

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

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## AA Screening/AA of Proposed Material Alterations to Proposed Variation No. 1

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**Prepared for:**

Tipperary County Council



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Tipperary County Council

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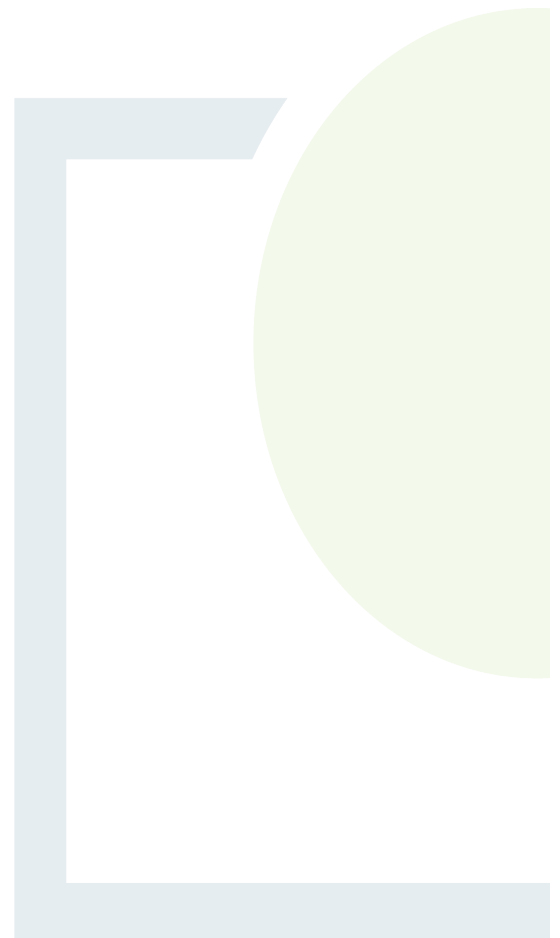
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## AA SCREENING/AA OF PROPOSED MATERIAL ALTERATIONS TO PROPOSED VARIATION NO. 1 TO THE TIPPERARY COUNTY DEVELOPMENT PLAN 2022-2028 (AS VARIED)

### REVISION CONTROL TABLE, CLIENT, KEYWORDS AND ABSTRACT

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**Abstract:** Fehily Timoney and Company is pleased to submit this AA Screening/AA 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

Appropriate Assessment (AA) Screening of Material Alterations (MAs) has been completed. This assessment is presented in Table 2-1. All MAs Screened In for AA have been subject to AA (presented in Table 3-1). Mitigation measures that mitigate effects of MAs on European sites 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 integrated into the CDP (as Varied) will prevent elements of the Proposed Variation resulting in any adverse effects on European sites, alone or in combination with other plans or projects. This evaluation is made in view of the conservation objectives of the habitats or species, for which these sites have been designated.

**Note:** Table 2-1 and Table 3-1 detail the AA Screening of MAs and AA 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. AA SCREENING OF PROPOSED MATERIAL ALTERATIONS TO THE PROPOSED VARIATION

**Table 2-1: AA Screening of Proposed Material Alterations**

Reference	Proposed Amendment	AA Screening Assessment	AA 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 residential development beyond what was considered in the AA and may result in likely, significant effects on European Sites.	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/promotes amenity-related development. The subject sites are not hydrologically connected with European Sites in the surrounding region and is removed from the coast. It has been assessed that this amendment will not result in any likely, significant effects on European Sites beyond what was considered in the AA.	Screen Out.
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 AA.	Screen In.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
		Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this amendment has some potential to result in likely, significant effects on species such as <i>Lutra lutra</i> , <i>Margaritifera margaritifera</i> and <i>Salmo salar</i> related to European Sites in the surrounding area (including Lower River Suir SAC located approximately 260m to the south of the site).	
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. Given the nature and location of Sites N_6 and N_7 and the context of said sites in an already busy and built-up area (i.e. brownfield site surrounded by residential developments and removed from the coast) and the lack of any meaningful hydrological connection to European Sites in the surrounding region, this amendment will not introduce likely, significant effects on European Sites.	Screen Out.
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 AA. Given the nature and location of Site N_8 (i.e. greenfield site surrounded by greenfield sites and residential developments), this amendment has some potential to result in likely, significant effects on mobile species including <i>Phalacrocorax carbo</i> , <i>Aythya fuligula</i> and Wetland and Waterbirds related to Lough Derg (Shannon) SPA located approximately 6.4km to the Northwest and Slievefelim to Silvermines Mountains SPA located approximately 9.4km to the South.	Screen In.
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 impacts on European sites beyond what was identified in the AA of the existing land use plans in County.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
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 AA. Given the nature and location of Site T_5 (i.e. brownfield site surrounded by greenfield sites, brownfield sites and residential developments) approximately 265m to the east of watercourse Suir_060, this amendment has some potential to result in likely, significant effects on mobile species including <i>Margaritifera margaritifera</i> , <i>Salmo salar</i> and <i>Lutra lutra</i> related to Lower River Suir SAC located approximately 3.9km to the South of Site T_5. Watercourse Suir_060 is hydrologically connected to Lower River Suir SAC.	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 effects on mobile species associated with Lower River Suir SAC including <i>Margaritifera margaritifera</i> , <i>Salmo salar</i> and <i>Lutra lutra</i> . Watercourse Fidaghta_010 traverses Site TT_2 and is hydrologically connected with Lower River Suir SAC to the Southeast of the site.	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 AA and will not result in likely, significant effects on European Sites.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
No. 10	Amend the zoning of Site TT_6 from 'New Residential' to 'Amenity'.	This amendment has been made to account for site characteristics and adjoining land use zoning at Site TT_3. This amendment does not support/promote development beyond what was considered in the AA and will not result in any likely, significant effects on European Sites.	Screen Out.
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 AA. However, given the nature and location of Site TT_14 and the context of said site in an already busy and built-up area (i.e. brownfield site surrounded by residential/industrial developments and removed from the coast), this amendment will not introduce likely, significant effects on European Sites. Site TT_14 is located approximately 149m to the east of watercourse Ara_020, however this watercourse is not hydrologically connected with a European Site in the surrounding region.	Screen Out.
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). However, given the nature and location of Sites CS_21, CS_22 and CS_23 (i.e. greenfield sites removed from the coast and any European Sites) and the context of said sites in an already busy and built-up area, this amendment will not introduce likely, significant effects on European Sites.	Screen Out.
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 was considered in the AA and will not result in likely, significant effects on European Sites.	Screen Out.
No. 14	Amend zoning of CH_3 in Cahir from 'Strategic Reserve' to 'New Residential'.	This amendment will prioritise and deliver residential development in the near future. This zoning change will not introduce impacts on European sites beyond what was identified in the AA of the existing land use plans in County.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
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 effects on European Sites.	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. Such development may result in likely, significant effects on European Sites in the surrounding region by way of hydrological connection. Site TM_1 is located approximately 200m southwest of waterbody Suir_030 which flows in a southerly direction and traverses through Lower River Suir SAC approximately 15km south of Site TM_1.	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 effects on European Sites.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA 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 considered in the AA. Site BC_4 is greenfield, located approximately 650m north of watercourse Ballyclerihan Stream_010 which is hydrologically connected to Lower River Suir SAC approximately 7.20km southeast of the subject site. Therefore, it has been assessed that this amendment has some potential to result in likely, significant effects on species such as <i>Lutra lutra</i> related to Lower River Suir SAC.	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 effects on European Sites beyond what was considered in the CDP.	Screen Out.
No. 20	<p>Revert Specific Objective SO14 in the Borriskane 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 <del>Enterprise and Employment and Agricultural</del> 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>	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 effects on European Sites.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
	SO14: Access to lands north east of the village, zoned for Enterprise and Employment and Agricultural uses shall be from the Ballyhayden road only'.		
No. 21	Amend the zoning of land on the Finnoe Road in Borrissokane (Site Ref: BO_4) from 'Agriculture' to 'New Residential'.	This amendment supports new residential development and supporting infrastructure at site BO_4. Given the nature and location of Site BO_4 (i.e. greenfield site located in proximity to watercourses Ballyfinboy_050 and Ballyfinboy_040), this amendment has some potential to result in likely, significant effects on mobile species related to European Sites in the surrounding area, particularly Lough Derg (Shannon) SPA (e.g. <i>Phalacrocorax carbo</i> , <i>Aythya fuligula</i> , <i>Bucephala clangula</i> and <i>Sterna Hirundo</i> ). Watercourses Ballyfinboy_050 and Ballyfinboy_040 are hydrologically connected to Lough Derg (Shannon) SPA and Lough Derg, North-east Shore SAC.	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 approximately 80m north of Lower River Suir SAC.	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 effects on European Sites 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 effects on European Sites.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
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) at brownfield sites beyond what was previously considered in the AA. Given the location of Sites KL_9 and KL_10 approximately 250m north of Lower River Suir SAC, this amendment may result in likely, significant effects on Qualifying Interests related to Lower River Suir SAC, including <i>Lutra lutra</i> .	Screen In.
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 for the Nenagh & Environs Local Area Plan 2024 - 2030. The amendment therefore will not result in likely, significant effects on European Sites beyond what was previously considered.	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 Clonmel & Environs Local Area Plan 2024 - 2030. This amendment therefore will not result in likely, significant effects on European Sites beyond what was previously considered.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
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 Thurles & Environs Local Area Plan 2024 – 2030. This amendment therefore will not result in likely, significant effects on European Sites beyond what was previously considered.	Screen Out.
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 effects on European Sites beyond what was considered in the Sustainable Transport Plan.	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 effects on European Sites beyond what was considered in 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 effects on European Sites in and of itself.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
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'. This amendment will not introduce likely, significant effects on European Sites in and of itself.	Screen Out.
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' (Site CH_3). The amendment will not result in likely, significant effects on European Sites in and of itself.	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 AA and will not result in likely, significant effects on European Sites in and of itself.	Screen Out.
No. 35	Amend the Serviced Land Assessment for Ballyclerihan to take account of recommended zoning changes.	<p>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.</p> <p>This amendment includes revised figures related to lands zoned 'Strategic Reserve' at Site BC_4. The amendment will not result in likely, significant effects on European Sites in and of itself.</p>	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
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 effects on European Sites in an of itself.	Screen Out.
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 AA and will not result in likely, significant effects on European Sites in and of itself.	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 does not support/promote development and will not result in likely, significant effects on European Sites in and of itself.	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 effects on European Sites.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
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 effects on European Sites.	Screen Out.
No. 41	The SFRA has been updated as follows:  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 will not result in likely, significant effects on European Sites.	Screen Out.
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 removed from the coast and there are no meaningful hydrological links between the site and any European site. This amendment will not introduce likely, significant effects on European Sites 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 at a greenfield site beyond what was previously considered in the AA. Site TT_15 is located approximately 248m to the east of watercourse Ara_020, however there is no meaningful hydrological connection between Ara_020 and European sites in the wider region. Given the location of site TT_15 (i.e. removed from the coast and any European site) and the context of the site in an already busy and built-up area, this amendment will not introduce likely, significant effects on European Sites.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA Screening Conclusion
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 at a brownfield site beyond what was previously considered in the AA. This site is located approximately 590m to the west of watercourse Ara_030. Ara_030 flows in a southeasterly direction before traversing the Lower River Suir SAC approximately 12km from the site. Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this amendment has some potential to result in likely, significant effects on mobile species such as <i>Lutra lutra</i> related to Lower River Suir SAC.	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 future. The primary objective of the proposed zoning is to preserve and enhance existing residential development. Site CH_11 is surrounded by greenfield sites, residential developments and a golf course (Cahir Park Golf Course). The site is located approximately 194m to the east of watercourse Suir_040 and approximately 36m to the south of Lower River Suir SAC. Having regard to the 'Precautionary Principle' underpinning EU and Irish Environmental Law, it is assessed that this amendment has some potential to result in likely, significant effects on species such as <i>Lutra lutra</i> , <i>Margaritifera margaritifera</i> and <i>Salmo salar</i> related to Lower River Suir SAC.	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 impacts on European sites beyond what was identified in the AA 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, Borriskane 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 introduce impacts on European sites beyond what was identified in the AA.	Screen Out.



Reference	Proposed Amendment	AA Screening Assessment	AA 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: <ul style="list-style-type: none"> <li>• Site N_6 retains its existing 'Community Services &amp; Infrastructure' zoning and</li> <li>• Site N_7 retains its 'Amenity' zoning.</li> </ul>	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 introduce impacts on European sites beyond what was identified in the AA.	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 introduce impacts on European sites beyond what was identified in the AA.	Screen Out.



### 3. AA OF PROPOSED MATERIAL ALTERATIONS TO THE PROPOSED VARIATION

**Table 3-1: AA of Proposed Material Alterations**

Reference	Proposed Amendment	AA	Measures that mitigate potential adverse effects on European Sites
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, and as such supports development. This amendment may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>• Habitat destruction/fragmentation/deterioration.</li> <li>• Reduction in species populations/density.</li> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>• Disturbance to and potential spread of invasive species.</li> <li>• Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>These impacts have the potential to create adverse effects on mobile species connected to European Sites in the wider region.</p>	7-A, 11-D, 11-H, 3-6, 5-9, 5-12, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7
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. This amendment may lead to the following range of impacts occurring:</p>	11-D, 11-H, 3-6, 5-9, 5-12, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7



Reference	Proposed Amendment	AA	Measures that mitigate potential adverse effects on European Sites
		<ul style="list-style-type: none"> <li>• Habitat destruction/fragmentation/deterioration.</li> <li>• Reduction in species populations/density.</li> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>• Disturbance to and potential spread of invasive species.</li> <li>• Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>Given the nature and location of site C_14 (i.e. greenfield site surrounded by greenfield sites and a residential development), these impacts have the potential to create adverse effects on mobile species such as <i>Lutra lutra</i>, <i>Margaritifera margaritifera</i> and <i>Salmo salar</i> related to European Sites in the surrounding area (including Lower River Suir SAC located approximately 260m to the south of the site).</p>	
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. This amendment may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>• Habitat destruction/fragmentation/deterioration.</li> <li>• Reduction in species populations/density.</li> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>• Disturbance to and potential spread of invasive species.</li> </ul>	11-D, 11-H, 3-6, 5-9, 5-12, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7



Reference	Proposed Amendment	AA	Measures that mitigate potential adverse effects on European Sites
		<ul style="list-style-type: none"> <li>Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>Given the nature and location of Site N_8 (i.e. greenfield site surrounded by greenfield sites and residential developments), these impacts have the potential to create adverse effects on mobile species including <i>Phalacrocorax carbo</i>, <i>Aythya fuligula</i> and Wetland and Waterbirds related to Lough Derg (Shannon) SPA located approximately 6.4km to the Northwest and Slievefelim to Silvermines Mountains SPA located approximately 9.4km to the South.</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. This amendment may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>Air pollution arising from dust and other airborne emissions.</li> <li>Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>Given the nature and location of Site T_5 (i.e. brownfield site surrounded by greenfield sites, brownfield sites and residential developments) approximately 265m to the east of watercourse Suir_060, these impacts have the potential to create adverse effects on mobile species including <i>Margaritifera margaritifera</i>, <i>Salmo salar</i> and <i>Lutra lutra</i> related to Lower River Suir SAC located approximately 3.9km to the South of Site T_5. Watercourse Suir_060 is hydrologically connected to Lower River Suir SAC.</p>	7-A, 11-D, 11-H, 3-6, 5-9, 5-12, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7



Reference	Proposed Amendment	AA	Measures that mitigate potential adverse effects on European Sites
No. 8	Amend the zoning of Site TT_2 from 'Strategic Reserve' to 'Amenity'.	<p>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 may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>• Habitat destruction/fragmentation/deterioration.</li> <li>• Reduction in species populations/density.</li> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>• Disturbance to and potential spread of invasive species.</li> <li>• Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>These impacts have the potential to create adverse effects on mobile species associated with Lower River Suir SAC including <i>Margaritifera margaritifera</i>, <i>Salmo salar</i> and <i>Lutra lutra</i>. Watercourse Fidaghta_010 traverses Site TT_2 and in hydrologically connected with Lower River Suir SAC to the Southeast of the site.</p>	11-D, 11-H, 3-6, 5-9, 7-3, 9-2, 9-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7



Reference	Proposed Amendment	AA	Measures that mitigate potential adverse effects on European Sites
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 at a greenfield site. Such development may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>• Habitat destruction/fragmentation/deterioration.</li> <li>• Reduction in species populations/density.</li> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>• Disturbance to and potential spread of invasive species.</li> <li>• Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>These impacts have the potential to create adverse effects on species related to European Sites in the surrounding region by way of hydrological connection. Site TM_1 is located approximately 200m southwest of waterbody Suir_030 which flows in a southerly direction and traverses through Lower River Suir SAC approximately 15km south of Site TM_1.</p>	11-D, 11-H, 3-6, 5-9, 7-3, 9-2, 9-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7
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 as such supports/promotes residential development which may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>• Habitat destruction/fragmentation/deterioration.</li> <li>• Reduction in species populations/density.</li> </ul>	11-D, 11-H, 3-6, 5-9, 5-12, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7



Reference	Proposed Amendment	AA	Measures that mitigate potential adverse effects on European Sites
		<ul style="list-style-type: none"> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>• Disturbance to and potential spread of invasive species.</li> <li>• Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>Site BC_4 is greenfield, located approximately 650m north of watercourse Ballyclerihan Stream_010 which is hydrologically connected to Lower River Suir SAC approximately 7.20km southeast of the subject site. Therefore, it has been assessed that these impacts have the potential to create adverse effects on species such as <i>Lutra lutra</i> related to Lower River Suir SAC.</p>	
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. This amendment may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>• Habitat destruction/fragmentation/deterioration.</li> <li>• Reduction in species populations/density.</li> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>• Disturbance to and potential spread of invasive species.</li> <li>• Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul>	11-D, 11-H, 3-6, 5-9, 5-12, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7



Reference	Proposed Amendment	AA	Measures that mitigate potential adverse effects on European Sites
		<p>Given the nature and location of Site BO_4 (i.e. greenfield site located in proximity to watercourses Ballyfinboy_050 and Ballyfinboy_040), these impacts have some potential to result in likely, significant effects on mobile species related to European Sites in the surrounding area, particularly Lough Derg (Shannon) SPA (e.g. <i>Phalacrocorax carbo</i>, <i>Aythya fuligula</i>, <i>Bucephala clangula</i> and <i>Sterna Hirundo</i>). Watercourses Ballyfinboy_050 and Ballyfinboy_040 are hydrologically connected to Lough Derg (Shannon) SPA and Lough Derg, North-east Shore SAC.</p>	
No. 22	Amend the proposed zoning of CG_3, from 'New Residential' to 'Amenity'.	<p>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. Such development may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>• Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>This amendment supports/promotes amenity-related development at a brownfield site approximately 80m north of Lower River Suir SAC.</p>	7-A, 11-D, 11-H, 3-6, 5-9, 7-3, 9-2, 9-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7



Reference	Proposed Amendment	AA	Measures that mitigate potential adverse effects on European Sites
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. The amended zoning of sites kl_9 and KL_10 supports/promotes development (regeneration of lands for community services and associated infrastructure) at brownfield sites which may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>• Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>Given the location of Sites KL_9 and KL_10 approximately 250m north of Lower River Suir SAC, these impacts have the potential to create adverse effects on Qualifying Interests related to Lower River Suir SAC, including <i>Lutra lutra</i>.</p>	7-A, 11-D, 11-H, 3-6, 5-9, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7
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 drive residential development on serviceable land in the near future. This amendment supports/promotes development at a brownfield site which may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>• Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>• Air pollution arising from dust and other airborne emissions.</li> <li>• Changes to groundwater quality, yield and /or flow paths associated with development.</li> </ul>	7-A, 11-D, 11-H, 3-6, 5-9, 5-12, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7



Reference	Proposed Amendment	AA	Measures that mitigate potential adverse effects on European Sites
		<ul style="list-style-type: none"> <li>Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>Given the location of site TT_16 approximately 590m to the west of watercourse Ara_030, which traverses the Lower River Suir SAC approximately 12km southeast of the site, these impacts have the potential to create adverse effects on mobile species such as <i>Lutra lutra</i> related to Lower River Suir SAC.</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 area and to facilitate opportunities for infill development in the future. This amendment supports/promotes development at an occupied site in close proximity to a European site which may lead to the following range of impacts occurring:</p> <ul style="list-style-type: none"> <li>Habitat destruction/fragmentation/deterioration.</li> <li>Reduction in species populations/density.</li> <li>Surface water run-off carrying suspended silt and contaminants into local watercourses.</li> <li>Air pollution arising from dust and other airborne emissions.</li> <li>Changes to groundwater quality, yield and /or flow paths associated with development.</li> <li>Disturbance to and potential spread of invasive species.</li> <li>Activities (e.g. noise, vibration, lighting, human presence, structures) leading to disturbance/displacement of species.</li> </ul> <p>Site CH_11 is located approximately 194m to the east of watercourse Suir_040 and approximately 36m to the south of Lower River Suir SAC. The above impacts have the potential to create adverse effects on species such as <i>Lutra lutra</i>, <i>Margaritifera margaritifera</i> and <i>Salmo salar</i> related to Lower River Suir SAC.</p>	11-D, 11-H, 3-6, 5-9, 5-12, 7-3, 11-1, 11-2, 11-3, 11-4, 11-5, 11-7, 11-11, 11-13, 11-14, 11-17, 11-18, 11-19, 11-20, 15-7



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