



*"North Tipperary...
a rewarding industrial location".
Dr Alice Morgan, Shannon Development.*



**SHANNON
DEVELOPMENT**



Invest in North Tipperary

Shannon Development primes industrial and tourism growth

An investment of €11 million is being directed by Shannon Development into property and technology solutions to meet the needs of modern industry throughout North Tipperary this year.

A number of new business parks designed to cater for sophisticated Knowledge Age industries and critical broadband networks are being provided.

"North Tipperary offers a very attractive location for prospective industrial and tourism investors," said Dr Alice Morgan, Shannon Development's Regional Development Manager for the county.

"This €11 million investment is just one element of a comprehensive programme being undertaken by Shannon Development to enhance the facilities on offer to enterprises," she said.

Investment supports

Major projects and programmes being advanced by Shannon Development include:

- A new Business and Technology Park on a 26-acre (10.5ha) site at Roscrea with potential for 225,000 sq ft (20,900 sq m) of industrial and office space.
- Archerstown Business Park in Thurles – Master Plan for development of 60-acre (24ha) land bank, with capacity for 920,475 sq ft (85,700 sq m) of industrial premises, submitted for planning permission.
- Lisbunny Industrial Estate, Nenagh – a revised Master Plan for the 51 acre (21ha) park is being prepared.
- The upgrading of a 9-acre (4ha) Business Park in Templemore.
- The installation of fibre optic broadband Metropolitan Area Networks (MANs) is due for completion by year-end in Nenagh, Roscrea and Templemore.
- Tipperary Technology Park, Thurles expansion – planning permission sought for provision of second 20,000 sq ft (1,858 sq m) office block.
- The establishment of eTowns in the county is also being explored.
- Tourism development – grant aid approved for enhanced tourist facilities costing €2 million this year.



North Tipperary

What's on offer for investors

- Wide choice of accommodation options, from greenfield sites to Knowledge Age premises.
- Excellent rail, road and air connections.
- Skilled and flexible labour force in sizeable catchment area.
- Outstanding education facilities, including third-level Tipperary Institute.
- World-class tourist amenities in hinterland of Lough Derg and River Shannon.

Fact File

Population:	66,023.
Geographic Area:	500,000 acres (202,430ha).
Labour Force:	31,733.
Education:	Third-level Tipperary Institute in Thurles. Close to third-level colleges in Limerick. 16 excellent post-primary schools (6,650+ enrolment).



Invest in North Tipperary

Nenagh

Fact File

Population: 7,751 (town and rural environs).

Status: Capital/administrative centre of North Tipperary.

Education: Close to three 3rd-level colleges in Thurles (41km/25ml) and Limerick (40km/25ml).

Three post-primary schools (1,350 enrolment).

Location: Just off N7 national route and close to Limerick City, Shannon Airport (64km/40ml) and Lough Derg.

Property choices on offer

Shannon Development and the private sector are enhancing the facilities for incoming industrial investment in Nenagh.

Shannon Development is updating the Master Plan for its 51 acre (21ha) Business Park in Lisbunny where demand is high for sites. This upgrading of the Park is designed to cater for the future needs of enterprises across many sectors and scales of operation.

Meanwhile, a new 30,000 sq ft (2,787 sq m) advance Technology Unit provided by the private sector at Stereame, Nenagh with support from Shannon Development under the BES scheme, is available to investors.

Roscrea

Fact File

Population: 4,910 (town and environs).

Education: Tipperary Institute, Thurles (33km/21ml) and Limerick 3rd-level colleges (75km/46ml).

Two post-primary schools (enrolment 1,000+).

Location: Just off N7 national route and within easy reach of Limerick City, Shannon Airport and Lough Derg.

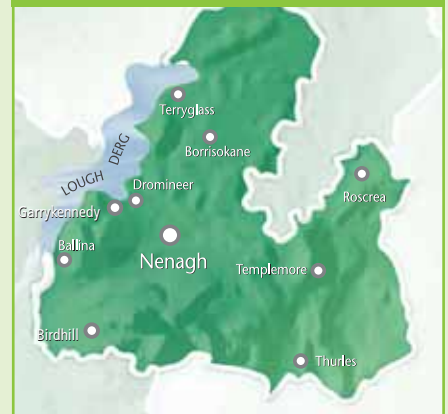
Major plans for Business and Technology Park

An initial investment of over €3 million has been made by Shannon Development in developing a top quality business location in Roscrea. The Company is completing infrastructural and landscaping work on Phase 1 of the Roscrea Business and Technology Park at its 29 acre (18ha) site at Benamore.

The Park will be promoted by Shannon Development to various sectors, including mobile and foreign direct investment, logistics, technology, office development and decentralization projects.

It will be able to house 225,000 sq ft (20,900 sq m) of industrial and office space and provide employment for 1,000 people when fully completed. Private sector investment is being sought and a design team for the first Park building is to be appointed by year-end.

North Tipperary



Shannon Region



Good connectivity

Shannon International Airport:	Within 64km/40ml (from Nenagh).
Limerick City (regional capital):	Within 40km/25ml (from Nenagh).
Rail links:	Limerick/Dublin and Cork/Dublin mainline links.
Roads:	On national N7 (Limerick – Dublin) route (currently being upgraded to motorway status).
Seaports:	Within 2 hours of Waterford, Dublin, Rosslare.
Telecoms:	Broadband networks being provided in three towns.
Tourist amenities:	Adjoins some of Europe's finest amenities – River Shannon (longest river in Ireland and Great Britain) and Lough Derg, the largest lake on the river.



Tipperary Technology Park, Thurles.

Promoting the tourist appeal

Various initiatives are being undertaken by Shannon Development to promote the excellent tourism facilities in North Tipperary.

Working with North Tipperary Co. Council, the Company was able to secure grant aid this year for development works costing €2 million in Ballina, Garrykennedy, Dromineer and Terryglass, including visitor centres, recreational amenities and environmental/landscaping projects.

Shannon Development and the Council have jointly developed a strategy for the development of an international water park at Lough Derg. The Company is centrally involved in implementing a marketing strategy for the lake under the auspices of the Mid-West Regional Authority.

Newly appointed Shannon Development Tourism Officer for North Tipperary, Bernie Leonard, works closely with local tourism interests.

Three Initiatives

- Businesses locating in Nenagh, Roscrea and Templemore are set to benefit from the new fibre optic broadband networks being laid by **Shannon Broadband**, a Shannon Development-led consortium involving North Tipperary Co. Council.
- In conjunction with North Tipperary Co. Council and local communities, Shannon Development is working to identify suitable sites in North Tipperary for its innovative **E-Towns Live/Work** initiative.
- The picturesque village of **Birdhill**, Co. Tipperary is Ireland's tidiest village. It won the coveted national award in a competition administered by Shannon Development in the Shannon Region. Birdhill was also declared overall Shannon Region winner.



Templemore

Fact File

Population: 2,384 (including environs).

Status: Town has 5.7km (3.5ml) Broadband Metropolitan Area Network. Also location of Garda Training College.

Education: Third-level Tipperary Institute 15km (9ml) away. Limerick third-level colleges within easy reach.

Two post-primary schools (enrolment of 665+).

Location: On national mainline rail routes. Close to Shannon Airport (114km/71ml) and Limerick (91km/56ml).

Accommodation Plans

Investors considering Templemore will shortly have another accommodation option, as Shannon Development plans to upgrade the Business Park in the town.

The Company is to market its 9-acre (4ha) site at Station Road as a serviced and zoned park for industrial and office developments, and has already sold one site on the Park.

Thurles

Fact File

Population: 7,682 (town and rural environs).

Status: Part of Shannon Development's Knowledge Network. Gaelic Athletic Association (GAA) formed here in 1884.

Education: Third-level Tipperary Institute offers business, ICT and rural development courses. Also close to third-level colleges in Limerick.

Six post-primary schools (enrolment of 2,600+).

Location: On national mainline rail routes. Close to Shannon Airport (110km/68ml) and Limerick (84km/52ml).

Archerstown to welcome investors

A new 60-acre (24ha) Business Park is being developed by Shannon Development at Archerstown, 2.4km (1.5ml) from the town.

A detailed Master Plan provides for the full servicing and zoning of the prime riverside site for various industrial and business uses.

Shannon Development is to conduct an aggressive marketing campaign aimed at both indigenous and foreign-owned enterprises once planning permission is granted. The latter decision is due by year-end.

Technology Park expansion

Building on its initial success, Shannon Development is in discussions with the private sector for the provision of an extra 20,000 sq ft (1,858 sq m) of office space at Tipperary Technology Park in Thurles.

Planning permission is due by year-end and the Company aims for construction to start during 2008.

The existing Park employs 100 people, including seven businesses in Innovation Works business incubator units. Sectors represented include digital cinema, customer services and product design.

A national customer call centre is about to be set up by Bord na gCon (Irish Greyhound Board) at the Technology Park.

North Tipperary - a rewarding investment location

North Tipperary is a vibrant and highly rewarding location for investment in both the industrial and tourism sectors.

Many existing enterprises can point to a successful track record of achievement in the area. They can also testify to a positive experience of doing business on a national and international scale from the 'Premier County'.

Business possibilities



North Tipperary offers an attractive location for many different business activities, in the industrial, services and tourism sectors.

Shannon Development's wide range of business property solutions will be of particular interest to the following categories:

- Knowledge Enterprise
- Office Accommodation
- Large/Medium and Small Industry
- Distribution /Warehousing

"We decided to locate our National Sales Centre at the Tipperary Technology Park in Thurles because of the excellent telecommunications, the availability of a modern office complex, and its rail and other connectivity. The assistance we received from Shannon Development was tremendous."

Fintan Monaghan
CRM Project Manager, Bord na gCon.

Bord na gCon (the Irish Greyhound Board) is a commercial semi-state body responsible for the control and development of the greyhound industry. The new sales centre in Thurles will cater for all restaurant and events' reservations for the Board's seven dedicated stadia.

Shannon Development – At your service

Shannon Development is focused on developing the industrial and tourism potential of North Tipperary as part of its mandate in the Shannon Region. It is Ireland's only dedicated regional economic development company.

In North Tipperary, it uses various approaches to encourage investment and economic growth. These include property solutions, the promotion of technology initiatives such as broadband connectivity and the Company's Knowledge Network, tourism development and marketing, and liaison with other agencies and community groups.

The Shannon Development team in North Tipperary (from l): Bernie Leonard, Maureen Lynch, Brian Keating and Dr Alice Morgan.



"As one of the principal towns in the Shannon Region, Roscrea is an ideal location to live, work and do business. The Chamber is committed to working with the local authorities and organisations such as Shannon Development to promote Roscrea and its environs as a vibrant commercial centre in the tourism, retail and industrial sectors."

Brian King,
Secretary, Roscrea Chamber of Commerce.

One of the main aims of Roscrea Chamber of Commerce is to continue to create an environment that is conducive to developing business in the area while also representing the interests of all local businesses.

"As North Tipperary is a fast growing tourism destination and busy commercial centre, we are currently investing €5 million in our Lodges and Business Centre facilities. With the support and commitment of Shannon Development to the growth of tourism and industry in the region, we regard these investments as essential."

JP Ryan,
Proprietor, Abbey Court Hotel,
Lodges & Leisure Spa, Nenagh.

The Abbey Court Hotel, Lodges and Trinity Leisure Spa is one of the Shannon Region's leading hotels. The hotel has 84 bedrooms and 24 four-star luxurious lodges, with leisure centre and spa.

Further information

For further information on Shannon Development's role in North Tipperary, please contact:

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