



Comhairle Contae Thiobraid Árann
Tipperary County Council

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)

July 2026



Table of Contents

1. Introduction.....	3
1.1 Environmental Assessment.....	3
1.2 How to Read this Document	4
2. Proposed Material Alterations to Volume 1 Written Statement.....	6
3. Proposed Material Alterations to Volume 2: Settlement Guide and Settlement Plans	8
3.1 Clonmel Land Use Zoning Map.....	8
3.2 Nenagh Land Use Zoning Map	11
3.3 Thurles Land Use Zoning Map.....	13
3.4 Roscrea Land Use Zoning Map.....	17
3.5 Tipperary Town Land Use Zoning Map	19
3.6 Cashel Land Use Zoning Map.....	26
3.7 Cahir Land Use Zoning Map.....	30
3.8 Templemore Land Use Zoning Map.....	34
3.9 Ballina Land Use Zoning Map & Settlement Plan.....	36
3.10 Ballyclerihan Land Use Zoning Map	39
3.11 Borrisokane Land Use Zoning Map & Settlement Plan.....	41
3.12 Clogheen Land Use Zoning Map	44
3.13 Kilsheelan Land Use Zoning Map	47
4. Proposed Material Alterations to Appendix 1 to Serviced Land Assessment: Additional ‘New Residential’ and ‘Strategic Reserve’ zoned land under Variation 1 of the TCDP 2022- 2028.....	50
4.1 Nenagh	51
4.2 Clonmel	53
4.3 Thurles.....	55
4.4 Carrick-on-Suir.....	57
4.5 Roscrea.....	58
4.6 Tipperary Town	59

4.7	Cashel.....	61
4.8	Cahir.....	63
4.9	Ballina.....	65
4.10	Ballyclerihan	67
4.11	Borrisokane.....	69
4.12	Clogheen	70
4.13	Kilsheelan	72
5.	Proposed Material Alterations to the SEA and AA Environmental Reports and Strategic Flood Risk Assessment.....	74

1. Introduction

Tipperary County Council published notice of Proposed Variation No. 1 to the Tipperary County Development Plan 2022-2028 on 20 March 2026. The Proposed Variation is to align the Tipperary County Development Plan 2022-2028 with the 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' issued under Section 28 of the Planning and Development Act, 2000 (as amended), which were published to give effect to the National Planning Framework First Revision (2025).

Proposed Variation No. 1 was on public display from 20 March to 20 April 2026 inclusive and written submissions were invited.

A Chief Executive's Report on the submissions received on foot of the publication of the notice was provided to the Elected Members of the Planning Authority on 15th May 2026 for their consideration.

Having considered Proposed Variation No. 1 to the Tipperary County Development Plan 2022-2028 and the Chief Executive's Report, it was resolved by The Elected Members resolved, at a Special Meeting of Tipperary County Council held on Thursday 18 June 2026, to modify Proposed Variation No. 1 to the Tipperary County Development Plan 2022-2028. The alterations listed in this report constitute material alterations of Proposed Variation No.1.

In accordance with Section 58(13) of the Planning and Development Act 2024 (as amended), the Proposed Material Alterations are hereby published for public consultation for a period of not less than four weeks (1 July – 30 July 2026).

Note: Should any of the Proposed Material Alterations of this report be adopted into Proposed Variation No. 1 of the Tipperary County Development Plan 2022-2028, consequential changes may occur throughout the approved County Development Plan as a result. These changes will be integrated into Variation No. 1 once adopted.

1.1 Environmental Assessment

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 20024 (as amended).
- An updated Strategic Flood Risk Assessment (SFRA) incorporating the Proposed Material Alterations, prepared in accordance with the relevant S. 28 Guidelines.

1.2 How to Read this Document

This document sets out a list of Proposed Material Alterations to the Proposed Variation No.1 of the Tipperary County Development Plan 2022-2028 as follows:

- Section 2 sets out the Proposed Material Alterations to Volume 1 (Written Statement).
- Section 3 sets out the Proposed Material Alterations to Volume 2 (Settlement Guide and Settlement Plans).
- Section 4 sets out the Proposed Material Alterations to Volume 2 (Serviced Land Assessment)
- Section 5 sets out the Proposed Material Alterations to the Environmental Reports accompanying the Proposed Variation (SEA Environmental Report, AA Natura Impact Report and the Strategic Flood Risk Assessment (SFRA)).

Each alteration outlined in this document has:

- A specific ‘PMA Number’
- ‘Location’ – which can be cross referenced to the Proposed Variation; and
- ‘Alteration Description’;

The 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	
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

2. Proposed Material Alterations to Volume 1 Written Statement

PMA No.	Location	Alteration Description										
1	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 Proposed Material Alterations 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	47.6 57.8
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	37.6 39.5	37.3 39.2
	Cashel	4,805	3.6	218	327	491	16.1	24.5	4.6	11.5	39.9 44.3	35.3 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	444.3 466.2
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		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
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	516.3 534.8

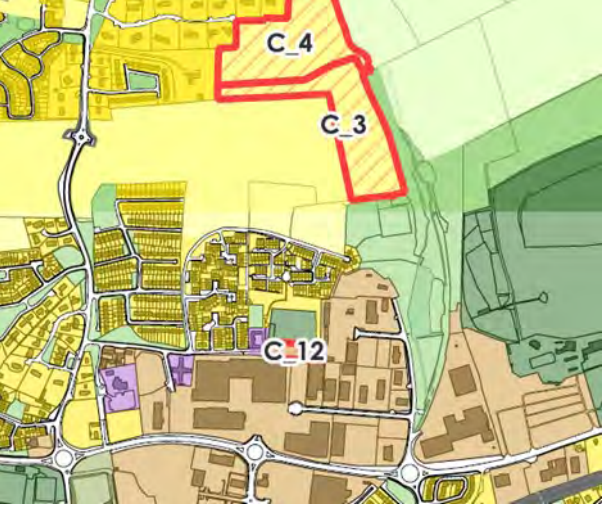
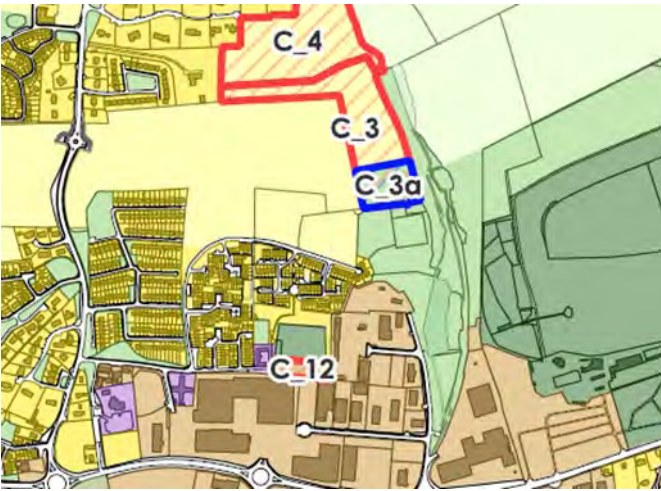
¹ 'New Residential' Zoned Land



² 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)
Ardfinnan	978	1,019	44	66	99	8	4.9	4.9	7.2
Ballyclerihan	830	977	43	65	97	8	4.5	4.5	7.1
Borrisokane	1,117	1,067	46	69	104	8	5.0	5.0	7.7 5.0
Borrisoleigh	724	770	34	51	77	6	4.4	4.4	6.2
Clogheen	564	542	24	36	54	4	5.4	5.4	6.4 5.8
Cloughjordan	701	693	30	45	68	5	5.3	5.3	6.4
Holycross	697	810	35	53	79	6	5.3	5.3	5.3
Killenaule	755	739	32	48	72	6	4.5	4.5	5.9
Kilsheelan	837	920	40	60	90	7	4.9	4.7	4.8 4.7
Mullinahone	523	566	25	38	56	5	5.4	5.4	6.5
Portroe	459	522	23	35	52	4	3.6	3.6	5.4
Two-Mile-Borris	469	648	28	42	63	5	5.3	3.1	5.4
	8,654	9,273	404	606	909	73	58.4	56.1	74.4 71.0

3. Proposed Material Alterations to Volume 2: Settlement Guide and Settlement Plans

3.1 Clonmel Land Use Zoning Map


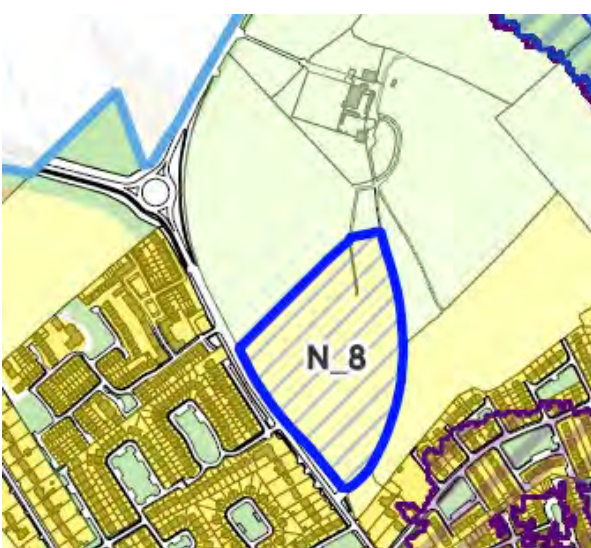
PMA No.	Alteration Description
2	Amend the zoning at site C_3, to change the southern section (C_3A) from 'New Residential' to 'Amenity'.
Proposed Variation	Proposed Material Alteration
	

PMA No.	Alteration Description
3	Amend the zoning of C_14, change the zoning from 'Town Environs' to 'New Residential'.
Proposed Variation	Proposed Material Alteration
	

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>

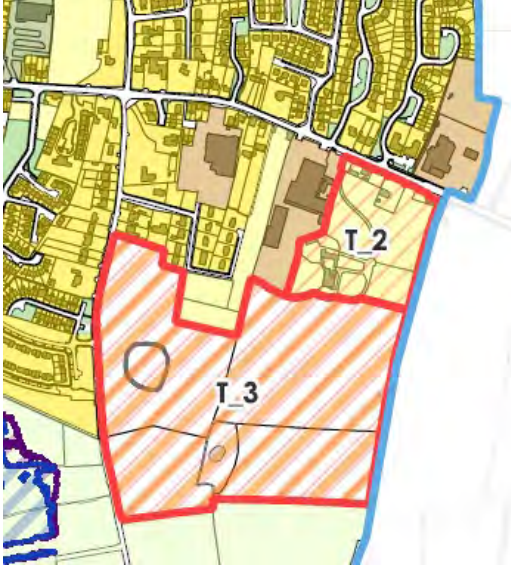
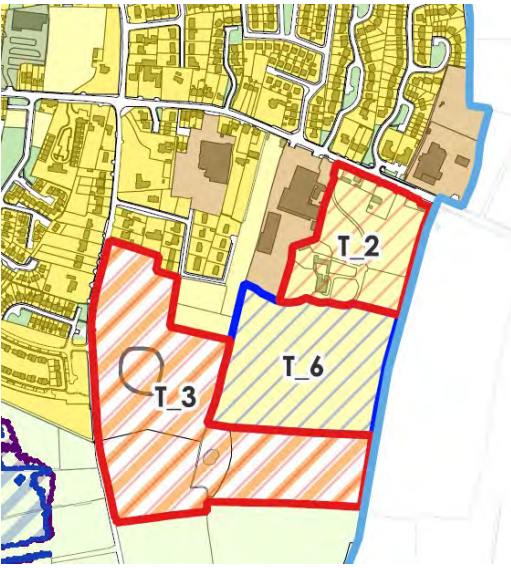
3.2 Nenagh Land Use Zoning Map



PMA No.	Alteration Description
<p data-bbox="271 448 309 488">4</p> <p data-bbox="398 564 714 600">Proposed Variation</p>  The image shows a portion of a land use zoning map. A specific site, labeled 'N_8', is highlighted with a blue outline. The site is currently zoned 'Town Environs', which is represented by a yellow color. The surrounding area includes residential developments with yellow and green zoning, and a road network.	<p data-bbox="398 448 1995 483">Amend the zoning of land on the Borriskane Road (Site Ref: N_8) from 'Town Environs' to 'New Residential'</p> <p data-bbox="1234 564 1711 600">Proposed Material Alteration</p>  This image is identical to the one on the left, showing the same zoning map. However, the site 'N_8' is now filled with a blue diagonal hatching pattern, indicating the proposed material alteration from 'Town Environs' to 'New Residential'. The blue outline remains around the site.

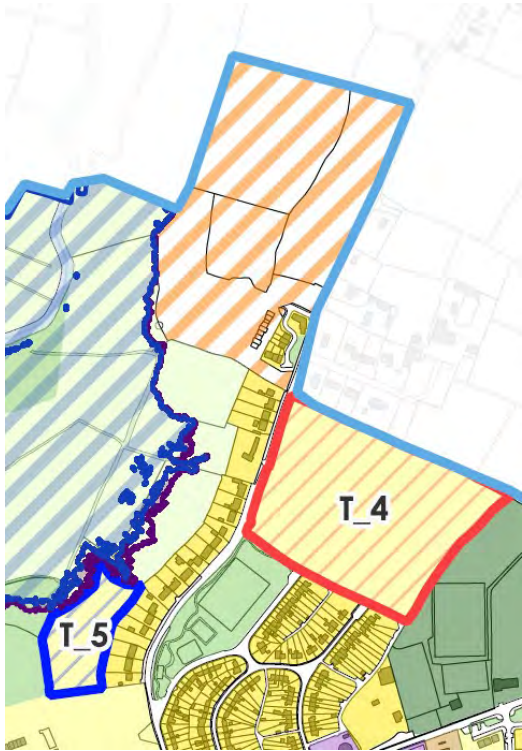
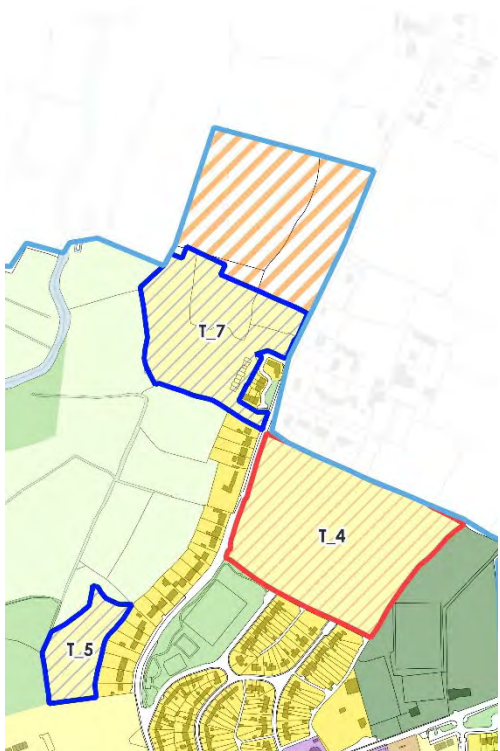
For Information Purposes:

<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_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

PMA No.	Alteration Description
5	<p>Partially amend the zoning of T_3 in Thurles from 'Strategic Reserve' to 'New Residential' forming new site ref. T_6.</p> <div data-bbox="436 619 757 651">Proposed Variation</div>  <div data-bbox="1173 619 1648 651">Proposed Material Alteration</div> 


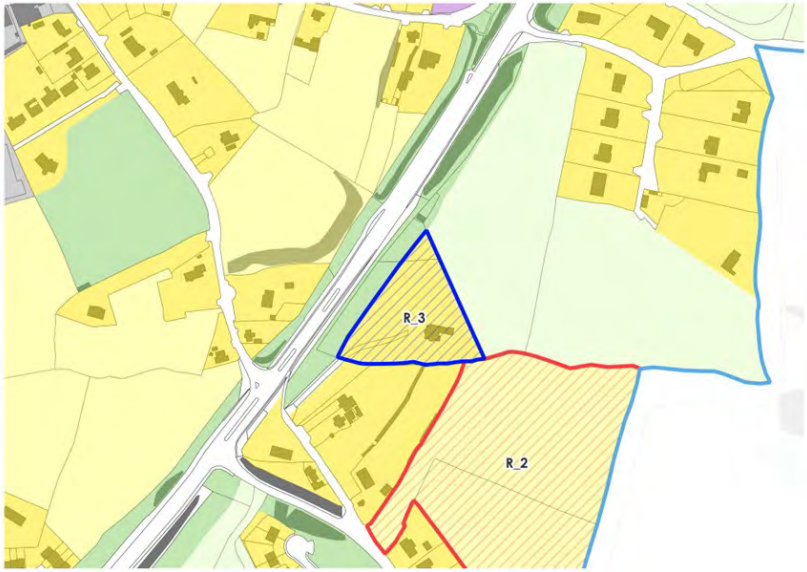
PMA No.	Alteration Description
<p data-bbox="271 379 309 419">6</p>	<p data-bbox="398 392 1496 427">Amend zoning of T_5 in Thurles from 'Town Environs' to 'New Residential'.</p> <div data-bbox="398 507 954 1126"><p data-bbox="427 512 745 544">Proposed Variation</p></div> <div data-bbox="1137 507 1693 1126"><p data-bbox="1151 512 1626 544">Proposed Material Alteration</p></div>

PMA No.	Alteration Description
<p>7</p>	<p>Amend the zoning of land at Hayfield Manor, Bohernamona, Thurles (T_7) from ‘Strategic Reserve’ to ‘New Residential’.</p> <p>Proposed Variation</p>  <p>Proposed Material Alteration</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>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>9.93</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>
<i>T_7</i>	<i>Thurles</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>New Residential</i>	<i>3.75</i>

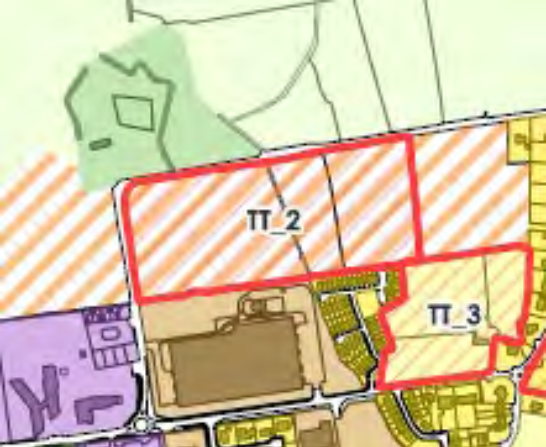

3.4 Roscrea Land Use Zoning Map

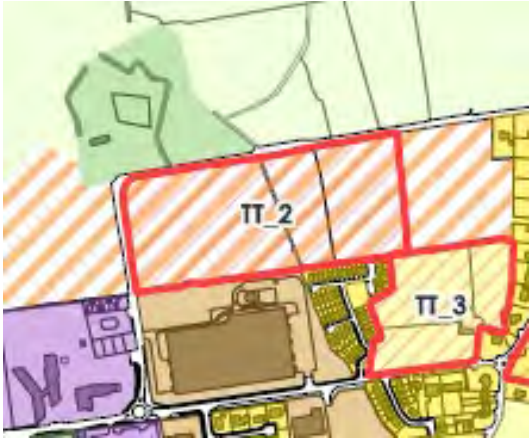
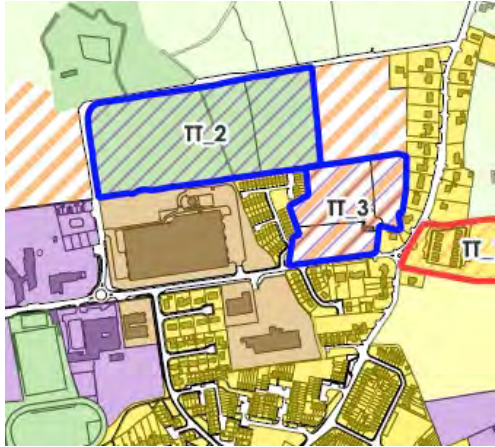
PMA No.	Alteration Description
<p data-bbox="271 395 309 435">8</p> <p data-bbox="398 544 719 576">Proposed Variation</p> 	<p data-bbox="398 405 1890 443">Amend the zoning of land at Tullaskeagh Roscrea (R_3) from 'Town Environs' to 'Existing Residential'</p> <p data-bbox="1173 544 1648 576">Proposed Material Alteration</p> 

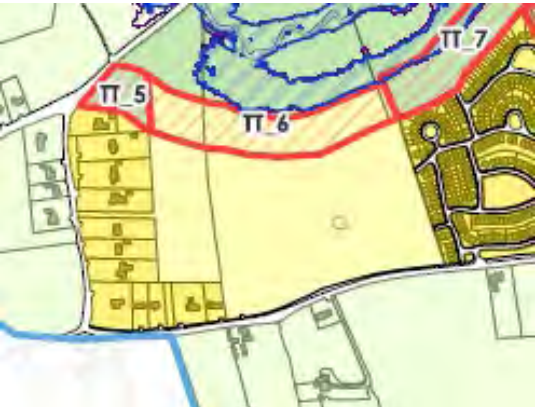
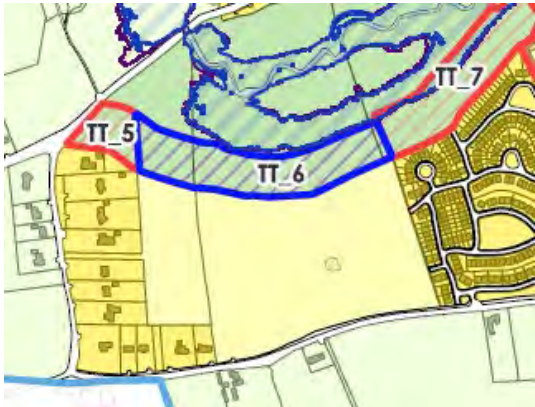
For Information Purposes:



<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>R_1</i>	<i>Roscrea</i>	<i>Strategic Reserve</i>	<i>New Residential</i>		<i>2.01</i>
<i>R_2</i>	<i>Roscrea</i>	<i>Strategic Reserve</i>	<i>New Residential</i>		<i>3.55</i>
<i>R_3</i>	<i>Roscrea</i>	<i>Town Environs</i>	<i>-</i>	<i>Existing Residential</i>	<i>0.83</i>


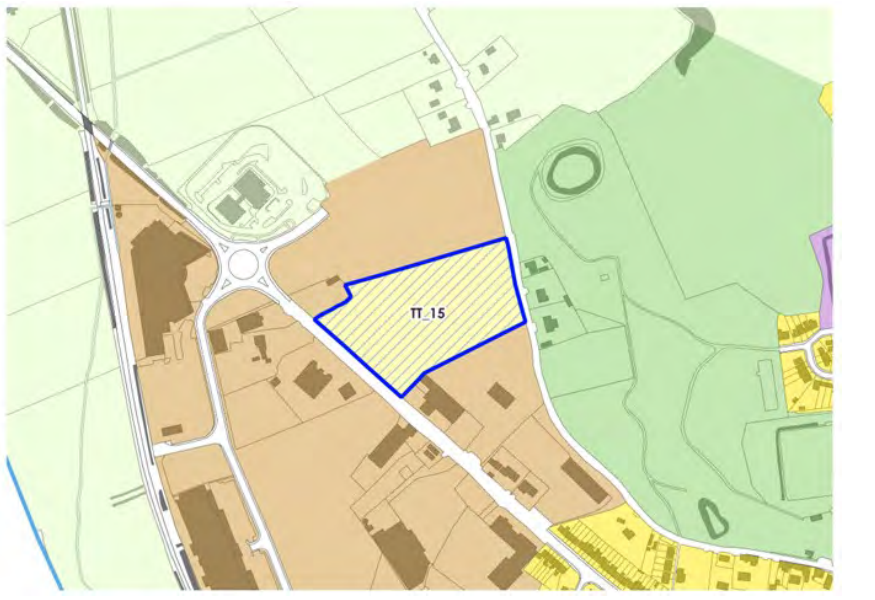
3.5 Tipperary Town Land Use Zoning Map


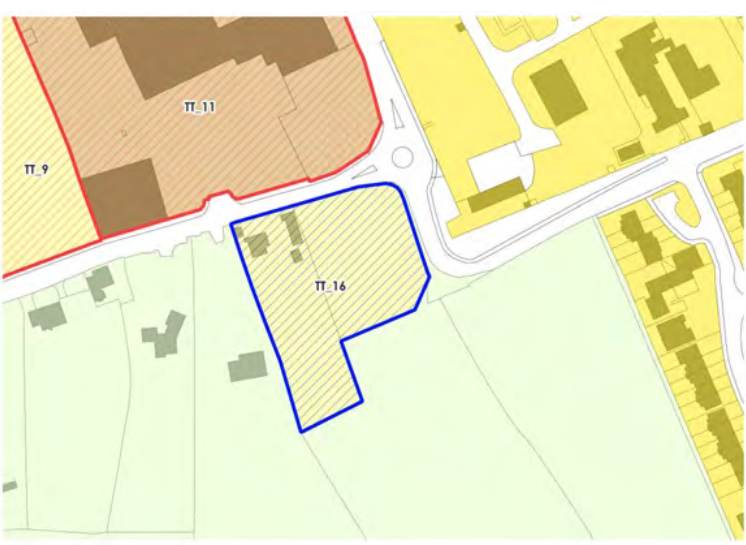
PMA No.	Alteration Description
9	<p data-bbox="398 392 1406 427">Amend the zoning of Site TT_2 from 'Strategic Reserve' to 'Amenity'.</p> <div data-bbox="436 512 757 544"><p>Proposed Variation</p></div>  <div data-bbox="1205 512 1682 544"><p>Proposed Material Alteration</p></div> 

PMA No.	Alteration Description
<p data-bbox="255 325 327 368">10</p>	<p data-bbox="398 325 1525 363">Amend the zoning of Site TT_3 from 'New Residential' to 'Strategic Reserve'.</p> <div data-bbox="421 459 748 496"><p>Proposed Variation</p></div>  <div data-bbox="1263 459 1742 496"><p>Proposed Material Alteration</p></div> 

PMA No.	Alteration Description
11	<p>Amend the zoning of Site TT_6 from 'New Residential' to 'Amenity'.</p> <div data-bbox="421 395 734 427">Proposed Variation</div>  <div data-bbox="1238 395 1709 427">Proposed Material Alteration</div> 

PMA No.	Alteration Description
<p data-bbox="255 277 327 322">12</p> <p data-bbox="398 395 719 430">Proposed Variation</p> 	<p data-bbox="398 277 1839 312">Amend the zoning of land in Knockanrawley (Site TT_14) from 'Employment' to 'New Residential'.</p> <p data-bbox="1308 395 1787 430">Proposed Material Alteration</p> 

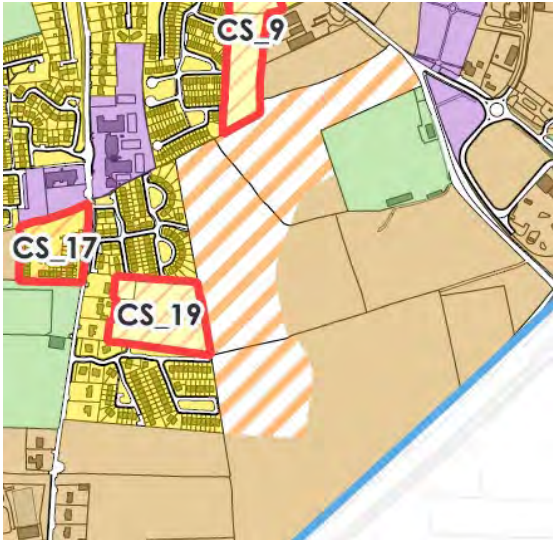
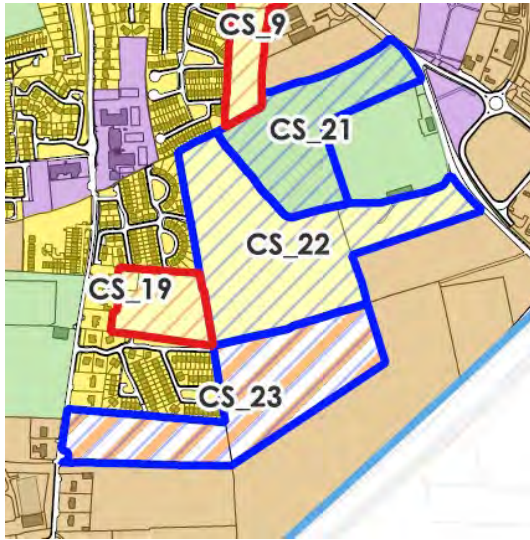
PMA No.	Alteration Description
<p data-bbox="255 325 327 368">13</p>	<p data-bbox="398 325 2033 411">Amend the zoning of land at Bohercrow, Limerick Road, Tipperary Town (TT_15) from 'Employment' to 'New Residential'</p> <div data-bbox="398 496 1120 1150"><p data-bbox="427 496 745 531">Proposed Variation</p>A map showing a large area of land in brown, indicating the proposed variation. The area is bounded by a road on the left and a road on the right. There are some buildings and a circular feature in the background.</div> <div data-bbox="1173 496 2045 1150"><p data-bbox="1339 496 1816 531">Proposed Material Alteration</p>A map showing a specific area of land in blue with diagonal lines, indicating the proposed material alteration. The area is labeled 'TT_15'. The surrounding area is brown, and there are some buildings and a circular feature in the background.</div>

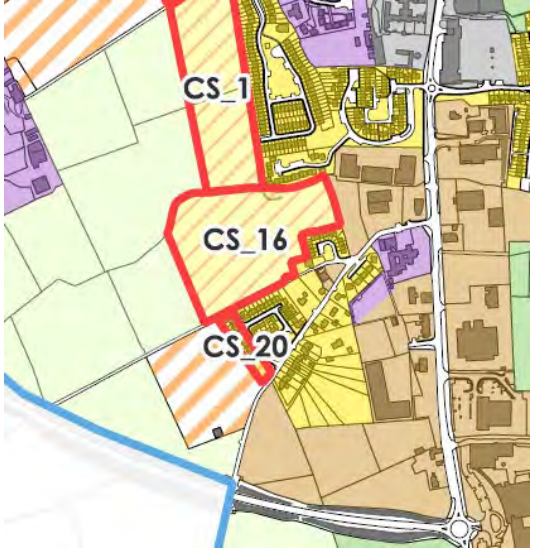
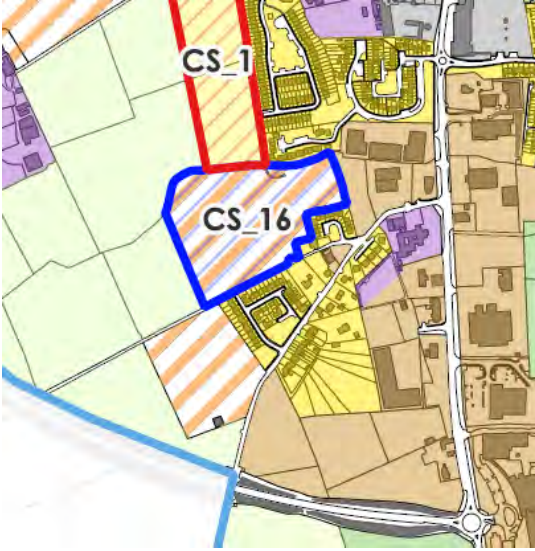
PMA No.	Alteration Description
<p data-bbox="255 424 327 469">14</p>	<p data-bbox="398 424 2007 462">Amend the zoning of land at Collegelands, Tipperary Town (TT_16) from 'Town Environs' to 'New Residential'</p> <div data-bbox="439 544 1039 1139"><p data-bbox="488 544 808 576">Proposed Variation</p></div> <div data-bbox="1223 544 1966 1139"><p data-bbox="1361 544 1832 576">Proposed Material Alteration</p></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>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>
<i>TT_15</i>	<i>Tipperary Town</i>	<i>Employment</i>	<i>-</i>	<i>New Residential</i>	<i>2.25</i>
<i>TT_16</i>	<i>Tipperary Town</i>	<i>Town Environs</i>	<i>-</i>	<i>New Residential</i>	<i>0.52</i>

3.6 Cashel Land Use Zoning Map

PMA No.	Alteration Description
<p>15</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 data-bbox="436 619 757 651"><p>Proposed Variation</p></div>  <div data-bbox="1182 619 1659 651"><p>Proposed Material Alteration</p></div> 

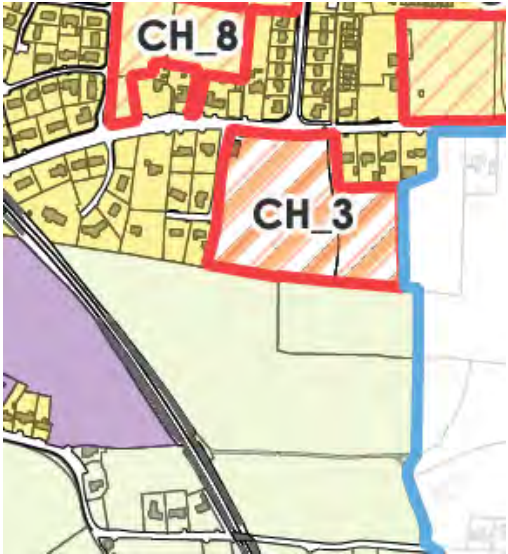
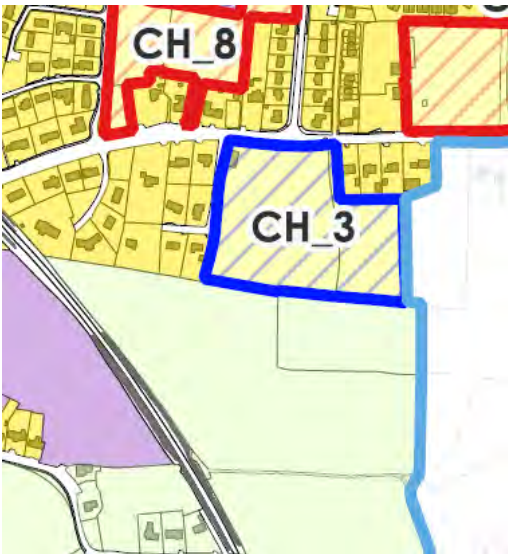
PMA No.	Alteration Description
<p data-bbox="273 427 344 469">16</p>	<p data-bbox="434 427 1659 459">Amend the zoning of CS_16 in Cashel from 'New Residential' to 'Strategic Reserve'.</p> <div data-bbox="495 523 813 555"><p>Proposed Variation</p></div>  <div data-bbox="1272 523 1742 555"><p>Proposed Material Alteration</p></div> 

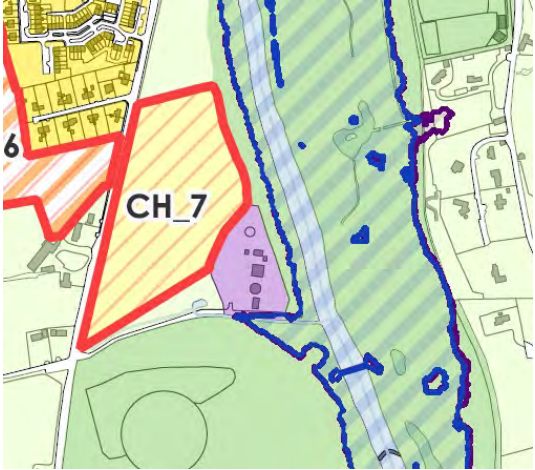
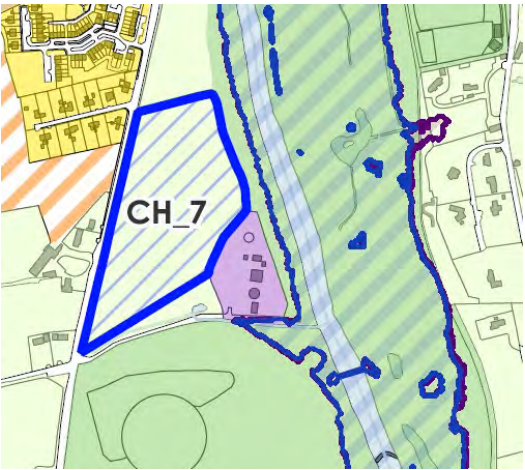
For Information Purposes:



<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>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_20</i>	<i>Cashel</i>	<i>New Residential Phase 2</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.33</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>

3.7 Cahir Land Use Zoning Map

PMA No.	Alteration Description
17	<p>Amend zoning of CH_3 in Cahir from 'Strategic Reserve' to 'New Residential'.</p> <div data-bbox="398 544 904 1169"><p>Proposed Variation</p></div> <div data-bbox="1200 544 1706 1169"><p>Proposed Material Alteration</p></div>

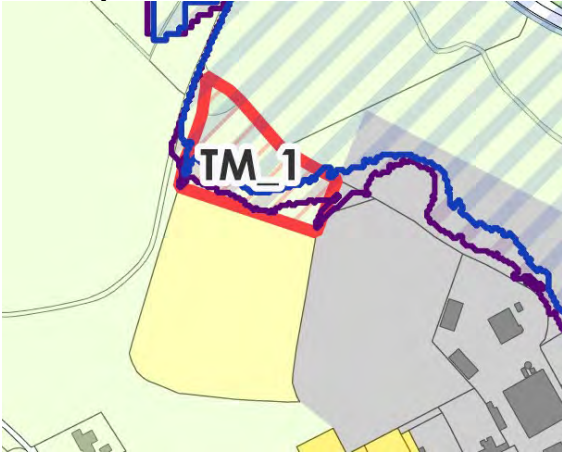
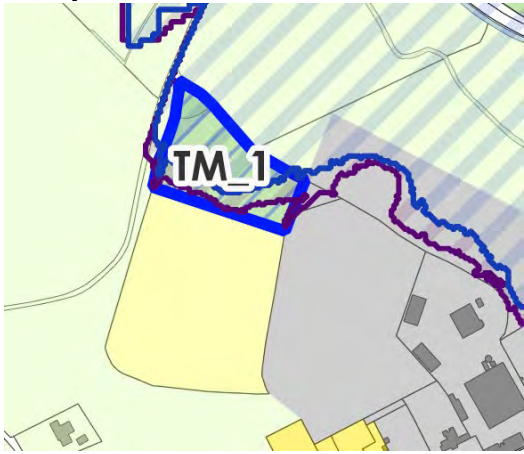
PMA No.	Alteration Description
<p data-bbox="255 427 327 469">18</p>	<p data-bbox="398 427 1547 459">Amend the zoning of CH_7 in Cahir from 'New Residential' to 'Town Environs'.</p> <div data-bbox="405 544 725 576"><p>Proposed Variation</p></div>  <div data-bbox="1093 544 1565 576"><p>Proposed Material Alteration</p></div> 

PMA No.	Alteration Description
<p data-bbox="255 277 327 322">19</p> <p data-bbox="398 448 719 483">Proposed Variation</p> 	<p data-bbox="398 277 2033 363">Amend the zoning of land at Garden Grove, Ardfinnan Road, Cahir (CH_11) from 'Town Environs' to 'Existing Residential'.</p> <p data-bbox="1081 448 1559 483">Proposed Material Alteration</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>-</i>	<i>6.26</i>
<i>CH_2</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	<i>-</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>-</i>	<i>5.25</i>
<i>CH_5</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	<i>-</i>	<i>7.94</i>
<i>CH_6</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	<i>-</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>-</i>	<i>2.01</i>
<i>CH_9</i>	<i>Cahir</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>-</i>	<i>1.32</i>
<i>CH_10</i>	<i>Cahir</i>	<i>Social and public</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.32</i>
<i>CH_11</i>	<i>Cahir</i>	<i>Agricultural / Town Environs</i>	<i>-</i>	<i>Existing Residential</i>	<i>2.93</i>



3.8 Templemore Land Use Zoning Map

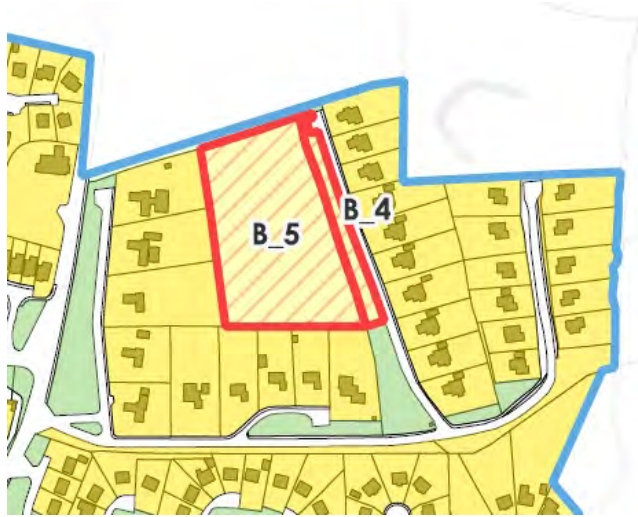
PMA No.	Alteration Description
20	<p>Amend zoning of TM_1 in Templemore from 'Town Environs' to 'Amenity'.</p> <div data-bbox="409 603 969 1090"><p>Proposed Variation</p></div> <div data-bbox="1193 603 1715 1090"><p>Proposed Material Alteration</p></div>

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>TM_1</i>	<i>Templemore</i>	<i>New Residential</i>	<i>Town Environs</i>	<i>Amenity</i>	<i>0.75</i>
<i>TM_5</i>	<i>Templemore</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>-</i>	<i>1.03</i>
<i>TM_6</i>	<i>Templemore</i>	<i>Existing Residential</i>	<i>Employment</i>	<i>-</i>	<i>0.38</i>
<i>TM_7</i>	<i>Templemore</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>-</i>	<i>2.02</i>
<i>TM_8</i>	<i>Templemore</i>	<i>Business</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.20</i>
<i>TM_9</i>	<i>Templemore</i>	<i>Social and Public</i>	<i>New Residential</i>	<i>-</i>	<i>0.55</i>
<i>TM_10</i>	<i>Templemore</i>	<i>Social and Public</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.16</i>
<i>TM_11</i>	<i>Templemore</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>-</i>	<i>0.15</i>
<i>TM_12</i>	<i>Templemore</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>-</i>	<i>2.85</i>

3.9 Ballina Land Use Zoning Map & Settlement Plan


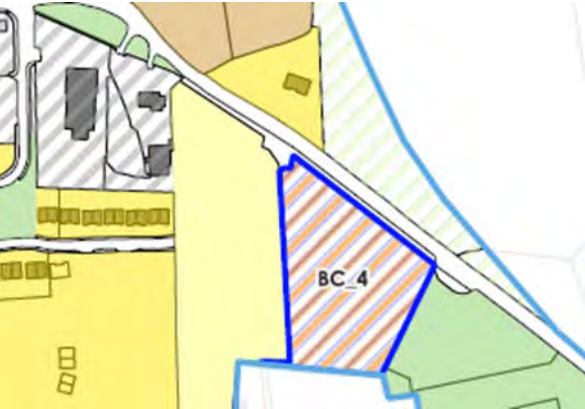
PMA No.	Alteration Description
<p data-bbox="253 443 320 491">21</p> <p data-bbox="398 560 712 592">Proposed Variation</p> 	<p data-bbox="398 443 1984 480">Omit Site B_3 from the Proposed Variation (Strategic Reserve zoning) and revert back to Agriculture zoning.</p> <p data-bbox="1227 560 1704 592">Proposed Material Alteration</p> 

PMA No.	Alteration Description
22	<p>Add the following Objective SO9 to the Ballina Settlement Plan under heading “Sustainable Communities”:</p> <p><i>“To utilise the amenity strip (ref B4) adjacent to The Beeches for access purposes only into the lands zoned for ‘New Residential’ use to the west (ref B5) and maintain the remaining areas of B4 for the enjoyment of the residents in the neighbouring estates.”</i></p>  <p>The diagram is a site plan of a residential area. It features a large yellow-shaded area representing residential plots. A red hatched area, labeled 'B_5', is located in the upper-left portion of the yellow area. A narrow, vertical strip, labeled 'B_4', runs along the eastern boundary of the B_5 area. The entire yellow area is enclosed by a blue boundary line. A road or path is visible at the bottom of the plan, and some green areas representing trees or landscaping are scattered throughout the residential plots.</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>


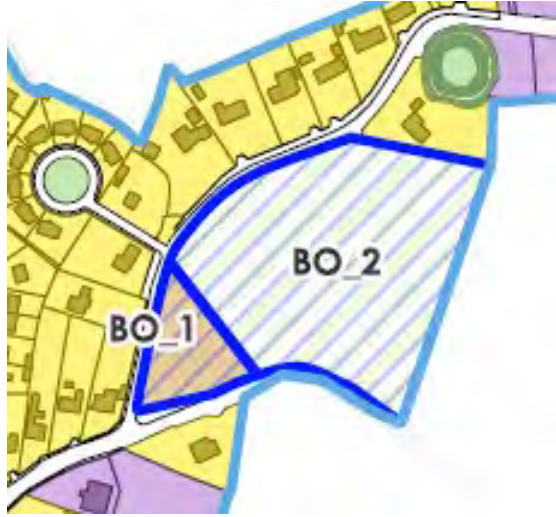
3.10 Ballyclerihan Land Use Zoning Map

PMA No.	Alteration Description
23	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'.
Proposed Variation	Proposed Material Alteration
	

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>1.09</i>
<i>BC_2</i>	<i>Ballyclerihan</i>	<i>Agriculture</i>	<i>New Residential</i>	-	<i>1.48</i>
<i>BC_3</i>	<i>Ballyclerihan</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	-	<i>1.79</i>
<i>BC_4</i>	<i>Ballyclerihan</i>	<i>Agriculture</i>	-	<i>Strategic Reserve</i>	<i>0.99</i>

3.11 Borrisokane Land Use Zoning Map & Settlement Plan



PMA No.	Alteration Description
<p data-bbox="253 443 327 488">24</p> <p data-bbox="398 616 719 647">Proposed Variation</p>  <p>The map shows a yellow residential area on the left and a larger yellow area on the right. A red boundary outlines a section of the yellow area, with the label 'BO_1' inside. To the right of this red boundary is a larger yellow area with diagonal hatching, labeled 'BO_2'. A dashed blue line follows the outer edge of the yellow areas.</p>	<p data-bbox="398 443 2033 536">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 data-bbox="1093 616 1570 647">Proposed Material Alteration</p>  <p>The map shows the same yellow residential area on the left and yellow area on the right. A blue boundary outlines a section of the yellow area, with the label 'BO_1' inside. To the right of this blue boundary is a larger yellow area with diagonal hatching, labeled 'BO_2'. A dashed blue line follows the outer edge of the yellow areas.</p>



PMA No.	Alteration Description
25	<p>Revert Specific Objective SO14 in the Borrisokane Settlement Plan back to its existing wording.</p> <p>Proposed Variation:</p> <div data-bbox="418 459 1507 767" style="border: 1px solid black; padding: 10px;"><p><i>41) Amend Specific Objective SO14 as follows:</i></p><p>It is a Specific Objective of the Council:</p><p>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.</p></div> <p>Proposed Material Alteration:</p> <div data-bbox="418 906 1989 1114" style="border: 1px solid black; padding: 10px;"><p>It is a Specific Objective of the Council:</p><p>SO14: Access to lands north east of the village, zoned for <i>Enterprise and Employment and Agricultural</i> uses shall be from the Ballyhayden road only.</p></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>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>

3.12 Clogheen Land Use Zoning Map



PMA No.	Alteration Description
<p data-bbox="286 392 360 435">26</p> <p data-bbox="465 523 786 560">Proposed Variation</p>  <p>The map shows a residential area with yellow buildings and a brown road. A red line outlines a specific area labeled 'CG_3'. The area is currently zoned 'New Residential'.</p>	<p data-bbox="465 392 1547 429">Amend the proposed zoning of CG_3, from 'New Residential' to 'Amenity'.</p> <p data-bbox="1323 523 1805 560">Proposed Material Alteration</p>  <p>The map shows the same residential area as the proposed variation. A blue line outlines the same area labeled 'CG_3', but it is now zoned 'Amenity'.</p>



PMA No.	Alteration Description
27	<p>Remove the proposed zoning change of site CG_4. Zoning reverts to 'Existing Residential' as currently zoned in the TCDP 2022.</p> <div data-bbox="501 480 819 512"><p>Proposed Variation</p></div>  <div data-bbox="1339 480 1816 512"><p>Proposed Material Alteration</p></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>CG_1</i>	<i>Clogheen</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>-</i>	<i>0.70</i>
<i>CG_2</i>	<i>Clogheen</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>-</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>-</i>	<i>0.34</i>

3.13 Kilsheelan Land Use Zoning Map

PMA No.	Alteration Description
28	<p>Reduce the area of proposed zoning of KL_2, to align with the landownership boundary.</p> <div data-bbox="488 596 808 632">Proposed Variation</div>  <div data-bbox="1211 596 1688 632">Proposed Material Alteration</div> 

PMA No.	Alteration Description
29	<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> <div data-bbox="488 534 808 571">Proposed Variation</div>  <div data-bbox="1211 534 1693 571">Proposed Material Alteration</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>KL_1</i>	<i>Kilsheelan</i>	<i>New Residential</i>	<i>Strategic Reserve</i>	-	<i>2.21</i>
<i>KL_2</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>New Residential</i>	-	<i>0.60</i>
<i>KL_3</i>	<i>Kilsheelan</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	-	<i>1.41</i>
<i>KL_4</i>	<i>Kilsheelan</i>	<i>New Residential</i>	<i>Strategic Reserve</i>	-	<i>1.29</i>
<i>KL_5</i>	<i>Kilsheelan</i>	<i>New Residential</i>	<i>Existing Residential</i>	-	<i>0.18</i>
<i>KL_6</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>Employment</i>	-	<i>1.48</i>
<i>KL_7</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>New Residential</i>	-	<i>1.87</i>
<i>KL_8</i>	<i>Kilsheelan</i>	<i>Employment and Enterprise</i>	<i>New Residential</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>Community Services and Infrastructure</i>	<i>0.65</i>

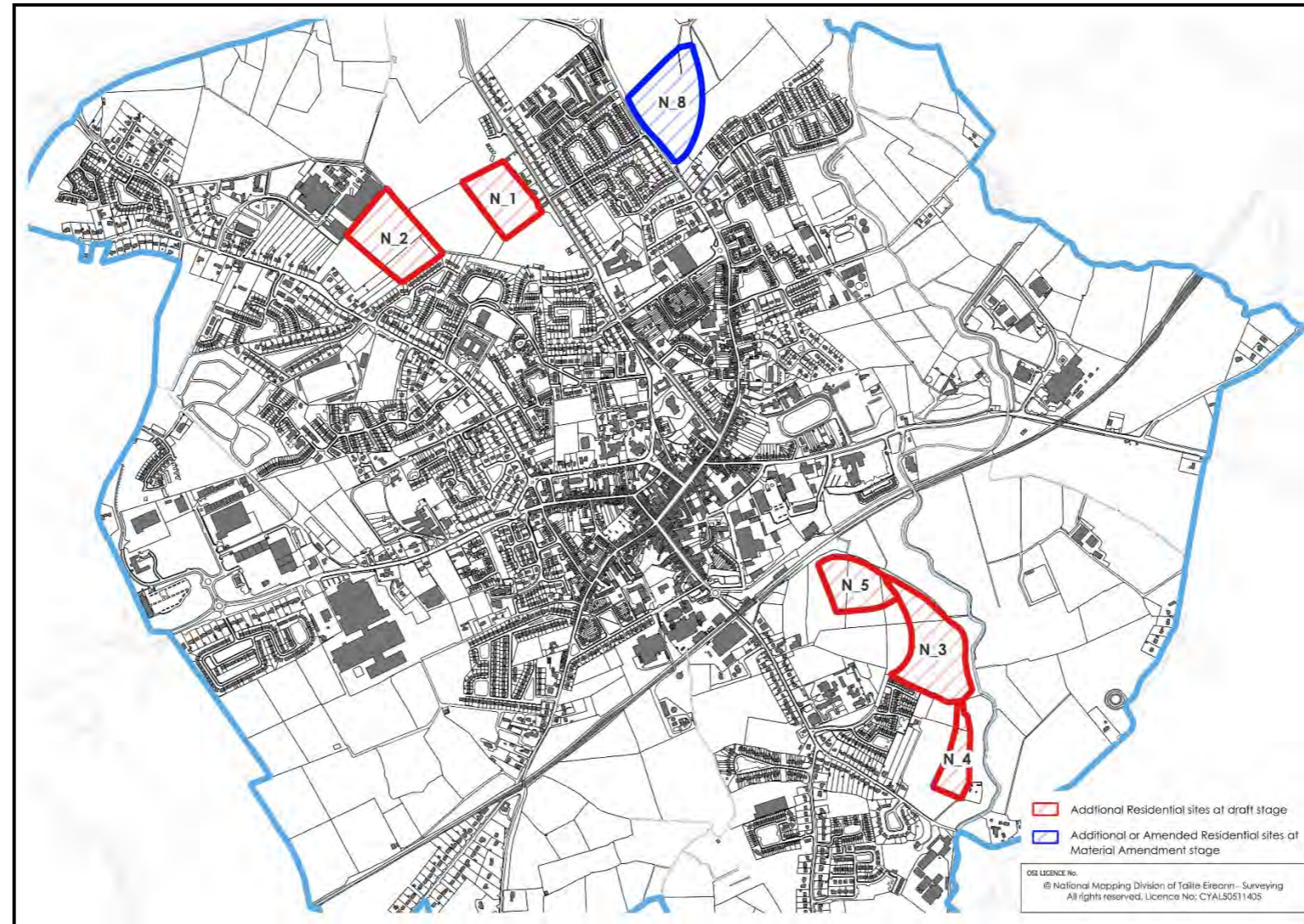
4. Proposed Material Alterations to Appendix 1 to Serviced Land Assessment: Additional ‘New Residential’ and ‘Strategic Reserve’ zoned land under Variation 1 of the TCDP 2022-2028.

4.1 Nenagh

PMA No.	Alteration Description
30	Amend the Serviced Land Assessment for Nenagh to take account of proposed zoning changes and the Local Transport Plan.

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_8	5.48	5.48		✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	✓	T1
TOTAL	24.1	16.51	7.59												

* Adjacent land under construction.

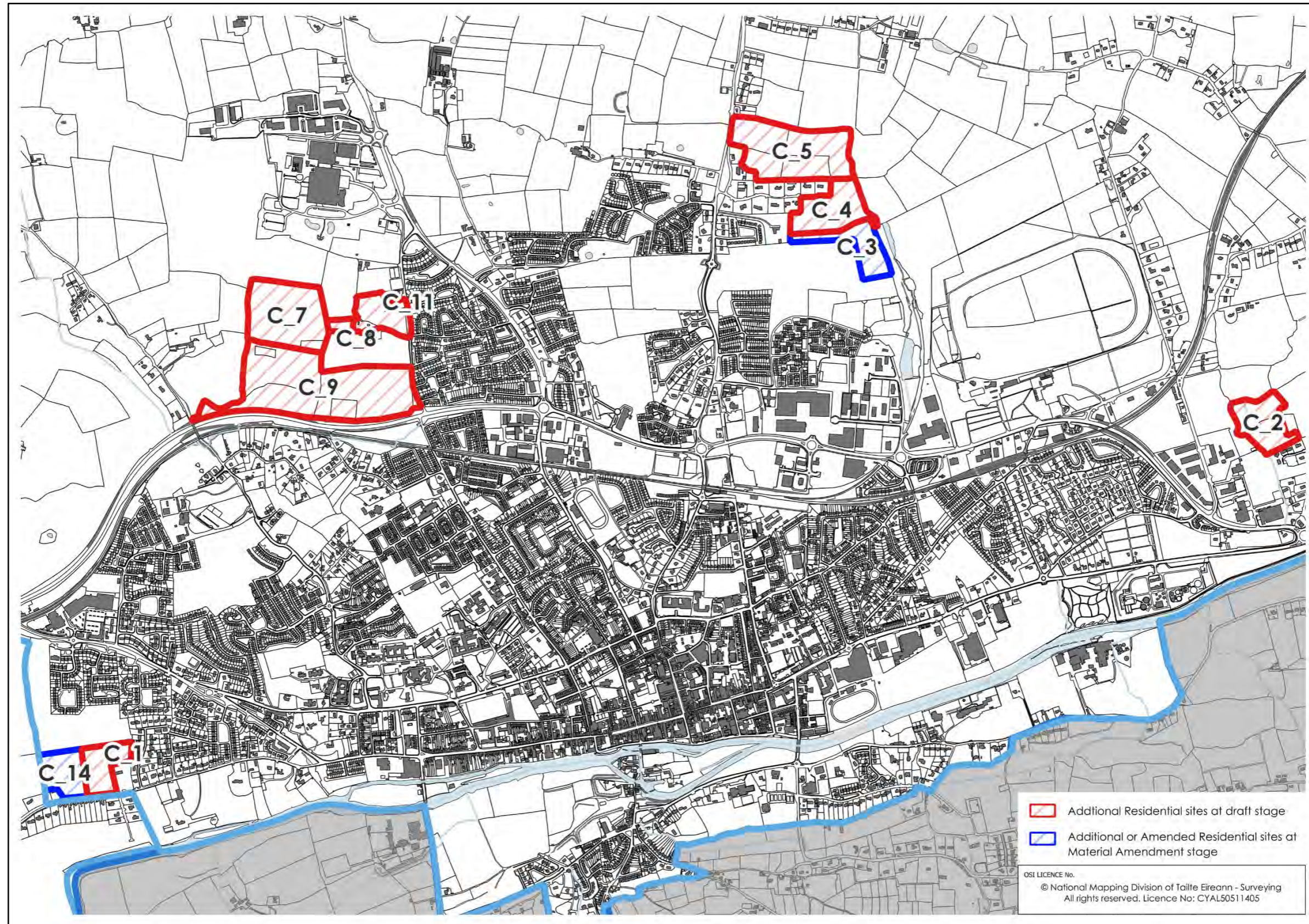


4.2 Clonmel

PMA No.	Alteration Description
31	Amend the Serviced Land Assessment for Clonmel to take account of proposed zoning changes and the Local Transport Plan.

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	Abutting Sustainable Transport Plan Intervention	T1/ T2/ SR
C_1	2.83	2.83		✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	✓	T1
C_2	3.80	3.80		✓	✗	✓	✗	✓	✓	✗	✗	✗	✗	✓	T2*
C_3	3.27	3.27		✗	✓	✓	✗	✓	✓	✗	✗	✗	✓	✗	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
TOTAL	54.86	20.44	34.42												

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



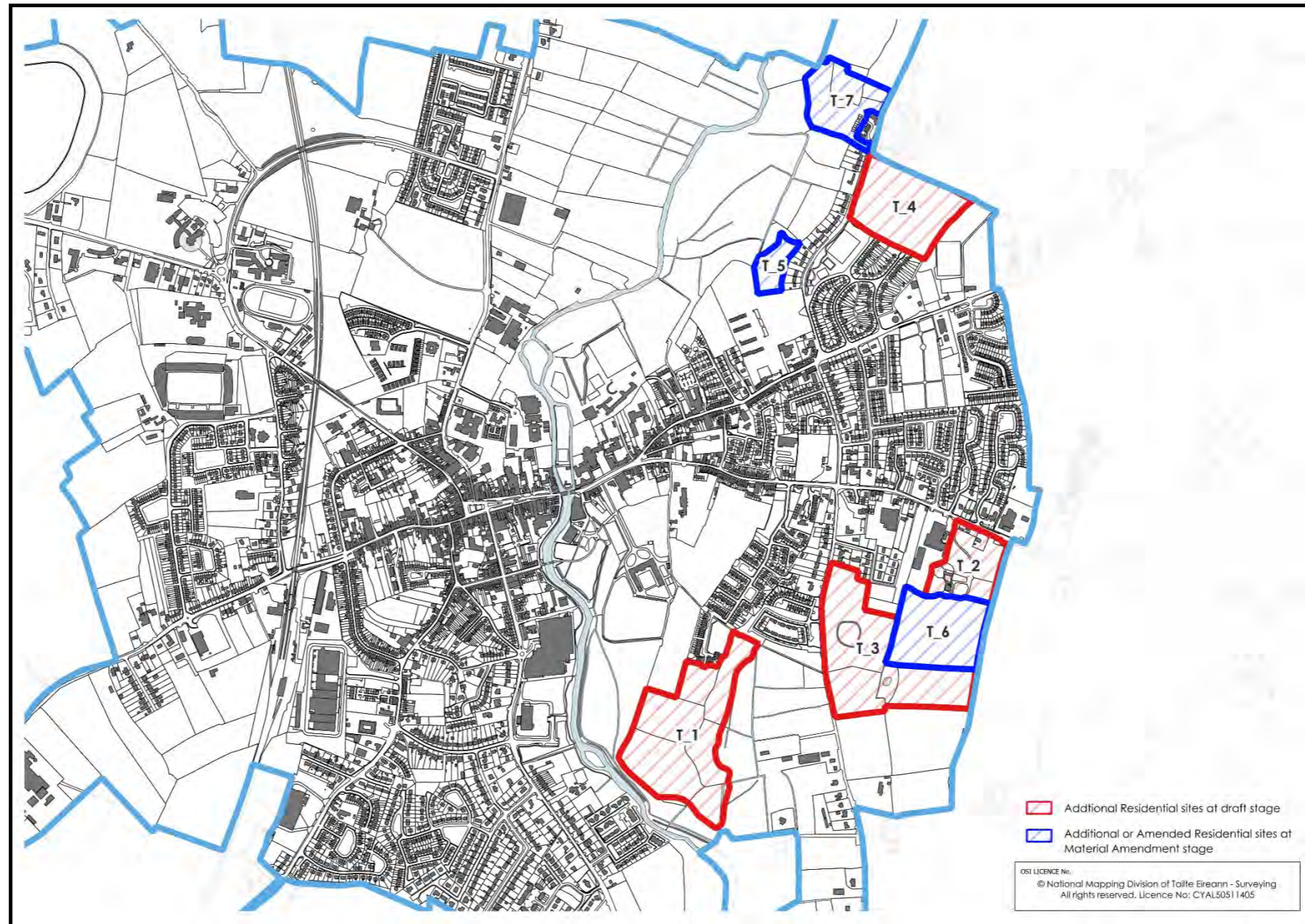
4.3 Thurles

PMA No.	Alteration Description
32	Amend the Serviced Land Assessment for Thurles to take account of proposed zoning changes and the Local Transport Plan.

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		✓	✓	✓	✗	✓	✓	✗	✗	✓	✗	✗	T1
T_7	3.75	3.75		✓	✓	✓	✗	✓	✗	✗	✗	✓	✓	✓	T2
TOTAL	40.18	19.80	20.38												

*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



4.4 Carrick-on-Suir

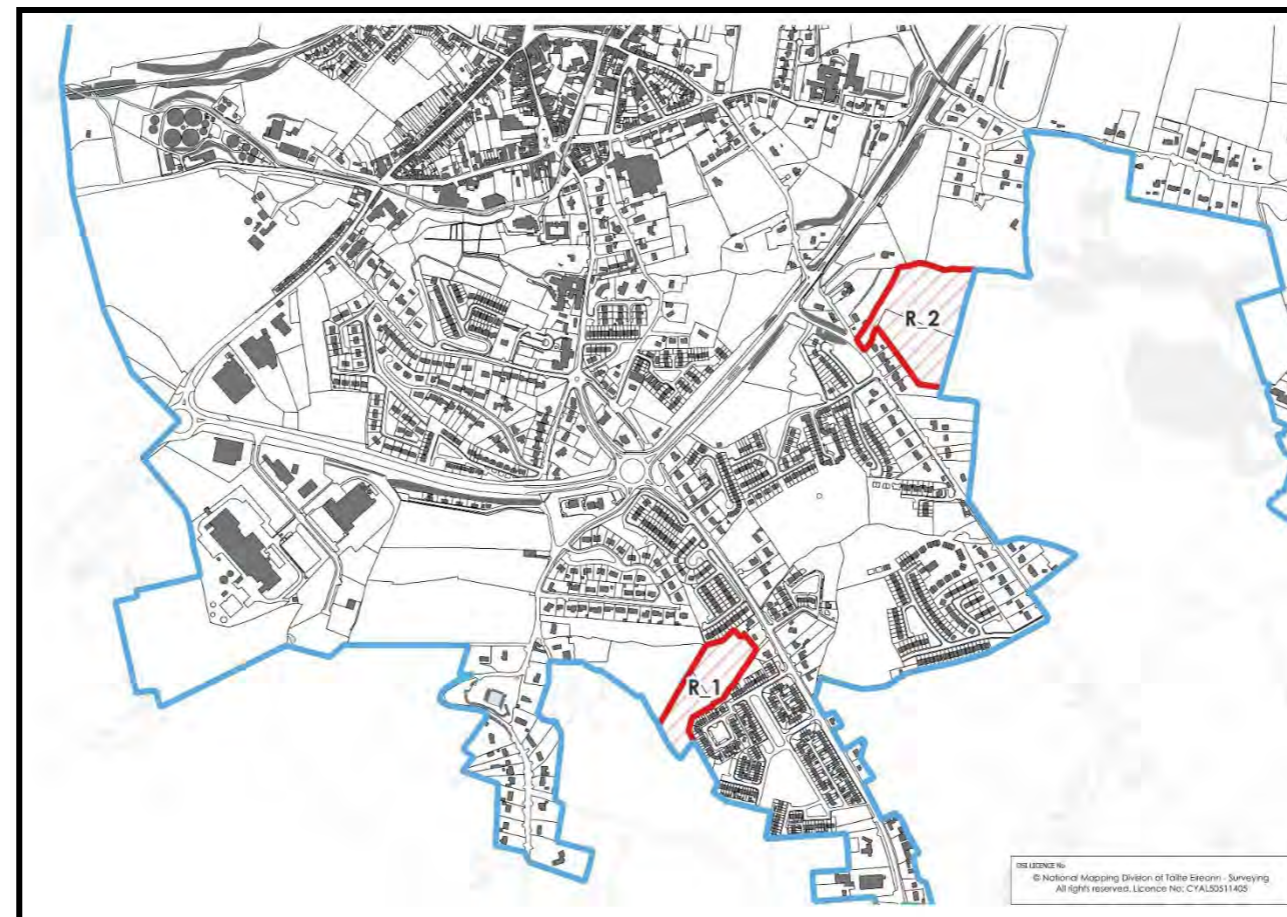
PMA No.	Alteration Description
33	Amend the Serviced Land Assessment for Carrick-on-Suir to take account of the Sustainable Transport Plan.

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	Abutting Sustainable Transport Plan Intervention	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
TOTAL	7.34	4.27	3.07												

4.5 Roscrea

PMA No.	Alteration Description
34	Amend the Serviced Land Assessment for Roscrea to take account of the Sustainable Transport Plan.

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
TOTAL	5.56	5.56													

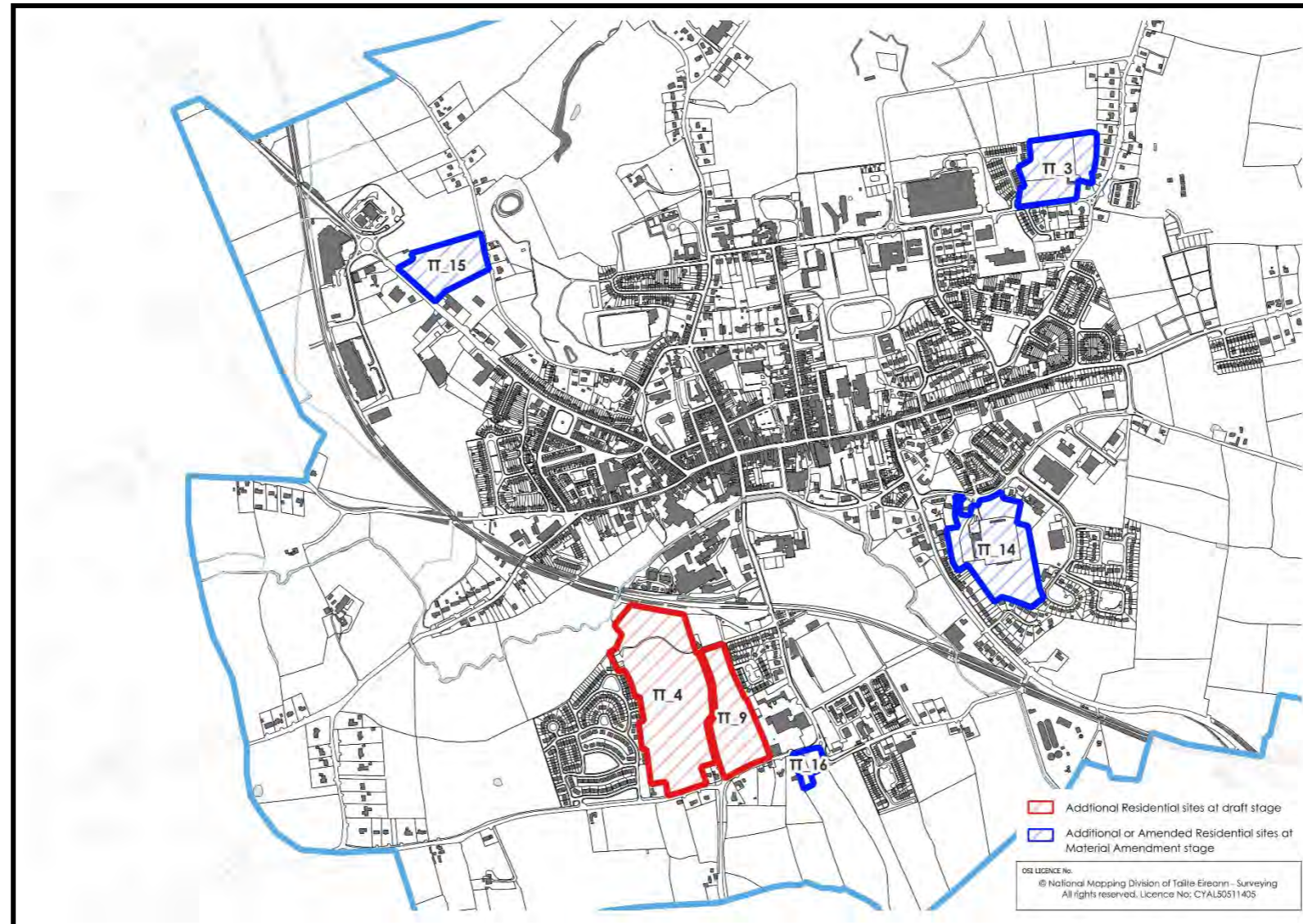


4.6 Tipperary Town

PMA No.	Alteration Description
35	Amend the Serviced Land Assessment for Tipperary Town to take account of proposed 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	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	18.8	2.91											

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

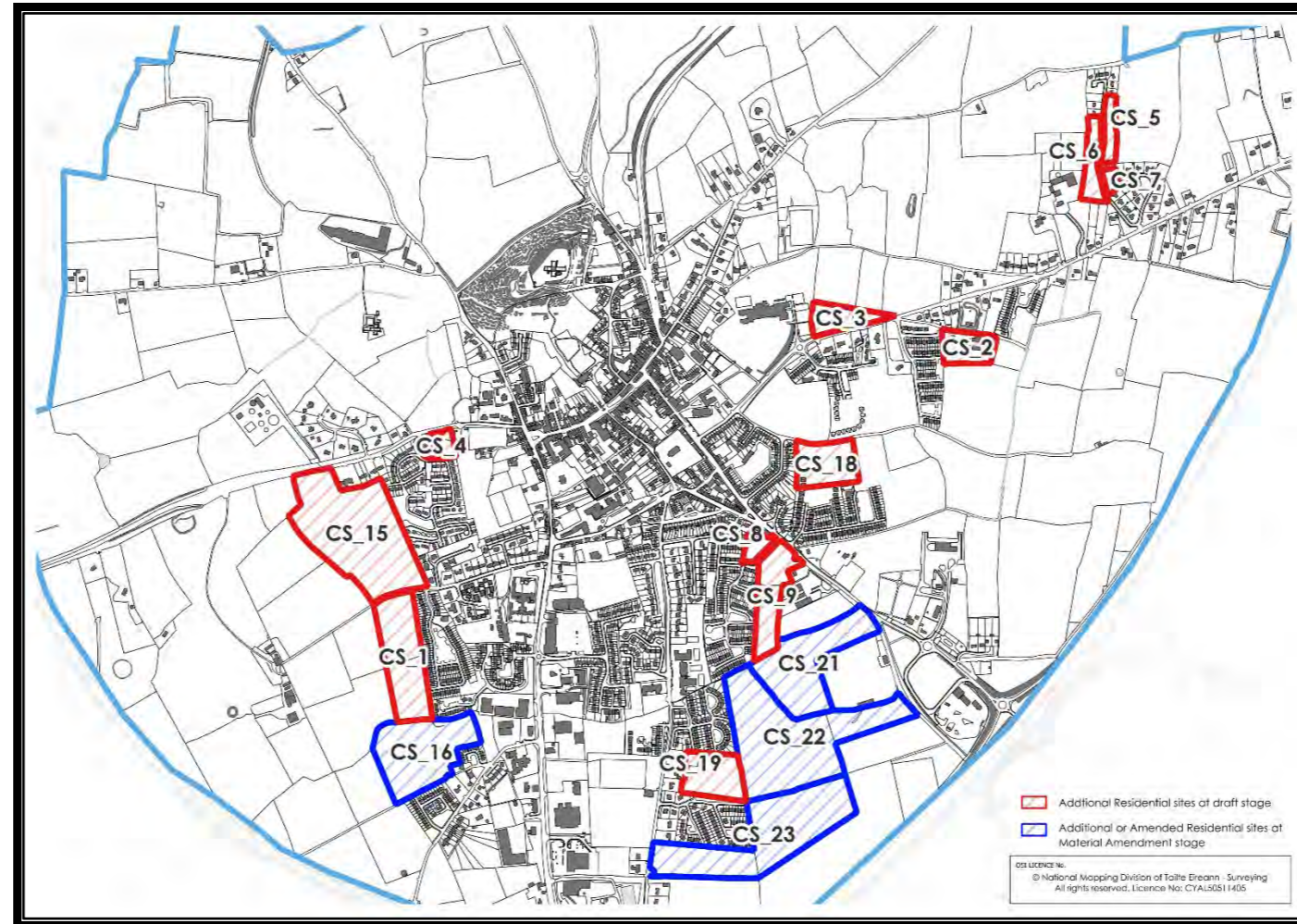


4.7 Cashel

PMA No.	Alteration Description
36	Amend the Serviced Land Assessment for Cashel to take account of proposed 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	
TOTAL	44.86	32.79	12.07												

*200mm water main located to south of site
 ** Access to sewer via northern Res sites
 *** 225mm water main located within site

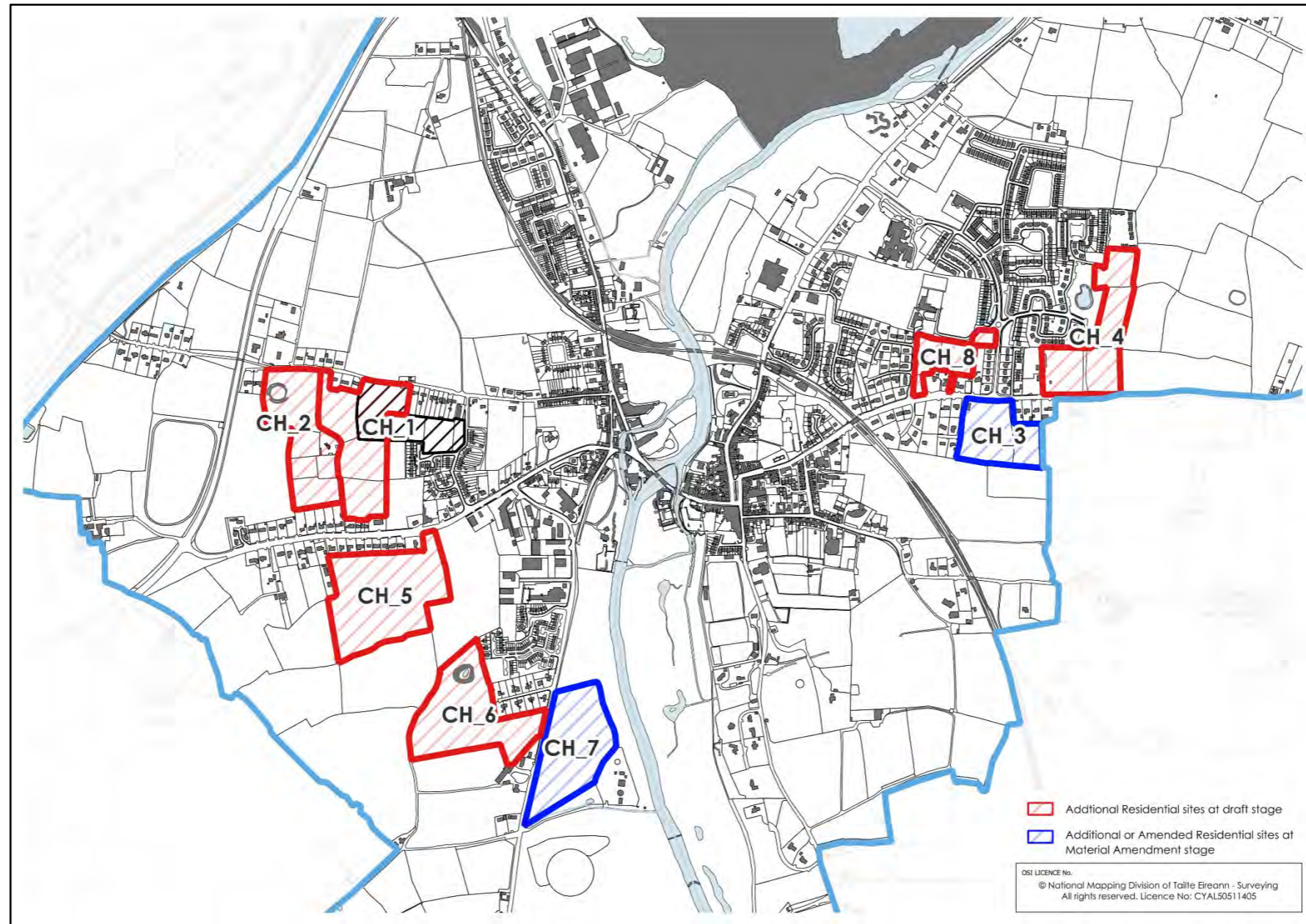


4.8 Cahir

PMA No.	Alteration Description
37	Amend the Serviced Land Assessment for Cahir to take account of proposed 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
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
TOTAL	36.95	17.06	19.89											

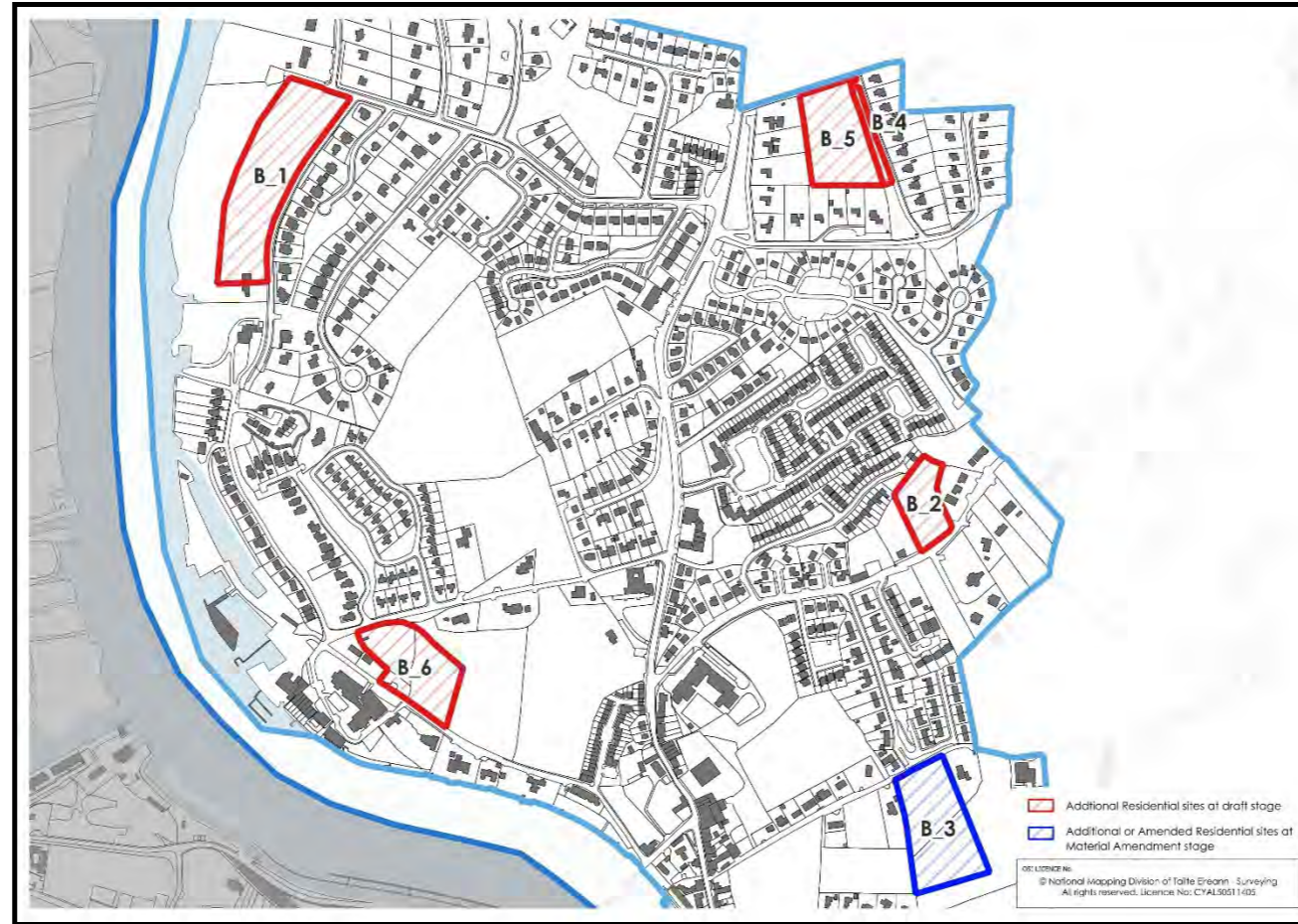
*600mm sewer located within the site. Buffer between WWTP required



4.9 Ballina

PMA No.	Alteration Description
38	Amend the Serviced Land Assessment for Ballina to take account of proposed 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
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
TOTAL	5.52	5.52	0											

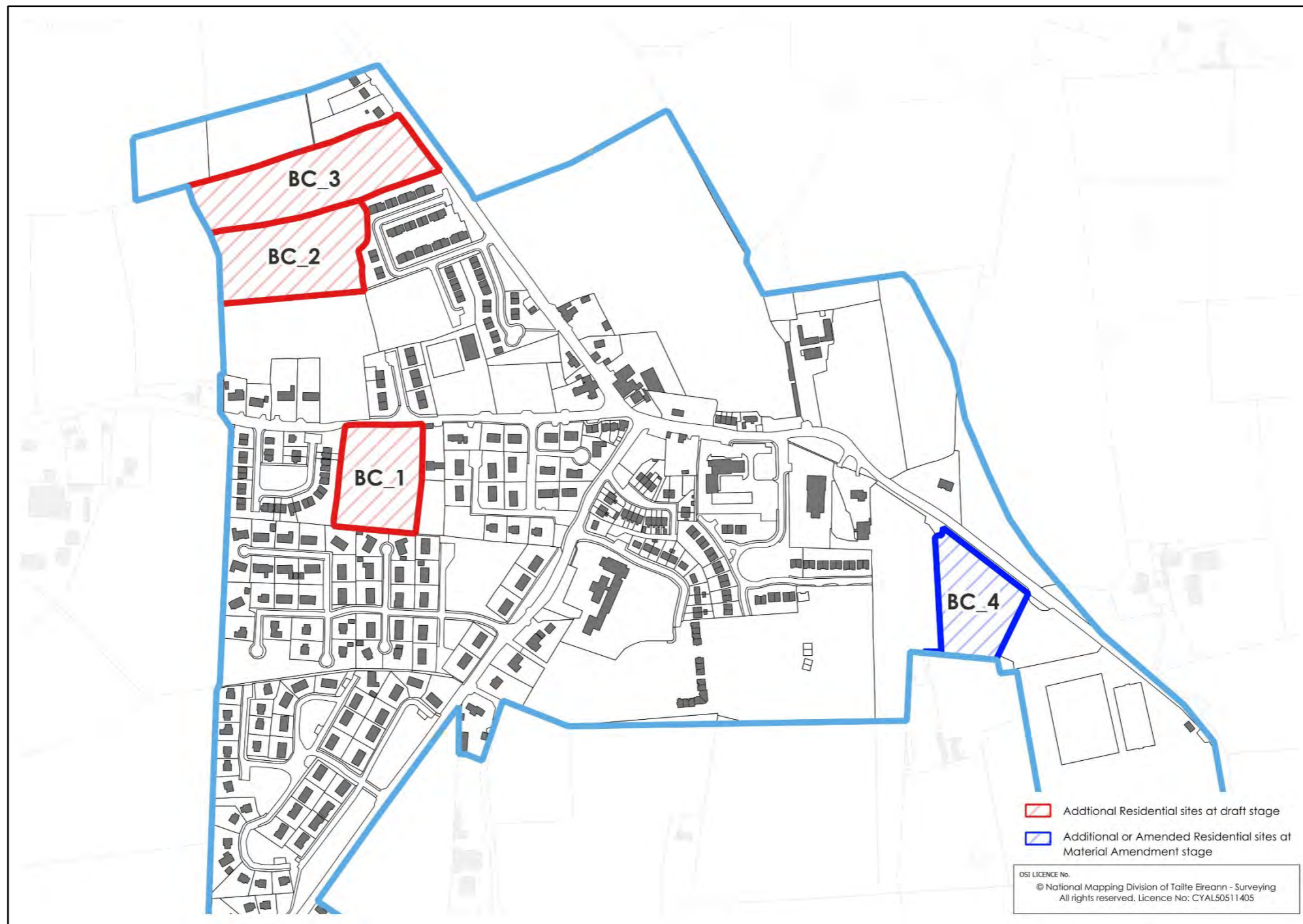


4.10 Ballyclerihan

PMA No.	Alteration Description
39	Amend the Serviced Land Assessment for Ballyclerihan to take account of proposed 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
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
TOTAL	5.35	2.57	2.78											

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



4.11 Borriskane

PMA No.	Alteration Description
40	Delete the Serviced Land Assessment for Borriskane to reflect the Sites BO_1 and BO_2 are reverting to their existing non-residential zoning.

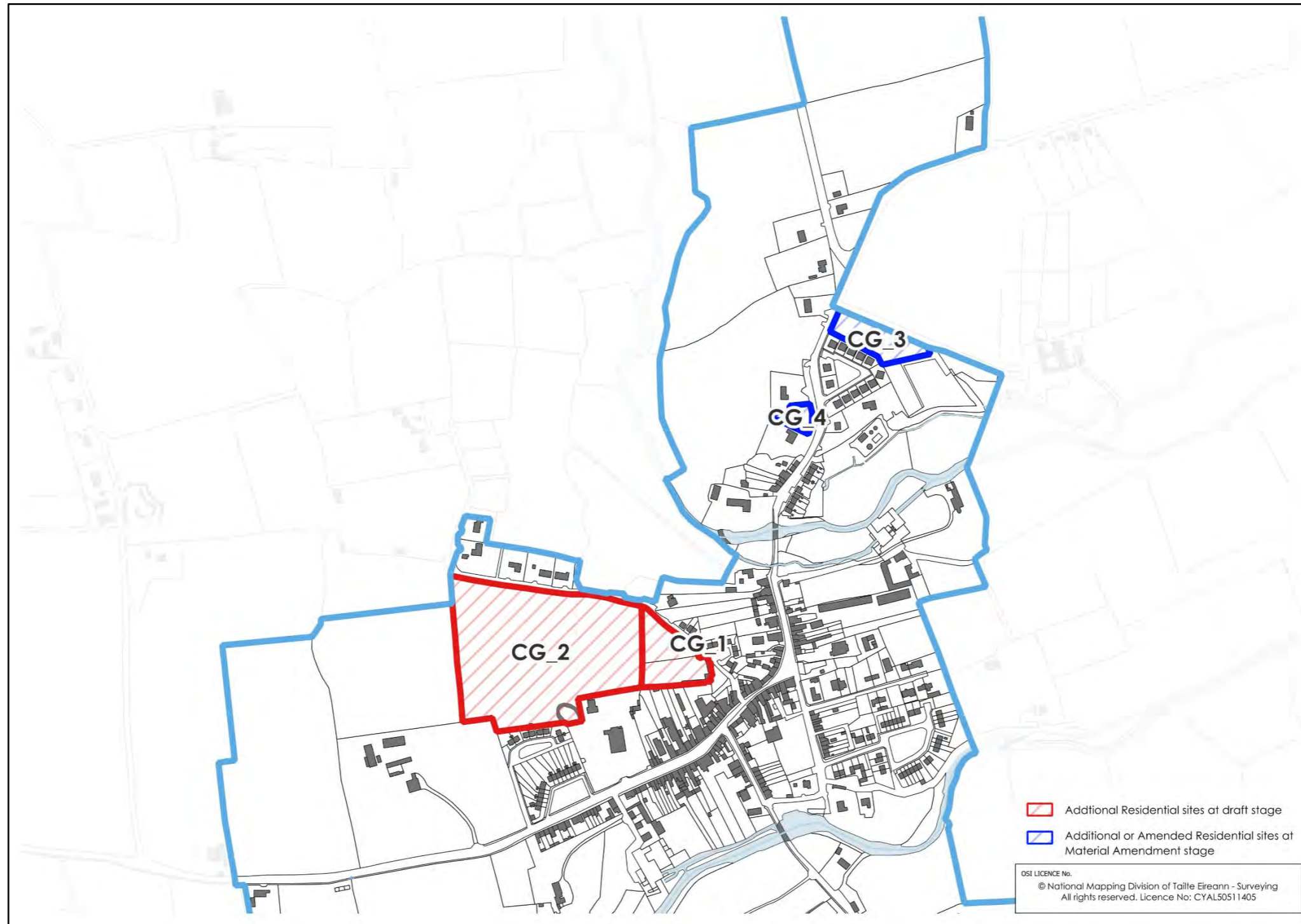
Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5–10 mins	Walking Analysis 10–15 mins	Sequential	T1/T2/SR
BO_1	0.39	0.39	-	✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
BO_2	2.37	2.37	-	✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
TOTAL	0	1.83	-	-	-	-	-	-	-	-	-	-	-	-

4.12 Clogheen

PMA No.	Alteration Description
41	Amend the Serviced Land Assessment for Clogheen to take account of proposed 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 *
CG_3	0.47	0.47	-	✓	✓	✓	✗	✓	✓	✗	✓	✗	✓	T1
CG_4	0.14	0.14	-	✓	✓	✓	✗	✓	✓	✗	✓	✗	✓	T1
TOTAL	5.17	0.70	4.47											

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

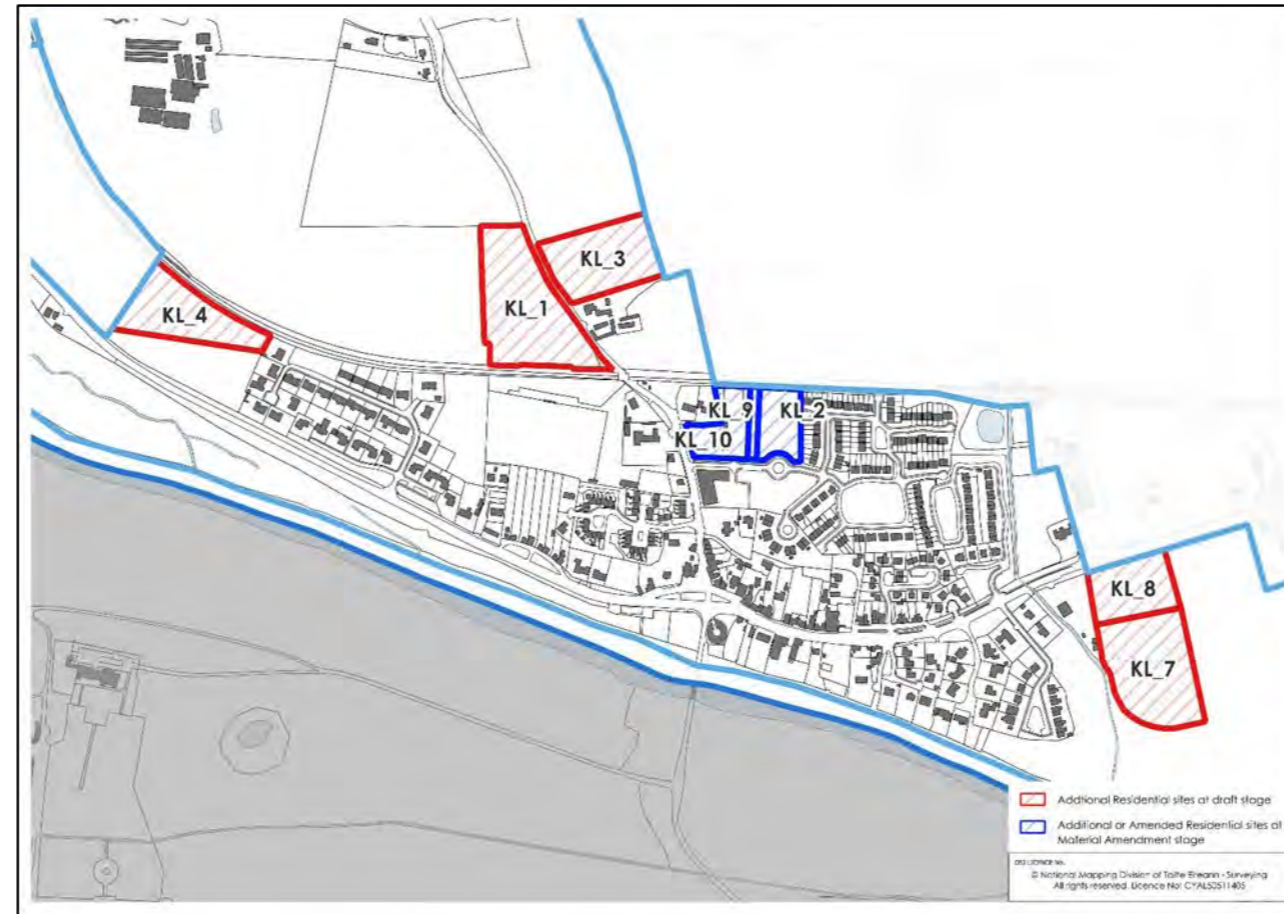


4.13 Kilsheelan

PMA No.	Alteration Description
42	Amend the Serviced Land Assessment for Kilsheelan to take account of proposed 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
TOTAL	8.34	3.43	4.91											

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



5. Proposed Material Alterations to the SEA and AA Environmental Reports and Strategic Flood Risk Assessment

No.	Location	Alteration Description
43	Environmental Reports – SEA Environmental Report and AA Natura Impact Report.	<ul style="list-style-type: none"> • An Addendum to the Draft Strategic Environmental Assessment (SEA) Environmental Report for Proposed Variation No. 1 in respect of the Proposed Material Alterations is provided. • An Addendum to the Appropriate Assessment (AA) Draft Natura Impact Report for Proposed Variation No. 1 in respect of the Proposed Material Alteration is provided. • The SEA and AA Reports have been updated to refer to the Water Services Strategic Plan 2050 and to Uisce Éireann (spelling correction). • Appendix 3 of the SEA ER (Detailed Evaluation of Environmental Effects) has been amended to incorporate the site-specific baseline details.

No.	Location	Alteration Description
44	Strategic Flood Risk Assessment (SFRA)	<p>The SFRA has been updated as follows:</p> <ul style="list-style-type: none"> • Appendix A has been added to the revised SFRA, which sets out a response to the submissions and recommendations from the OPR and OPW to Proposed Variation No. 1. The response in Appendix A of the SFRA details where additional text has been added to the main body of the SFRA report. • To consider the zoning changes contained in this Proposed Material Alterations Report, namely: <ul style="list-style-type: none"> • Site C_3 / C_3a and Site C_14 in Clonmel • Site N_8 in Nenagh • Site T_5, T_6 and T_7 in Thurles • Site R_3 in Roscrea • Site TT_2, TT_3, TT_6, TT_14, TT_15 and TT_16 in Tipperary Town • Site CS_16, CS_21, CS_22 and CS_23 in Cashel • Site CH_3, CH_7 and CH_11 in Cahir • Site TM_1 in Templemore • Site B_3 in Ballina

No.	Location	Alteration Description
		<ul style="list-style-type: none">• Site BC_4 in Ballyclerihan• Site BO_1 and BO_2 in Borrisokane• Site CG_3 and CG_4 in Clogheen• Site KL_2, KL_9 and KL_10 in Kilsheelan