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PROPOSED VARIATION NO. 1 TO THE TIPPERARY COUNTY DEVELOPMENT PLAN 2022 - 2028 (AS VARIED)

SEA Screening/SEA of Proposed Material Alterations to Proposed Variation No. 1

Prepared for:

Tipperary County Council



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Tipperary County Council

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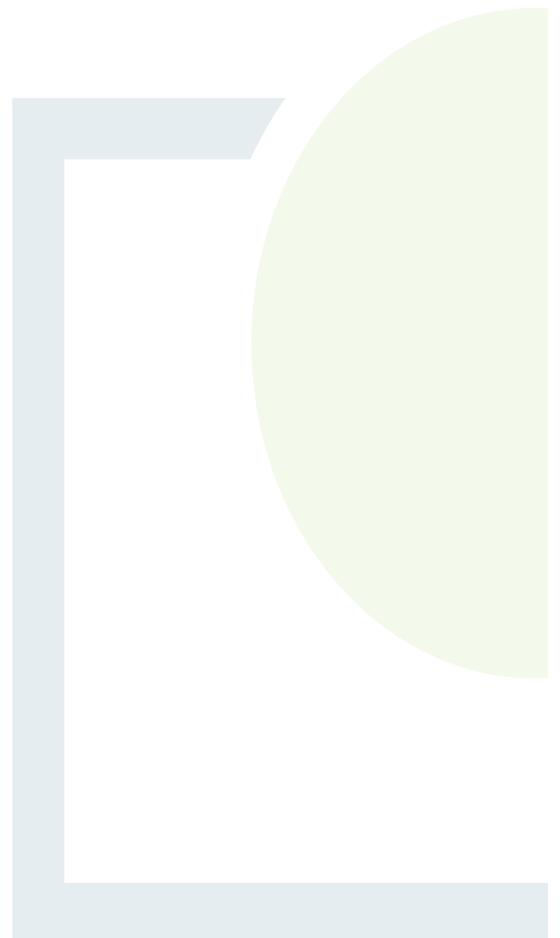
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SEA SCREENING/SEA OF PROPOSED MATERIAL ALTERATIONS TO PROPOSED VARIATION NO. 1 TO THE TIPPERARY COUNTY DEVELOPMENT PLAN 2022 - 2028 (AS VARIED)

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Abstract: Fehily Timoney and Company is pleased to submit this SEA Screening/SEA Report to Tipperary County Council for the Proposed Material Alterations to Proposed Variation No. 1 to the Tipperary County Development Plan 2022 - 2028 (as varied).

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1. INTRODUCTION

Strategic Environmental Assessment (SEA) Screening of Material Alterations (MAs) has been completed. This assessment is presented in Table 2-1. All MAs Screened In for SEA have been subject to SEA (presented in Table 3-1). Mitigation measures that mitigate effects of MAs on the environment have been identified and comprehensively cross-referenced. These include Policies and Objectives defined in the County Development Plan (CDP). It has been assessed that the environmental mitigation measures already integrated into the CDP (as Varied) will prevent and minimise negative environmental effects due to the implementation of the Proposed Variation.

Note: Table 2-1 and Table 3-1 detail the SEA Screening of MAs and SEA of MAs respectively. These alterations are inclusive of the alterations proposed to the Draft Variation as agreed in the Chief Executive's Report and by way of Elected Member Motion. Proposed Material Alterations to the Proposed Variation are presented as follows:

- New text to be added by way of Proposed Variation – **Red Text**
- Proposed New Text – **Purple Text**
- Removals of text – ~~Strikethrough Text~~



2. SEA SCREENING OF PROPOSED MATERIAL ALTERATIONS TO THE PROPOSED VARIATION

Table 2-1: SEA Screening of Proposed Material Alterations

Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
No. 1	Update the Core Strategy Tables (Table 2.4 and Table 2.5).	This amendment has been made to reflect the recommendations and proposed amendments to the Proposed Variation. This amendment includes revised figures related to the zoning framework and lands deemed available for rezoning. This amendment supports/promotes development beyond what was previously considered in the SEA and may result in likely, significant environmental effects.	Screen In.
No. 2	Amend the zoning at site C_3, to change the southern section from 'New Residential' to 'Amenity'.	This amendment has been made to protect the route corridor of the N24 project, particularly urban links proposed as part of this project. The amendment of the site name to C_3a serves to avoid confusion with site C_3. Sites C_3 and C_3a are greenfield, surrounded by greenfield sites and housing estates. This amendment supports amenity-related development and has the potential to result in likely, significant environmental effects beyond what was previously considered in the SEA.	Screen In.
No. 3	Amend the zoning of C_14, change the zoning from 'Town Environs' to 'New Residential'.	This amendment serves to amend zoning of site C_14 to 'New Residential'. This amendment will drive future development (residential development) and supporting infrastructure at site C_14 beyond what was considered in the SEA and may result in likely, significant effects.	Screen In.
No. 4	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 & Infrastructure' (N_6) and 'Amenity' (N_7) to 'New Residential'.	This amendment has been made to facilitate the re-use of an existing brownfield site (land of former water tower in Nenagh North) for new residential development. This amendment supports/promotes development at sites N_6 and N_7 beyond what was considered in the SEA and may result in likely, significant environmental effects.	Screen In.
No. 5	Amend the zoning of land on the Borrisokane Road (Site Ref: N_8) from 'Town Environs' to 'New Residential'.	This amendment will drive future development (residential development) and supporting infrastructure at site N_8 beyond what was considered in the SEA. This amendment therefore may result in likely, significant environmental effects.	Screen In.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
No. 6	Partially amend the zoning of T_3 in Thurles from 'Strategic Reserve' to 'New Residential' forming new site ref. T_6.	This amendment will prioritise and expedite planned residential development in the near future. This zoning change will not introduce environmental impacts beyond what was identified in the SEA of the existing land use plans in County.	Screen Out.
No. 7	Amend zoning of T_5 in Thurles from 'Town Environs' to 'New Residential'.	This amendment will drive future development (residential development) and supporting infrastructure at site T_5 beyond what was considered in the SEA and may result in likely, significant effects.	Screen In.
No. 8	Amend the zoning of Site TT_2 from 'Strategic Reserve' to 'Amenity'.	This amendment has been made to account for flood risk management and watercourses at Site TT_2. The zoning objective of Site TT_2 has been amended to 'Amenity' as this is considered to be a water-compatible zoning objective. Site TT_2 is greenfield, surrounded by greenfield sites, housing estates and industrial units. This amendment supports amenity-related development such as play and recreational facilities. Such development has the potential to result in likely, significant environmental effects beyond what was previously considered in the SEA.	Screen In.
No. 9	Amend the zoning of Site TT_3 from 'New Residential' to 'Strategic Reserve'.	This amendment has been made to account for unmapped watercourses at site TT_3. This amendment does not support/promote development beyond what was considered in the SEA. This amendment will not result in likely, significant environmental effects.	Screen Out.
No. 10	Amend the zoning of Site TT_6 from 'New Residential' to 'Amenity'.	This amendment has been made to account for physical site constraints/characteristics, environmental protection and flood risk management at site TT_6. This amendment supports/promotes amenity-related development such as play and recreational facilities at a greenfield site surrounded by greenfield sites. Such development has the potential to result in likely, significant effects beyond what has been considered in the SEA.	Screen In.
No. 11	Amend the zoning of land in Knockanrawley (Site TT_14) from 'Employment' to 'New Residential'.	This amendment supports new residential development at site TT_14 beyond what was considered in the SEA. This amendment therefore may result in likely, significant environmental effects beyond what was considered in the SEA.	Screen In.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
No. 12	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'.	This amendment supports development at lands beyond what was previously considered in the SEA (i.e. development of amenity/recreation areas and new residential development). This amendment therefore may result in likely, significant environmental effects beyond what was considered in the SEA.	Screen In.
No. 13	Amend the zoning of CS_16 in Cashel from 'New Residential' to 'Strategic Reserve'.	This amendment has been made to preserve suitable land for longer-term residential development. This amendment does not support/promote development beyond what has been considered in the SEA and will not result in likely, significant environmental effects.	Screen Out.
No. 14	Amend zoning of CH_3 in Cahir from 'Strategic Reserve' to 'New Residential'.	This amendment will prioritise and expedite planned residential development in the near future. This zoning change will not introduce environmental impacts beyond what was identified in the SEA of the existing land use plans in County.	Screen Out.
No. 15	Amend the zoning of CH_7 in Cahir from 'New Residential' to 'Town Environs'.	This amendment serves to improve alignment of the Proposed Variation with the principles of compact growth. This amendment does not support/promote development and will not result in likely, significant environmental effects.	Screen Out.
No. 16	Amend zoning of TM_1 in Templemore from 'Town Environs' to 'Amenity'.	This amendment has been made to align the zoning objective of Site TM_1 with appropriate flood risk management and guidelines. The zoning objective of Site TM_1 has been amended to 'Amenity' as this is considered to be a water-compatible zoning objective. This amendment supports amenity-related development such as play and recreational facilities and has the potential to result in likely, significant effects beyond what has been considered in the SEA.	Screen In.
No. 17	Omit Site B_3 from the Proposed Variation and revert back to Agriculture zoning.	This amendment has been made to account for concerns raised regarding access to adjacent lands and possible effects resulting from future development. The amendment does not support/promote development and will not result in likely, significant environmental effects.	Screen Out.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
No. 18	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'.	This amendment has been made to preserve suitable land for longer-term residential development and as such supports/promotes residential development beyond what was previously considered in the SEA. This amendment may result in likely, significant environmental effects beyond what was considered in the SEA.	Screen In.
No. 19	Omit Site BO_1 and BO_2 from the Proposed Variation and revert back to Employment (BO_1) and Agriculture (BO_2) zoning.	This amendment does not support/promote development and will not result in likely, significant environmental effects beyond what was considered in the CDP.	Screen Out.
No. 20	<p>Revert Specific Objective SO14 in the Borrisokane Settlement Plan back to its existing wording.</p> <p>Proposed Variation:</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> <p>Proposed Material Alteration:</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 uses shall be from the Ballyhayden road only'.</p>	This amendment has been made to ensure alignment with Proposed Amendment No. 19. The amendment does not support/promote development beyond what was considered in the CDP and will not result in any likely, significant environmental effects.	Screen Out.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
No. 21	Amend the zoning of land on the Finnoe Road in Borrisokane (Site Ref: BO_4) from 'Agriculture' to 'New Residential'.	This amendment supports new residential development and supporting infrastructure at site BO_4. Therefore, this amendment may result in likely, significant environmental effects beyond what was considered in the SEA.	Screen In.
No. 22	Amend the proposed zoning of CG_3, from 'New Residential' to 'Amenity'.	This amendment has been made to account for the tourism and recreation uses/potential of lands at and adjacent to site CG_3. Site CG_3 measures 0.47 hectares and is limited in its development potential due to the presence of mature trees along the northern boundary. This amendment supports/promotes amenity-related development such as play and recreational facilities at a brownfield site and has the potential to result in likely, significant effects beyond what has been considered in the SEA.	Screen In.
No. 23	Remove the proposed zoning change of site CG_4. Zoning reverts to 'Existing Residential' as currently zoned in the TCDP 2022.	This amendment has been made to account for concerns raised regarding the suitability of the land at Site CG_4. The amendment does not support/promote development and will not result in likely, significant environmental effects beyond what was considered in the CDP.	Screen Out.
No. 24	Reduce the area of proposed zoning of KL_2, to align with the landownership boundary.	This amendment has been made to account for and respect the landownership boundary at site KL_2. The amendment does not support/promote development and will not result in likely, significant environmental effects.	Screen Out.
No. 25	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'.	This amendment has been made to account for the current land use and characteristics of sites KL_9 and KL_10. The amended zoning of sites KL_9 and KL_10 supports/promotes development (regeneration of lands for community services and associated infrastructure) beyond what was previously considered in the SEA and may result in likely, significant environmental effects.	Screen In.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
No. 26	Amend the Serviced Land Assessment for Nenagh to take account of recommended zoning changes and the Local Transport Plan.	This amendment has been made to clarify proposed zoning amendments at sites N_6, N_7 and N_8 and highlight alignment with the Local Transport Plan contained within the Nenagh & Environs Local Area Plan 2024 - 2030. This amendment includes revised figures related to zoning at Sites N_6, N_7 and N_8 and includes a new column titled 'Abutting Local Transport Plan Intervention'. This amendment does not support/promote development at said sites beyond what was considered in the SEA for the Nenagh & Environs Local Area Plan 2024 – 2030. The amendment therefore will not result in likely, significant environmental effects.	Screen Out.
No. 27	Amend the Serviced Land Assessment for Clonmel to take account of recommended zoning changes and the Local Transport Plan.	This amendment has been made to clarify proposed zoning amendments at sites C_3 and C_14 and highlight alignment with the Local Transport Plan contained within the Clonmel & Environs Local Area Plan 2024 - 2030. This amendment includes revised figures related to zoning at Sites C_3 and C_14 and includes a new column titled 'Abutting Sustainable Transport Plan Intervention'. This amendment does not support/promote development at sites beyond what was considered in the SEA for the Clonmel & Environs Local Area Plan 2024 – 2030. The amendment therefore will not result in likely, significant environmental effects.	Screen Out.
No. 28	Amend the Serviced Land Assessment for Thurles to take account of recommended zoning changes and the Local Transport Plan.	This amendment has been made to clarify proposed zoning amendments at sites T_3, T_5 and T_6 and highlight alignment with the Local Transport Plan contained within the Thurles & Environs Local Area Plan 2024 - 2030. This amendment includes revised figures related to zoning at Sites T_3, T_5 and T_6 and includes a new column titled 'Abutting Local Transport Plan Intervention'. This amendment does not support/promote development at said sites beyond what was considered in the SEA for the Thurles & Environs Local Area Plan 2024 – 2030. This amendment therefore will not result in likely, significant environmental effects.	Screen Out.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
No. 29	Amend the Serviced Land Assessment for Carrick-on-Suir to take account of the Sustainable Transport Plan.	This amendment has been made to highlight alignment with the Sustainable Transport Plan. This amendment does not include revised figures related to zoning. The amendment includes a new column titled 'Abutting Sustainable Transport Plan Intervention'. This amendment does not support/promote development and will not result in likely, significant environmental effects beyond what has been considered in the SEA.	Screen Out.
No. 30	Amend the Serviced Land Assessment for Roscrea to take account of the Sustainable Transport Plan.	This amendment has been made to highlight alignment with the Sustainable Transport Plan contained within the Carrick-on-Suir & Environs Local Area Plan 2025 - 2031. This amendment does not include revised figures related to zoning. The amendment includes a new column titled 'Abutting Sustainable Transport Plan Intervention'. This amendment does not support/promote development and will not result in likely, significant environmental effects beyond what has been considered in the SEA for the Carrick-on-Suir & Environs Local Area Plan 2025 - 2031.	Screen Out.
No. 31	Amend the Serviced Land Assessment for Tipperary Town to take account of recommended zoning changes.	This amendment has been made to clarify proposed zoning amendments in Tipperary Town and will introduce changes to the Serviced Land Assessment for Tipperary Town in reflection of Proposed Amendments to the Proposed Variation. This amendment includes revised/increased figures related to lands zoned 'New Residential' at Site TT_14. This amendment will not result in likely, significant environmental effects.	Screen Out.
No. 32	Amend the Serviced Land Assessment for Cashel to take account of recommended zoning changes.	This amendment has been made to clarify proposed zoning amendments in Cashel and will introduce changes to the Serviced Land Assessment for Cashel in reflection of Proposed Amendments to the Proposed Variation. This amendment includes revised/increased figures related to lands zoned 'New Residential'. The amendment will not result in likely, significant environmental effects.	Screen Out.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
No. 33	Amend the Serviced Land Assessment for Cahir to take account of recommended zoning changes.	This amendment has been made to clarify proposed zoning amendments in Cahir and will introduce changes to the Serviced Land Assessment for Cahir in reflection of Proposed Amendments to the Proposed Variation. This amendment includes revised/increased figures related to lands zoned 'New Residential' at Site CH_3. The amendment will not result in likely, significant environmental effects.	Screen Out.
No. 34	Amend the Serviced Land Assessment for Ballina to take account of recommended zoning changes.	This amendment has been made to clarify proposed zoning amendments in Ballina and will introduce changes to the Serviced Land Assessment for Ballina in reflection of Proposed Amendments to the Proposed Variation. This amendment includes revised (decreased) figures related to zoning at Site B_3. The amendment does not support/promote development beyond what was previously considered in the SEA and will not result in likely, significant environmental effects.	Screen Out.
No. 35	Amend the Serviced Land Assessment for Ballyclerihan to take account of recommended zoning changes.	This amendment has been made to clarify proposed zoning amendments in Ballyclerihan and will introduce changes to the Serviced Land Assessment for Ballyclerihan in reflection of Proposed Amendments to the Proposed Variation. This amendment includes revised figures related to lands zoned 'Strategic Reserve' at Site BC_4. This amendment will not result in likely, significant environmental effects.	Screen Out.
No. 36	Amend the Serviced Land Assessment for Borrisokane to take account of recommended zoning changes.	This amendment has been made to clarify proposed zoning amendments in Borrisokane and will introduce changes to the Serviced Land Assessment for Borrisokane in reflection of Proposed Amendments to the Proposed Variation. The amendment includes revised figures related to lands zoned 'New Residential' at Sites BO_1 and BO_2 (decreased figures) and Site BO_4 (new zoning). The amendment will not result in likely, significant environmental effects.	Screen Out.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
No. 37	Amend the Serviced Land Assessment for Clogheen to take account of recommended zoning changes.	This amendment has been made to clarify proposed zoning amendments in Clogheen and will introduce changes to the Serviced Land Assessment for Clogheen in reflection of Proposed Amendments to the Proposed Variation. This amendment includes revised (decreased) figures related to zoning at Sites CG_3 and CG_4. This amendment does not support/promote development beyond what was previously considered in the SEA and will not result in likely, significant environmental effects.	Screen Out.
No. 38	Amend the Serviced Land Assessment for Kilsheelan to take account of recommended zoning changes.	This amendment has been made to clarify proposed zoning amendments in Kilsheelan and will introduce changes to the Serviced Land Assessment for Kilsheelan in reflection of Proposed Amendments to the Proposed Variation. The amendment includes revised figures related to lands zoned 'New Residential' at Site KL_2. The amendment will not result in likely, significant environmental effects beyond what was considered in the SEA.	Screen Out.
No. 39	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.	This amendment serves to align the Proposed Variation with updated guidance documents/Plans and to address clerical errors in the Proposed Variation. The amendment does not support/promote development and will not result in likely, significant environmental effects.	Screen Out.
No. 40	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.	This amendment has been made to incorporate site-specific details in the Proposed Variation and accompanying environmental reports. The amendment does not support/promote development and will not result in likely, significant environmental effects.	Screen Out.
No. 41	The SFRA has been updated as follows: <ul style="list-style-type: none"> 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. To consider the zoning changes recommended in this CE Report. 	This amendment has been made to account for zoning amendments to the Proposed Alteration. This amendment pertains to an update of a separate assessment (the SFRA) and does not support/promote development.	Screen Out.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
Additional Proposed Amendment No. 1	Amend the zoning of land at Tullaskeagh Roscrea (R_3) from 'Town Environs' to 'Existing Residential'.	This amendment has been made to reflect the established residential use of site R_3 and to facilitate further infill residential development at this site. Site R_3 is surrounded by brownfield and greenfield sites. This zoning change will not result in adverse environmental effects as the primary objective of the proposed zoning is to preserve and enhance existing residential development.	Screen Out.
Additional Proposed Amendment No. 2	Amend the zoning of land at Bohercrow, Limerick Road, Tipperary Town (TT_15) from 'Employment' to 'New Residential'.	This amendment has been made to activate residential development on serviced land in the near future. This amendment supports/promotes development beyond what was previously considered in the SEA and may result in likely, significant environmental effects.	Screen In.
Additional Proposed Amendment No. 3	Amend the zoning of land at Collegelands, Tipperary Town (TT_16) from 'Town Environs' to 'New Residential'.	This amendment has been made to activate residential development on serviceable land in the near future. This amendment supports/promotes development beyond what was previously considered in the SEA and may result in likely, significant environmental effects.	Screen In.
Additional Proposed Amendment No. 4	Amend the zoning of land at Garden Grove, Ardfinnan Road, Cahir (CH_11) from 'Town Environs' to 'Existing Residential'.	This amendment has been made to reflect the established residential use of the area and to facilitate opportunities for infill development in the near future. This zoning change will not result in adverse environmental effects as the primary objective of the proposed zoning is to preserve and enhance existing residential development.	Screen In.
Additional Proposed Amendment No. 5	Amend the zoning of land at Hayfield Manor, Bohernamona, Thurles (T_7) from 'Strategic Reserve' to 'New Residential'.	This amendment will prioritise and expedite planned residential development in the near future. This zoning change will not introduce environmental impacts beyond what was identified in the SEA of the existing land use plans in County.	Screen Out.
Additional Proposed Amendment No. 6	Remove Amendment No. 21 proposed under the Chief Executive Report in respect of Site BO_4 located on the Finnoe Road, Borrisokane so that Site BO_4 retains its existing 'Agriculture' zoning.	It is proposed to retain the previous zoning of 'Agriculture' at Site BO_4. This amendment does not support/promote development and will not result in likely, significant environmental effects beyond what was considered in the SEA.	Screen Out.



Reference	Proposed Amendment	SEA Screening Assessment	SEA Screening Conclusion
Additional Proposed Amendment No. 7	Remove Amendment No. 4 proposed under the Chief Executive Report in respect of Site N_6 and N_7 located at the Water Tower, adjacent to the Hawthorns Estate in Nenagh North so that: Site N_6 retains its existing 'Community Services & Infrastructure' zoning and Site N_7 retains its 'Amenity' zoning.	It is proposed to retain the existing zonings of 'Community Services & Infrastructure' and 'Amenity' at Sites N_6 and N_7, respectively. This amendment has been proposed to retain and protect an important landmark in the Nenagh townscape. This amendment does not support/promote development and will not result in likely, significant environmental effects beyond what was considered in the SEA.	Screen Out.
Additional Proposed Amendment No. 8	Add the following Objective SO9 to the Ballina Settlement Plan under heading "Sustainable Communities": "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."	This amendment has been proposed to maintain the amenity space within The Beeches and Shannon View Estates. The amendment does not support/promote development and will not result in likely, significant environmental effects.	Screen Out.



3. SEA OF PROPOSED MATERIAL ALTERATIONS TO THE PROPOSED VARIATION

SEA of the Proposed Material Alterations which have been screened in for assessment is presented in Table 3-1.

The SEA involved assessing the potential environmental effects of the Proposed Material Alterations, identifying the interaction with Strategic Environmental Objectives, and identifying measures that mitigate potential adverse effects on the environment or enhance potential positive effects associated with PMAs.

The following codes have been used denote SEOs relating to Environmental Components: Population and Human Health (PHH); Biodiversity, Flora and Fauna (BFF); Landscape (L); Cultural Heritage (CH); Soils (S); Land Use (LU); Air Quality and Noise (AQN); Water (W); Material Assets (MA); Tourism and Recreation (TR); Climate Change (CC). The interactions between PMAs and SEO Environmental Components are indicated through the following:

- Potential Negative or adverse effects on SEOs are indicated in **red text**.
- Potential Positive effects on SEOs are indicated in **green text**.
- Potential Positive and Negative effects on SEOs are indicated in **amber text**.
- Neutral, No or Insignificant effects on SEOs are indicated in **grey text**.



Table 3-1: SEA of Proposed Material Alterations

Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
No. 1	Update the Core Strategy Tables (Table 2.4 and Table 2.5).	<p>This amendment has been made to reflect the recommendations and proposed amendments to the Proposed Variation. This amendment includes revised figures related to the zoning framework and lands deemed available for rezoning. This amendment supports/promotes development which may generate a range of effects including cumulative effects such as dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on biodiversity, flora and fauna, habitat loss etc.</p> <p>Delivering sustainable housing in line with the principles of compact growth and sequential development may generate positive effects on Population and Human Health, Climate and Material Assets.</p>	<p>BFF, L, S, W, CH, AQN</p> <p>LU, CC, MA, PHH</p> <p>TR</p>	11-H, 4-1, 5-5, 5-9, 5-12, 11-9, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 14-1, 15-1, 15-7
No. 2	Amend the zoning at site C_3, to change the southern section from 'New Residential' to 'Amenity'.	<p>This amendment has been made to protect the route corridor of the N24 project, particularly urban links proposed as part of this project. The amendment of the site name to C_3a serves to avoid confusion with site C_3. Sites C_3 and C_3a are greenfield, surrounded by greenfield sites and housing estates. This amendment supports amenity-related development such as play and recreational facilities.</p>	<p>MA, TR</p> <p>S, LU, AQN, W, CC</p> <p>BFF, PHH, L</p> <p>CH</p>	11-D, 11-H, 3-6, 7-1, 7-3, 9-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Amenity-related development has the potential to generate positive effects on Population and Human Health, Material Assets, Landscape and Tourism and Recreation. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects of such development may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna etc.</p> <p>Operational-phase effects of such development may include operational noise, changes in traffic and transport dynamics etc.</p>		
No. 3	Amend the zoning of C_14, change the zoning from 'Town Environs' to 'New Residential'.	<p>This amendment serves to amend zoning of site C_14 to 'New Residential'. This amendment will drive future development (residential development) and supporting infrastructure at site C_14, which has the potential to generate a range of effects.</p> <p>Delivering sustainable housing in line with the principles of compact growth and sequential development may generate positive effects on Population and Human Health, Climate and Material Assets. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	<p>S, AQN, W, L</p> <p>BFF, PHH, LU, MA, CC</p> <p>CH, TR</p>	<p>11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Construction-phase effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna, habitat loss etc.</p> <p>Operational-phase effects may include operational noise, operational waste generation and changes to traffic and transport dynamics etc.</p>		
No. 4	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 & Infrastructure' (N_6) and 'Amenity' (N_7) to 'New Residential'.	<p>This amendment has been made to facilitate the re-use of an existing brownfield site (land of former water tower in Nenagh North) for new residential development. This amendment will drive future residential development at said sites, which has the potential to generate a range of effects.</p> <p>Delivering sustainable housing in line with the principles of compact growth and sequential development may generate positive effects on Population and Human Health, Climate and Material Assets. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna, habitat loss etc.</p> <p>Operational-phase effects may include operational noise, operational waste generation and changes to traffic and transport dynamics etc.</p>	<p>S, AQN, W, L</p> <p>BFF, PHH, LU, MA, CC</p> <p>CH, TR</p>	<p>11-D, 11-H, 3-3, 3-6, 4-1, 5-4, 5-5, 5-9, 5-12, 5-16, 7-A, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
No. 5	Amend the zoning of land on the Borrisokane Road (Site Ref: N_8) from 'Town Environs' to 'New Residential'.	<p>This amendment will drive future development (residential development) and supporting infrastructure at site N_8, which has the potential to generate a range of effects.</p> <p>Delivering sustainable housing in line with the principles of compact growth and sequential development may generate positive effects on Population and Human Health, Climate and Material Assets. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna, habitat loss etc.</p> <p>Operational-phase effects may include operational noise, operational waste generation and changes to traffic and transport dynamics etc.</p>	<p>S, AQN, W, L</p> <p>BFF, PHH, LU, MA, CC</p> <p>CH, TR</p>	<p>11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 5-12, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 13-4, 13-6, 13-7, 15-1, 15-7</p>
No. 7	Amend zoning of T_5 in Thurles from 'Town Environs' to 'New Residential'.	<p>This amendment will drive future development (residential development) and supporting infrastructure at site T_5, which has the potential to generate a range of effects.</p>	<p>S, AQN, W, L</p> <p>BFF, PHH, LU, MA, CC</p> <p>CH, TR</p>	<p>11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 5-12, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Delivering sustainable housing in line with the principles of compact growth and sequential development may generate positive effects on Population and Human Health, Climate and Material Assets. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna, habitat loss etc.</p> <p>Operational-phase effects may include operational noise, operational waste generation and changes to traffic and transport dynamics etc.</p>		
No. 8	Amend the zoning of Site TT_2 from 'Strategic Reserve' to 'Amenity'.	This amendment has been made to account for flood risk management and watercourses at Site TT_2. The zoning objective of Site TT_2 has been amended to 'Amenity' as this is considered to be a water-compatible zoning objective. Site TT_2 is greenfield, surrounded by greenfield sites, housing estates and industrial units. This amendment supports amenity-related development such as play and recreational facilities.	<p>MA, TR</p> <p>S, LU, AQN, W, CC</p> <p>BFF, PHH, L</p> <p>CH</p>	11-D, 11-H, 3-6, 7-1, 7-3, 9-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Amenity-related development has the potential to generate positive effects on Population and Human Health, Material Assets, Landscape and Tourism and Recreation. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects of such development may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna etc.</p> <p>Operational-phase effects of such development may include operational noise, changes in traffic and transport dynamics etc.</p>		
No.10	Amend the zoning of Site TT_6 from 'New Residential' to 'Amenity'.	<p>This amendment has been made to account for physical site constraints/characteristics, environmental protection and flood risk management at site TT_6. This amendment supports amenity-related development such as play and recreational facilities.</p> <p>Amenity-related development has the potential to generate positive effects on Population and Human Health, Material Assets, Landscape and Tourism and Recreation. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	<p>MA, TR</p> <p>S, LU, AQN, W, CC</p> <p>BFF, PHH, L</p> <p>CH</p>	<p>11-D, 11-H, 3-6, 7-1, 7-3, 9-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Construction-phase effects of such development may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna etc.</p> <p>Operational-phase effects of such development may include operational noise, changes in traffic and transport dynamics etc.</p>		
No. 11	Amend the zoning of land in Knockanrawley (Site TT_14) from 'Employment' to 'New Residential'.	<p>This amendment supports new residential development at site TT_14, which has the potential to generate a range of effects.</p> <p>Delivering sustainable housing in line with the principles of compact growth and sequential development may generate positive effects on Population and Human Health, Climate and Material Assets. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna, habitat loss etc.</p> <p>Operational-phase effects may include operational noise, operational waste generation and changes to traffic and transport dynamics etc.</p>	<p>S, AQN, W, L</p> <p>BFF, PHH, LU, MA, CC</p> <p>CH, TR</p>	<p>11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 5-12, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
No. 12	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>This amendment supports development at lands beyond what was previously considered in the SEA (i.e. development of amenity/recreation areas and new residential development).</p> <p><u>Amenity</u></p> <p>This amendment supports amenity-related development such as play and recreational facilities at Site CS_21.</p> <p>Amenity-related development has the potential to generate positive effects on Population and Human Health, Material Assets, Landscape and Tourism and Recreation. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects of such development may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna etc.</p> <p>Operational-phase effects of such development may include operational noise, changes in traffic and transport dynamics etc.</p> <p><u>New Residential</u></p>	<p>TR</p> <p>S, AQN, W</p> <p>BFF, PHH, LU, MA, CC, L</p> <p>CH</p>	<p>11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 5-12, 7-1, 7-3, 9-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>This amendment will drive future development (residential development) and supporting infrastructure at site CS_22 which has the potential to generate a range of effects.</p> <p>Delivering sustainable housing in line with the principles of compact growth and sequential development may generate positive effects on Population and Human Health, Climate and Material Assets. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna, habitat loss etc.</p> <p>Operational-phase effects may include operational noise, operational waste generation and changes to traffic and transport dynamics etc.</p> <p><u>Strategic Reserve</u></p> <p>This amendment will prioritise and expedite planned residential development at site CS_23 in the near future.</p>		



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>This zoning change will not introduce environmental impacts beyond what was identified in the SEA of the existing land use plans in County. This amendment will however generate positive effects on population and human health, material assets and climate through sustainable development and the delivery of housing in line with the principles of compact growth and sequential development.</p>		
No. 16	Amend zoning of TM_1 in Templemore from 'Town Environs' to 'Amenity'.	<p>This amendment has been made to align the zoning objective of Site TM_1 with appropriate flood risk management and guidelines. The zoning objective of Site TM_1 has been amended to 'Amenity' as this is considered to be a water-compatible zoning objective. This amendment supports amenity-related development such as play and recreational facilities.</p> <p>Amenity-related development has the potential to generate positive effects on Population and Human Health, Material Assets, Landscape and Tourism and Recreation. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects of such development may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna etc.</p> <p>Operational-phase effects of such development may include operational noise, changes in traffic and transport dynamics etc.</p>	<p>MA, TR</p> <p>S, LU, AQN, W, CC</p> <p>BFF, PHH, L</p> <p>CH</p>	<p>11-D, 11-H, 3-6, 7-1, 7-3, 9-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
No. 18	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>This amendment has been made to preserve suitable land for longer-term residential development and will support and drive development in the long-term at Site CS_23. Such development has the potential to generate a range of effects.</p> <p>Delivering sustainable housing in line with the principles of compact growth and sequential development may generate positive effects on Population and Human Health, Climate and Material Assets. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna, habitat loss etc.</p> <p>Operational-phase effects may include operational noise, operational waste generation and changes to traffic and transport dynamics etc.</p>	<p>S, AQN, W, L</p> <p>BFF, PHH, LU, MA, CC</p> <p>CH, TR</p>	11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 5-12, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7
No. 21	Amend the zoning of land on the Finnoe Road in Borrisokane (Site Ref: BO_4) from 'Agriculture' to 'New Residential'.	<p>This amendment supports new residential development and supporting infrastructure at site BO_4 in the near future. Such development has the potential to generate a range of effects.</p>	<p>S, AQN, W, L</p> <p>BFF, PHH, LU, MA, CC</p> <p>CH, TR</p>	11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 5-12, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Delivering sustainable housing in line with the principles of compact growth and sequential development may generate positive effects on Population and Human Health, Climate and Material Assets. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna, habitat loss etc.</p> <p>Operational-phase effects may include operational noise, operational waste generation and changes to traffic and transport dynamics etc.</p>		
No. 22	Amend the proposed zoning of CG_3, from 'New Residential' to 'Amenity'.	This amendment has been made to account for the tourism and recreation uses/potential of lands at and adjacent to site CG_3. Site CG_3 measures 0.47 hectares and is limited in its development potential due to the presence of mature trees along the northern boundary. This amendment supports amenity-related development such as play and recreational facilities at a brownfield site.	<p>MA, TR</p> <p>S, LU, AQN, W, CC</p> <p>BFF, PHH, L</p> <p>CH, TR</p>	11-D, 11-H, 3-3, 3-6, 5-4, 5-16, 7-A, 7-1, 7-3, 9-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Amenity-related development has the potential to generate positive effects on Population and Human Health, Material Assets, Landscape and Tourism and Recreation. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p> <p>Construction-phase effects of such development may include dust, noise, visual effects, construction traffic, construction waste generation, land-take, effects on Biodiversity, Flora and Fauna etc.</p> <p>Operational-phase effects of such development may include operational noise, changes in traffic and transport dynamics etc.</p>		
No. 25	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>This amendment has been made to account for the current land use and characteristics of sites KL_9 and KL_10. This amendment will drive future development of community and social infrastructure at Sites KL_9 and KL_10.</p> <p>Such development has the potential to generate positive effects on population and human health, material assets and climate through the provision of community facilities. Such development also has the potential to generate positive effects on biodiversity and visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	<p>S, W, AQN BFF, PHH, MA, C, L, LU CH, TR</p>	<p>11-D, 11-H, 3-6, 4-1, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Construction-phase effects of such development may include effects on receiving biodiversity, noise, dust, traffic disruption, effects on receiving surface water and groundwater quality and flow, effects on material assets, climate effects or effects on landscape character and visual amenity.</p> <p>Operational-phase effects of such development has the potential to generate a range of effects such as changes to traffic and transport dynamics, effects on material assets, or population and human health.</p>		
Additional Proposed Amendment No. 2	Amend the zoning of land at Bohercrow, Limerick Road, Tipperary Town (TT_15) from 'Employment' to 'New Residential'.	<p>This amendment has been made to activate residential development on serviced land in the near future. Site TT_15 is a greenfield site surrounded by development sites and brownfield sites. The site is located approximately 248m to the east of watercourse Ara_020. The site is also located approximately 110m southwest from a record (TS067-002) castle – motte, in the Sites and Monuments Record.</p> <p>This amendment will drive future development of housing and supporting infrastructure at site TT_15. Such development has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	<p>S, W, AQN, CH</p> <p>BFF, PHH, MA, C, L, LU</p> <p>TR</p>	<p>11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 5-12, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Construction-phase effects of future development may include effects on receiving biodiversity, noise, dust, traffic disruption, effects on receiving surface water and groundwater quality and flow, effects on material assets, climate effects or effects on landscape character and visual amenity.</p> <p>The operational phase of such development has the potential to generate a range of effects such as changes to traffic and transport dynamics, effects on material assets, or population and human health.</p>		
Additional Proposed Amendment No. 3	Amend the zoning of land at Collegelands, Tipperary Town (TT_16) from 'Town Environs' to 'New Residential'.	<p>This amendment has been made to activate residential development on serviceable land in the near future. Site TT_16 is a brownfield site surrounded by development sites, residential developments and greenfield sites. The site is located approximately 590m to the west of watercourse Ara_030.</p> <p>This amendment will drive future development of housing and supporting infrastructure at site TT_16. Such development has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	<p>S, W, AQN</p> <p>BFF, PHH, MA, C, L, LU</p> <p>CH, TR</p>	<p>11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 5-12, 7-A, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Construction-phase effects of future development may include effects on receiving biodiversity, noise, dust, traffic disruption, effects on receiving surface water and groundwater quality and flow, effects on material assets, climate effects or effects on landscape character and visual amenity.</p> <p>The operational phase of such development has the potential to generate a range of effects such as changes to traffic and transport dynamics, effects on material assets, or population and human health.</p>		
Additional Proposed Amendment No. 4	Amend the zoning of land at Garden Grove, Ardfinnan Road, Cahir (CH_11) from 'Town Environs' to 'Existing Residential'.	<p>This amendment has been made to reflect the established residential use of the site and to facilitate opportunities for infill development in the future. Site CH_11 is bound by Cahir Park Golf Course to the west. The site is located approximately 194m to the east of watercourse Suir_040. This amendment will drive future development of infill housing and supporting infrastructure at the site.</p> <p>Such development has the potential to generate positive effects for population and human health, material assets and climate through the provision of housing and sustainable infrastructure. Such development also has the potential to generate positive effects on biodiversity or visual amenity, where development proposals include biodiversity enhancement measures or are sensitively designed.</p>	<p>S, W, AQN, TR</p> <p>BFF, PHH, MA, C, L, LU</p> <p>CH</p>	<p>11-D, 11-H, 3-6, 4-1, 5-5, 5-9, 5-12, 7-A, 7-1, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-9, 11-10, 11-11, 11-12, 11-13, 11-16, 11-17, 11-18, 11-19, 11-20, 13-4, 13-6, 13-7, 15-1, 15-7</p>



Reference	Proposed Amendment	SEA	Interaction with Strategic Environmental Objectives	Measures that mitigate potential adverse effects on the environment or enhance potential positive effects
		<p>Construction-phase effects of future development may include effects on receiving biodiversity, noise, dust, traffic disruption, effects on receiving surface water and groundwater quality and flow, effects on material assets, climate effects, effects on landscape character and visual amenity or effects on tourism and recreation.</p> <p>The operational phase of such development has the potential to generate a range of effects such as changes to traffic and transport dynamics, effects on material assets, effects on population and human health, or effects on tourism and recreation.</p>		



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