



PROPOSED MATERIAL ALTERATIONS TO PROPOSED VARIATION NO. 1 OF THE TIPPERARY COUNTY DEVELOPMENT PLAN 2022-2028

Notice is hereby given pursuant to Section 58(13) of the Planning and Development Act 2024 (as amended) that Tipperary County Council has prepared Proposed Material Alterations to Proposed Variation No. 1 of the Tipperary County Development Plan 2022-2028.

In accordance with Section 58(13) of the Planning and Development Act 2024 (as amended), it has been determined that a Strategic Environmental Assessment (SEA) and an Appropriate Assessment (AA) is required for the Proposed Material Alterations.

The Proposed Material Alterations are accompanied by the following additional reports or addendums to the reports published with Proposed Variation No. 1:

- SEA Screening Determination for the Proposed Material Alterations.
- An Addendum to the Draft Strategic Environmental Assessment (SEA) Environmental Report for Proposed Variation No. 1 in respect of the Proposed Material Alterations, pursuant to the European SEA Directive (2001/42/EC) and S.I. No. 456/2025 - European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025.
- AA Screening Determination for the Proposed Material Alterations.
- An Addendum to the Appropriate Assessment (AA) Draft Natura Impact Report for Proposed Variation No. 1 in respect of the Proposed Material Alterations, pursuant to Article 6(3) of the European Habitats Directive (92/43/EEC) and Part 6 of the Planning and Development Act 2024 (as amended).
- An updated Strategic Flood Risk Assessment (SFRA) incorporating the Proposed Material Alterations, prepared in accordance with the relevant S. 28 Guidelines.

Public Display of the Proposed Material Alterations:

The Proposed Material Alterations to Proposed Variation No. 1 (and associated SEA, AA and SFRA documents) will be on public display from **Wednesday 1st July 2026 to 4pm on Thursday 30th July 2026** and will be available to view online at yoursay.tipperarycoco.ie and may also be inspected during normal opening hours (excluding public holidays) at the following locations:

- Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91 N512
- Civic Offices, Limerick Road, Nenagh, Co. Tipperary, E45 A099
- Municipal District Office, New Street, Carrick-on-Suir, E32 YV00
- Municipal District Office, Castle Avenue, Thurles, E41 KA44
- Municipal District Office, Rosanna Road, Tipperary Town, E34 WD51

Making a Written Submission:

Written submissions in respect of the Proposed Material Alterations and the associated SEA, AA and SFRA documents may be made **from 9.30am on Wednesday 1st July 2026 to 4pm on Thursday 30th July 2026** in one of the following ways:

1. Through the online consultation portal at: yoursay.tipperarycoco.ie

OR

2. In writing to either:

Proposed Variation No. 1,
Planning Policy and Projects Unit,
Tipperary County Council,
Civic Offices,
Nenagh,
Co. Tipperary,
E45A099

Proposed Variation No. 1,
Planning Policy and Projects Unit,
Tipperary County Council,
Civic Offices,
Clonmel,
Co. Tipperary,
E91N512

In making a written submission, please note the following:

- Only submissions made in respect of the Proposed Material Alterations and accompanying SEA, AA and SFRA documents will be taken into consideration. Submissions in relation to any other aspects of Proposed Variation No. 1 cannot be considered at this stage in the process.
- Written submissions should be clearly marked 'Proposed Material Alterations to Proposed Variation No. 1 of the Tipperary County Development Plan 2022 – 2028'.
- Please make sure your submission is in one medium only i.e. via on-line form or by post.
- All submissions must include your name and contact address, a map (where appropriate), and where relevant, details of any organisation, community group or company, which you represent.
- Children or groups and associations representing the interests of children are welcome to make submissions.
- Please be advised that all submissions received will be published online in accordance with the requirements of the Planning and Development Act 2024 (as amended) and will be summarised in the Chief Executive's Report, which will be published. You should ensure that no vexatious, libellous or confidential information, including confidential information relating to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof that does not comply with this requirement.
- All submissions are subject to the Data Protection Acts 1988-2018 and the Freedom of Information Act 2014 as amended.
- **CLOSING DATE FOR RECEIPT OF SUBMISSIONS: 4pm on Thursday 30th July 2026. Late submissions will not be accepted.**

Submissions received on the Proposed Material Alterations and accompanying SEA, AA and SFRA documents will be taken into account before the variation of the development plan is made.

If you require more details, please contact the Planning Section at 0818 06 5000 or email planning@tipperarycoco.ie

**Brian Beck, Director of Services,
Planning and Development, Emergency Services and Emergency Planning,
Carrick on Suir Municipal District
1st July 2026.**