



Comhairle Contae Thiobraid Árann  
Tipperary County Council

# Chief Executive Report

## Part 2

### Proposed Material Alterations

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

**May 2026**



## 1.0 How to read this Document

This document sets out a list of proposed alterations to the 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.

Each alteration is numbered chronologically, with reference to where the alteration appears in the Proposed Variation No. 1 to the Tipperary County Development Plan 2022-2028. The changes to the text as part of the Proposed Variation and the recommendations arising in the CE Report are presented as follows:

<b>Proposed Variation No. 1 (as published)</b>	
Existing Development Plan text to be retained	Normal Text
Existing Development Plan text to be removed	<del>Strikethrough text</del>
New text to be added by way of proposed variation	Red text
Explanatory text not part of the proposed variation.	<i>Text in italics</i>
<b>Proposed Variation No. 1 – Recommendations in CE Report</b>	
CE Report - Recommended Deletions to Amendments	<del><i>Brown Strikethrough Text</i></del>
CE Report – Recommended New Text	<i>Purple Text</i>

## 2.0 Proposed Amendments to Written Statement

No.	Location	Amendment Description	Reason
<b>1</b>	Table 2.4 and Table 2.5 in Chapter 2 Core Strategy	Update the Core Strategy Tables (Table 2.4 and Table 2.5)	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 <sup>1</sup> Currently Zoned and Developed	Land Currently Zoned and Available	Proposed CDP 2031 zoning Framework (Ha)	Proposed CDP 2031 zoning Framework (Ha) - Available
<b>Urban Growth 66%</b>												
<b>Key Town and Self-Sustaining Regional Driver</b>	Clonmel	18,369	21.0	1,270	1,904	2,857	105.1	114.3	5.0	100.1	121.3	116.3
<b>Key Town</b>	Nenagh	9,895	11.0	664	996	1,494	65.2	59.8	13.9	51.4	82.2	68.3
	Thurles	8,185	9.7	589	883	1,324	46.0	53.0	7.8	38.2	61.9	54.1
<b>District Towns</b>	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	38.6	38.3
	Cashel	4,805	3.6	218	327	491	16.1	24.5	4.6	11.5	44.3	39.7
	Cahir	3,679	2.2	133	199	299	9.3	15.0	4.2	5.1	26.3	22.1
	Templemore	2,005	1.2	72	108	162	19.1	8.1	1.6	17.4	25.6	24.0
<b>Local Towns</b>	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
<b>Sub Total</b>		<b>70,499</b>	<b>66</b>	<b>3,973</b>	<b>5,960</b>	<b>8,940</b>	<b>360.4</b>	<b>398.8</b>	<b>41.9</b>	<b>318.5</b>	<b>503.6</b>	<b>461.7</b>
<b>Rural Growth 34%</b>												
<b>Rural settlements &lt;1500 &amp; Open Countryside</b>	Service Centres	13,930 <sup>2</sup>	13.7	830	1,245	1,868	58.4	73.0	2.4	56.1	72.8	70.4
	Local Service Centres		6.7	415	623	934	n/a	n/a	n/a	n/a	n/a	n/a
	Settlement Nodes	83,466	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
<b>Subtotal</b>			<b>34</b>	<b>2,075</b>	<b>3,113</b>	<b>4,669</b>						
<b>Total</b>		<b>167,895</b>	<b>99</b>	<b>6,049</b>	<b>9,073</b>	<b>13,609</b>	<b>418.8</b>	<b>471.8</b>	<b>44.3</b>	<b>374.6</b>	<b>576.4</b>	<b>532.1</b>

<sup>1</sup> 'New Residential' Zoned Land

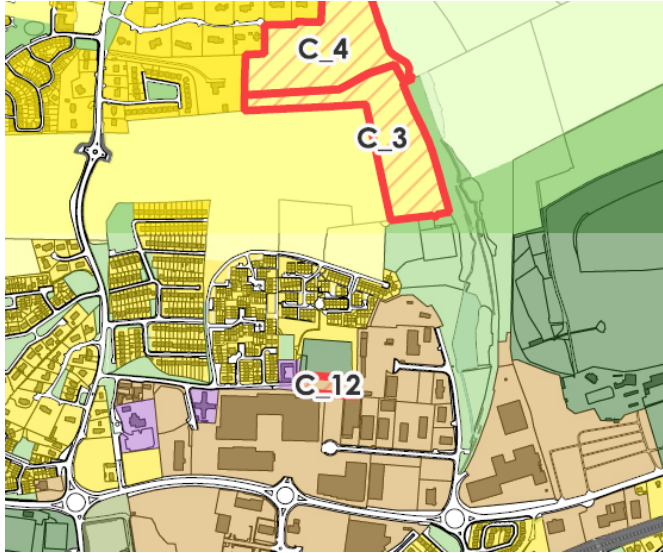
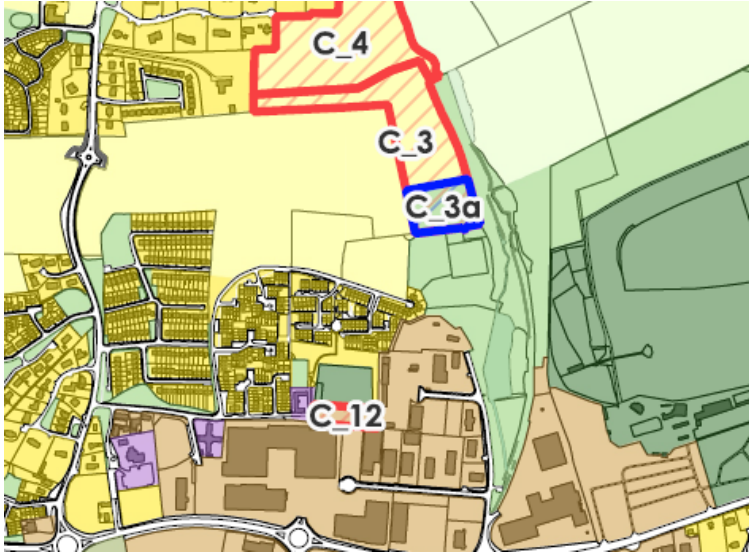
<sup>2</sup> Service Centre Population does not include Hollyford & Limerick Junction as CSO data not available for these settlements

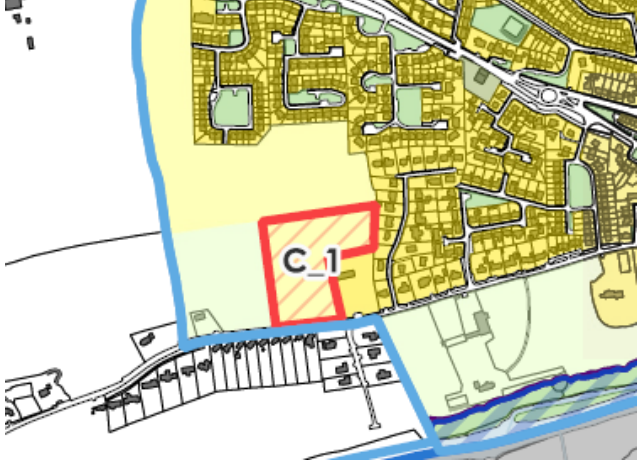
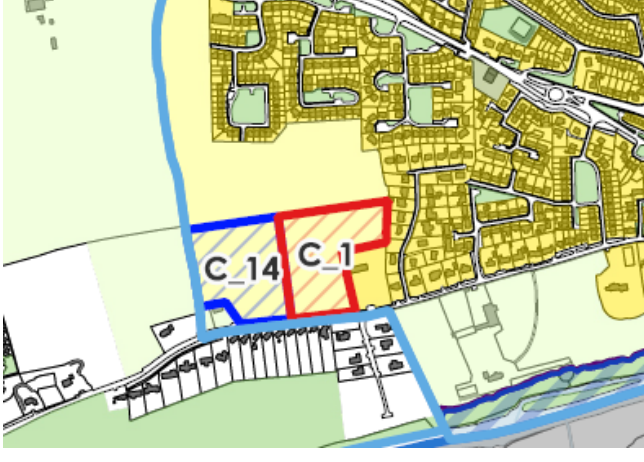
Table 2.5 Population growth and zoning targets for the Service Centres > 400 persons

Settlement	Popn 2022	Projected Popn to 2028	Housing Units Required to 2028	Housing Requirement 2022 to 2031	Housing Requirement 2022 to 2031 (plus 50% headroom)	Hectares required to 2031 (plus 50% headroom)	Current CDP Residential Zoning (ha)	Land Currently Zoned and Available	Proposed CDP 2031 zoning Framework (Ha)
<b>Ardfinnan</b>	978	1,019	44	66	99	8	4.9	4.9	7.2
<b>Ballyclerihan</b>	830	977	43	65	97	8	4.5	4.5	7.1
<b>Borrisokane</b>	1,117	1,067	46	69	104	8	5.0	5.0	6.8
<b>Borrisoleigh</b>	724	770	34	51	77	6	4.4	4.4	6.2
<b>Clogheen</b>	564	542	24	36	54	4	5.4	5.4	5.8
<b>Cloughjordan</b>	701	693	30	45	68	5	5.3	5.3	6.4
<b>Holycross</b>	697	810	35	53	79	6	5.3	5.3	5.3
<b>Killenaule</b>	755	739	32	48	72	6	4.5	4.5	5.9
<b>Kilsheelan</b>	837	920	40	60	90	7	4.9	4.7	4.7
<b>Mullinahone</b>	523	566	25	38	56	5	5.4	5.4	6.5
<b>Portroe</b>	459	522	23	35	52	4	3.6	3.6	5.4
<b>Two-Mile-Borris</b>	469	648	28	42	63	5	5.3	3.1	5.4
	<b>8,654</b>	<b>9,273</b>	<b>404</b>	<b>606</b>	<b>909</b>	<b>73</b>	<b>58.4</b>	<b>56.1</b>	<b>72.8</b>

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

### 3.1 Clonmel Land Use Zoning Map



No.	Amendment Description	Reason
2	Amend the zoning at site C_3, to change the southern section from 'New Residential' to 'Amenity'.	This change is to protect the route corridor of the N24 project, urban links as part of the N24 Project. This change is in response to submission (no. TCC-C1-VAR1-11) from TII.
	<div style="display: flex; justify-content: space-around;"> <div data-bbox="300 544 960 1134"> <p><b>Proposed Variation</b></p>  </div> <div data-bbox="987 544 1733 1134"> <p><b>Proposed Material Alteration</b></p>  </div> </div>	


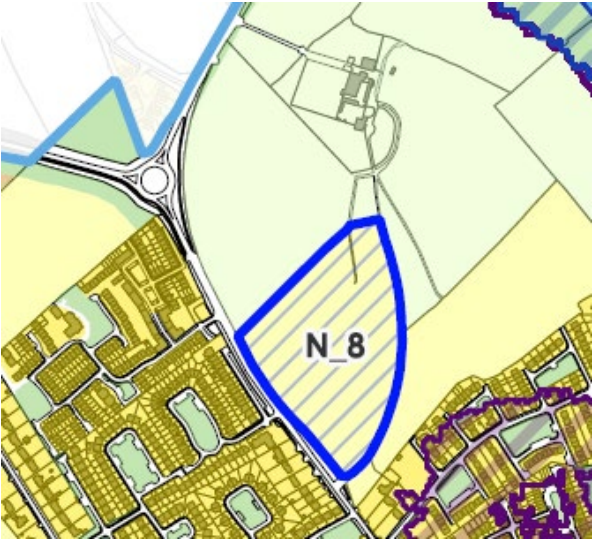
No.	Amendment Description	Reason
<p><b>3</b></p> <p><b>Proposed Variation</b></p> 	<p>Amend the zoning of C_14, change the zoning from ‘Town Environs’ to ‘New Residential’.</p> <p><b>Proposed Material Alteration</b></p> 	<p>This change creates a larger, more cohesive, parcel of land zoned ‘New Residential’ and is in response to a submission from the landowner (no. TCC-C1-VAR1-27).</p>

*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning Draft</i>	<i>Proposed Zoning MA</i>	<i>Area (Ha)</i>
<i>C_1</i>	<i>Clonmel</i>	<i>Town Environs</i>	<i>New Residential</i>	-	<i>2.83</i>
<i>C_2</i>	<i>Clonmel</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	-	<i>3.80</i>
<i>C_3</i>	<i>Clonmel</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	-	<i>3.27</i>
<i>C_3a</i>	<i>Clonmel</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>Amenity</i>	<i>1.06</i>
<i>C_4</i>	<i>Clonmel</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	-	<i>4.66</i>
<i>C_5</i>	<i>Clonmel</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	-	<i>9.52</i>
<i>C_6</i>	<i>Clonmel</i>	<i>New Residential</i>	<i>Community Services and Infrastructure</i>	-	<i>4.29</i>
<i>C_7</i>	<i>Clonmel</i>	<i>Employment</i>	<i>Strategic Reserve</i>	-	<i>7.78</i>
<i>C_8</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>Strategic Reserve</i>	-	<i>0.49</i>
<i>C_9</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>Strategic Reserve</i>	-	<i>16.41</i>
<i>C_10</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>Existing Residential</i>	-	<i>4.96</i>
<i>C_11</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>New Residential</i>	-	<i>3.00</i>
<i>C_12</i>	<i>Clonmel</i>	<i>Existing Residential</i>	<i>Employment</i>	-	<i>0.45</i>
<i>C_13</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>Amenity</i>	-	<i>0.22</i>
<i>C_14</i>	<i>Clonmel</i>	<i>Town Environs</i>	-	<i>New Residential</i>	<i>2.88</i>

### 3.2 Nenagh Land Use Zoning Map

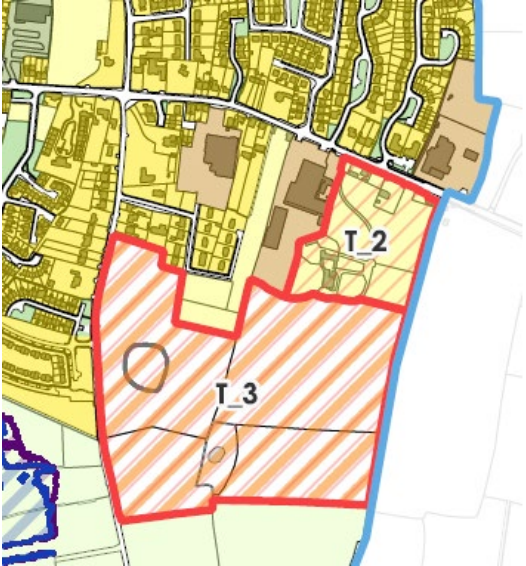
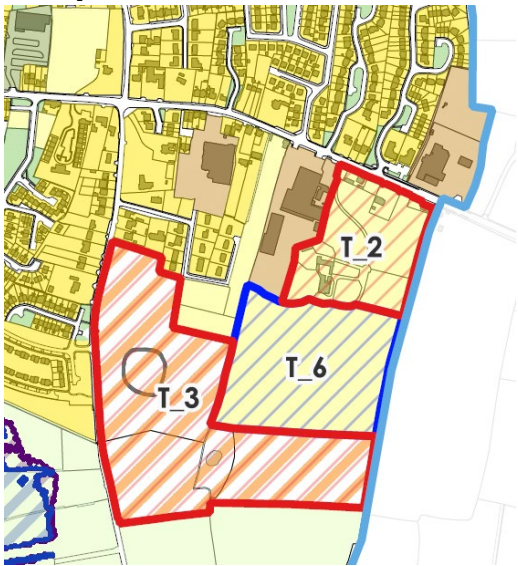
No.	Amendment Description	Reason
<p><b>4</b></p>	<p>Amend the zoning of land of the former water tower in Nenagh North adjacent to the Hawthorns Estate (Site Ref: N_6 and N_7) from 'Community Services &amp; Infrastructure' (N_6) and 'Amenity' (N_7) to 'New Residential'.</p> <p><b>Proposed Variation</b></p>  <p><b>Proposed Material Alteration</b></p> 	<p>In response to Submission No. TCC-C1-VAR1-14 to facilitate the re-use of an existing brownfield site for residential development.</p>


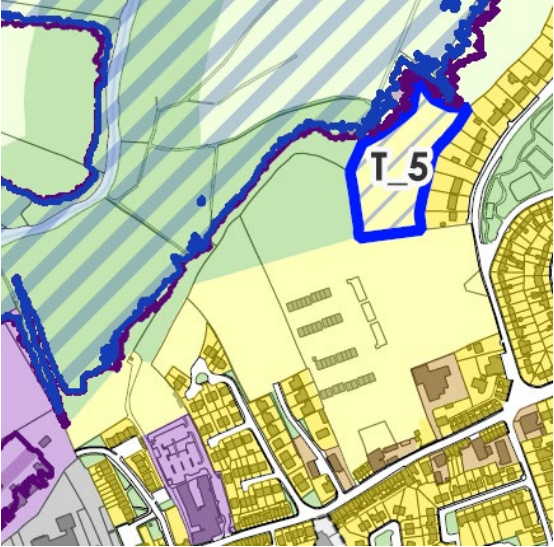
No.	Amendment Description	Reason
<p><b>5</b></p>	<p>Amend the zoning of land on the Borrisokane Road (Site Ref: N_8) from 'Town Environs' to 'New Residential'</p> <p><b>Proposed Variation</b></p>  <p><b>Proposed Material Alteration</b></p> 	<p>To activate residential development, in response to Submission No. TCC-C1-VAR1-20.</p>

*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning_Draft</i>	<i>Proposed Zoning_MA</i>	<i>Area (Ha)</i>
<i>N_1</i>	<i>Nenagh</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>-</i>	<i>3.31</i>
<i>N_2</i>	<i>Nenagh</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>-</i>	<i>4.67</i>
<i>N_3</i>	<i>Nenagh</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>5.67</i>
<i>N_4</i>	<i>Nenagh</i>	<i>Amenity</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>1.92</i>
<i>N_5</i>	<i>Nenagh</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>-</i>	<i>3.05</i>
<i>N_6</i>	<i>Nenagh</i>	<i>Community Services &amp; Infrastructure</i>	<i>-</i>	<i>New Residential</i>	<i>0.12</i>
<i>N_7</i>	<i>Nenagh</i>	<i>Amenity</i>	<i>-</i>	<i>New Residential</i>	<i>0.08</i>
<i>N_8</i>	<i>Nenagh</i>	<i>Town Environs</i>	<i>-</i>	<i>New Residential</i>	<i>5.48</i>

### 3.3 Thurles Land Use Zoning Map



No.	Amendment Description	Reason
<p><b>6</b></p>	<p>Partially amend the zoning of T_3 in Thurles from ‘Strategic Reserve’ to ‘New Residential’ forming new site ref. T_6.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p><b>Proposed Variation</b></p>  </div> <div style="text-align: center;"> <p><b>Proposed Material Alteration</b></p>  </div> </div>	<p>To activate development in accordance with submission TCC-C1-VAR1-57</p>


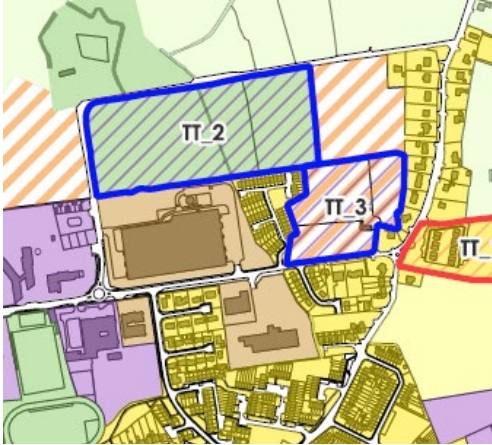
No.	Amendment Description	Reason
<b>7</b>	<p data-bbox="349 261 1451 293">Amend zoning of T_5 in Thurles from 'Town Environs' to 'New Residential'.</p> <div data-bbox="376 363 694 395"><b>Proposed Variation</b></div>  <div data-bbox="981 363 1491 395"><b>Proposed Material Amendment</b></div> 	


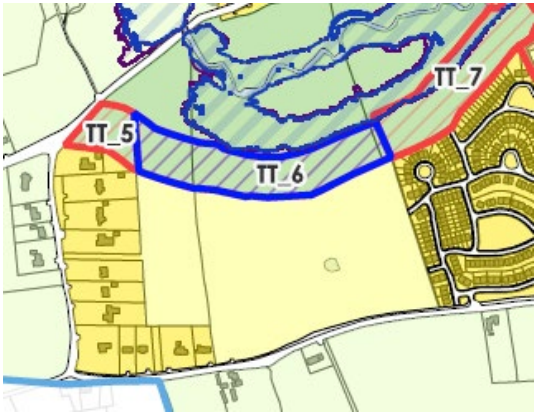
*For Information Purposes:*


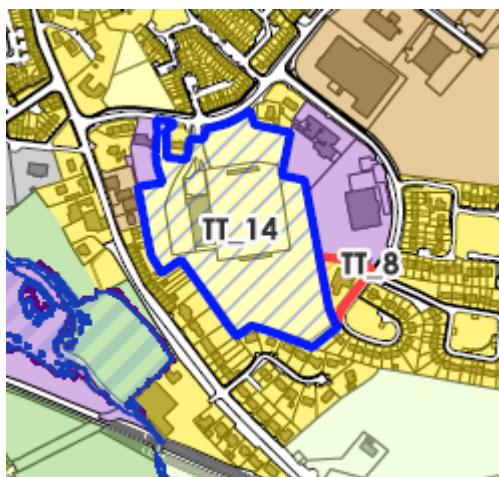
<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning Draft</i>	<i>Proposed Zoning MA</i>	<i>Area (Ha)</i>
<i>T_1</i>	<i>Thurles</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>10.55</i>
<i>T_2</i>	<i>Thurles</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>-</i>	<i>3.53</i>
<i>T_3</i>	<i>Thurles</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>15.17</i>
<i>T_4</i>	<i>Thurles</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>-</i>	<i>5.91</i>
<i>T_5</i>	<i>Thurles</i>	<i>Amenity</i>	<i>-</i>	<i>New Residential</i>	<i>1.21</i>
<i>T_6</i>	<i>Thurles</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>5.34</i>

### 3.4 Tipperary Town Land Use Zoning Map

No.	Amendment Description	Reason
<p><b>8</b></p>	<p>Amend the zoning of Site TT_2 from ‘Strategic Reserve’ to ‘Amenity’.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="340 395 810 850"> <p><b>Proposed Variation</b></p>  </div> <div data-bbox="819 395 1541 850"> <p><b>Proposed Material Alteration</b></p>  </div> </div>	<p>In response to a recommendation by the OPR (Sub No. TCC-C1-VAR1-78) and a submission by the OPW (Sub No. TCC-C1-VAR1-15).</p>

No.	Amendment Description	Reason
<p><b>9</b></p>	<p>Amend the zoning of Site TT_3 from ‘New Residential’ to ‘Strategic Reserve’.</p> <p><b>Proposed Variation</b></p>  <p><b>Proposed Material Alteration</b></p> 	<p>In response to a recommendation by the OPR (Sub No. TCC-C1-VAR1-78) and a submission by the OPW (Sub No. TCC-C1-VAR1-15).</p>

No.	Amendment Description	Reason
<b>10</b>	<p data-bbox="344 309 1541 363">Amend the zoning of Site TT_6 from 'New Residential' to 'Amenity'</p> <p data-bbox="344 373 672 411"><b>Proposed Variation</b></p>  <p data-bbox="918 373 1388 411"><b>Proposed Material Alteration</b></p> 	<p data-bbox="1554 309 2045 399">In response to Submission No. TCC-C1-VAR1-92.</p>

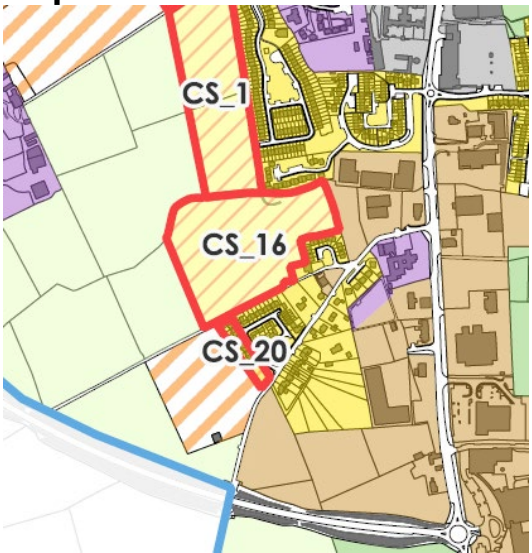
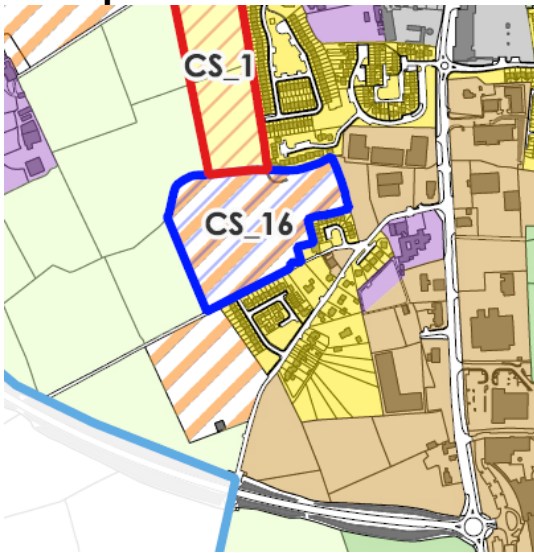
No.	Amendment Description	Reason
<b>11</b>	Amend the zoning of land in Knockanrawley (Site TT_14) from 'Employment' to 'New Residential'	To activate residential development in response to Submission No. TCC-C1-VAR1-75.
	<p data-bbox="344 424 770 462"><b>Proposed Variation</b></p>  <p data-bbox="918 424 1397 462"><b>Proposed Material Alteration</b></p> 	

*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning_Draft</i>	<i>Proposed Zoning_MA</i>	<i>Area (Ha)</i>
<i>TT_1</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Existing Residential</i>	<i>-</i>	<i>2.40</i>
<i>TT_2</i>	<i>Tipperary Town</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>Amenity</i>	<i>6.53</i>
<i>TT_3</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>Strategic Reserve</i>	<i>2.91</i>
<i>TT_4</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>-</i>	<i>8.42</i>
<i>TT_5</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Amenity</i>	<i>-</i>	<i>0.62</i>
<i>TT_6</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>Amenity</i>	<i>2.58</i>
<i>TT_7</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Amenity</i>	<i>-</i>	<i>2.18</i>
<i>TT_8</i>	<i>Tipperary Town</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.28</i>
<i>TT_9</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>-</i>	<i>2.99</i>
<i>TT_10</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.49</i>
<i>TT_11</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Employment</i>	<i>-</i>	<i>1.70</i>
<i>TT_12</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Amenity</i>	<i>-</i>	<i>0.15</i>
<i>TT_14</i>	<i>Tipperary Town</i>	<i>Employment</i>	<i>-</i>	<i>New Residential</i>	<i>4.62</i>

### 3.5 Cashel Land Use Zoning Map

No.	Amendment Description	Reason
<p><b>12</b></p>	<p>Amend the zoning of CS_21, CS_22 and CS_23 in Cashel from ‘Strategic Reserve’ and ‘Employment’ to ‘Amenity’, ‘New Residential and Strategic Reserve’.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="367 491 931 1066"> <p><b>Proposed Variation</b></p> </div> <div data-bbox="969 491 1496 1066"> <p><b>Proposed Material Alteration</b></p> </div> </div>	<p>To activate development in accordance with submission TCC-C1-VAR1-26</p>

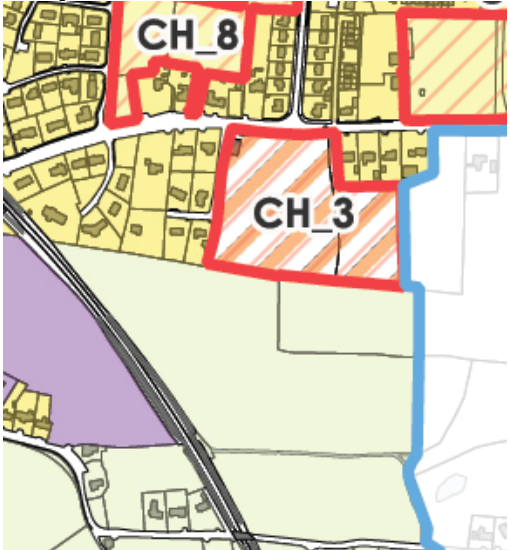
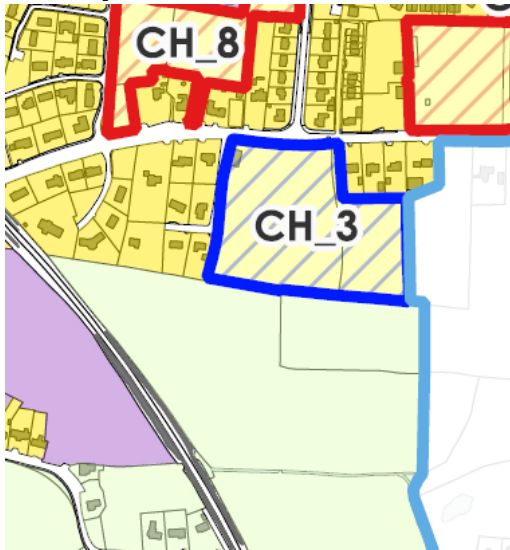
No.	Amendment Description	Reason
<b>13</b>	Amend the zoning of CS_16 in Cashel from 'New Residential' to 'Strategic Reserve'.	To preserve land for longer term residential development in accordance with submission ref. TCC-C1-VAR1-74
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><b>Proposed Variation</b></p>  </div> <div style="text-align: center;"> <p><b>Proposed Material Alteration</b></p>  </div> </div>	

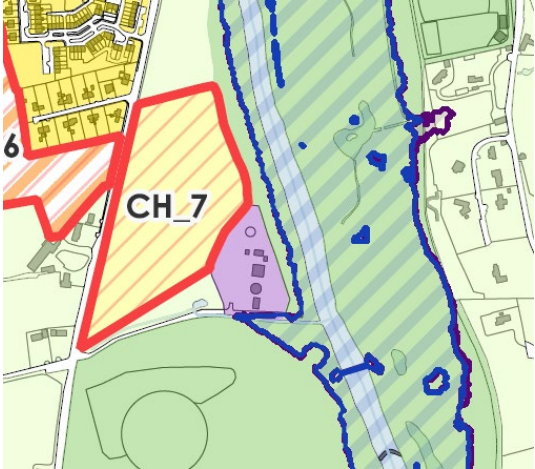
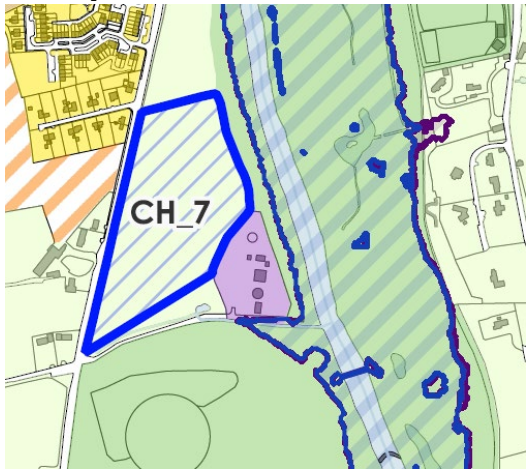
*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning Draft</i>	<i>Proposed Zoning MA</i>	<i>Area (Ha)</i>
<i>CS_1</i>	<i>Cashel</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>-</i>	<i>3.80</i>
<i>CS_2</i>	<i>Cashel</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>-</i>	<i>1.25</i>
<i>CS_3</i>	<i>Cashel</i>	<i>Amenity</i>	<i>New Residential</i>	<i>-</i>	<i>1.20</i>
<i>CS_4</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>-</i>	<i>0.55</i>
<i>CS_5</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>-</i>	<i>0.65</i>
<i>CS_6</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>-</i>	<i>1.02</i>
<i>CS_7</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>-</i>	<i>0.24</i>
<i>CS_8</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>-</i>	<i>0.45</i>
<i>CS_9</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>-</i>	<i>2.27</i>
<i>CS_11</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>Town Environs</i>	<i>-</i>	<i>0.46</i>
<i>CS_12</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>Town Environs</i>	<i>-</i>	<i>0.59</i>
<i>CS_13</i>	<i>Cashel</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>-</i>	<i>3.27</i>
<i>CS_14</i>	<i>Cashel</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.61</i>
<i>CS_15</i>	<i>Cashel</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>-</i>	<i>8.26</i>
<i>CS_16</i>	<i>Cashel</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>Strategic Reserve</i>	<i>4.70</i>
<i>CS_17</i>	<i>Cashel</i>	<i>New Residential Phase 2</i>	<i>Existing Residential</i>	<i>-</i>	<i>1.38</i>
<i>CS_18</i>	<i>Cashel</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>-</i>	<i>2.03</i>
<i>CS_19</i>	<i>Cashel</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>-</i>	<i>2.00</i>
<i>CS_20</i>	<i>Cashel</i>	<i>New Residential Phase 2</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.33</i>

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning Draft</i>	<i>Proposed Zoning MA</i>	<i>Area (Ha)</i>
<i>CS_21</i>	<i>Cashel</i>	<i>Strategic Reserve/Employment</i>	<i>-</i>	<i>Amenity</i>	<i>4.81</i>
<i>CS_22</i>	<i>Cashel</i>	<i>Strategic Reserve/Employment</i>	<i>-</i>	<i>New Residential</i>	<i>9.07</i>
<i>CS_23</i>	<i>Cashel</i>	<i>Employment</i>	<i>-</i>	<i>Strategic Reserve</i>	<i>7.37</i>

### 3.6 Cahir Land Use Zoning Map

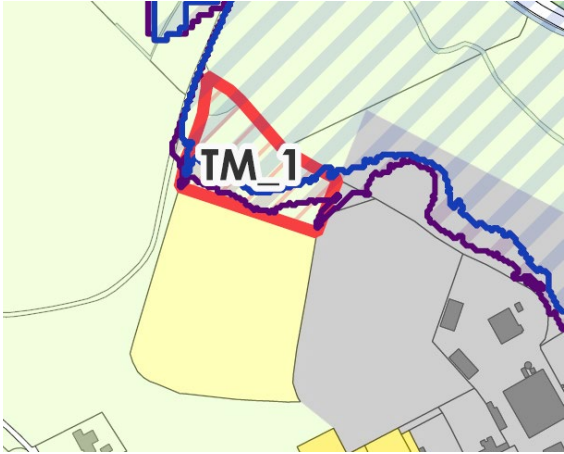
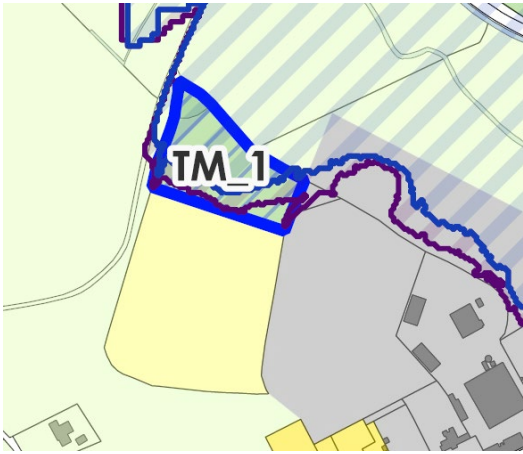
No.	Amendment Description	Reason
<p><b>14</b></p>	<p>Amend zoning of CH_3 in Cahir from 'Strategic Reserve' to 'New Residential'.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;"> <p><b>Proposed Variation</b></p>  </div> <div style="text-align: center;"> <p><b>Proposed Material Alteration</b></p>  </div> </div>	<p>To align with compact growth in accordance with the submissions of the OPR (Sub No. TCC-C1-VAR1-78) and the landowner, ref. TCC-C1-VAR1-56.</p>

No.	Amendment Description	Reason
<p><b>15</b></p>	<p>Amend the zoning of CH_7 in Cahir from ‘New Residential’ to ‘Town Environs’.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="376 360 916 863"> <p><b>Proposed Variation</b></p>  </div> <div data-bbox="972 360 1496 863"> <p><b>Proposed Material Alteration</b></p>  </div> </div>	<p>To better align with the principles of sequential development and compact growth in accordance with the submission of the OPR (Sub No. TCC-C1-VAR1-78).</p>


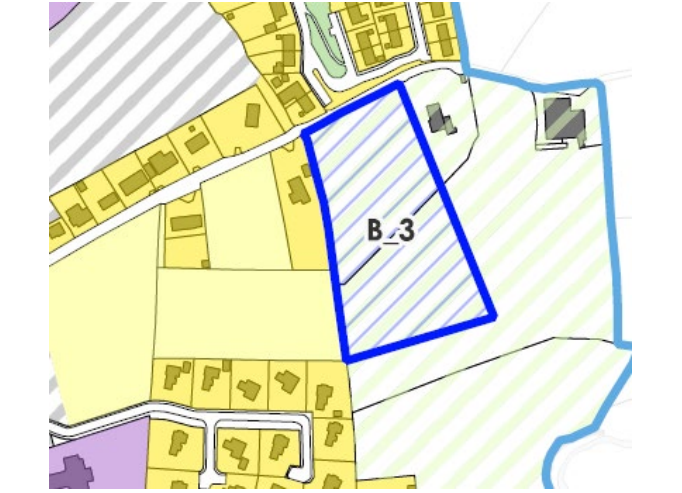
*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning Draft</i>	<i>Proposed Zoning MA</i>	<i>Area (Ha)</i>
<i>CH_1</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>New Residential</i>	-	<i>6.26</i>
<i>CH_2</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	-	<i>5.48</i>
<i>CH_3</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>3.54</i>
<i>CH_4</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>New Residential</i>	-	<i>5.25</i>
<i>CH_5</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	-	<i>7.94</i>
<i>CH_6</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	-	<i>6.47</i>
<i>CH_7</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>New Residential</i>	<i>Town Environs</i>	<i>5.61</i>
<i>CH_8</i>	<i>Cahir</i>	<i>Existing Residential</i>	<i>New Residential</i>	-	<i>2.01</i>
<i>CH_9</i>	<i>Cahir</i>	<i>New Residential</i>	<i>Existing Residential</i>	-	<i>1.32</i>
<i>CH_10</i>	<i>Cahir</i>	<i>Social and public</i>	<i>Existing Residential</i>	-	<i>0.32</i>

### 3.7 Templemore Land Use Zoning Map

No.	Amendment Description	Reason
<p><b>16</b></p>	<p>Amend zoning of TM_1 in Templemore from 'Town Environs' to 'Amenity'.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><b>Proposed Variation</b></p>  </div> <div style="text-align: center;"> <p><b>Proposed Material Alteration</b></p>  </div> </div>	<p>To ensure only water compatible development is considered in accordance with the submissions of the OPR (Sub No. TCC-C1-VAR1-78) and OPW (Sub No. TCC-C1-VAR1-15)</p>


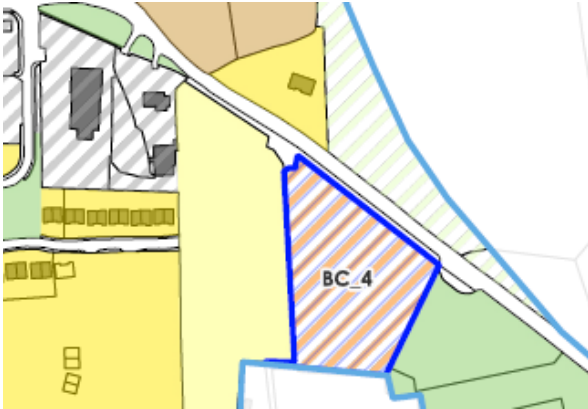
### 3.8 Ballina Land Use Zoning Map

No.	Amendment Description	Reason
<p><b>17</b></p>	<p>Omit Site B_3 from the Proposed Variation and revert back to Agriculture zoning.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="342 518 851 1098"> <p><b>Proposed Variation</b></p>  </div> <div data-bbox="862 518 1541 1098"> <p><b>Proposed Material Alteration</b></p>  </div> </div>	<p>Under Proposed Variation No. 1 the site was proposed to be zoned ‘Strategic Reserve’. On foot of Submission No. TCC-C1-VAR1-102, it is now proposed to omit the site from the Proposed Variation and revert the zoning of the site back to Agriculture.</p>

*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning_Draft</i>	<i>Proposed Zoning_MA</i>	<i>Area (Ha)</i>
<i>B_1</i>	<i>Ballina</i>	<i>Amenity</i>	<i>New Residential</i>	<i>-</i>	<i>2.34</i>
<i>B_2</i>	<i>Ballina</i>	<i>Amenity</i>	<i>New Residential</i>	<i>-</i>	<i>0.62</i>
<i>B_3</i>	<i>Ballina</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>Agriculture</i>	<i>1.52</i>
<i>B_4</i>	<i>Ballina</i>	<i>Amenity</i>	<i>New Residential</i>	<i>-</i>	<i>0.17</i>
<i>B_5</i>	<i>Ballina</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>-</i>	<i>1.21</i>
<i>B_6</i>	<i>Ballina</i>	<i>Amenity</i>	<i>New Residential</i>	<i>-</i>	<i>1.18</i>
<i>B_7</i>	<i>Ballina</i>	<i>Amenity</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.30</i>



### 3.9 Ballyclerihan Land Use Zoning Map

No.	Amendment Description	Reason
<p><b>18</b></p>	<p>Add additional lands for Strategic Reserve at site BC_4. This is a change of zoning from 'Agriculture' under the TCDP 2022 to 'Strategic Reserve'.</p>	<p>This change is to increase the land available as Strategic Reserve which offers a level of flexibility should sites zoned for Residential Development not come forward for development over the plan period. This change is in response to submission (no. TCC-C1-VAR1-61) on behalf of the landowner.</p>
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p><b>Proposed Variation</b></p>  </div> <div style="text-align: center;"> <p><b>Proposed Material Alteration</b></p>  </div> </div>	

*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning Draft</i>	<i>Proposed Zoning MA</i>	<i>Area (Ha)</i>
<i>BC_1</i>	<i>Ballyclerihan</i>	<i>Amenity</i>	<i>New Residential</i>	<i>-</i>	<i>1.09</i>
<i>BC_2</i>	<i>Ballyclerihan</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>-</i>	<i>1.48</i>
<i>BC_3</i>	<i>Ballyclerihan</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>1.79</i>
<i>BC_4</i>	<i>Ballyclerihan</i>	<i>Agriculture</i>	<i>-</i>	<i>Strategic Reserve</i>	<i>0.99</i>

### 3.10 Borrisokane Land Use Zoning Map & Settlement Plan

No.	Amendment Description	Reason
<p><b>19</b></p>	<p>Omit Site BO_1 and BO_2 from the Proposed Variation and revert back to Employment (BO_1) and Agriculture (BO_2) zoning.</p> <p><b>Proposed Variation</b></p>  <p><b>Proposed Material Alteration</b></p> 	<p>In response to the submission from the TII (Sub No. TCC-C1-VAR1-11)</p>

**20**

Revert Specific Objective SO14 in the Borrisokane Settlement Plan back to its existing wording.

**Proposed Variation:**

*41) Amend Specific Objective SO14 as follows:*

It is a Specific Objective of the Council:


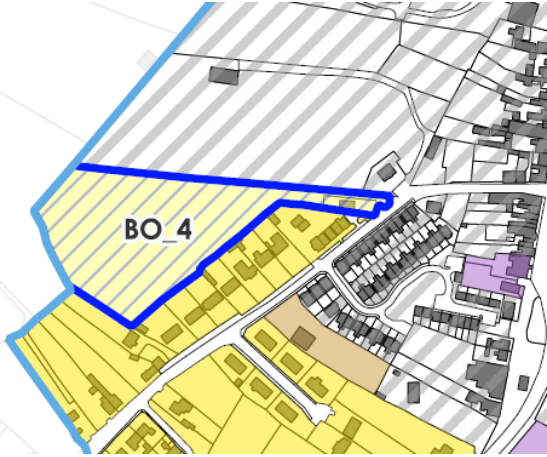
SO14: Access to lands north east of the village, zoned for Enterprise and Employment and Agricultural Residential uses shall be from the Ballyhayden road only.

**Proposed Material Alteration:**

It is a Specific Objective of the Council:

SO14: Access to lands north east of the village, zoned for Enterprise and Employment and Agricultural uses shall be from the Ballyhayden road only.



In response to the submission from the TII (Sub No. TCC-C1-VAR1-11) and in conjunction with Amendment No. 19 above.



<b>21</b>	Amend the zoning of land on the Finnoe Road in Borrisokane (Site Ref: BO_4) from 'Agriculture' to 'New Residential'	To activate land for residential development in response to Submission No. TCC-C1-VAR1-66.
<b>Proposed Variation</b>	<b>Proposed Material Alteration</b>	
		

*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning_Draft</i>	<i>Proposed Zoning_MA</i>	<i>Area (Ha)</i>
<i>BO_1</i>	<i>Borrisokane</i>	<i>Employment and Enterprise</i>	<i>New Residential</i>	<i>Employment</i>	<i>0.39</i>
<i>BO_2</i>	<i>Borrisokane</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>Agriculture</i>	<i>2.37</i>
<i>BO_3</i>	<i>Borrisokane</i>	<i>Amenity</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.10</i>
<i>BO_4</i>	<i>Borrisokane</i>	<i>Agriculture</i>	<i>-</i>	<i>New Residential</i>	<i>1.83</i>

### 3.11 Clogheen Land Use Zoning Map





No.	Amendment Description	Reason
<p><b>22</b></p> <p><b>Proposed Variation</b></p> 	<p>Amend the proposed zoning of CG_3, from 'New Residential' to 'Amenity'.</p> <p><b>Proposed Material Alteration</b></p> 	<p>This change is in response to submission (no. TCC-C1-VAR1-73) from the landowner and in support of the contribution that the current use of the land makes to the tourism and economic activity of Clogheen.</p>

No.	Amendment Description	Reason
<p><b>23</b></p> <p>Remove the proposed zoning change of site CG_4. Zoning reverts to 'Existing Residential' as currently zoned in the TCDP 2022.</p> <p><b>Proposed Variation</b></p> 	<p><b>Proposed Material Alteration</b></p> 	<p>This change is in response to submission (no. TCC-C1-VAR1-67) and the unsuitability of the land to satisfy the requirements of proposed change in the variation.</p>

*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning Draft</i>	<i>Proposed Zoning MA</i>	<i>Area (Ha)</i>
<i>CG_1</i>	<i>Clogheen</i>	<i>Agriculture</i>	<i>New Residential</i>	-	<i>0.70</i>
<i>CG_2</i>	<i>Clogheen</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	-	<i>4.47</i>
<i>CG_3</i>	<i>Clogheen</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>Amenity</i>	<i>0.47</i>
<i>CG_4</i>	<i>Clogheen</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.14</i>
<i>CG_5</i>	<i>Clogheen</i>	<i>New Residential</i>	<i>Existing Residential</i>	-	<i>0.34</i>

### 3.12 Kilsheelan Land Use Zoning Map

No.	Amendment Description	Reason
<p><b>24</b></p>	<p>Reduce the area of proposed zoning of KL_2, to align with the landownership boundary.</p> <p><b>Proposed Variation</b></p>  <p><b>Proposed Material Alteration</b></p> 	<p>This change is in response to submission (no. TCC-C1-VAR1-98) from the adjacent landowner.</p>
<p><b>25</b></p>	<p>Amend the zoning of site KL_9, from proposed ‘New Residential’ to ‘Community Services and Infrastructure’ and amend the zoning of site KL_10 from ‘Amenity’ under TCDP2022 to ‘Community Services and Infrastructure’.</p> <p><b>Proposed Variation</b></p>  <p><b>Proposed Material Alteration</b></p> 	<p>This change is in response to submission (no. TCC-C1-VAR1-98) from the landowner of KL_9 and KL_10, and reflects the current use of the land which is to support community services and provide community facilities.</p>

*For Information Purposes:*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning Draft</i>	<i>Proposed Zoning MA</i>	<i>Area (Ha)</i>
<i>KL_1</i>	<i>Kilsheelan</i>	<i>New Residential</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>2.21</i>
<i>KL_2</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>New Residential</i>	<i>-</i>	<i>0.60</i>
<i>KL_3</i>	<i>Kilsheelan</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>1.41</i>
<i>KL_4</i>	<i>Kilsheelan</i>	<i>New Residential</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>1.29</i>
<i>KL_5</i>	<i>Kilsheelan</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.18</i>
<i>KL_6</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>Employment</i>	<i>-</i>	<i>1.48</i>
<i>KL_7</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>New Residential</i>	<i>-</i>	<i>1.87</i>
<i>KL_8</i>	<i>Kilsheelan</i>	<i>Employment and Enterprise</i>	<i>New Residential</i>	<i>-</i>	<i>0.96</i>
<i>KL_9</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>New Residential</i>	<i>Community Services and Infrastructure</i>	<i>0.13</i>
<i>KL_10</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>-</i>	<i>Community Services and Infrastructure</i>	<i>0.65</i>

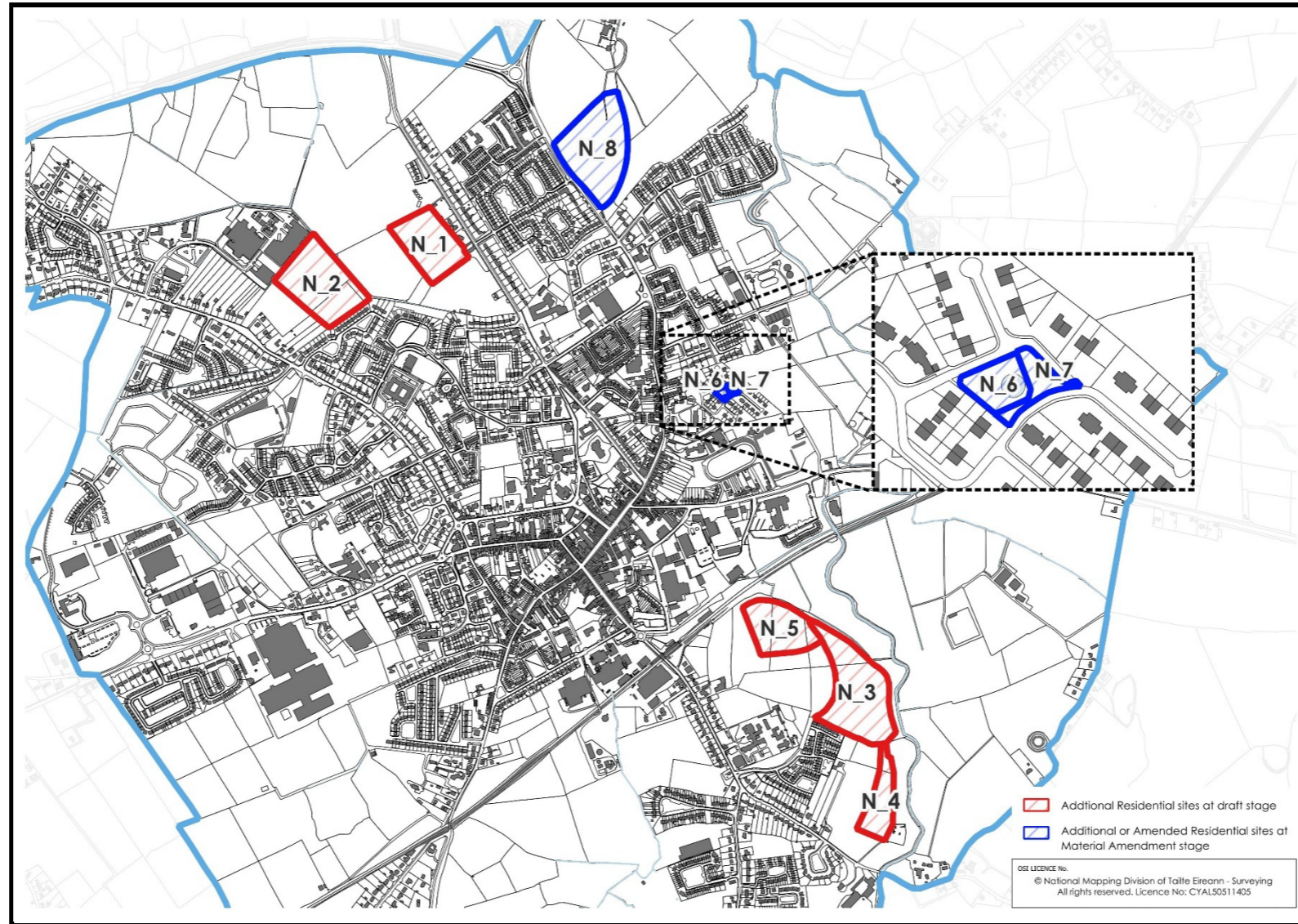
**3.13 Appendix 1 to Serviced Land Assessment: Additional ‘New Residential’ and ‘Strategic Reserve’ zoned land under Variation No 1 of the TCDP 2022-2028.**

# Nenagh

No.	Amendment Description	Reason
<b>26</b>	Amend the Serviced Land Assessment for Nenagh to take account of recommended zoning changes and the Local Transport Plan.	On foot of Submission No. TCC-C1-VAR1-14 and TCC-C1-VAR1-20 (zoning changes) and a submission from the NTA (Sub. No. TCC-C1-VAR1-91).

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
N_1	3.31	3.31		✓	✓	✓	✓	✓	✓	✓	×	✓	✓	✓	T1
N_2	4.67	4.67		✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	T1
N_3	5.67		5.67	×	×	×	×	×	×	×	✓	✓	×	✓	SR
N_4	1.92		1.92	×	×	×	×	×	×	×	✓	✓	×	✓	SR
N_5	3.05	3.05		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	✓	T2*
N_6	0.12	0.12		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	✓	T1
N_7	0.08	0.08		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	✓	T1
N_8	5.48	5.48		✓	✓	✓	×	✓	✓	×	×	✓	✓	✓	T1
<b>TOTAL</b>	<b>24.30</b>	<b>16.71</b>	<b>7.59</b>												

\* Adjacent land under construction.

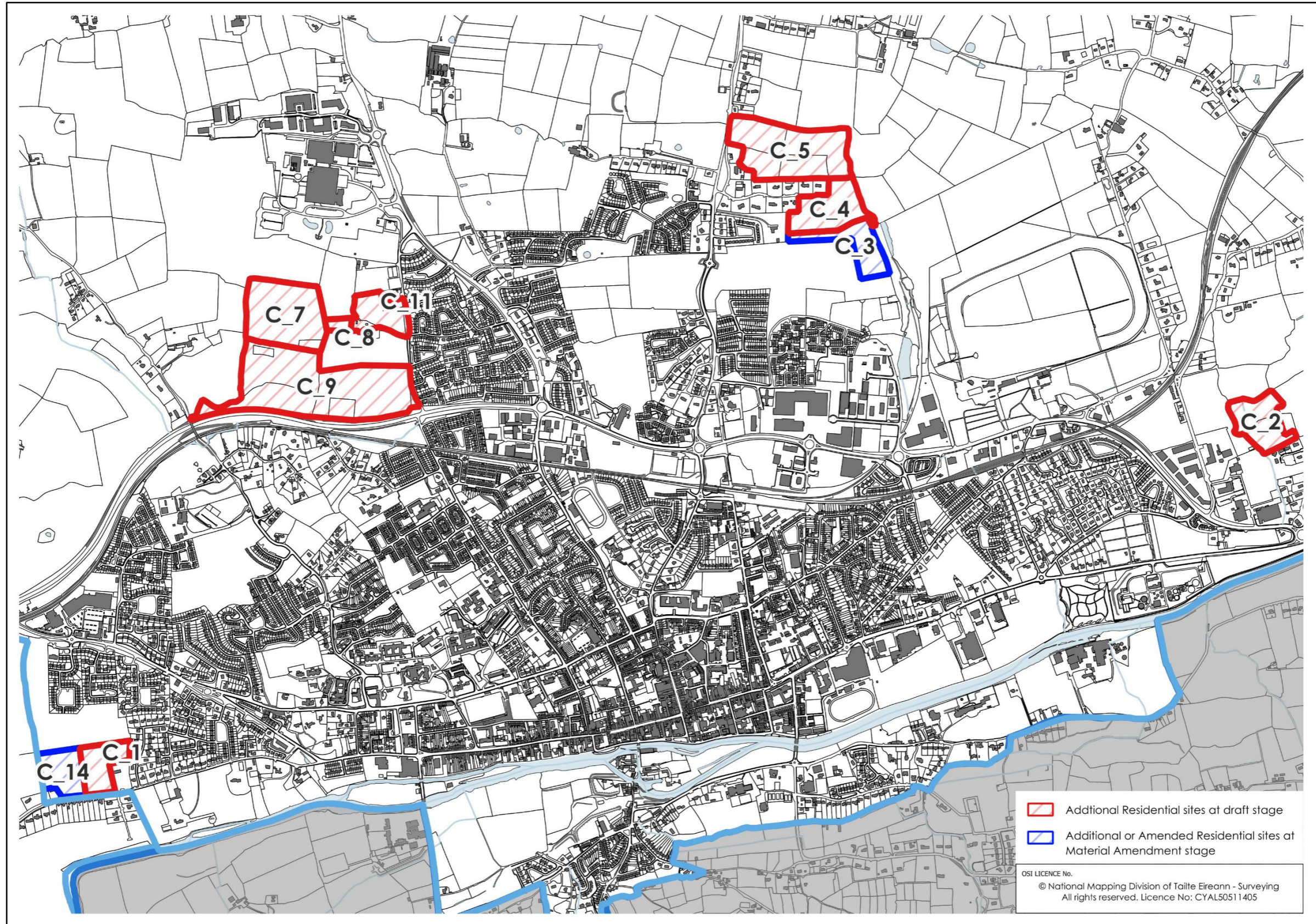


# Clonmel

No.	Amendment Description	Reason
<b>27</b>	Amend the Serviced Land Assessment for Clonmel to take account of recommended zoning changes and the Local Transport Plan.	On foot of a submission from the NTA (Sub. No. TCC-C1-VAR1-91) and submission no. TCC-C1-VAR1-27 (land zoning)

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 Sustainable Transport Plan Intervention</i>	T1/ T2/ SR
C_1	2.83	2.83		✓	✓	✓	×	✓	✓	×	×	×	✓	✓	T1
C_2	3.80	3.80		✓	×	✓	×	✓	✓	×	×	×	×	✓	T2*
C_3	<b>3.27</b>	<b>3.27</b>		×	✓	✓	×	✓	✓	×	×	×	✓	×	T2*
C_4	4.66	4.66		✓	×	✓	×	✓	×	×	×	×	✓	×	T2
C_5	9.52		9.52	✓	✓	✓	×	✓	×	×	×	×	×	×	SR
C_7	7.78		7.78	×	×	×	×	×	×	×	×	×	×	×	SR
C_8	0.49		0.49	×	×	×	×	×	×	×	×	×	×	×	SR
C_9	16.63		16.63	✓	✓	✓	✓	✓	✓	×	×	×	✓	✓	SR
C_11	3.00	3.00		✓	✓	✓	×	✓	✓	×	×	×	✓	✓	T1
C_14	2.88	2.88		✓	✓	✓	×	✓	✓	×	×	×	✓	✓	T1
<b>TOTAL</b>	<b>54.86</b>	<b>20.44</b>	<b>34.42</b>												

\* Road access/ improvement and service provision will be provided via sequential development of adjoining zoned lands



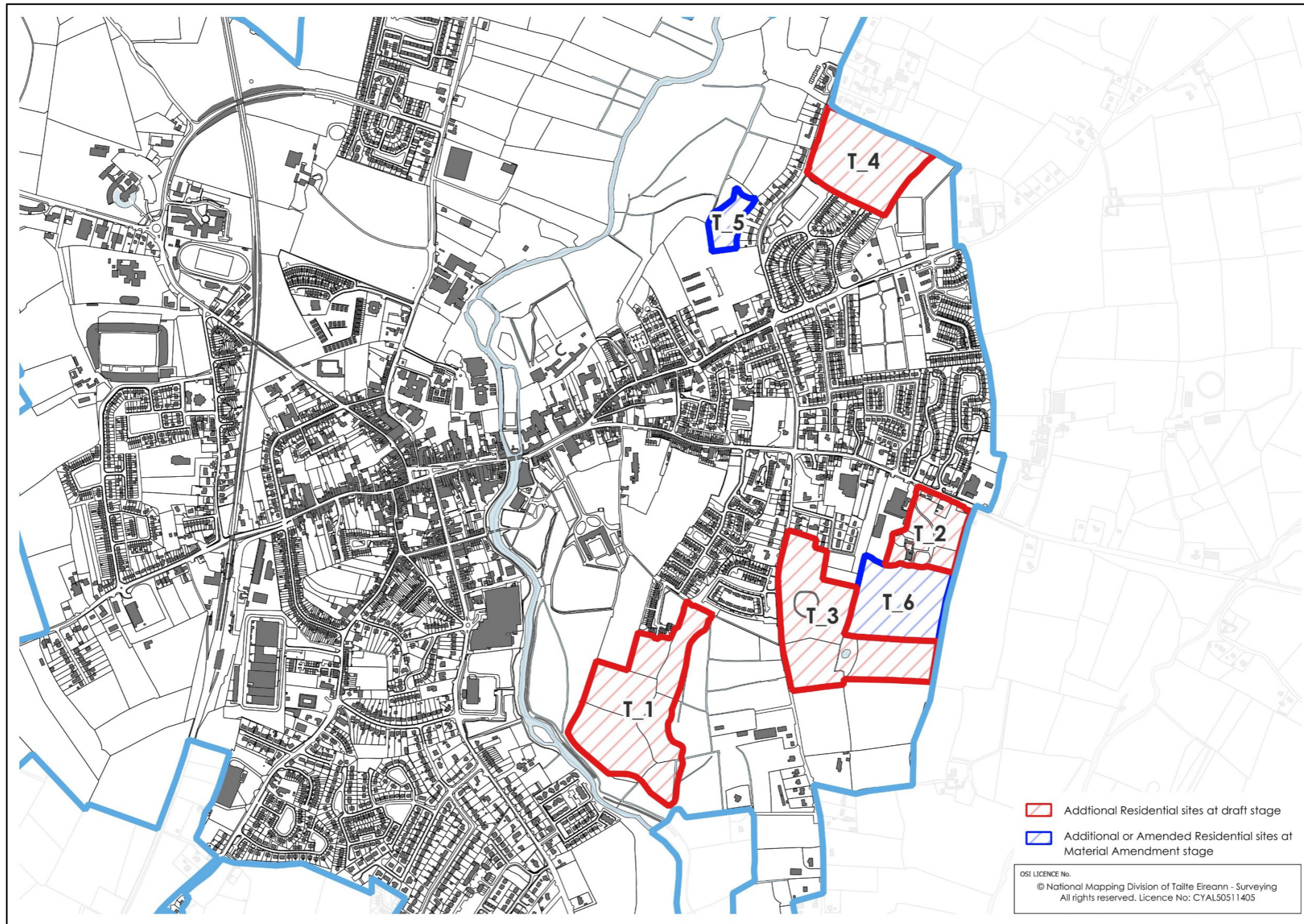
# Thurles

No.	Amendment Description	Reason
<b>28</b>	Amend the Serviced Land Assessment for Thurles to take account of recommended zoning changes and the Local Transport Plan.	On foot of Submissions No. TCC-C1-VAR1-55 & TCC-C1-VAR1-57 (zoning changes) and a submission from the NTA (Sub. No. TCC-C1-VAR1-91)

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	9.38		9.83	✓	✓	✓	×	×	✓	×	×	✓	✓	✓	SR
T_4	5.91	5.91		✓	✓	✓	×	✓	×	×	×	✓	✓	✓	T2**
T_5	1.21	1.21		✓	✓	✓	×	✓	✓	✓	×	✓	✓	✓	T1
T_6	5.34	5.34		✓	✓	✓	×	✓	✓	×	×	✓	×	×	T1
<b>TOTAL</b>	<b>36.37</b>	<b>15.99</b>	<b>20.38</b>												

\*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



# Carrick-on-Suir

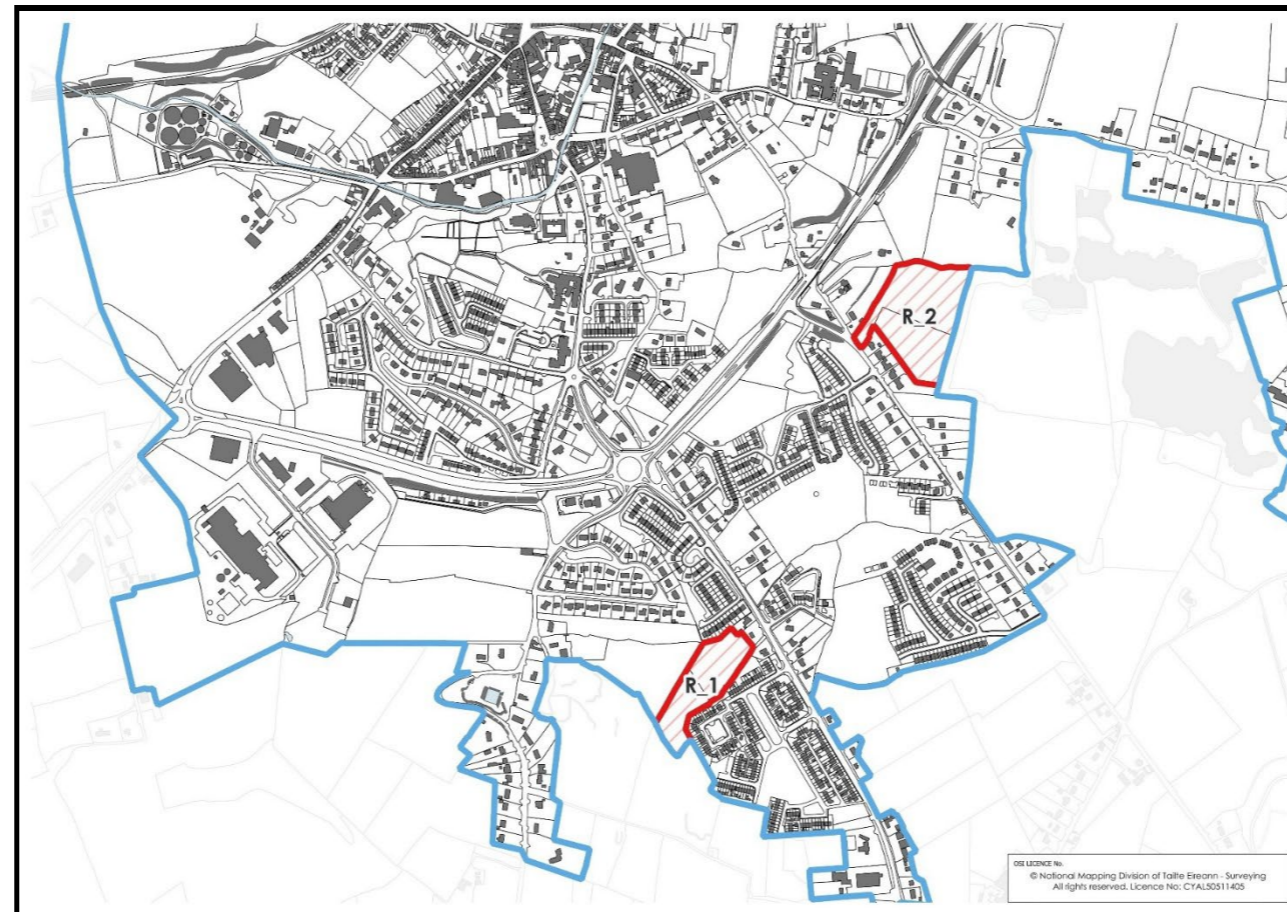
No.	Amendment Description	Reason
<b>29</b>	Amend the Serviced Land Assessment for Carrick-on-Suir to take account of the Sustainable Transport Plan.	On foot of a submission from the NTA (Sub. No. TCC-C1-VAR1-91).

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 Sustainable Transport Plan Intervention</i>	T1/ T2/ SR
COS_1	1.51	1.51		✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
COS_2	0.85	0.85		✓	✓	✓	×	✓	✓	✓	×	×	✓	×	T1
COS_3	3.07		3.07	✓	✓	✓	×	✓	✓	✓	×	✓	×	×	SR
COS_4	1.91	1.91		✓	✓	✓	×	✓	✓	✓	×	✓	✓	×	T1
<b>TOTAL</b>	<b>7.34</b>	<b>4.27</b>	<b>3.07</b>												

# Roscrea

No.	Amendment Description	Reason
<b>30</b>	Amend the Serviced Land Assessment for Roscrea to take account of the Sustainable Transport Plan.	On foot of a submission from the NTA (Sub. No. TCC-C1-VAR1-91).

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 Sustainable Transport Plan Intervention</i>	T1/ T2/ SR
R_1	2.01	2.01		✓	✓	✓	✗	✓	✓	✓	✗	✗	✓	✓	T1
R_2	3.55	3.55		✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	T1
<b>TOTAL</b>	<b>5.56</b>	<b>5.56</b>													

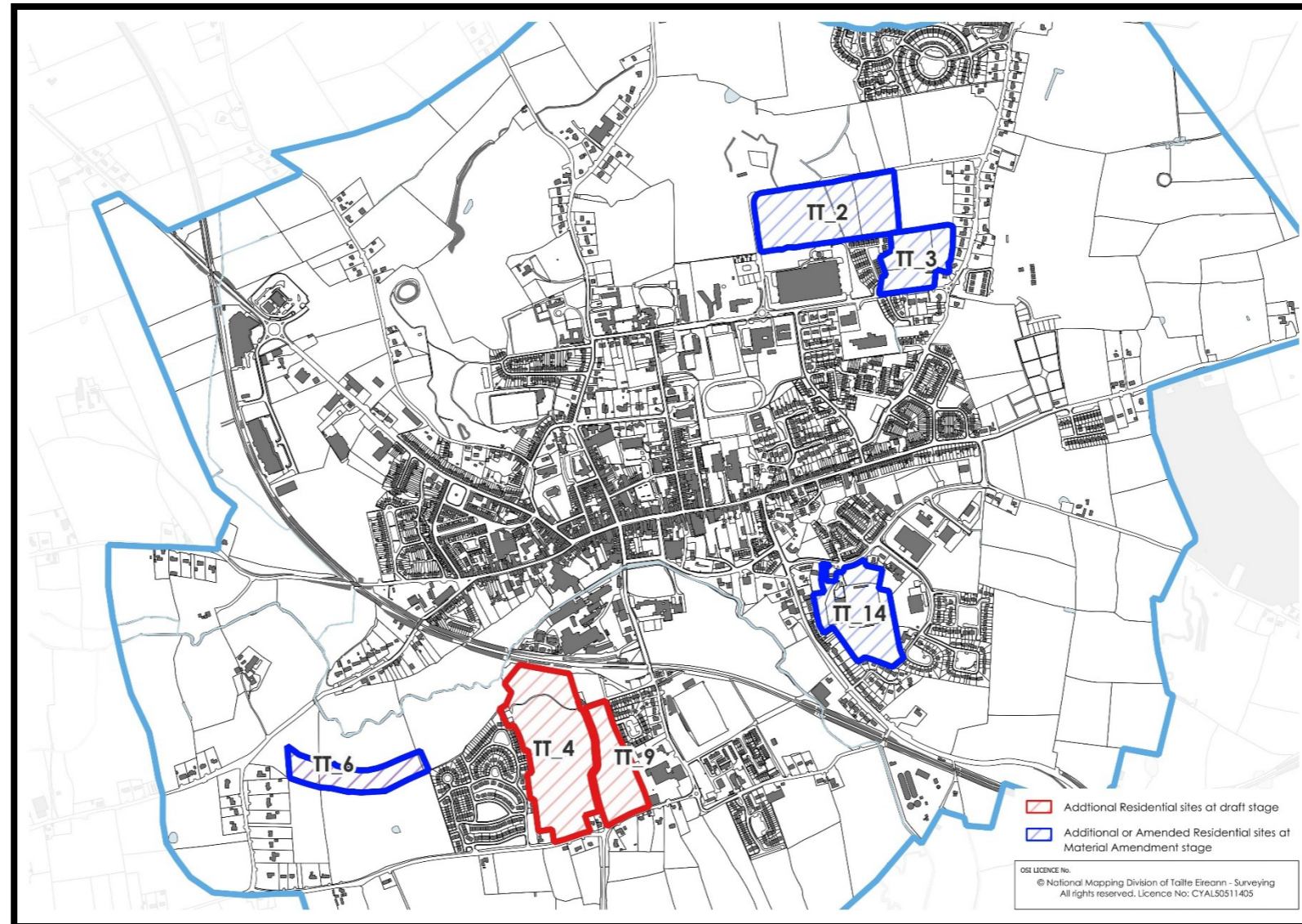


# Tipperary Town

No.	Amendment Description	Reason
<b>31</b>	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-C1-VAR1-78); a submission from the OPW (Sub No. TCC-C1-VAR1-15); and Submission No. TCC-C1-VAR1-75 and TCC-C1-VAR1-92 (zoning changes)

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	<del>2.91</del>	2.91	✓	✓	✓	×	✓	✓	✓	×	×	✓	T1
TT_4	8.42	8.42		✓	✓	✓	×	✓	✓	✓	×	✓	✓	T1
TT_6	2.58	<del>2.58</del>	-	✓	✓	✓	×	✓	×	×	×	×	✓	T2*
TT_9	2.99	2.99		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	T1
TT_14	4.62	4.62		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	T1
<b>TOTAL</b>	<b>18.94</b>	<b>16.03</b>	<b>2.91</b>											

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



# Cashel

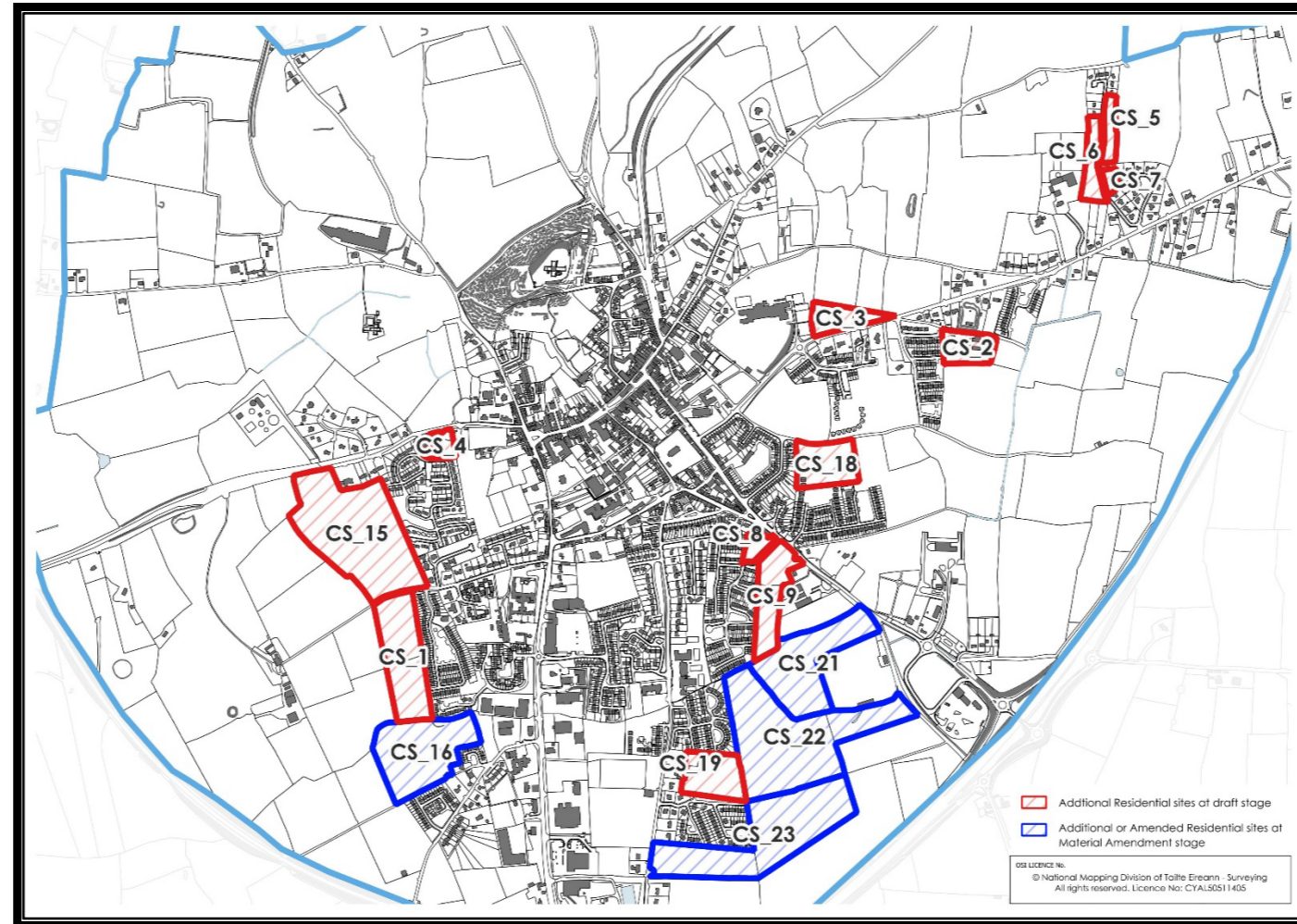
No.	Amendment Description	Reason
<b>32</b>	Amend the Serviced Land Assessment for Cashel to take account of recommended zoning changes.	On foot of Submissions No. TCC-C1-VAR1-26 & TCC-C1-VAR1-74(zoning changes).

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	
CS_1	3.80	3.80		✓	✓	✓	×	✓	✓	×	✓	×	✓	T1	
CS_2	1.25	1.25		✓	×	✓	×	×	×	×	×	✓	✓	T2	
CS_3	1.20	1.20		✓	✓	✓	×	✓	✓	✓	×	✓	✓	T1	
CS_4	0.55	0.55		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1	
CS_5	0.65	0.65		✓	✓	✓	×	✓	✓	×	×	×	✓	T1	
CS_6	1.02	1.02		✓	✓	✓	×	✓	✓	×	×	×	✓	T1	
CS_7	0.24	0.24		✓	✓	✓	×	✓	✓	×	×	×	✓	T1	
CS_8	0.45	0.45		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1	
CS_9	2.27	2.27		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1*	
CS_15	8.26	8.26		✓	✓	✓	×	✓	✓	×	✓	×	✓	T1	
CS_16	4.70		4.70	✓	✓	✓	×	✓	×	×	×	✓	✓	T2**	
CS_18	2.03	2.03		✓	✓	✓	×	✓	✓	✓	×	✓	✓	T1***	
CS_19	2.00	2.00		✓	✓	✓	×	✓	✓	×	×	✓	✓	T1	
CS_22	9.07	9.07		✓	✓	✓	×	✓	✓	×	×	✓	✓	T1	
CS_23	7.37		7.37	✓	✓	✓	×	✓	✓	×	×	✓	✓	T1	
<b>TOTAL</b>	<b>44.86</b>	<b>32.79</b>	<b>12.07</b>												

\*200mm water main located to south of site

\*\* Access to sewer via northern Res sites

\*\*\* 225mm water main located within site

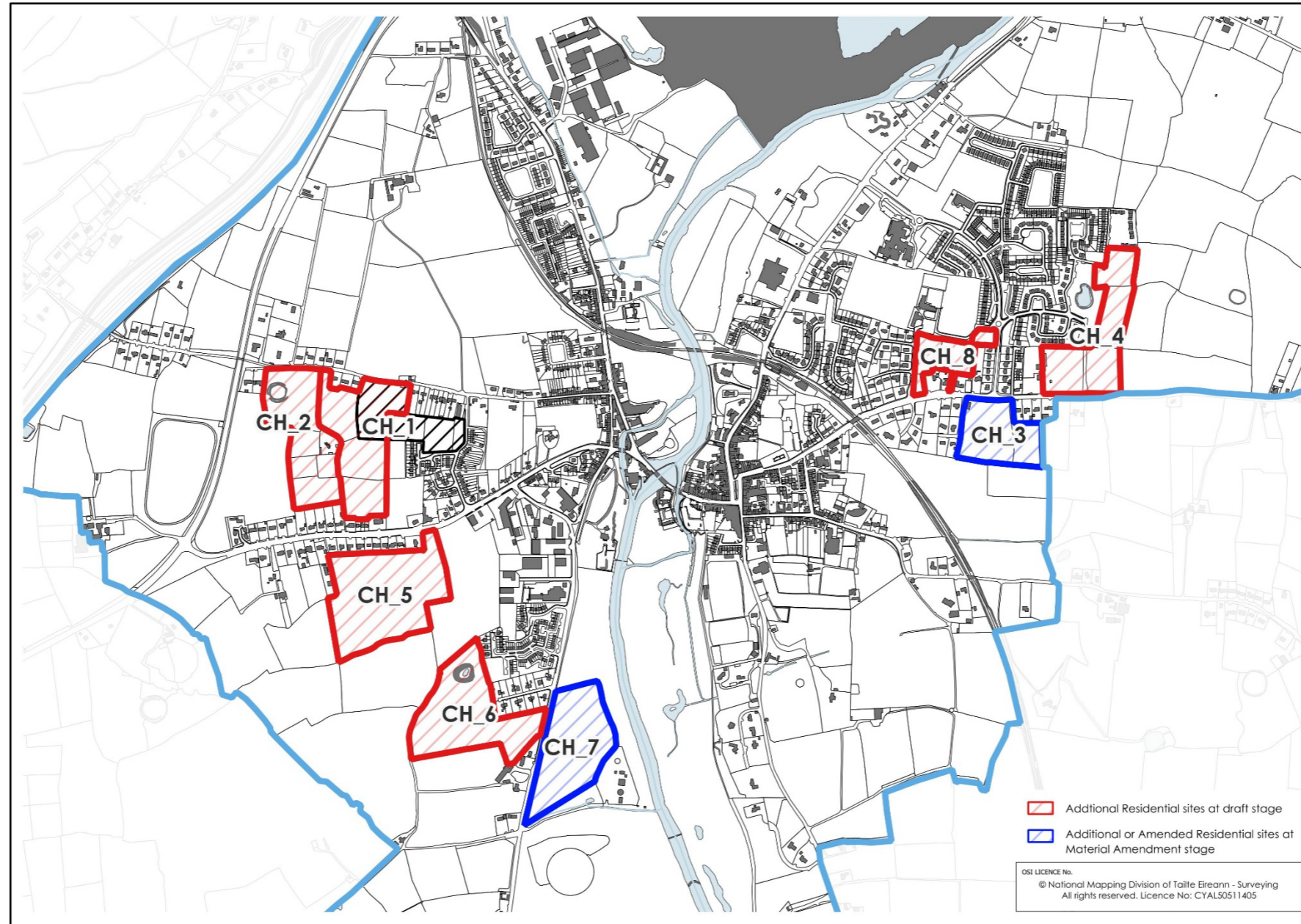


# Cahir

No.	Amendment Description	Reason
<b>33</b>	Amend the Serviced Land Assessment for Cahir to take account of recommended zoning changes.	On foot of Submission No. TCC-C1-VAR1-56 (zoning change) and a submission from the OPR (Sub. No. TCC-C1-VAR1-78)

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
CH_1	6.26	6.26		✓	✓	✓	✓	✓	✓	✗	✓	✗	✓	T1
CH_2	5.48		5.48	✓	✓	✓	✓	✓	✓	✗	✓	✗	✓	SR
CH_3	3.54	3.54		✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	SR
CH_4	5.25	5.25		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
CH_5	7.94		7.94	✓	✓	✓	✓	✓	✓	✗	✗	✓	✓	SR
CH_6	6.47		6.47	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	SR
CH_7	5.61	5.61	-	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	T1*
CH_8	2.01	2.01		✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	T1
<b>TOTAL</b>	<b>36.95</b>	<b>17.06</b>	<b>19.89</b>											

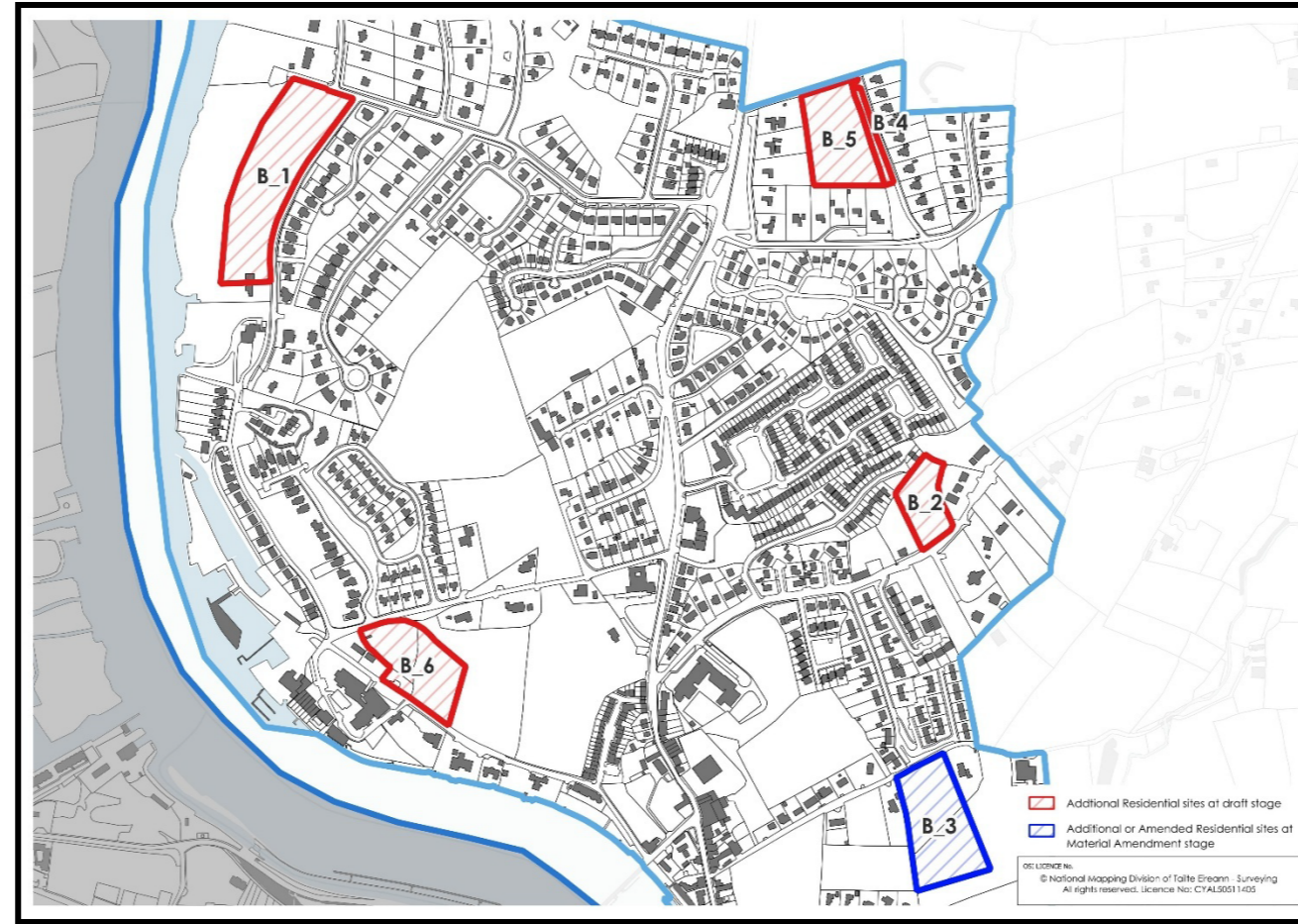
\*600mm sewer located within the site. Buffer between WWTP required



# Ballina

No.	Amendment Description	Reason
<b>34</b>	Amend the Serviced Land Assessment for Ballina to take account of recommended zoning changes.	On foot of Submission No. TCC-C1-VAR1-102.

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
B_1	2.34	2.34		✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
B_2	0.62	0.62		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
B_3	1.52	-	1.52	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	SR
B_4	0.17	0.17		✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
B_5	1.21	1.21		✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
B_6	1.18	1.18		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
<b>TOTAL</b>	<b>7.04</b>	<b>5.52</b>	<b>0</b>											

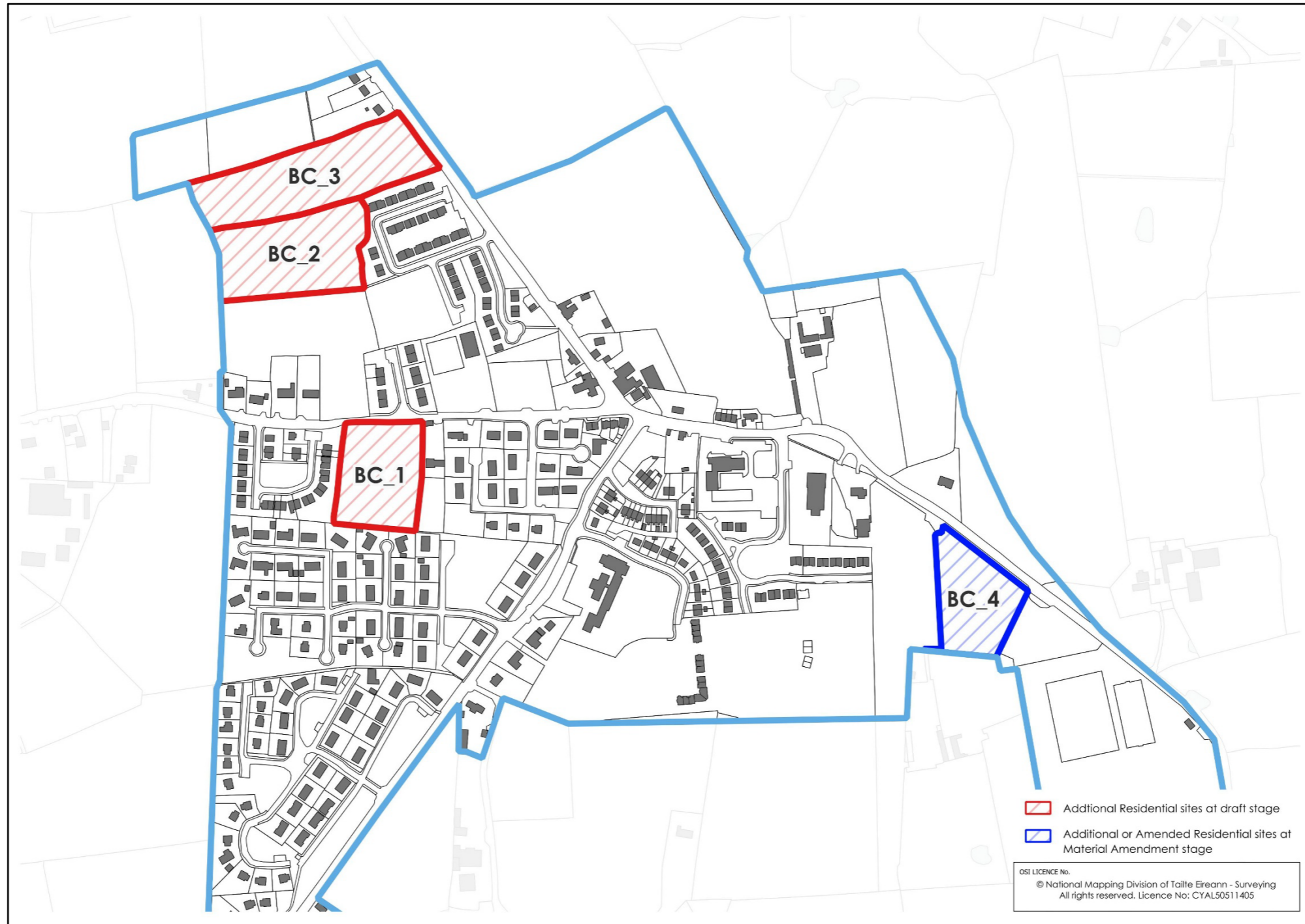


# Ballyclerihan

No.	Amendment Description	Reason
<b>35</b>	Amend the Serviced Land Assessment for Ballyclerihan to take account of recommended zoning changes.	On foot of submission no. TCC-C1-VAR1-61

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
BC_1	1.09	1.09		✓	✓	✓	×	✓	✓	×	✓	×	✓	T1
BC_2	1.48	1.48		✓	×	✓	×	×	✓	×	✓	×	×	T1 *
BC_3	1.79		1.79	✓	×	✓	×	×	✓	×	✓	×	×	SR
BC_4	0.99		0.99	✓	✓	✓	×	✓	✓	×	✓	×	×	SR
<b>TOTAL</b>	<b>5.35</b>	<b>2.57</b>	<b>2.78</b>											

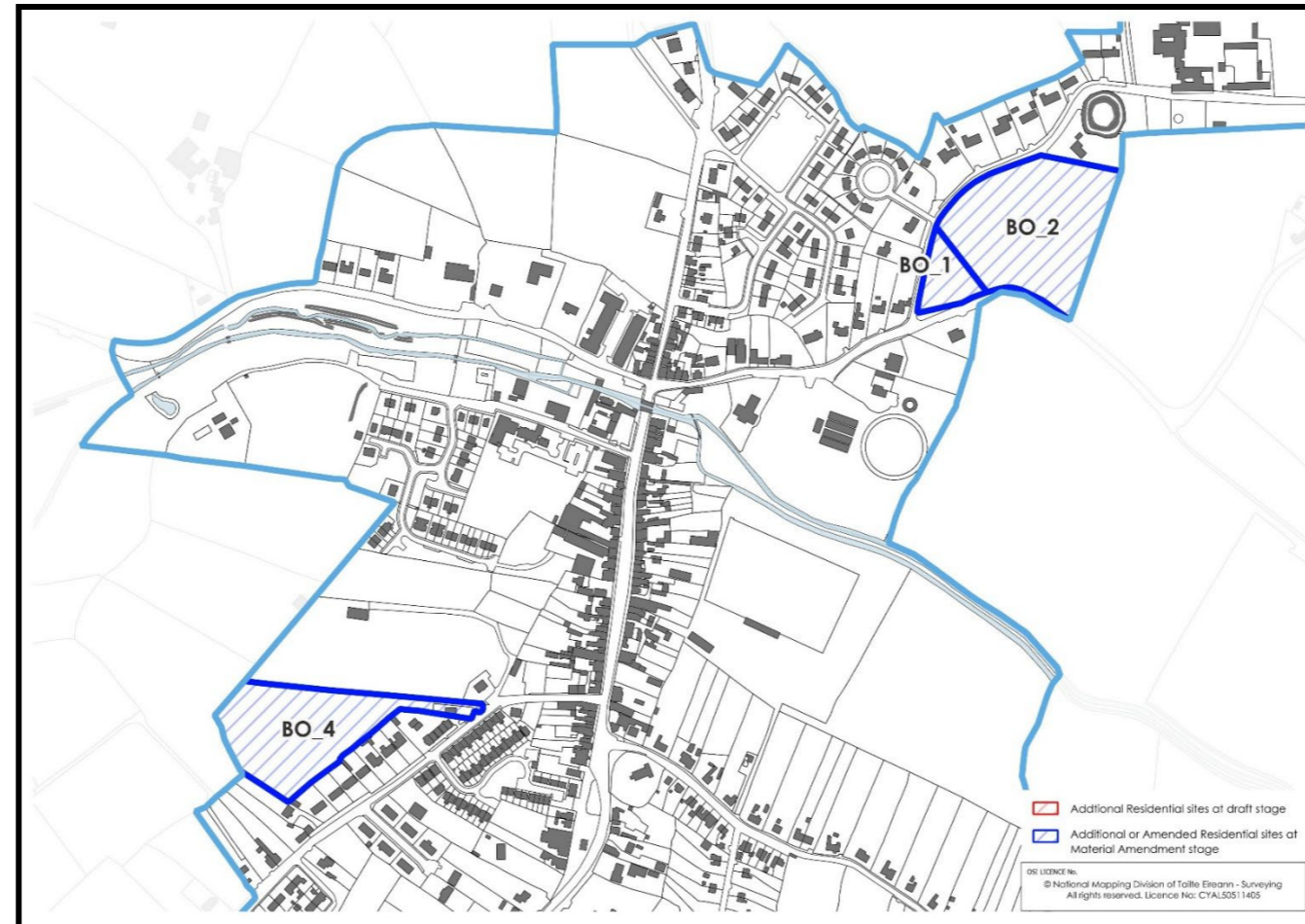
\* Forms a larger site with adjacent land zoned for New Residential with access and infrastructure connection.



# Borrisokane

No.	Amendment Description	Reason
<b>36</b>	Amend the Serviced Land Assessment for Borrisokane to take account of recommended zoning changes.	On foot of a submission from the TII (Sub No TCC-C1-VAR1-11); and Submission No. TCC-C1-VAR1-66 (zoning changes)

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
BO_1	0.39	0.39	-	✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
BO_2	2.37	2.37	-	✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
BO_4	1.83	1.83		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
<b>TOTAL</b>	<b>1.83</b>	<b>1.83</b>												

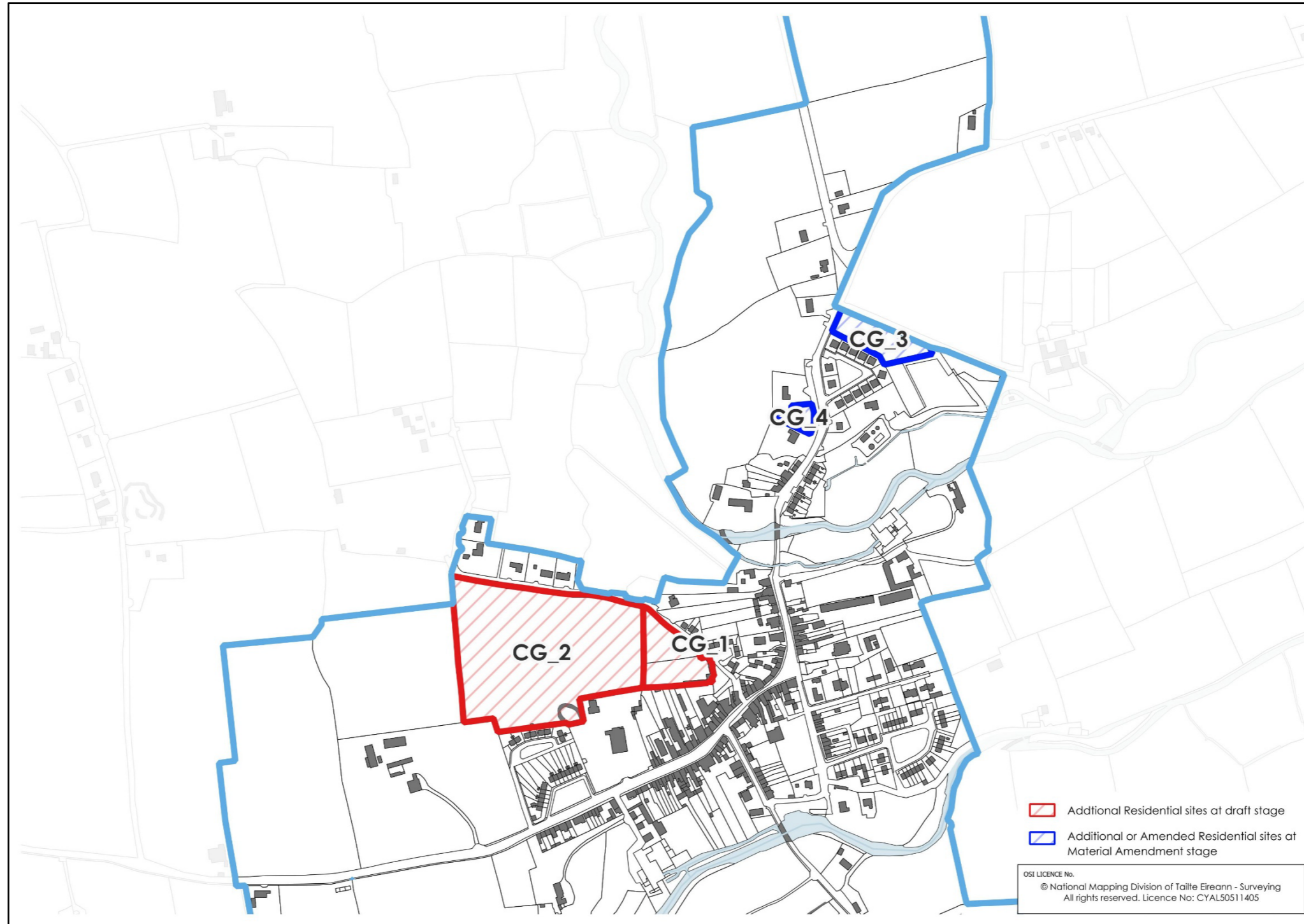


# Clogheen

No.	Amendment Description	Reason
<b>37</b>	Amend the Serviced Land Assessment for Clogheen to take account of recommended zoning changes.	On foot of a submission No. TCC-C1-VAR1-67 and TCC-C1-VAR1-73 (zoning changes)

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
CG_1	0.70	0.70		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
CG_2	4.47		4.47	✗	✓	✓	✗	✓	✓	✓	✓	✗	✗	SR *
<del>CG_3</del>	<del>0.47</del>	<del>0.47</del>	-	<del>✓</del>	<del>✓</del>	<del>✓</del>	<del>✗</del>	<del>✓</del>	<del>✓</del>	<del>✗</del>	<del>✓</del>	<del>✗</del>	<del>✓</del>	<del>T1</del>
<del>CG_4</del>	<del>0.14</del>	<del>0.14</del>	-	<del>✓</del>	<del>✓</del>	<del>✓</del>	<del>✗</del>	<del>✓</del>	<del>✓</del>	<del>✗</del>	<del>✓</del>	<del>✗</del>	<del>✓</del>	<del>T1</del>
<b>TOTAL</b>	<b>5.17</b>	<b>0.70</b>	<b>4.47</b>											

\* Road access/ improvement will be provided via sequential development of adjoining lands

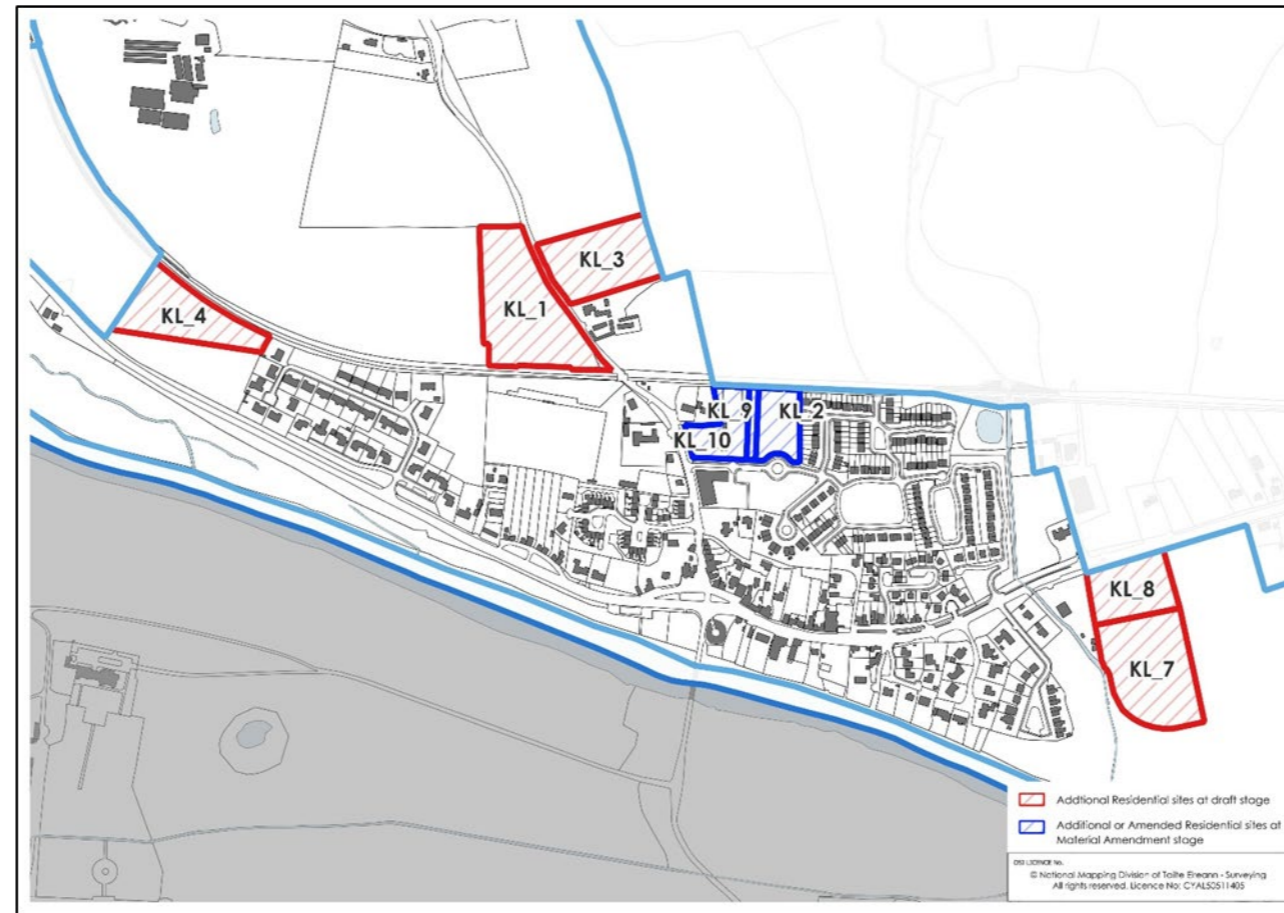


# Kilsheelan

No.	Amendment Description	Reason
<b>38</b>	Amend the Serviced Land Assessment for Kilsheelan to take account of recommended zoning changes.	On foot of a submission No. TCC-C1-VAR1-98 (zoning changes)

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
KL_1	2.21		2.21	✓	✓	✓	×	✓	×	✓	✓	×	✓	SR*
KL_2	0.60	0.60		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
KL_3	1.41		1.41	✓	✓	✓	×	✓	×	✓	✓	×	×	SR*
KL_4	1.29		1.29	✓	✓	✓	×	×	✓	✓	×	✓	✓	SR*
KL_7	1.87	1.87		✓	✓	×	×	✓	✓	✓	✓	×	✓	T1
KL_8	0.96	0.96		✓	✓	×	×	✓	✓	✓	✓	×	✓	T1
<b>TOTAL</b>	<b>8.34</b>	<b>3.43</b>	<b>4.91</b>											

\* Lands located in the preferred route corridor for the N24 Cahir - Waterford Road upgrade. Awaiting final design solution.



## 4.0 Proposed Amendments to the Environmental Report and Strategic Flood Risk Assessment

No.	Location	Amendment Description	Reason
<b>39</b>	Environmental Reports – SEA Environmental Report and AA Natura Impact Report.	Amend the Environmental Reports to refer to the Water Services Strategic Plan 2050 and to Uisce Éireann (spelling correction).  Note these alterations will be reflected in the final Environmental Reports.	To address the submission from Uisce Éireann (UE) (Sub No. TCC-C1-VAR1-21)
<b>40</b>	Appendix 3 of the SEA Environmental Report	Amend Appendix 3 of the SEA ER (Detailed Evaluation of Environmental Effects) to incorporate the Site-specific baseline details.  Note this alteration will be reflected in the final SEA Environmental Report.	To address a submission from the Department of Housing, Local Government and Heritage (Sub No. TCC-C1-VAR1-83)
<b>41</b>	Strategic Flood Risk Assessment (SFRA)	The SFRA has been updated as follows:	In response to a recommendation from the OPR (Sub No. TCC-C1-VAR1-78) and a

No.	Location	Amendment Description	Reason
		<ul style="list-style-type: none"> <li>To address the submissions and recommendations from the OPR and OPW (see Appendix A of the revised SFRA), with additional text added to the main body of the report. See Appendix A of the revised SFRA for further details.</li> <li>To consider the zoning changes recommended in this CE Report.</li> </ul>	<p>submission from the OPW (Sub No. TCC-C1-VAR1-15).</p> <p>Also to take into consideration further zoning changes recommended in this CE report.</p>