



## NOTICE OF PROPOSED VARIATION NO. 1 TO THE TIPPERARY COUNTY DEVELOPMENT PLAN 2022-2028

### NOTICE UNDER SECTION 58 OF THE PLANNING & DEVELOPMENT ACT 2024 (AS AMENDED)

Notice is hereby given pursuant to Section 58 of the Planning and Development Act 2024 (as amended) that Tipperary County Council, being the planning authority for the area, proposes a variation of the Tipperary County Development Plan 2022-2028.

#### Reason for the Proposed Variation No. 1

The Proposed Variation is to align the Tipperary County Development Plan 2022-2028, with the 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' issued under Section 28 of the Planning and Development Act, 2000 (as amended), which were published to give effect to the National Planning Framework First Revision (2025).

The proposed Variation No. 1 seeks to ensure that the necessary planning framework is in place, including sufficient residential zoned land, to facilitate the achievement of housing growth requirements over the period of the Tipperary County Development Plan 2022-2028 and beyond.

#### Content of Proposed Variation No. 1

The Proposed Variation consists of amendments to the Written Statement (Volume 1); the Settlement Guide and Settlement Plans and Serviced Land Assessment (Volume 2); and the Development Management Standards (Volume 3 Appendix 6); and can be summarised as follows:

#### Part A: Volume 1 (Written Statement) & Volume 3 (Appendix 6 - Development Management Standards)

- A revised updated Core Strategy (Volume 1);
- New policies and amendments to existing policies to support and facilitate residential development (Volume 1);
- Associated updates to text narrative (Volume 1 and 3).

#### Part B: Volume 2 - Settlement Guide, Settlement Plans, and Serviced Land Assessment

- Inclusion of Zoning Maps for Key Towns (Clonmel, Nenagh and Thurles) and District Towns (Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir and Templemore), previously contained in Local Area Plans / Town Development Plans. This will result in all zoning maps for the County being contained within the Tipperary County Development Plan.
- Amendments to the zoning maps of 24no. settlements to take account of the revised updated Core Strategy including:
  - 3no. Key Towns - Clonmel, Nenagh and Thurles
  - 6no. District towns - Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir and Templemore
  - 3no. Local Towns - Ballina, Newport and Fethard
  - 12no. Service Centres (Population over 400 persons) - Ardfinnan, Ballyclerihan, Borrisokane, Borrisoleigh, Clogheen, Cloughjordan, Holycross, Killenaule, Kilsheelan, Mullinahone, Portroe and Two-Mile-Borris
- Standardised zoning objectives are applied to all zoning maps.
- A revised, updated zoning matrix to reflect that all zoning maps for the County are now contained in the Tipperary County Development Plan.
- An Appendix to the Residential Serviced Land Assessment to take account of proposed zoning changes for each of the 24no. settlements.
- Associated updates to text narrative.

The Proposed Variation is accompanied by:

- A Strategic Environmental Assessment (SEA) Screening Determination and SEA Environmental Report pursuant to the European Strategic Environmental Assessment Directive (2001/42/EC) and the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025;
- An Appropriate Assessment (AA) Screening Determination and Appropriate Assessment Stage 2 Report (Natura Impact Report) – pursuant to Article 6(3) of the European Habitats Directive (92/43/EEC) and the Planning & Development Act 2024 (as amended); and
- A Strategic Flood Risk Assessment, in accordance with the relevant Section 28 Guidelines.

#### Public Display of the Proposed Variation:

A copy of the Proposed Variation together with the associated Environmental Report and Natura Impact Report will be on public display from **Friday 20th March 2026 to Monday 20th April 2026 at 4pm (inclusive)** and will be available to view online at [yoursay.tipperarycoco.ie](https://yoursay.tipperarycoco.ie) and may also be inspected during normal opening hours (excluding public holidays) at the following locations:

- Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91 N512

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

#### Public Information Drop-In Sessions

Five public information drop-in sessions will be held in respect of the Proposed Variation No. 1 to the Tipperary County Development Plan 2022-2028 during which Council staff will be available to answer questions. The location, date and time of the drop-in sessions are as follows:

Venue	Date	Time
Nenagh Library	Tuesday, March 31st	3pm-7pm
Clonmel Library	Wednesday, April 1st	3pm-7pm
Thurles Library	Tuesday, April 7th	3pm-7pm
Carrick-on-Suir Library	Wednesday, April 8th	3pm-7pm
Tipperary Town Library	Tuesday, April 14th	3pm-7pm

#### Making a Written Submission:

Written submissions in respect of Proposed Variation No. 1 and the associated SEA Environmental Report and AA Natura Impact Report may be made from **Friday 20th March 2026 to 4pm on Monday 20th April 2026** in one of the following ways:

1. Through the online consultation portal at: [yoursay.tipperarycoco.ie](https://yoursay.tipperarycoco.ie)

OR

2. In writing to either:

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

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

In making a written submission, please note the following:

- Please insert the heading "**Variation No.1 to the Tipperary County Development Plan 2022-2028**" on your submission.
- Please make sure your submission is in one medium only i.e. via on-line form or by post.
- All submissions must include your name and contact address, a map (where appropriate), and where relevant, details of any organisation, community group or company, which you represent.
- Children or groups and associations representing the interests of children are welcome to make submissions.
- Please be advised that all submissions received will be published online in accordance with the requirements of the Planning and Development Act 2024 (as amended) and will be summarised in the Chief Executive's Report, which will be published. You should ensure that no vexatious, libellous or confidential information, including confidential information relating to a third party (in respect of which the third party has not, expressly, or impliedly in the circumstances, consented to its disclosure) is included in your submission. The Planning Authority reserves the right to redact any submission or part thereof that does not comply with this requirement.
- All submissions are subject to the Data Protection Acts 1988-2018 and the Freedom of Information Act 2014 as amended.
- **CLOSING DATE FOR RECEIPT OF SUBMISSIONS: 4pm on Monday 20th April 2026.** Late submissions will not be accepted.

Submissions received on the Proposed Variation and accompanying SEA Environmental Report and AA Natura Impact Report will be taken into consideration before the making of the variation.

If you require more details, please contact the Planning Section at 0818 06 5000 or email [planning@tipperarycoco.ie](mailto:planning@tipperarycoco.ie)

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