mine shaft along with the on-site water supply and wind farm to create an underground hydroelectricity facility. This would have the potential to generate a further 55MW of renewable electricity to meet both peak and off peak demand periods



SITE SPECIFICATION

Site Size	1,125 acres
Zoning	Industrial
Electricity Supply	On-site 110kV substation grid connection
Renewable Energy	30 wind turbines
Water Supply	On-site potable
Closest Access to Motorway	M8 (17km)
Closest Main Town	Thurles (14km)



SECTOR FOCUS



**ADVANCED
MANUFACTURING**



**ENVIRONMENTAL &
CLEAN TECHNOLOGY**



ENGINEERING



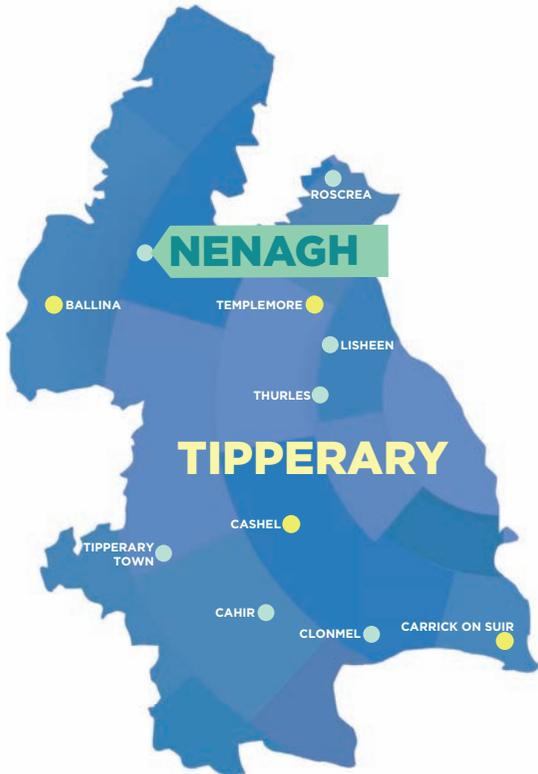
LOGISTICS



NENAGH

STEREAME

Nenagh is the largest town in North Tipperary with an urban population of approx. 8,000. Nenagh has a history of multinationals and access to skilled labour force due to it's proximity to Limerick. Nenagh offers a number of key investment opportunities at key locations within the town for economic development. Nenagh is by-passed by the M7 Dublin - Limerick Motorway.



POPULATION BASE
7,995



**AVAILABLE FOR WORK
POPULATION (15+)**
4,207



EDUCATION

Upper Secondary Level 79.5%
Post Level Certificate Qualifications 39.69%

Population aged 15 years and over by sex and highest level of education completed

	M	F	Total
Lower Secondary	462	441	903
Upper Secondary	649	720	1,369
Technical or Vocational qualification	312	299	611
Advanced Certificate/ Completed Apprenticeship	186	139	325
Higher Certificate	81	144	225
Ordinary Bachelor Degree or National Diploma	153	223	376
Honours Bachelor Degree, Professional qualification or both	163	252	415
Postgraduate Diploma or Degree	116	182	298
Doctorate(Ph.D) or higher	9	5	14



ACCESS

- University of Limerick- 34km
- Limerick Institute of Technology- 39km
- LIT Tipperary- 41km
- University College Cork- 136km
- Cork Institute of Technology- 148km
- Shannon Airport- 66km
- Shannon Foynes- 75km



SITE DETAILS

Detached 3 storey office block located on the Limerick Road approaching Nenagh within the Springfort Office & Technology Park. The 96 acre Business Park is a major mixed use development that encompasses a retail park, convenience, hotel and leisure facility, nursing home, medical centre, drive thru restaurant, motor showrooms, offices, light industrial and residential.



TRANSPORT INFRASTRUCTURE

Nenagh is served by two national routes - the M7 and the N52. The N52 which starts in Nenagh, provides a strategic link between the southern part of the country and the midlands and the north. The M7 by-passes the town to the south providing high quality access to Limerick and Dublin. Located 67km from Shannon Airport and 174km from Dublin Airport, Nenagh is well connected by road and bus.

Nenagh is served by one mainline; the Limerick - Dublin via Ballybrophy. Nenagh railway station is on the Limerick Ballybrophy line. Passengers can connect at Ballybrophy to trains heading northeast to Dublin or southwest to Cork or Tralee.



SITE SPECIFICATION

Site Size	96 acres
Zoning	Commercial
Ownership	Private
	Ownership
Water/Waste Supply	Mains
	Connected
Closest Access to Motorway	M7 (3km)
Closest Main Town	Nenagh (1km)

SECTOR FOCUS



AGRI FOOD



ICT



BIO PHARMACEUTICALS



LOGISTICS



**ADVANCED
MANUFACTURING**



MEDICAL TECH & HEALTH



FINANCIAL TECHNOLOGY



INTERNET OF THINGS





ROSCREA

BUSINESS & TECHNOLOGY PARK, BENAMORE

A designated Irish heritage town, Roscrea is set against the backdrop of a 13th century castle. The town has a population of 5,403 with key sectors of industry dominated by agri, foods and pharmaceuticals sectors. Roscrea is located at the crossroads of the M7 Dublin - Limerick motorway and N62 linking Athlone to south Tipperary.



POPULATION BASE
5,403



AVAILABLE FOR WORK POPULATION (15+)
2,533



EDUCATION

Upper Secondary Level 76.03%
Post Level Certificate Qualifications 32.80%

Population aged 15 years and over by sex and highest level of education completed

	M	F	Total
Lower Secondary	375	368	743
Upper Secondary	367	391	758
Technical or Vocational qualification	243	216	459
Advanced Certificate/ Completed Apprenticeship	112	59	171
Higher Certificate	48	59	107
Ordinary Bachelor Degree or National Diploma	65	100	165
Honours Bachelor Degree, Professional qualification or both	55	86	141
Postgraduate Diploma or Degree	38	55	93
Doctorate(Ph.D) or higher	2	1	3



TRANSPORT INFRASTRUCTURE

Roscrea is located at the crossroads of the M7 (Dublin - Limerick) and the N62 (Athlone - Birr and Thurles). Located 32km north east of Nenagh, 71km from Limerick City and 122 km from Dublin City, Roscrea is well connected to major urban centres.

Roscrea railway station provides regular services to Dublin with an approximate journey time of 1 hour 50 minutes.



SITE DETAILS

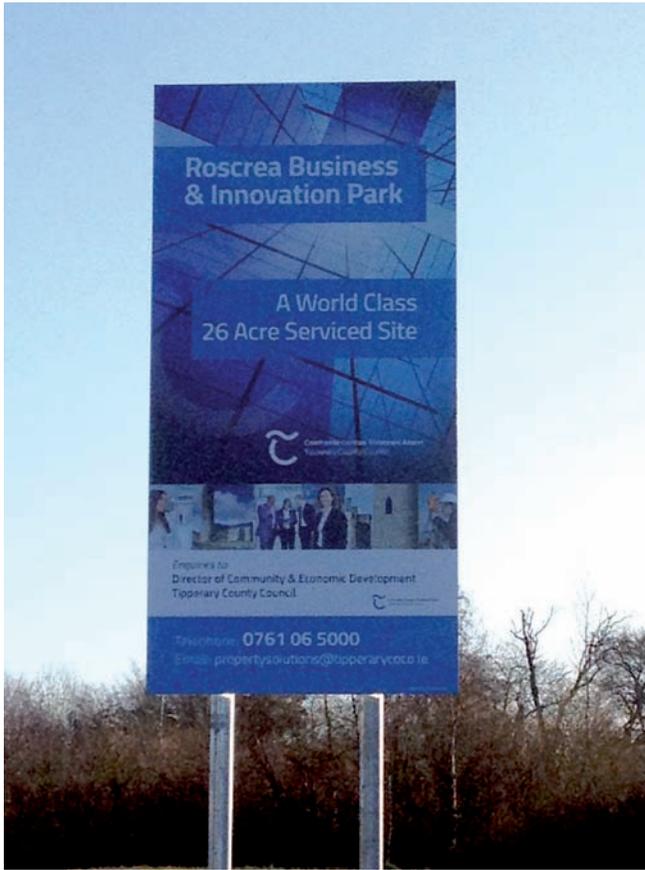
The fully serviced 26 acre industrial site is located within the environs of Roscrea town, adjacent to the N7 Dublin to Limerick national primary road. The site is being promoted to industrialists in various sectors including mobile and foreign direct investment, logistics and technology. The site has access to all utilities with the potential to create approximately 20,900m² of space for manufacturing, international services, light industrial and office activities.



ACCESS

- University of Limerick- 71.1km
- Limerick Institute of Technology- 85km
- LIT Tipperary- 36.3km
- Waterford Institute of Technology- 114km
- Shannon Airport- 103km
- Dublin Airport- 136km
- Shannon Foynes port- 113km
- Dublin Port- 143km





SITE SPECIFICATION

Site Size	26 acres
Zoning	Industrial
Ownership	Tipperary County Council
Water/Waste Supply	MainsConnected
Closest Access to Motorway	M7 (5km)
Closest Main Town	Roscrea (1km)

SECTOR FOCUS



LOGISTICS



MEDICAL TECH & HEALTH



ENGINEERING



AGRI FOOD



BIO PHARMACEUTICALS



ICT



THURLES ARCHERSTOWN

Originally an agriculture market town, Thurles has historically been a strategic location for industry and commercial enterprise in the county. Located close to the M8 Dublin - Cork corridor, it is one of the most connected towns in the country with the level of rail services available in the town. It is the third largest town in Tipperary with a population close to 8,000 and within one hour commuting distance from Limerick (70km), Cork (116km) and 1.5 hours from Dublin (147km). Thurles is as home to LIT Tipperary Campus.



POPULATION BASE
8,000



**AVAILABLE FOR WORK
POPULATION (15+)**
2,765



EDUCATION

Upper Secondary Level 80.07%
Post Level Certificate Qualifications 30.01%

Population aged 15 years and over by sex
and highest level of education completed

	M	F	Total
Lower Secondary	576	569	1,145
Upper Secondary	594	694	1,288
Technical or Vocational qualification	243	255	498
Advanced Certificate/ Completed Apprenticeship	188	107	295
Higher Certificate	90	109	199
Ordinary Bachelor Degree or National Diploma	154	205	359
Honours Bachelor Degree, Professional qualification or both	135	216	351
Postgraduate Diploma or Degree	109	131	240
Doctorate(Ph.D) or higher	13	9	22



TRANSPORT INFRASTRUCTURE

The M8 motorway connects Thurles to Cork and Dublin via the N75 and N62. Located 103km from Shannon Airport and 163km from Dublin Airport, Thurles is well connected by road, and bus.

Thurles is on the main Dublin - Cork intercity railway line.



SITE DETAILS

Archerstown is a 59 acre active industrial site on the outskirts of Thurles. Located 2km from Thurles town centre, there are a number of existing businesses operating in the industrial estate including Alba Proteins, Acorn Recycling, Welding Manufacturing and Thurles Test Centre.

Located directly off the N62, the site has good transport links to the M8 main Dublin to Cork transport corridor, approximately 3km south of the subject site.



ACCESS

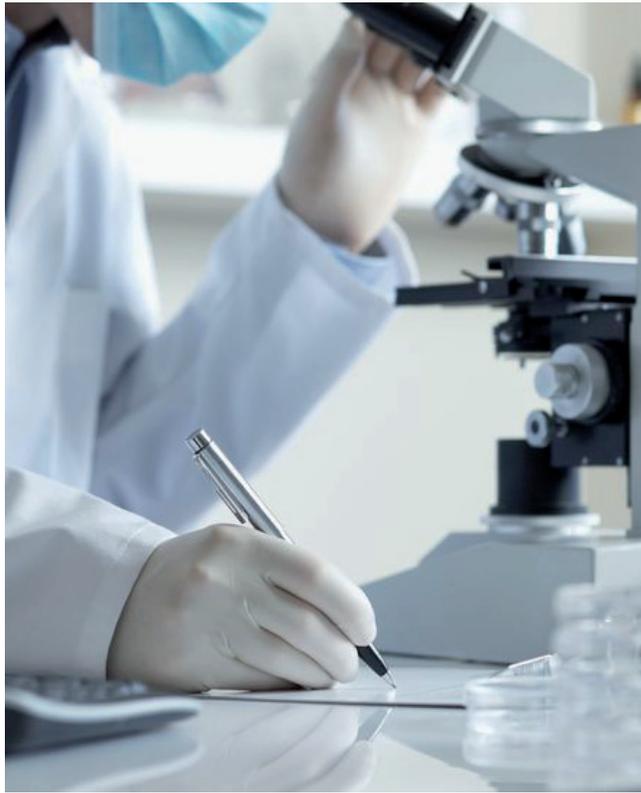
- University of Limerick- 71.5km
- Limerick Institute of Technology- 86km
- LIT Tipperary- 1.7km
- Waterford Institute of Technology- 91.8km
- University College Cork- 120km
- Cork Institute of Technology- 122km
- Shannon Airport- 103km
- Dublin Airport- 163km
- Cork Airport- 120km
- Shannon Foynes- 114km
- Dublin Port- 170km
- Port of Cork- 113km





SITE SPECIFICATION

Site Size	56 acres
Zoning	Industrial
Ownership	Shannon Group
Water/Waste Supply	Mains Connected
Closest Access to Motorway	M8 (3km)
Closest Main Town	Thurles (3km)



SECTOR FOCUS



MEDICAL TECH & HEALTH



INTERNET OF THINGS



FINANCIAL TECHNOLOGY



AGRI FOOD



**ADVANCED
MANUFACTURING**



BIO PHARMACEUTICALS



ICT



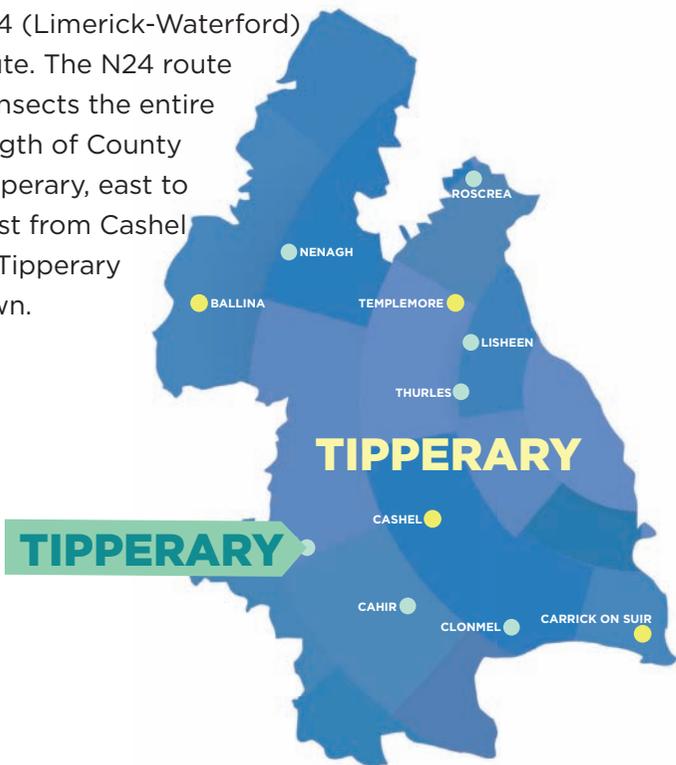
GLOBAL BUSINESS SERVICES



TIPPERARY

FORMER PALL FACTORY SITE

Tipperary represents a significant opportunity as a central hub for operations while its proximity close to Limerick provides access to further third level research and international transport links. A designated heritage town, Tipperary lies within the scenic surroundings of Ireland's 'Golden Vale'. Tipperary is a centrally located commuter town located at the crossroads of the national N24 (Limerick-Waterford) route. The N24 route transects the entire length of County Tipperary, east to west from Cashel to Tipperary town.



POPULATION BASE
5,310



AVAILABLE FOR WORK POPULATION (15+)
2,524



EDUCATION

Upper Secondary Level 76.30%
Post Level Certificate Qualifications 30.31%

Population aged 15 years and over by sex and highest level of education completed

	M	F	Total
Lower Secondary	434	381	815
Upper Secondary	438	482	920
Technical or Vocational qualification	160	215	375
Advanced Certificate/ Completed Apprenticeship	103	46	149
Higher Certificate	55	82	137
Ordinary Bachelor Degree or National Diploma	78	116	194
Honours Bachelor Degree, Professional qualification or both	68	93	161
Postgraduate Diploma or Degree	38	78	116
Doctorate(Ph.D) or higher	6	4	10



TRANSPORT INFRASTRUCTURE

Tipperary town is serviced by the N24 Waterford - Limerick national primary route which runs through the centre of the town and by the N74 Cashel - Tipperary Town national secondary route which runs eastwards towards Cashel.

Limerick Junction station (4km northwest of the town) facilitates daily train connections to Dublin, Cork, Limerick and Waterford.



SITE DETAILS

Pall Ireland which previously employed 80 people on the Rosanna Road announced its closure in February 2011. There are two separate entrances into the facility which would aid with sub - division into education/innovation/incubation/start-up units as encouraged by Tipperary Council.

The 16,000sq m facility is located on a secure 10 acre site adjacent to the county civic offices with on-site parking for 156 cars, 8 truck loading bays, 5 of these being dock levellers, meeting rooms, offices and all mains services connections.



ACCESS

- University of Limerick- 39.0km
- Limerick Institute of Technology- 48.2km
- LIT Tipperary- 37.4km
- Waterford Institute of Technology- 91.7km
- University College Cork- 91.6km
- Cork Institute of Technology- 93.8km
- Shannon Airport- 66.3km
- Cork Airport- 91.4km
- Shannon Foynes- 75.8km
- Port of Cork- 84.7km





SITE SPECIFICATION

Site Size	10 acres
Zoning	Light & General Industry
Ownership	Private
Water/Waste Supply	Mains Connected
Closest Access to Motorway	M8 (20km)
Closest Main Town	Tipperary Town (1km)

SECTOR FOCUS



MEDICAL TECH & HEALTH



ENGINEERING



AGRI FOOD



ADVANCED MANUFACTURING



GLOBAL BUSINESS SERVICES



PHASE 2



A SMART SITE FOR INVESTMENT APPROACH

The initial review of the four towns of Ballina, Cashel, Carrick on Suir and Templemore did not establish appropriate sites under the assessment criteria for Phase 1. Phase 2 will involve a further level of local engagement to establish sites that will be included within the programme of international marketing of Tipperary as a site for FDI. These towns must represent key locations within the overall suite of investment site considerations due to their proximity to major urban areas, accessibility, existing presence of FDI in some locations and attractiveness as places to live and work. The next phase will work to establish potential sites for inclusion in the wider programme while also considering the sub supply opportunities these areas can consider within the wider enterprise development focus.



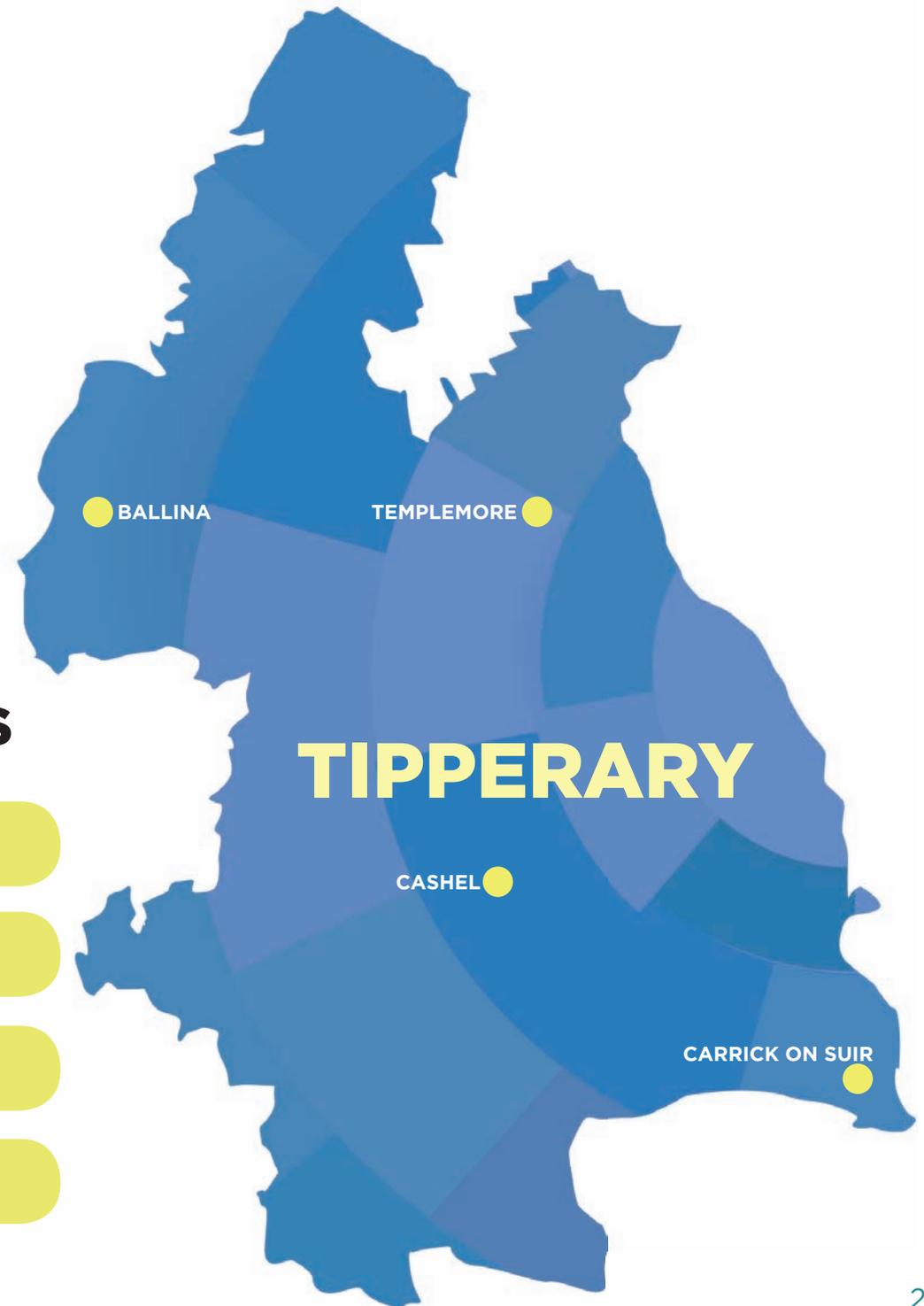
PHASE 2 SITES

Ballina

Cashel

Carrick on Suir

Templemore



PHASE 2 CASHEL

Cashel is designated a Heritage Town renowned for the nearby Rock of Cashel which is currently under review for consideration as a potential candidate for UNESCO World Heritage Site. The town is an important commercial and services centre in south Tipperary just off the M8, main Dublin - Cork motorway with a strong profile of enterprise and employment opportunities.



POPULATION BASE
4,015



**AVAILABLE FOR WORK
POPULATION (15+)**
3,017



EDUCATION

Population aged 15 years and over by sex and highest level of education completed.

	M	F	Total
Lower Secondary	248	225	473
Upper Secondary	301	302	603
Technical or Vocational qualification	138	151	289
Advanced Certificate/ Completed Apprenticeship	103	47	150
Higher Certificate	37	76	113
Ordinary Bachelor Degree or National Diploma	52	96	148
Honours Bachelor Degree, Professional qualification or both	70	105	175
Postgraduate Diploma or Degree	52	77	129



TRANSPORT INFRASTRUCTURE

Cashel is strategically located in the centre of the county of Tipperary on the main Dublin - Cork motorway (M8). Cashel town was by-passed in 2004 with a 6.7km dual carriageway. There is no railway station in Cashel, with the nearest stations located at Cahir and Thurles.



ACCESS

- University of Limerick-59km
- Limerick Institute of Technology- 68.6km
- LIT Limerick (Thurles Campus)- 21km
- LIT Tipperary (Clonmel Campus)- 23km
- Waterford Institute of Technology- 73.6km
- University College Cork-98.3km
- Cork Institute of Technology-101km
- Shannon Airport- 86.5km
- Dublin Airport- 174km
- Cork Airport- 98km
- Shannon Foynes- 96km
- Dublin Port- 181km
- Port of Cork- 91km

TEMPLEMORE

Templemore is an important urban centre in Co. Tipperary with a population of 2,071. The N62 national route connects the town to the main M7 Dublin-Limerick motorway, Roscrea to the north and Thurles to the south of the County. Templemore is home to the National Garda Training College.



POPULATION BASE
2,071



**AVAILABLE FOR WORK
POPULATION (15+)**
960



EDUCATION

Population aged 15 years and over by sex and highest level of education completed.

	M	F	Total
Lower Secondary	171	155	326
Upper Secondary	195	179	374
Technical or Vocational qualification	61	77	138
Advanced Certificate/ Completed Apprenticeship	40	32	72
Higher Certificate	22	37	59
Ordinary Bachelor Degree or National Diploma	39	48	87
Honours Bachelor Degree, Professional qualification or both	34	57	91
Postgraduate Diploma or Degree	26	32	58



TRANSPORT INFRASTRUCTURE

Templemore is not located on the main motorway routes, the M7 and M8, which traverse the County. However, the M7 and M8 are both in relative proximity and can be accessed easily by the N62 which links Templemore to the other primary service centres of Thurles and Roscrea. Templemore is also linked to other settlements by the regional road network. Templemore railway station is situated in the town and serves the main Cork - Dublin line.



ACCESS

- University of Limerick- 79.2km
- Limerick Institute of Technology- 86.3km
- LIT Tipperary (Thurlas Campus)- 15.3km
- Waterford Institute of Technology- 100km
- Shannon Airport- 104km
- Dublin Airport- 155km

PHASE 2 BALLINA

Ballina is a small town located at the southern tip of the River Shannon and Lough Derg. Ballina and Birdhill have a joint population of 3,688. Birdhill is located circa. 5km to the south east of Ballina with both locations close to the M7 Limerick-Dublin motorway, and within thirty minutes commuting distance from Limerick City



**POPULATION BASE
(BIRDHILL & BALLINA) 3,688**



**AVAILABLE FOR WORK
POPULATION (15+)
3,688**



EDUCATION

Population aged 15 years and over by sex and highest level of education completed

	M	F	Total
Upper Secondary	117	149	266
Technical or Vocational qualification	55	74	129
Advanced Certificate/Completed			
Apprenticeship	69	28	97
Higher Certificate	36	60	96
Ordinary Bachelor Degree or National Diploma	64	84	148
Honours Bachelor Degree, Professional qualification or both	83	92	175
Postgraduate Diploma or Degree	103	100	203
Doctorate(Ph.D) or higher	21	23	44



TRANSPORT INFRASTRUCTURE

Ballina is located at the junction of Regional Roads R494, R4963 and R463. The R494 links the town to Birdhill and the M7. The village of Birdhill is located mid-way between Limerick City (20km) and Nenagh Town (19km) on the (R466) Old Limerick Road. The M7 bypasses the village to the north. Ballina/Killaloe is situated c. 5km to the north west of Birdhill while Newport is situated c. 6km to the south west. The railway station in Birdhill services the Limerick-Ballybrophy-Dublin railway line providing daily services in both directions.



ACCESS

- University of Limerick- 19km
- LIT Limerick (Thurlas Campus)- 22km
- LIT Tipperary- 56km
- Shannon Airport- 51km
- Cork Airport- 131km
- Shannon Foynes Port- 60km

CARRICK ON SUIR

Originally formed as an island on the River Suir, Carrick on Suir has developed into a large town with a current population of almost 6,000. Carrick on Suir is well situated with close proximity to Clonmel and Waterford City.



**POPULATION BASE
5,938**



**AVAILABLE FOR WORK
POPULATION (15+)
2,781**



EDUCATION

Population aged 15 years and over by sex and highest level of education completed

	M	F	Total
Lower Secondary	549	466	1,015
Upper Secondary	373	479	852
Technical or Vocational qualification	136	197	333
Advanced Certificate/Completed			
Apprenticeship	151	71	222
Higher Certificate	50	56	106
Ordinary Bachelor Degree or National Diploma	72	89	161
Honours Bachelor Degree, Professional qualification or both	49	79	128
Postgraduate Diploma or Degree	29	53	82



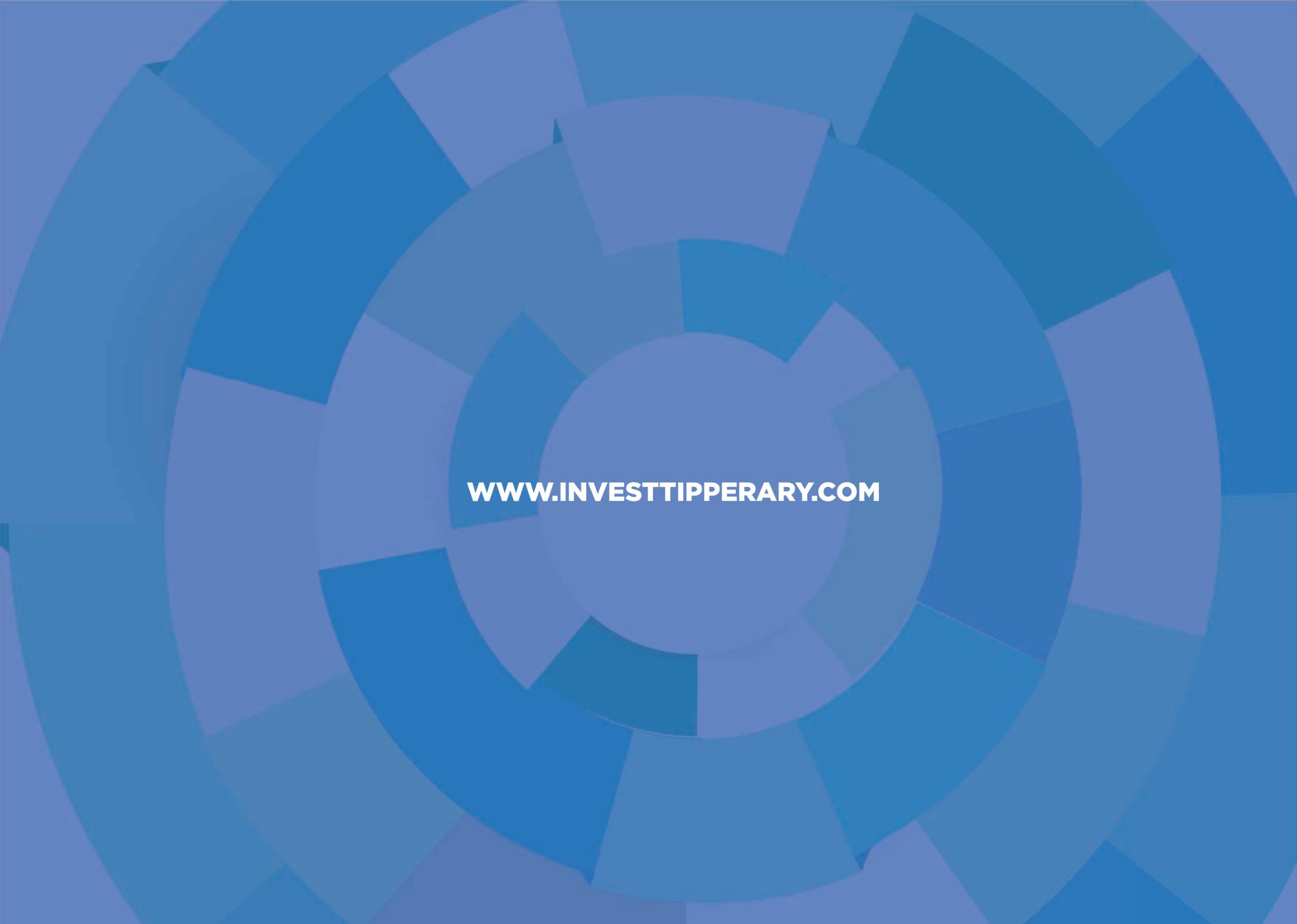
TRANSPORT INFRASTRUCTURE

Carrick on Suir is strategically located on the N24 within easy access to the gateways of Dublin and Waterford. Carrick on Suir Train Station is located within the town offering access to Dublin - Waterford route. There are proposals for a N24 Bypass of Carrick on Suir but no timeline has been established.



ACCESS

- LIT Tipperary (Clonmel Campus)- 21km
- Waterford Institute of Technology- 27.4km
- Shannon Airport- 126km
- Cork Airport- 122km
- Waterford Port- 27km
- Port of Cork- 116km



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