



Comhairle Contae Thiobraid Árann
Tipperary County Council

Chief Executive Report

Part 2

**Proposed Material Alterations to Proposed
Variation No. 1 of the Tipperary County
Development Plan 2022-2028 under
Section 58 of the Planning & Development
Act 2024 (as amended)**

August 2026



1.0 How to read this Document

This document sets out a list of further amendments to the Proposed Material Alterations to Proposed Variation No.1 of the Tipperary County Development Plan 2022-2028. 'Part 1' of the CE report is published alongside this document, to provide information on the process and context of the development of the Proposed Variation No. 1, as well as the Chief Executive's summary, consideration and recommendation on each of the submissions received.

Each alteration outlined in this document has:

- a specific 'Number' - which can be cross-referenced to Part 1 of the CE report;
- 'Location' – which can be crossed referenced to the Proposed Variation
- 'Amendment Description'; and
- 'Reason' for the amendment.

Further amendments Proposed Material Alterations are presented as follows:

Proposed Variation No. 1 (as published March 2026)	
Existing Development Plan text to be retained	Normal Text
Existing Development Plan text to be removed	Strikethrough text
New text to be added by way of Proposed Variation	Red text
Mapping – Amendments to land use zoning	Sites outlined in red
Proposed Variation No. 1 – Proposed Material Alterations (as published July 2026)	
Deletions to Proposed Variation Text	Brown Strikethrough Text
Proposed New Text	Purple Text
Explanatory text not part of the proposed variation.	<i>Text in italics</i>
Mapping – Alterations to land use zoning	Sites outlined in blue
Proposed Variation No. 1 – Further Proposed Amendments to the Proposed Material Alterations (August 2026)	
Text included as PMA but now proposed to be removed and not included in Final Variation	Purple Strikethrough Text
Further text to be added	Text in Orange
Mapping – Further amendments to land use zoning	Site outlined in pink

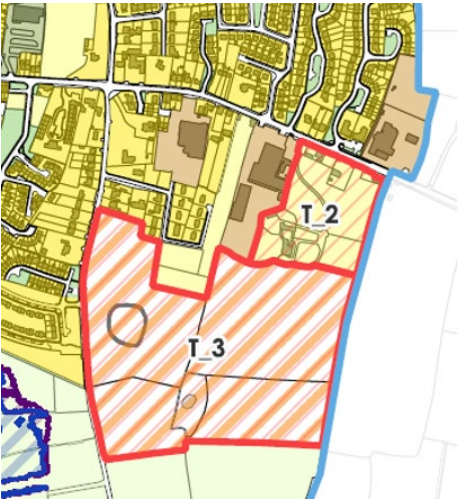
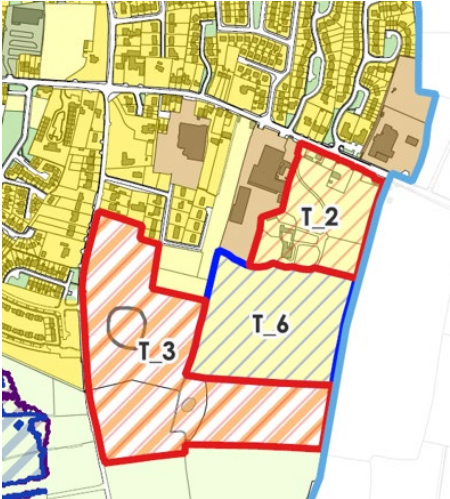
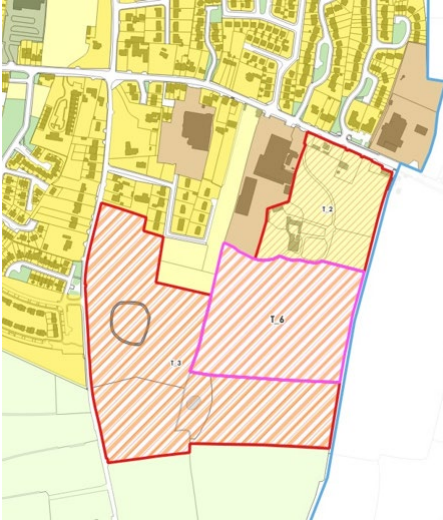
2.0 Further Amendments to Written Statement

No.	Location	Further Amendment Description						Reason				
1	Table 2.4 in Chapter 2 Core Strategy	Update the Core Strategy Table (Table 2.4 only)						To reflect the recommendations in this CE Report in respect of the quantum of New Residential zoned land in the County.				
Table 2.4: Core Strategy Table												
Typology	Settlement	Population 2022	% population growth share	Current CDP Housing Requirement to 2028	Housing Requirement 2022 to 2031	Housing Requirement 2022 to 2031 (plus 50% headroom)	Current CDP & LAP Residential Zoning (ha)	Hectares required to 2031 (plus 50% headroom)	Land ¹ Currently Zoned and Developed	Land Currently Zoned and Available	Proposed CDP 2031 zoning Framework (Ha)	Proposed CDP 2031 zoning Framework (Ha) - Available
Urban Growth 66%												
Key Town and Self-Sustaining Regional Driver	Clonmel	18,369	21.0	1,270	1,904	2,857	105.1	114.3	5.0	100.1	119.4 121.3	114.4 116.3
Key Town	Nenagh	9,895	11.0	664	996	1,494	65.2	59.8	13.9	51.4	76.5 82	62.6 68.1
	Thurles	8,185	9.7	589	883	1,324	46.0	53.0	7.8	38.2	55.4 65.7 60.3	47.6 57.8 52.5
District Towns	Carrick-on-Suir	5,752	4.7	285	427	641	30.6	32.0	2.7	27.9	34.9	32.2
	Roscrea	5,542	4.4	269	403	605	28.6	30.3	1.3	27.2	34.1	32.8
	Tipperary	5,387	4.0	246	369	553	20.7	27.7	0.3	20.4	27.6 39.5 37.2	27.3 39.2 36.9
	Cashel	4,805	3.6	218	327	491	16.1	24.5	4.6	11.5	29.9 44.3	25.3 39.7
	Cahir	3,679	2.2	133	199	299	9.3	15.0	4.2	5.1	28.4 26.3	24.2 22.1
	Templemore	2,005	1.2	72	108	162	19.1	8.1	1.6	17.4	25.6	24.0
Local Towns	Ballina	2,959	1.6	97	146	219	8.0	14.6	0.4	7.6	13.1	12.7
	Newport	2,183	1.2	74	111	166	6.0	11.1	0.0	6.0	9.8	9.8
	Fethard	1,738	1.0	57	86	129	5.7	8.6	0.0	5.7	11.5	11.5
Sub Total		70,499	66	3,973	5,960	8,940	360.4	398.8	41.9	318.5	486.2 508.1 500.4	444.3 466.2 458.5
Rural Growth 34%												
Rural settlements <1500 & Open Countryside	Service Centres	13,930 ²	13.7	830	1,245	1,868	58.4	73.0	2.4	56.1	74.4 71.0	72.0 68.6
	Local Service Centres	83,466	6.7	415	623	934	n/a	n/a	n/a	n/a	n/a	n/a
	Settlement Nodes		6.7	415	623	934	n/a	n/a	n/a	n/a	n/a	n/a
	Countryside		6.7	415	623	934	n/a	n/a	n/a	n/a	n/a	n/a
Subtotal			34	2,075	3,113	4,669						
Total		167,895	99	6,049	9,073	13,609	418.8	471.8	44.3	374.6	560.6 579.1 571.4	516.3 534.8 527.1

¹ 'New Residential' Zoned Land
² Service Centre Population does not include Hollyford & Limerick Junction as CSO data not available for these settlements

3.0 Further Amendments to Volume 2: Settlement Guide and Settlement Plans, and the Serviced Land Assessment

3.1 Thurles Land Use Zoning Map

No.	Further Amendment Description & Reason
2	Omit Site T_6 from the Proposed Variation and revert back to 'Strategic Reserve' zoning. Reason: In the interests of orderly and sustainable development and in response to a recommendation from the OPR (Submission TCC-C7-38) Proposed Variation:  Proposed Material Alteration:  Proposed Further Amendment: 

3.2 Tipperary Town Land Use Zoning Map

No.	Further Amendment Description & Reason
3	Omit Site TT_15 from the Proposed Variation and revert back to 'Employment' zoning. Reason: In the interests of orderly and sustainable development and in response to a recommendation from the OPR (Submission TCC-C7-38) Proposed Variation:  Proposed Material Alteration:  Proposed Further Amendment: 

3.3 Appendix 1 to Serviced Land Assessment: Additional ‘New Residential’ and ‘Strategic Reserve’ zoned land under Variation No 1 of the TCDP 2022-2028.

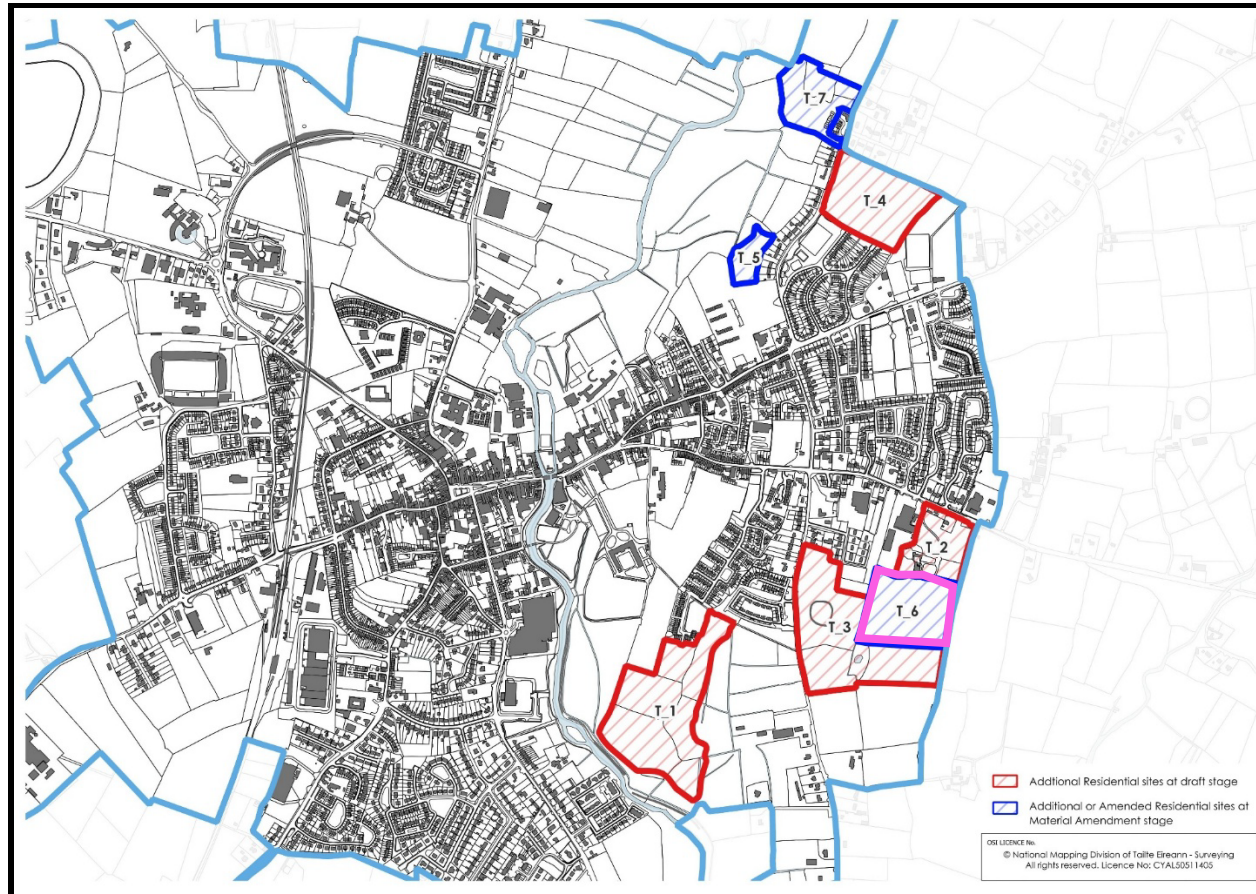
Thurles

No.	Amendment Description	Reason
4	Amend the Serviced Land Assessment for Thurles to take account of recommended zoning changes.	In response to a recommendation from the OPR (Submission TCC-C7-38)

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site					Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	<i>Abutting Local Transport Plan Intervention</i>	T1/ T2/ SR
T_1	10.55		10.55	✓	×	✓	×	×	×	×	×	✓	×	✓	SR*
T_2	3.53	3.53		✓	✓	✓	×	✓	✓	×	×	✓	✓	✓	T1
T_3	9.83		9.83	✓	✓	✓	×	×	✓	×	×	✓	✓	✓	SR
T_4	5.91	5.91		✓	✓	✓	×	✓	×	×	×	✓	✓	✓	T2**
T_5	1.21	1.21		✓	✓	✓	×	✓	✓	✓	×	✓	✓	✓	T1
T_6	5.34	5.34	5.34	✓	✓	✓	×	✓	✓	×	×	✓	×	×	SR
T_7	3.75	3.75		✓	✓	✓	×	✓	×	×	×	✓	✓	✓	T2
TOTAL	40.18	19.80 14.46	20.38 25.72												

*Proposed Link Road to provide access to site

** 300mm diameter sewer located 380m to the south of the site - other connections possible from adjacent site

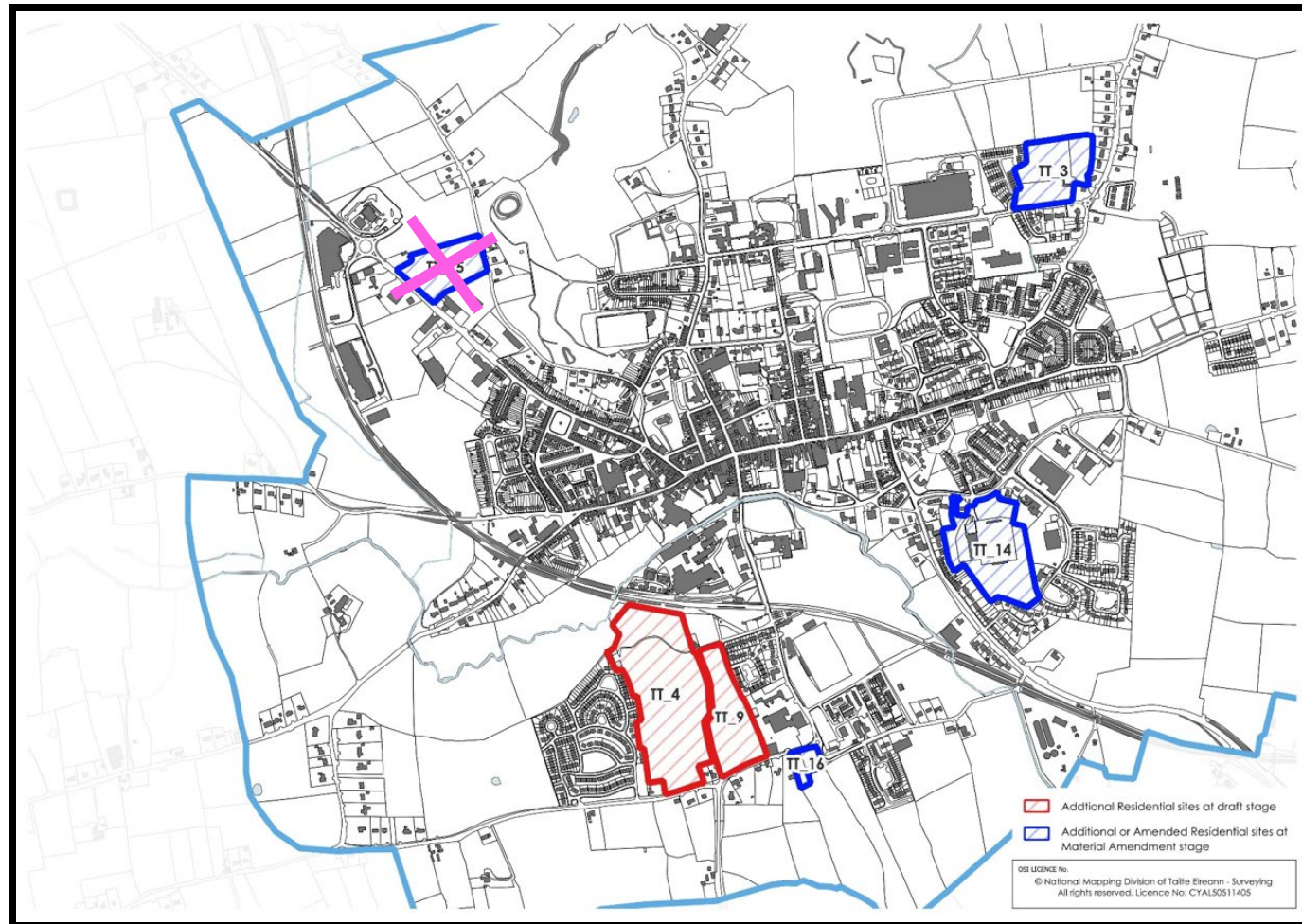


Tipperary Town

No.	Amendment Description	Reason
5	Amend the Serviced Land Assessment for Tipperary Town to take account of recommended zoning changes.	On foot of a recommendation from the OPR (Sub No. TCC-C7-38)

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
TT_2	6.53	-	6.53	×	×	✓	×	×	×	×	×	×	✓	SR
TT_3	2.91	2.91	2.91	✓	✓	✓	×	✓	✓	✓	×	×	✓	T1
TT_4	8.42	8.42		✓	✓	✓	×	✓	✓	✓	×	✓	✓	T1
TT_6	2.58	2.58	-	✓	✓	✓	×	✓	×	×	×	×	✓	T2*
TT_9	2.99	2.99		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	T1
TT_14	4.62	4.62		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	T1
TT_15	2.25	2.25		✓	✓	✓	×	✓	✓	×	×	✓	×	T2
TT_16	0.52	0.52		✓	✓	✓	×	✓	×	×	✓	✓	×	T2
TOTAL	21.71 19.46	18.8 16.55	2.91											

* Service provision will be provided via sequential development of adjoining zoned lands.



4.0 Proposed Further Amendments to the SEA and AA Environmental Reports and Strategic Flood Risk Assessment

No.	Location	Further Amendment Description	Reason												
6	Strategic Flood Risk Assessment (SFRA)	Additional clarification text in respect of Site T_5 in Thurles as follows: <table><tr><th>Draft Variation Site ID</th><th>Settlement</th><th>Draft Variation Proposed Zoning</th><th>Flood Zone</th><th>PM JT Required?</th><th>Comment</th></tr><tr><td>T_5</td><td>Thurles</td><td>New Residential</td><td>FZC</td><td>No</td><td>Site added per PMA No. 6. Recurring fluvial flooding within Thurles is understood to have been captured by CFRAM delineated Flood Zones. Site is appropriately located in Flood Zone C. Marginal area within MRFS and HEFS CC extents. Sufficient available land to employ the sequential approach, to be considered as part of a Stage 3 SSFRA at Development Management stage in support of future proposals for the site in line with Policy 11-9 of the Tipp CDP 2022-2028.</td></tr></table>	Draft Variation Site ID	Settlement	Draft Variation Proposed Zoning	Flood Zone	PM JT Required?	Comment	T_5	Thurles	New Residential	FZC	No	Site added per PMA No. 6. Recurring fluvial flooding within Thurles is understood to have been captured by CFRAM delineated Flood Zones. Site is appropriately located in Flood Zone C. Marginal area within MRFS and HEFS CC extents. Sufficient available land to employ the sequential approach, to be considered as part of a Stage 3 SSFRA at Development Management stage in support of future proposals for the site in line with Policy 11-9 of the Tipp CDP 2022-2028.	In response to an observation from the OPR (Sub No. TCC-C7-38).
Draft Variation Site ID	Settlement	Draft Variation Proposed Zoning	Flood Zone	PM JT Required?	Comment										
T_5	Thurles	New Residential	FZC	No	Site added per PMA No. 6. Recurring fluvial flooding within Thurles is understood to have been captured by CFRAM delineated Flood Zones. Site is appropriately located in Flood Zone C. Marginal area within MRFS and HEFS CC extents. Sufficient available land to employ the sequential approach, to be considered as part of a Stage 3 SSFRA at Development Management stage in support of future proposals for the site in line with Policy 11-9 of the Tipp CDP 2022-2028.										
	SEA and AA Environmental Reports and Strategic Flood Risk Assessment	Final reports will be updated to reflect that site T_6 in Thurles and TT_15 in Tipperary Town are being omitted from Variation No. 1 and reverting to their original zoning.	To reflect zoning changes (proposed zoning omissions) recommended in this CE report.												