



Comhairle Contae Thiobraid Árann
Tipperary County Council

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
Cluain Meala,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Clonmel,
Co. Tipperary
E91 N512

Comhairle Contae
Thiobraid Árann,
Oifigi Cathartha,
An tAonach,
Co. Thiobraid Árann
Tipperary County Council,
Civic Offices, Nenagh,
Co. Tipperary
E45 A099

t 0818 06 5000
e customerservice
@tipperarycoco.ie
tipperarycoco.ie

Strategic Environmental Assessment (SEA) Screening Determination under European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025 (S.I. No. 456 of 2025)

for the Proposed Variation No. 1 of the Tipperary County Development Plan 2022-2028

Tipperary County Council (TCC) is preparing a Variation to the Tipperary County Development Plan (TCDP) 2022-2028, in accordance with Section 58 of the Planning and Development Act 2024 (herein referred to as 'the Act').

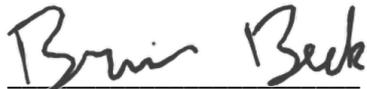
An SEA Screening Determination as to whether the proposed Variation No. 1 to the TCDP is likely to have significant effects on the environment is being made under Regulation 4(4) of the European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025 (S.I. No. 456 of 2025) (herein referred to as 'SEA Regulations').

The purpose of the Variation is to increase the quantum of residential zoning in Co. Tipperary, in line with the recent changes in national planning policy under the National Planning Framework First Revision (April 2025). The proposed Variation will consider rezoning of lands for residential use across approximately 24 no. settlements throughout the county.

An SEA Screening Assessment for the proposed Variation has been carried out, having regard to the criteria defined in Schedule 2 of the SEA Regulations. Following this assessment, TCC has determined that SEA is required for proposed Variation No. 1 to the Tipperary County Development Plan 2022-2028. The principal reasons for this area as follows:

- The rezoning of rural and greenfield lands for residential use has the potential to result in likely, significant effects, including cumulative effects, on environmental components, including biodiversity, flora and fauna, population and human health water, soils, air quality, landscape and visual amenity, material assets, traffic and transport.
- The proposed Variation will provide a framework for land use and has the potential to drive significant land use change in the form of residential and associated infrastructural development.
- The proposed Variation has the potential to strongly influence lower-order local-level plans in the County.
- TCC has determined that Appropriate Assessment is required for the proposed Variation under Part 6 Chapter 2 of the 2024 Act.

Considering the above, it is necessary for TCC to undertake SEA of the proposed Variation and integrate environmental considerations into the proposed Variation.

Signed: 

Brian Beck

Director of Services

Planning and Development, Emergency Services and Emergency Planning,
Carrick on Suir Municipal District

Dated: 4th February 2026