



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

# **Proposed Variation No. 1 of the Tipperary County Development Plan 2022-2028 under Section 58 of the Planning & Development Act 2024**

**March 2026**



## Proposed Variation No. 1 of the Tipperary County Development Plan 2022–2028

The proposed Variation No. 1 of the Tipperary County Development Plan 2022-2028 is set out hereunder and consists of amendments to the Written Statement (Volume 1); the Settlement Guide and Settlement Plans and Serviced Land Assessment (Volume 2); the Development Management Standards (Volume 3 Appendix 6); together with the supporting environmental reports.

The purpose of the proposed Variation No. 1 is to align with '*The National Planning Framework's First Revision 2025' and the 'Section 28 Guidelines on NPF Implementation – Housing Growth Requirements' ("S28 guidelines on the NPF")*. The Guidelines require that that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan.

The proposed Variation includes a number of changes to the County Development Plan with regard to the implementation of the Housing Growth Requirements for County Tipperary, including the following elements:

### Part A:

#### Volume 1 - Written Statement

- A revised updated Core Strategy;
- New policies and amendments to existing policies to support and facilitate residential development;
- Associated updates to text narrative

#### Volume 3 (Appendix 6) - Development Management Standards

- Minor changes to the text narrative in relation to the updated land use zoning framework (contained in Volume 2).

**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 County Development Plan.
- Amendments to the zoning maps of 24no. settlements to take account of the revised updated Core Strategy. These 24no. settlements include:
  - 3 Key Towns - Clonmel, Nenagh and Thurles
  - 6 District towns - Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir and Templemore
  - 3 Local Towns - Ballina, Newport and Fethard
  - 12 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 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;
- An Appropriate Assessment (AA) Screening Determination and Appropriate Assessment Stage 2 Report (Natura Impact Report);
- A Strategic Flood Risk Assessment. Note: The Proposed Variation No. 1 sites have been overlain with Flood Zone mapping (based on sources outlined in the accompanying SFRA) at the WebViewer available here:

<https://maps.mccloyconsulting.com/M02230-04%20Tipp%20SFRA/index.html>

The changes to the text as part of the Proposed Variation are presented as follows, with each change numbered 1), 2), 3), etc. for each of reference:

Existing Development Plan text to be retained	Normal Text
Existing Development Plan text to be removed	<del>Strikethrough text</del>
New text to be added by way of proposed variation	Red text
Explanatory text not part of the proposed variation.	<i>Text in italics</i>

It should be noted that the Proposed Variation does not constitute a comprehensive review of the Tipperary County Development Plan, but solely seeks to address the requirements of the S. 28 Guidelines on the NPF, along with consequential amendments.

The table below outlines a summary of the proposed amendments to the County Development Plan.

Chapter / Section	Details	Ref No.
<b>Volume 1 Written Statement</b>		
Chapter 1 Introduction	Amend text in Section 1.1.1 New National, Regional and Local Planning Frameworks	1
	Amend text in Section 1.3.2 Project Ireland 2040	2
Chapter 2 Core Strategy	Amend text in Section 2.3 Building Blocks for the Future	3
	Amend text in Section 2.5.2 Developing a Settlement Hierarchy	4
	Amend text and insert new Core Strategy Tables in Section 2.5.3 Population Growth and Distribution	5
Chapter 4 Settlement Strategy	Amend text and Table 4.2 in Section 4.2.1 Towns	6
	Amend Policy 4-1	7
Chapter 5 Housing	Amend text in Section 5.3.1 Urban Residential Development.	8
	Insert a new Section 5.3.1.A (Strategic Reserve)	9

Chapter / Section	Details	Ref No.
	Amend Section 5.5.1. (Rural Area Designations) to include text on 'Town Environs' zoning.	10
	Insert a new policy 5 – 17 in Section 5.6 (Planning Policy) relating to Single Dwellings in the Town Environs	11
	Insert a new policy 5 – 18 in Section 5.6 (Planning Policy) relating to Strategic Reserve	12
Chapter 7 Town Centres & Place-making	Amend text in Section 7.3.2 Retailing in Settlements	13
	Amend Policy 7-1	14
Chapter 8 Enterprise & Rural Development	Amend Policy 8-1	15
Chapter 11 Environment and Natural Assets	Insert a new policy 11 – 20 in Section 11.9 (Planning Policy)	16
<b>Volume 2 Settlement Guide and Settlement Plans</b>		
Table of Contents	Amend the Table of Contents	19
1.0 Introduction	Amend text in Section 1.0 Introduction	20
3.0 Land Use Zoning Framework	Replace Table 1.2: Land Use Objectives with a new Table 1.2: Land Use Objectives	21
	Replace Table 1.3: Zoning Matrix with a new Table 1.3: Zoning Matrix and insert Note on Land Use Zoning Objectives and Matrix	22
4.0 Flooding and Strategic Flood Risk Assessment	Insert a new Section 4.1A (Variation No. 1 to the TCDP)	23
5.0 Environmental Assessment	Amend text in Section 5.0 Environment Assessment	24
	Insert a new Section entitled 'Key Towns Land Use Zoning Maps' with new sub-sections for Clonmel, Nenagh and Thurles.	25
	Insert new land use zoning maps for Clonmel which will replace the zoning maps contained in the Clonmel and Environs Local Area Plan 2024-2030	26
	Insert new land use zoning maps for Nenagh which will replace the zoning maps contained in the Nenagh and Environs Local Area Plan 2024-2030	27

Chapter / Section	Details	Ref No.
	Insert new land use zoning maps for Thurles which will replace the zoning maps contained in the Thurles and Environs Local Area Plan 2024-2030	28
	Insert a new Section entitled 'District Towns Land Use Zoning Maps' with new sub-sections for Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir and Templemore.	29
	Insert new land use zoning maps for Carrick-on-Suir which will replace the zoning maps contained in the Carrick-on-Suir Local Area Plan 2025-2031	30
	Insert new land use zoning maps for Roscrea which will replace the zoning maps contained in the Roscrea Local Area Plan 2023-2019	31
	Insert new land use zoning maps for Tipperary Town which will replace the zoning map contained in the Tipperary Town & Environs Development Plan 2013 (as extended)	32
	Insert new land use zoning maps for Cashel which will replace the zoning map contained in the Cashel & Environs Development Plan 2009 (as extended)	33
	Insert new land use zoning maps for Cahir which will replace the zoning maps contained in the Cahir Local Area Plan 2021-2027	34
	Insert new land use zoning maps for Templemore which will replace the zoning map contained in the Templemore & Environs Development Plan 2012 (as extended)	35
'Local Towns' Settlement Plans	Insert new land use zoning map for Ballina	36
	Insert new land use zoning map for Fethard	37
	Insert new land use zoning map for Newport	38
'Service Centres' Settlement Plans	Insert new land use zoning map for Ardfinnan	39
	Insert new land use zoning map for Ballyclerihan	40
	Amend Specific Objective SO14 in section 3. Borrisokane	41

Chapter / Section	Details	Ref No.
	Insert new land use zoning map for Borrisokane	42
	Insert new land use zoning map for Borrisoleigh	43
	Insert new land use zoning map for Clogheen	44
	Insert new land use zoning map for Cloughjordan	45
	Insert new land use zoning map for Holycross	46
	Amend Specific Objective SO8 in section 8. Killenaule	47
	Insert new land use zoning map for Killenaule	48
	Insert new land use zoning map for Kilsheelan	49
	Insert new land use zoning map for Mullinahone	50
	Insert new land use zoning map for Portroe	51
	Insert new land use zoning map for Two-Mile-Borris	52
<b>Volume 2 Serviced Land Assessment</b>		
	Insert a new Appendix 1 to Serviced Land Assessment – Additional ‘New Residential’ and ‘Strategic Reserve’ zoned land under Variation No 1 of the TCDP 2022-2028.	53
<b>Volume 3 Appendices</b>		
Appendix 1: Statement of compliance with policies and objectives if the Minister	Insert a new row in the Table (Ministerial Guidelines)	18
Appendix 6: Development Management Standards	Amend text in Section 2.1 (Settlement Plans including Land Use zoning)	17

Landowners should be aware that any lands zoned for residential use may be liable for an annual Residential Zoned Land Tax (RZLT) based on the value of the site. Landowners are advised to familiarise themselves with the provisions of the Residential Zoned Land Tax.

## **PART A**

**Proposed amendments to Written Statement (Volume 1) and  
Development Management Standards (Volume 3 Appendix 6) of the  
Tipperary County Development Plan 2022-2028**

### ***Explanatory Note and Rationale***

*The proposed amendments to Volume 1 can be summarised as follows:*

- *A revised updated Core Strategy*
- *New policy approach to Strategic Reserve zoned land*
- *New policy on Single Dwellings on lands zoned Town Environs*
- *New environmental policy arising from the SEA*
- *Amendments to existing policies to reflect zoning maps for Key Towns and District Towns now sit within the County Development Plan*
- *Associated updates to text narrative*

*The Core Strategy of the Tipperary County Development Plan 2022–2028 is being updated to reflect the First Revision of the National Planning Framework (NPF) (April 2025) and the Section 28 Guidelines on Housing Growth Requirements (July 2025). The Revised NPF identifies the need to plan for approximately 50,000 additional households nationally per annum to 2040. The new Section 28 Guidelines on Housing Growth Requirements set out the housing demand scenario to 2040 for each Local Authority by translating the NPF requirements into estimated annual growth figures. The proposed update to the Core Strategy ensures that the County Development Plan remains statutorily compliant, strategically aligned, and responsive to housing targets set by national planning policy.*

*The proposed Variation also includes a new policy approach to Strategic Reserve (SR) zoned land, which will allow residential development on SR zoned land subject to compliance with certain criteria, in instances where a substantial portion of 'New Residential' zoned land has been developed / committed for development, or in instances where 'New Residential' zoned land is not forthcoming for development, through inactivity or other reasons. This will ensure that the delivery of housing, to comply with housing targets set at national level, is not delayed or restricted. Any proposed development of SR zoned land will be required to be serviced and meet the principles of sequential development and compact growth, as well as having regard to other planning and environmental considerations.*

*Due to the standardised zoning objectives being applied to the settlements in the County as part of this Variation, it is necessary to include a new policy for single dwellings on land zoned 'Town Environs' in the Key Towns of Clonmel, Nenagh, Thurles and in the District Towns of Roscrea, Carrick-on-Suir, Cahir, Cashel, Tipperary Town and Templemore. This policy is already contained in the Local Area Plans for Clonmel, Nenagh, Thurles, Roscrea and Carrick-on-Suir. This is to ensure there is a consistent policy approach to dwellings located in lands zoned Town*

*Environs across the County and to ensure there is no ‘gap’ in policy as a result of this Variation. Lands zoned ‘Town Environs’ are considered to be under urban pressure and have an important role in the long-term growth of the Key Towns and District Towns. Whilst they are not required for town growth and expansion at present, in due course the town may grow and additional lands may be required, and haphazard development of one-off housing will impact negatively on the future use of lands. The primary use of these lands shall be agriculture in line with the land use zoning matrix contained in Volume 2. With consideration on a case by case basis, a single house may be permitted in the limited circumstances outlined under Proposed Policy 5.17.*

*A new environmental policy is proposed, arising from the SEA undertaken as part of this Variation.*

*Amendments are also proposed to existing policies to reflect that zoning maps for Key Towns and District Towns are now proposed to sit within the County Development Plan.*

*Minor changes to the text narrative in Volume 3 Appendix 6 (Development Management Standards) in relation to the updated land use zoning framework (contained in Volume 2) are also proposed.*

# **Chapter 1 Introduction**

*1) Amend Section 1.1.1 as follows:*

## **1.1.1 New National, Regional and Local Planning Frameworks**

This Plan is influenced by, and must comply with, a set of overarching planning frameworks, each shaping and coordinating planning, economic and spatial development at national, regional and local levels. These include the National Planning Framework 2018 (NPF), and the Southern Regional Spatial and Economic Strategy 2020 (RSES). These influence the Plan, which itself in turn will inform the preparation of new Local Area Plans (LAPs) to be prepared for designated towns<sup>1</sup>. The Plan will also set out a framework under which other plans and strategies may be developed, including those seeking investment and funding for the county.

Variation No. 1 aligns the Plan with the First Revision of the National Planning Framework (NPF) (April 2025) and the associated Section 28 Guidelines “NPF Implementation: Housing Growth Requirements” in respect of revised housing targets for the County, set out in Chapter 2.0 Core Strategy.

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<sup>1</sup> The preparation of LAPS will commence in 2022 in accordance with an agreed programme, refer to Table 4.2.

*2) Amend Section 1.3.2 as follows:*

### **1.3.2 Project Ireland 2040**

Project Ireland 2040 is the government’s long-term overarching strategy to support businesses and communities across Ireland in realising their potential. The National Development Plan (NDP) and the NPF combine to form Project Ireland 2040, with the NPF setting the vision and strategy for the development of the country to 2040, and the NDP providing and enabling investment and infrastructure to implement the strategy. Project Ireland 2040 sets out ten National Strategic Outcomes (NSOs), built around the themes of well-being, equality and opportunity. ~~The NPF has set out a strong population growth projection of 15% above 2016 levels for Tipperary –~~ **The NPF First Revision sets out a strong population growth projection for the Southern Region of 330,000 additional people over 2022 levels (c. 450,000 additional people over 2016-2040) (NPO 3). For County Tipperary, this translates into an annual housing growth requirement of 1,008 residential units from 2025 to 2034 and 756 residential units annually from 2035 to 2040 as set by the Section 28 Guidelines “NPF Implementation: Housing Growth Requirements”.** These growth levels are a foundation stone for the Core Strategy as set out in Chapter 2.

## Chapter 2 Core Strategy

3) Amend Section 2.3 as follows:

### 2.3 Building Blocks for the Future

Tipperary has a population of 159,553 persons, with approximately 42% living in our large to medium towns, and 58% living in our many smaller towns, villages and rural areas (Census, 2016). The NPF Implementation Road Map (DHPLG, 2018)<sup>2</sup> projects a strong population growth of approximately 15% for Tipperary to 2031, in conjunction with the growth and revitalisation of our towns and villages, ensuring that they are vibrant centres and communities. Following the publication of the NPF First Revision (2025) and the NPF Implementation Guidelines (2025), a revised housing growth rate of 1,008 residential units per annum from 2025 to 2034 and 756 residential units per annum from 2035 to 2040 is now set for County Tipperary. These revised growth levels have informed the Core Strategy of this Plan. The key strengths of the county on which to build sustainable growth are summarised here:

- Sixth-largest of the 32 counties by area and 12th largest by population.
- A central location in the southern region, with strategic road and rail linkages to and from the cities of Waterford, Limerick, Cork and Dublin. The enhancement of road and rail connectivity to each of our national and regional cities will be a priority over the Plan period.
- National reputation as a leader in renewable energy development and innovation, and as an early mover to a low-carbon society.
- Strongly growing tourism economy, supporting national tourism programmes, through its built and cultural assets, diverse towns and villages and quality outdoor activity experiences.
- A diverse economic profile comprising of agri-food, high-profile foreign direct investment, and local small and medium enterprises.
- Tipperary is particularly well known as a centre for quality food production, and also as a centre of excellence for the equine economy.
- Strategic and core infrastructure assets and services, including national gas and electricity.
- A balanced network of urban towns each with unique roles, specialities and capacities, including three Key Towns that will support growth beyond the cities at a sub-regional level.

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<sup>2</sup> Appendix 2 – Transitional Regional and County Population Projections to 2031

- Diverse and productive rural areas that are important to the economy, environment and quality of life, and many unique rural villages that are centres of local community services in their surrounding areas, with individual roles and capacities.
- A high-quality environment, with mountains, rivers and lakes that provide a range of natural services, including climate change mitigation and adaptation, the maintenance of water quality, the support of biodiversity and enhancement of our quality of life.
- A strong employment base with approximately 60% of the Tipperary workforce employed locally within the county across its diverse economic sectors as outlined above.

4) Amend Section 2.5.2 as follows:

## 2.5.2 Developing a Settlement Hierarchy

The Core Strategy seeks to ensure that urban and rural areas can each grow in line with their proposed role and capacity, thereby providing a framework for population and economic growth. A detailed settlement strategy set out in Chapter 4, recognises both the importance and inter-connectivity of the urban and rural economy, and the unique characteristics of our town and rural areas, offering a great quality of life.

Tipperary has 12 towns with a population of 1500 persons or more. Table 2.1 illustrates the population trends across these towns over the last 2011 - 2016 census period, which shows in particular, the strong growth of Cashel, and towns within the influence of Limerick. However, it also demonstrates that many of our towns have remained static, and supporting population growth and housing delivery in these settlements needs to be a key focus of this Plan.

<b>Table 2.1: Population Change in Urban Settlements</b>			
<b>Settlement</b>	<b>Population 2011</b>	<b>Population 2016</b>	<b>% Change</b>
<b>Clonmel - Self-Sustaining Regional Driver</b>	17908	17140	-4.48%
<b>Nenagh</b>	8439	8968	5.90%
<b>Thurles</b>	7933	7940	0.09%
<b>Carrick on Suir</b>	5931	5771	-2.77%
<b>Roscrea</b>	5403	5446	0.79%
<b>Tipperary</b>	5310	4979	-6.65%
<b>Cashel</b>	4051	4422	8.39%
<b>Cahir</b>	3578	3593	0.42%
<b>Ballina</b>	2442	2,632	7.22%
<b>Templemore</b>	1939	2071	6.37%
<b>Newport</b>	1806	1995	9.47%
<b>Fethard</b>	1541	1545	0.26%

Tipperary has many villages distributed across the county, including 42 medium sized villages with a population of between 151 – 1,500 persons, and 72 small rural villages with a population of under 150 persons. Many of these rural villages need population growth and investment in infrastructure and services, to underpin and sustain their roles as vibrant rural communities.

5) Amend Section 2.5.3 as follows:

### 2.5.3 Population Growth and Distribution

The NPF prescribes population targets for each region, and county targets are provided in the Implementation Roadmap for the NPF, (DHPLG 2018). Tipperary has a targeted population growth of 24,500 additional persons by 2031.

Year	2002	2006	2011	2016	2026	2031
<b>Population</b>	140131	149244	158754	159553	177000	184,000

The 'Housing Supply Target Methodology for Development Planning Section 28 Guidelines for Planning Authorities' (DHLGH, 2020) sets out a requirement for an integrated approach<sup>3</sup> to projecting new household demand. It is estimated that at least 5,917 new units will be required over the lifetime of the Plan 2022 – 2028, equating to at least **986** units a year to accommodate a population growth of 15,976 persons. At this growth rate it is projected there will be an additional **23,964** persons to be accommodated<sup>4</sup> in Tipperary by 2031<sup>5</sup>. To accommodate this growth, Tipperary's areas have been categorised according to their size, role and capacity in line with the provisions of the NPF.

The National Planning Framework (2018) prescribed population targets for each region, and county targets were provided in the Implementation Roadmap for the NPF, (DHPLG 2018). Following this, The National Planning Framework First Revision was published in April 2025 (Revised NPF 2025) and indicated that there would be an additional 950,000 people in Ireland by 2040. This increased population will give rise to a need for approximately 50,000 additional households per annum to 2040. National Policy Objective 3 of the NPF 2025 sets out a targeted population growth of approximately 330,000 additional people over 2022 levels (c. 450,000 additional people over 2016-2040) for the Southern Region.

In response to the Revised NPF (2025), the 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' were issued under Section 28 of the Planning and Development Act 2000 (as amended) in July 2025. These Guidelines replace the earlier Section 28 'Housing Supply Target Methodology for Development Planning' Guidelines published in December 2020 and provide updated housing growth requirements to planning authorities in order to facilitate the revision and update of development plans in accordance with the provision of NPF (2025). The Guidelines interpret the national housing growth

<sup>3</sup> ESRI projections for structural housing demand & the Implementation Roadmap for the NP, (DHPLG 2018).

<sup>4</sup> 8,976 new units will be required over the 9 year period to 2031 to accommodate total growth.

<sup>5</sup> Refer to the County Housing Strategy set out in Appendix 1 for methodology applied to this calculation

requirements identified in the Revised National Planning Framework for implementation through development plans. For County Tipperary, the Guidelines provide an annual housing growth requirement of 1,008 residential units from 2025 to 2034 and 756 residential units annually from 2035 to 2040. In addition, the NPF Implementation Guidelines (2025) require that ‘additional provision’ of up to 50% over and above the housing growth requirement for each local authority is reflected within the relevant City or County Development Plan, in light of the urgent need to increase housing delivery. This ‘additional provision’ recognises the fact that, for a variety of reasons, a significant proportion of zoned lands may not be activated over the period of a development plan. Having regard to the Housing Growth Targets set out in the Guidelines plus the 50% additional provision, the total housing requirement for the County to 2031 is 13,609 units.

Tipperary’s areas have been categorised according to their size, role and capacity in line with the provisions of the NPF (2018), the Revised NPF (2025), and the RSES:

**Table 2.3: Settlement Typologies**

Hierarchy	Name	Area Type <sup>6</sup>
<b>Key Town (Self-Sustaining Regional Driver)</b>	Clonmel	Key Towns
	Nenagh and Thurles	
<b>District Towns</b>	Carrick on Suir, Roscrea, Tipperary Town, Cashel, Cahir, Templemore	Towns above 1,500 population
<b>Local Towns</b>	Ballina, Newport, Fethard	
<b>Service Centres</b>	30 Service Centres	Villages with designated plan boundaries
<b>Local Service Centres</b>	36 Local Service Centres	
<b>Settlement Nodes</b>	48 Settlement Nodes	
<b>Open Countryside</b>	<ul style="list-style-type: none"> <li>● Areas under Urban Pressure</li> <li>● Open Countryside</li> </ul>	Wider rural areas

The Core Strategy incorporates consideration of the NPF Implementation Roadmap population projections to 2031 (DHPLG, 2018), and the housing supply targets prepared in accordance with the Housing Supply Target Methodology for Development Planning (DHPLG, 2021) to occur over the lifetime of the Plan. The Core Strategy incorporates consideration of the population projections contained in the Revised NPF (2025) and the housing supply targets contained in the NPF Implementation Guidelines (2025) to 2031. A review of existing ‘new residential’ zoned land was also undertaken to inform the Core Strategy. In addition, the Core Strategy has

<sup>6</sup> As defined by RSES

considered the following parameters in devising a settlement strategy: existing settlement structure and settlement capacity analysis, development density, recent pattern of population and housing growth and individual local context. Finally, the Core Strategy addresses the requirement to prioritise and deliver compact urban growth in the 12 urban centres, and also the need to grow and sustain the 114 rural settlements. **The increased housing targets for the County, set out in the NPF Implementation Guidelines (2025), has been generally distributed proportionally across the settlements, based on their position in the settlement hierarchy for the County.**

The Core Strategy will seek to deliver 66% of new population and housing provision to the urban centres, and 34% to the rural settlements and the wider rural areas, thereby refocusing new growth on a sustainable settlement strategy for the county (refer to Chapter 4 Settlement Strategy). The Key Towns of Clonmel, Nenagh and Thurles are each targeted to grow their populations by 30% by 2031 with a focus on compact growth and appropriate density, the District Towns over 4000 persons are targeted to grow by 20%, and District Towns and Local Towns under 4000 are targeted to grow by 15%. The rural areas of the county, including its rural villages, will accommodate 34% of total population growth, with 40% of this rural allocation to occur in the 30 Service Centres:

Detailed residential zoning targets are set out for the Local Towns of Ballina, Fethard and Newport (see Table 2.4 Core Strategy Table, and Volume 2 and for the 12 Service Centres with a population >400 persons (see Table 2.5 Population growth and zoning targets for the Service Centres >400 persons, and Volume 2) reflecting housing need over the lifetime of the Plan.

Detailed capacity analysis, and Serviced Land Assessment (SLA) was carried out for the Local Towns and Service Centres to inform land zoning for residential and mixed-use zoning. In accordance with the Development Plan Guidelines for Planning Authorities, Draft for Consultation, (DHLGH, 2021), 'additional provision'<sup>71</sup> was applied to provide a degree of choice in development sites (including for cluster housing development) to be provided locally, to avoid restricting the supply of new housing development, through inactivity on a particular landholding or site. In particular, it was noted that the availability of infrastructure including wastewater treatment, is not a constraining factor in any of these settlements. In all cases, land-zoning is consistent with sequential development patterns, town centre first principles, proximity to services and facilities and the need to reduce carbon emissions:

Detailed residential zoning allocations are set out for the Key Towns and District Towns in the relevant Town Development Plans and Local Area Plans (LAPs), and will apply until they are replaced by LAPs. At this time, the provisions of Table 2.4 Core Strategy will support the preparation of land zoning provisions for each town, subject to individual SLA and capacity

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<sup>71</sup> Not exceeding 25% of the required quantum of zoned land

~~analysis. A framework for the preparation of LAPs for each of the Key Towns and District Towns is set out in Chapter 4.~~

The Core Strategy will seek to deliver 66% of new population and housing provision to the urban centres, and 34% to the rural settlements and the wider rural areas, thereby refocusing new growth on a sustainable settlement strategy for the county (refer to Chapter 4 Settlement Strategy). The Key Towns of Clonmel, Nenagh and Thurles will accommodate 42% of the housing growth; the 6no. District Towns and 3no. Local Towns will accommodate 24% of growth. The rural areas of the county, including its rural villages, will accommodate 34% of total population growth, with 40% of this rural allocation to occur in the 30 Service Centres.

Residential zoning targets are set out for the Key Towns (3), District Towns (6) and Local Towns (3) in Table 2.4, while residential zoning targets are set out for the 12 Service Centres with a population >400 persons in Table 2.5, reflecting housing need to 2031.

The zoning maps for these 24 settlements are contained in Volume 2 of this Plan (Settlement Guide and Settlement Plans), which includes sufficient New Residential zoned land to meet the updated population and housing allocations contained in the Core Strategy. These zoning maps replace the zoning maps contained in the Local Area Plans / Town Development Plans for Clonmel, Nenagh, Thurles, Roscrea, Carrick-on-Suir, Cahir, Cashel, Tipperary Town and Templemore. A single zoning matrix for all settlements in the County is also contained in Volume 2 of this Plan (Settlement Guide and Settlement Plans), which replaces the individual zoning matrices contained in the Local Area Plans / Town Development Plans for Clonmel, Nenagh, Thurles, Roscrea, Carrick-on-Suir and Cahir, Cashel, Tipperary Town and Templemore. This approach ensures a single integrated zoning framework for the County in the interest of consistency, clarity and alignment with the overall strategic planning framework for County Tipperary.

The remaining policies and objectives contained in the Local Area Plans / Town Development Plans outlined in Table 2.4 will continue to apply to these Key Towns and District Towns. Each adopted Local Area Plan will continue to provide a detailed, locally responsive planning framework including local policies, objectives, regeneration strategies and transport plans. The remaining Town Development Plans for Cashel, Tipperary Town and Templemore will be replaced in due course.

Detailed capacity analysis, and Serviced Land Assessment (SLA) was carried out to inform residential zoning in the County. The SLA's for the Key Towns and District Towns were undertaken as part of their respective Local Area Plans (and associated Transport Plans) / Town Development Plans. The SLA's for 12 Service Centres with a population >400 persons were undertaken as part of the making of this TCDP (Volume 2). Additional residential zoning subject to Variation No. 1 of the TCDP have also been subject to a SLA, which are included as

an appendix to Volume 2 of this Plan (Serviced Land Assessment). In all cases, land-zoning is consistent with sequential development patterns, town centre first principles, proximity to services and facilities and the need to reduce carbon emissions. Residential zoning in the settlements has sought to provide a degree of choice to avoid restricting development to individual sites.

Noting the importance of compact development, and in accordance with National Policy Objective 9 of the Revised NPF 2025, the Core Strategy requires at least 30% of all new homes that are targeted in settlements, to be located within the existing built-up footprint of the settlements in an effort to make settlements more compact, and reduce unsustainable urban sprawl and ribbon development. The Core Strategy also seeks to strengthen the core of settlements, and encourage their compact growth by way of the development of infill sites, brownfield lands, under-utilised land / buildings, vacant sites, and derelict sites within the existing built-up footprint of the settlements as further described in Chapter 7 Town Centres and Place-Making.

The Core Strategy and settlement strategy are further illustrated in the Core Strategy Map (Figure 2.4), along with the strategic transport networks and the key environmental assets of the County. The settlement strategy objectives for towns and villages are addressed in Chapter 4 Settlement Strategy.

<b>Table 2.4: Core Strategy Table</b>											
<b>Typology</b>	<b>Settlement</b>	<b>Population 2016</b>	<b>Population increase to 2031<sup>8</sup></b>	<b>Population projection 2028</b>	<b>Additional persons to 2028</b>	<b>% population growth share</b>	<b>Housing Requirement to 2028</b>	<b>Existing Residential Zoning (ha)</b>	<b>Total currently available land (ha)<sup>9</sup></b>	<b>Estimated (Ha) 2028<sup>10</sup> residential land zoning</b>	<b>Estimated (Ha) 2021 zoning Framework<sup>11</sup></b>
<b>Urban Growth 66%</b>											
<b>Key Town and Self-Sustaining Regional Driver</b>	Clonmel	17140	22282	20568	3428	21.0	1270	124	136	63.5-51.8	96-76.5
<b>Key Town</b>	Nenagh	8968	11658	10761	1793	11.0	664	73	86	33.2-26.6	50-40.0
	Thurles	7940	10322	9528	1589	9.7	589	67	48	29.5-23.6	44-35.5
<b>District Towns</b>	Carrick-on-Suir	5771	6925	6540	769	4.7	285	36	40	19.0	28.5
	Roscrea	5446	6535	6172	726	4.4	269	58	63	17.9	27
	Tipperary	4979	5975	5643	664	4.0	246	56	61	16.4	25
	Cashel	4422	5306	5011	589	3.6	218	66	76	14.5	22
	Cahir	3593	4132	3952	359	2.2	133	10	13	11.8	18
	Templemore	1939	2230	2133	194	1.2	72	24	29	6.4	10
<b>Local Towns</b>	Ballina	2632	3027	2983	263	1.6	97	19	20	7.57	n/a
	Newport	1995	2294	2261	199	1.2	74	27	29	6.06	n/a
	Fethard	1545	1777	1751	155	1.0	57	12	13.5	5.65	n/a
<b>Sub-Total</b>		<b>66370</b>	<b>82463</b>	<b>77303</b>	<b>10728</b>	<b>66%</b>	<b>3973</b>	<b>572</b>	<b>614.5</b>	<b>231.5</b>	
<b>Rural Growth 34%</b>											
<b>Rural settlements<sup>12</sup> &lt;1500 &amp; Open Countryside</b>	Service Centres <sup>13</sup>	12960	40%	15120	2242	13.7	830	See Table 2.5	See Table 2.5	4.25 ha <sup>14</sup>	n/a
	Local Service Centres	5246	20%	6326	1121	6.7	415	n/a	n/a	n/a	n/a
	Settlement Nodes	2282	20%	3362	1121	6.7	415	n/a	n/a	n/a	n/a
	Countryside	72,695	20%	73,775	1121	6.7	415	n/a	n/a	n/a	n/a
<b>Subtotal</b>		<b>93183</b>	<b>101537</b>	<b>98,583</b>	<b>5605</b>	<b>34%</b>	<b>2075</b>				
<b>Total</b>		<b>159553</b>	<b>184000</b>	<b>175,886</b>	<b>16333</b>	<b>100%</b>	<b>6049</b>				

<sup>8</sup> 30% Growth to Key Towns, 20% to District Towns and 15% to District Towns and Local Towns <4000 persons

<sup>9</sup> Land zoned for residential use and 20% of the area zoned for town centre use (estimated with capacity to accommodate residential development)

<sup>10</sup> Additional Provision (no greater than 25%) included for Local Towns (additional provision will be reviewed at Local Area Plan stage for the Key Towns and District Towns)

<sup>11</sup> To provide supporting framework for the preparation of SLA as part of LAP process

<sup>12</sup> 40% allocated to Service Centres and 40% allocated over the Local Service Centres and Settlement Nodes. The remaining 20% total growth capacity is allocated to open countryside.

<sup>13</sup> Zoning applied to those larger Service Centres with a population of 400 or greater (12 settlements)

<sup>14</sup> Average zoning, see Table 2.5 for individual zoning allocations

Table 2.5 Population growth and zoning targets for the Service Centres &gt; 400 persons

Settlement	Popn 2016	Projected Popn increase to 2031 <sup>15</sup>	Popn Increase to 2028	Additional persons to 2028	Housing Units Required to 2028	Existing Residential Zoning (ha)	Total current available land (ha)	Zoning (Ha) for 2028 growth	Zoned land <sup>16</sup> (Ha) to 2028
<b>Ardfinnan</b>	899	180	120	1019	44	9.59	<b>10.7</b>	4.4	<b>4.62</b>
<b>Ballyclerihan</b>	862	172	115	977	43	14.39	<b>15</b>	4.3	<b>4.53</b>
<b>Borrisokane</b>	942	188	125	1067	46	20.43	<b>17</b>	4.6	<b>4.98</b>
<b>Borrisoleigh</b>	679	136	91	770	34	12.15	<b>9.7</b>	3.4	<b>4.41</b>
<b>Clogheen</b>	478	96	64	542	24	25.28	<b>27.3</b>	2.4	<b>5.42</b>
<b>Cloughjordan</b>	612	122	81	693	30	17.11	<b>20.2</b>	3.0	<b>5.31</b>
<b>Holycross</b>	715	143	95	810	35	25.33	<b>25.5</b>	3.5	<b>5.29</b>
<b>Killenaule</b>	652	130	87	739	32	15.33	<b>17.8</b>	3.2	<b>4.42</b>
<b>Kilsheelan</b>	812	162	108	920	40	16.37	<b>16.7</b>	4.0	<b>4.93</b>
<b>Mullinahone</b>	499	100	67	566	25	16.56	<b>17.8</b>	2.5	<b>5.4</b>
<b>Portree</b>	461	92	61	522	23	9.52	<b>9.4</b>	2.3	<b>3.52</b>
<b>Two Mile-Borris</b>	572	114	76	648	28	10.47	<b>10.7</b>	2.8	<b>5.12</b>
	8183	1635	1090	9273	404	249.86	<b>198</b>	40.4	<b>57.95</b>

<sup>15</sup> 20% growth allocation to 2031

<sup>16</sup> Including Additional Provision.

Table 2.4: Core Strategy Table												
Typology	Settlement	Population 2022	% population growth share	Current CDP Housing Requirement to 2028	Housing Requirement 2022 to 2031	Housing Requirement 2022 to 2031 (plus 50% headroom)	Current CDP & LAP Residential Zoning (ha)	Hectares required to 2031 (plus 50% headroom)	Land <sup>17</sup> Currently Zoned and Developed	Land Currently Zoned and Available	Proposed CDP 2031 zoning Framework (Ha)	Proposed CDP 2031 zoning Framework (Ha) - Available
<b>Urban Growth 66%</b>												
<b>Key Town and Self-Sustaining Regional Driver</b>	Clonmel	18,369	21.0	1,270	1,904	2,857	105.1	114.3	5.0	100.1	119.4	114.4
<b>Key Town</b>	Nenagh	9,895	11.0	664	996	1,494	65.2	59.8	13.9	51.4	76.5	62.6
	Thurles	8,185	9.7	589	883	1,324	46.0	53.0	7.8	38.2	55.4	47.6
<b>District Towns</b>	Carrick-on-Suir	5,752	4.7	285	427	641	30.6	32.0	2.7	27.9	34.9	32.2
	Roscrea	5,542	4.4	269	403	605	28.6	30.3	1.3	27.2	34.1	32.8
	Tipperary	5,387	4.0	246	369	553	20.7	27.7	0.3	20.4	37.6	37.3
	Cashel	4,805	3.6	218	327	491	16.1	24.5	4.6	11.5	39.9	35.3
	Cahir	3,679	2.2	133	199	299	9.3	15.0	4.2	5.1	28.4	24.2
	Templemore	2,005	1.2	72	108	162	19.1	8.1	1.6	17.4	25.6	24.0
<b>Local Towns</b>	Ballina	2,959	1.6	97	146	219	8.0	14.6	0.4	7.6	13.1	12.7
	Newport	2,183	1.2	74	111	166	6.0	11.1	0.0	6.0	9.8	9.8
	Fethard	1,738	1.0	57	86	129	5.7	8.6	0.0	5.7	11.5	11.5
<b>Sub Total</b>		<b>70,499</b>	<b>66</b>	<b>3,973</b>	<b>5,960</b>	<b>8,940</b>	<b>360.4</b>	<b>398.8</b>	<b>41.9</b>	<b>318.5</b>	<b>486.2</b>	<b>444.3</b>
<b>Rural Growth 34%</b>												
<b>Rural settlements &lt;1500 &amp; Open Countryside</b>	Service Centres	13,930 <sup>18</sup>	13.7	830	1,245	1,868	58.4	73.0	2.4	56.1	74.4	72.0
	Local Service Centres	83,466	6.7	415	623	934	n/a	n/a	n/a	n/a	n/a	n/a
	Settlement Nodes		6.7	415	623	934	n/a	n/a	n/a	n/a	n/a	n/a
	Countryside		6.7	415	623	934	n/a	n/a	n/a	n/a	n/a	n/a
<b>Subtotal</b>			<b>34</b>	<b>2,075</b>	<b>3,113</b>	<b>4,669</b>						
<b>Total</b>		<b>167,895</b>	<b>99</b>	<b>6,049</b>	<b>9,073</b>	<b>13,609</b>	<b>418.8</b>	<b>471.8</b>	<b>44.3</b>	<b>374.6</b>	<b>560.6</b>	<b>516.3</b>

<sup>17</sup> 'New Residential' Zoned Land

<sup>18</sup> Service Centre Population does not include Hollyford & Limerick Junction as CSO data not available for these settlements

Table 2.5 Population growth and zoning targets for the Service Centres &gt; 400 persons

Settlement	Popn 2022	Projected Popn to 2028	Housing Units Req'd to 2028	Housing Requirement 2022 to 2031	Housing Requirement 2022 to 2031 (plus 50% headroom)	Hectares required to 2031 (plus 50% headroom)	Current CDP Residential Zoning (ha)	Land Currently Zoned and Available	Proposed CDP 2031 zoning Framework (Ha)
<b>Ardfinnan</b>	978	1,019	44	66	99	8	4.9	4.9	7.2
<b>Ballyclerihan</b>	830	977	43	65	97	8	4.5	4.5	7.1
<b>Borrisokane</b>	1,117	1,067	46	69	104	8	5.0	5.0	7.7
<b>Borrisoleigh</b>	724	770	34	51	77	6	4.4	4.4	6.2
<b>Clogheen</b>	564	542	24	36	54	4	5.4	5.4	6.4
<b>Cloughjordan</b>	701	693	30	45	68	5	5.3	5.3	6.4
<b>Holycross</b>	697	810	35	53	79	6	5.3	5.3	5.3
<b>Killenaule</b>	755	739	32	48	72	6	4.5	4.5	5.9
<b>Kilsheelan</b>	837	920	40	60	90	7	4.9	4.7	4.8
<b>Mullinahone</b>	523	566	25	38	56	5	5.4	5.4	6.5
<b>Portroe</b>	459	522	23	35	52	4	3.6	3.6	5.4
<b>Two-Mile-Borris</b>	469	648	28	42	63	5	5.3	3.1	5.4
	<b>8,654</b>	<b>9,273</b>	<b>404</b>	<b>606</b>	<b>909</b>	<b>73</b>	<b>58.4</b>	<b>56.1</b>	<b>74.4</b>

## Chapter 4.0 Settlement Strategy

6) Amend Section 4.2.1 (Towns) as follows:

### 4.2.1 Towns

The settlement strategy has identified 12 towns in Tipperary. Town Development Plans are currently in place<sup>19</sup> for ~~seven~~ **three** of these towns, with ~~two~~ **six** towns subject to LAPs. As ~~stated in the Core Strategy, the current Town Development Plans and LAPs<sup>20</sup> will remain applicable until they are replaced<sup>21</sup> with LAPs, in accordance with the framework and timeline as set out in Table 4.2.~~

<b>Table 4.2: Framework of Town Plans and Local Area Plans</b>			
<b>Hierarchy</b>	<b>Name</b>	<b>Planning Framework<sup>22</sup></b>	<b>LAP preparation to commence</b>
<b>Key Town (Self-Sustaining Regional Driver)</b>	Clonmel	Clonmel and Environs Development Plan 2013 (as extended)	2022
<b>Key Towns</b>	Nenagh	Nenagh Town and Environs Development Plan 2013 (as extended)	2022
	Thurles	Thurles and Environs Development Plan 2009 (as extended)	2022
<b>District Towns</b>	Roscrea	Roscrea Local Area Plan 2012 (as extended)	2022
	Carrick-on-Suir	Carrick-on-Suir Town Development Plan 2013 (as extended)	2023
	Tipperary Town	Tipperary Town and Environs Development Plan 2013 (as extended)	2023
	Cashel	Cashel and Environs Development Plan 2009 (as extended)	2023

19 Prior to the merger of North and South Tipperary County Councils in 2014 under the Local Government Reform Act, 2014 there was one Urban District Council (Clonmel) and six Town Councils (Nenagh, Thurles, Carrick on Suir, Tipperary, Cashel, Templemore) in Tipperary each with individual Town Development Plans in place for their administrative areas.

20 Noting that the lifetimes of each have been extended in accordance with Section 11(A) of the Planning Act.

21 Date of adoption of a new Local Area Plan for the former Plan area

22 Applicable at the date of adoption of the Tipperary County Development Plan 2022 – 2028

	Templemore	<del>Templemore and Environs Development Plan 2012 (as extended)</del>	2023
	Cahir	<del>Cahir Local Area Plan 2021</del>	2028
<b>Local Towns</b>	<del>Ballina, Newport, Fethard</del>	<del>Settlement Plan – Volume 2 of the County Development Plan</del>	2028

As stated in the Core Strategy, the zoning maps and zoning matrix for these 12 towns are contained in Volume 2 of this Plan (Settlement Guide and Settlement Plans). The remaining policies and objectives contained in the Local Area Plans / Town Development Plans will continue to apply to the Key Towns and District Towns. The Town Development Plans for Cashel, Tipperary Town and Templemore will be replaced in due course, in accordance with the framework set out in Table 4.2.

<b>Table 4.2: Framework of Town Plans and Local Area Plans</b>			
<b>Hierarchy</b>	<b>Name</b>	<b>Planning Framework</b>	<b>Plan preparation to commence</b>
<b>Key Town (Self-Sustaining Regional Driver)</b>	Clonmel	Clonmel and Environs Local Area Plan 2024-2030	Adopted
<b>Key Towns</b>	Nenagh	Nenagh and Environs Local Area Plan 2024-2030	Adopted
	Thurles	Thurles and Environs Local Area Plan 2024-2030	Adopted
<b>District Towns</b>	Roscrea	Roscrea Local Area Plan 2023-2029	Adopted
	Carrick-on-Suir	Carrick on Suir and Environs Local Area Plan 2025-2031	Adopted
	Tipperary Town	Tipperary Town and Environs Development Plan 2013 (as extended)	2026
	Cashel	Cashel and Environs Development Plan 2009 (as extended)	2026
	Templemore	Templemore and Environs Development Plan 2012 (as extended)	2026
	Cahir	Cahir Local Area Plan 2021	2026
<b>Local Towns</b>	<del>Ballina, Newport, Fethard</del>	<del>Settlement Plan - Volume 2 of the County Development Plan</del>	2029

Sections 4.3 Key Towns, and Section 4.4 District Towns identifies the character, potential and vision for growth for each of these towns, to be read in conjunction with existing town plans and LAPs as the case may be, ~~and to inform the preparation of new LAPs in due course.~~ A vision for growth for each town is described, building on the underlying framework of the RSES, and the overriding principles of the NPF. This vision will underpin public and private sector investment, and national and EU funding bids over the lifetime of the Plan.

Town profile plans set out a baseline for each town with key socio-economic data such as jobs ratio, transport modes, housing stock etc. In particular, the compact growth area and walking and cycling proximity as indicated, will support low-carbon development patterns including local transport planning and town centre regeneration in line with Chapters 7 and 12. This critical baseline data is important in delivering transformation over the lifetime of the Plan and acting as a measure for change.

~~The Council will prepare new LAPs in accordance with the Core Strategy, and Sections 4.3 and 4.4. New LAPs will, in collaboration with the local community and stakeholders, identify strategic objectives for each town consistent with the RSES and relevant Section 28 Guidelines, including land zoning, compact growth area, key sustainable mobility priorities, core retail area, settlement consolidation sites, strategic employment sites, architectural heritage, constraints such as flooding and any further relevant key future priorities.~~

7) Amend policy 4-1 in Section 4.7 (Planning Policy) as follows:

**It is the policy of the Council to:**

- 4 – 1** Support and facilitate the sustainable growth of the county’s towns and villages as outlined in the Settlement Strategy Chapter 4, thereby promoting balanced development and competitiveness, and a network of viable and vibrant settlements to support the needs of local communities. New development will be considered in line with the following:
- (a) The relevant Land Use Zoning Map as outlined in Volume 2 will apply to the Key Towns and District Towns. The remaining provisions of the relevant Town Development Plan and LAPs as set out in Table 4.2: Framework of current Town Plans and Local Area Plans shall apply to new development in each of the towns and support the provisions of this Plan as set out in Section 4.3 Key Towns and 4.4 District Towns, until replaced. ~~by LAPs~~
  - (b) The relevant ‘Settlement Statement’ as outlined in Volume 2 will apply to Local Towns, Service Centres, Local Service Centres and Settlement Nodes.
  - (c) New development in towns and villages shall be proportionate to the scale and capacity of the receiving settlement in terms of size, use-type and design.
  - (d) An appropriate density will apply for new residential development in line with the following guidance and any review thereof - Section 28 Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and Urban Design Manual, (DEHLG,2009), NRUP 02/2021 - Circular Letter: Residential Densities in Towns and Villages, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.
  - (e) There shall be support for new development that will assist in the reversal of the decline of towns and villages, through the regeneration, reuse and redevelopment of existing buildings, spaces, brownfield and opportunity sites.

## **Chapter 5 Housing**

*8) Amend Section 5.3.1 (Urban Residential Development) as follows:*

### **5.3.1 Urban Residential Development**

Tipperary's towns are the key focus of new residential growth of a sustainable density and quality, including for a mix of unit types, connectivity and individual character. The settlement strategy has established a framework<sup>23</sup> for the growth of urban towns, and will underpin this focus, supported by objectives for residential development, including regeneration sites and land zoning. New residential development in the towns will be **guided by the Land Use Zoning Maps contained in Volume 2 and** supported by the policies and objectives of Volume 1, the relevant Town Plans (and any review thereof), the relevant LAPs (and any review thereof) and the Village Statements for Ballina, Fethard and Newport as set out in Volume 2.

*9) Insert a new Section 5.3.1.A (Strategic Reserve) as follows:*

#### **Section 5.3.1.A Strategic Reserve**

In light of the updated policy objectives and population growth projections set out in the Revised NPF (2025) and associated NPF Implementation Guidelines (2025) and acknowledging the constrained delivery of housing in recent years, the Development Plan seeks to facilitate appropriate development proposals on lands zoned Strategic Reserve (SR) under certain limited circumstances. The primary purpose of the 'Strategic Reserve' zoning is to safeguard land for housing for future Development Plan periods and it is not the intention that SR land would be available for immediate development under the current Development Plan. Rather, activation of these lands will be subject to compliance with certain criteria, in instances where a substantial portion of 'New Residential' zoned land has been developed / committed for development, or in instances where 'New Residential' zoned land is not forthcoming for development, through inactivity or other reasons. This will ensure that the delivery of housing, to comply with housing targets set at national level, is not delayed or restricted. Any proposed development of SR zoned land will be required to be serviced and meet the principles of sequential development and compact growth, as well as having regard to other planning and environmental considerations.

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<sup>23</sup> Noting that LAPs will be prepared in due course for towns with existing Town Plans.

10) *Amend Section 5.5.1. Rural Area Designations as follows:*

### 5.5.1 Rural Area Designations

The Core Strategy makes distinction between rural ‘Areas under Urban Influence’ and the areas outside of these or ‘Open Countryside’ as part of its overall approach to strengthening rural fabric and communities and protection of the environment. The approach outlined below will apply:

- In ‘**Areas under Urban Influence**’, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable ‘economic or social’ need to live in a rural area, and siting, environmental and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In ‘**Open Countryside**’, facilitate the provision of single housing in the countryside based on siting, environmental and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

It is also recognised that certain parts of the county are of significant scenic and tourism value, and need to be protected because of their landscape quality. These areas are designated as ‘**Primary Amenity Areas**’ and include visually sensitive uplands and important tourism areas such as the Glen of Aherlow, the Galtee Mountains, the Lough Derg Lakelands etc.

‘**Strategic Transport Corridors**’ include national routes and strategic regional roads<sup>24</sup> and have also been defined which, in order to protect public investment, carrying capacity and the safety of road users, are considered generally unsuitable for new housing development.

‘Areas under Urban Influence’ ‘Open countryside’ and ‘Primary Amenity Areas’ along with the ‘Strategic Transport Corridors’ are illustrated in Figure 5.3.

Lands zoned ‘**Town Environs**’ are considered to be under urban pressure and have an important role in the long-term growth of the Key Towns and District Towns. Whilst they are not required for town growth and expansion at present, in due course the town may grow and additional lands may be required, and haphazard development of one-off housing

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<sup>24</sup> Selected due to the high traffic volumes they carry on an annual basis.

will impact negatively on future use of lands. The primary use of these lands shall be agriculture in line with the land use zoning matrix contained in Volume 2. With consideration on a case by case basis, a single house may be permitted in the limited circumstances subject to Policy 5.17.

11) *Insert a new policy 5 – 17 in Section 5.6 (Planning Policy) as follows:*

## 5.6 Planning Policy

**It is the policy of the Council to:**

<b>5 - 17</b>	Permit new dwellings on lands zoned for ‘Town Environs’ <sup>25</sup> where the applicant meets (i) an ‘Economic Need’ (see TCDP Table 5.3 and Planning Policy 5 – 11), and there is no availability of alternative sites, or (ii) a ‘Social Need’ (See TCDP Table 5.3 and Planning Policy 5-11), where the proposed site has been in the ownership of immediate family members for a minimum of 10 years, and there is no availability of alternative sites. An existing and/or shared domestic dwelling entrance of the applicant’s family dwelling should be used, where practicable, and it will meet sightline requirements set out in TCDP Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access.
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<sup>25</sup> ‘Town Environs’ are a ‘rural area’ for the purposes of Policy 5.17 and in the context of Table 5.3 and Policy 5-11 of the TCDP.

12) *Insert a new policy 5 – 18 in Section 5.6 (Planning Policy) as follows:*

## 5.6 Planning Policy

It is the policy of the Council to:

- |               |   |
|---------------|---|
| <b>5 - 18</b> | <p>Facilitate multi-unit residential development on lands zoned Strategic Reserve (SR) subject to compliance with the following criteria:</p> <p>A. Development on SR lands will normally only be considered where 50% of the New Residential (R1) zoned lands<sup>26</sup> in the settlement are developed or committed to development with planning permission in place; <u>OR</u></p> <p>Where it can be demonstrated through a robust evidence-based assessment that the remaining uncommitted / undeveloped R1 lands are either unavailable or have significant infrastructural constraints which are unlikely to be overcome during the life of the Development Plan.</p> <p>B. The proposed development complies with the principles of sequential development and compact growth, with connectivity and linkages provided to the existing settlement.</p> <p>C. The proposed development is serviced or serviceable and that the provision of the required service infrastructure is viable and achievable as part of the proposed development.</p> |
|---------------|---|

<sup>26</sup> 50% of the overall quantum of New Residential zoned lands.

## Chapter 7 Town Centres & Place-making

13) Amend Section 7.3.2 (Retailing in Settlements) as follows:

### 7.3.2 Retailing in Settlements

Retailing plays an important function in ensuring buoyant and thriving centres, and the Council will pro-actively facilitate appropriate retail development proposals in town and village centres. In order to protect the function of town centres, retail developments at edge of town centres, will be required to demonstrate compliance with the ‘Sequential Approach’ as set out in Retail Planning Guidelines for Planning Authorities (DEHLG 2012), and to be accompanied by a Retail Impact Assessment to demonstrate that the development would not have an adverse impact on the vitality or vibrancy of town centres. ~~The Town Development Plans, LAPs and the Village Settlement Plans set out in Appendix 2 have delineated Primary Retail Areas and/or town or village centre zoning (as the case may be);~~ **The Key Towns and District Towns have Urban Core zoning and delineated Primary Retail Areas while the Local Towns and Villages (population over 400 persons) have Town / Village Centre zoning** to focus new retail development on central areas.

14) Amend Policy 7-1 contained in Section 7.4 (Planning Policy) as follows:

#### It is the Policy of the Council to:

<b>7 - 1</b>	<p>(a) Have regard to the <b>Land Use Zoning Maps in Volume 2 and the policies and objectives contained in</b> the Settlement Plans as set out in Volume 2, the relevant LAPs and the relevant Development Plan for each town (until replaced with a LAP) in accordance with Table 4.2: Framework of Town Plans and Local Area Plans).</p> <p>(b) Require the incorporation of innovative design solutions for density, maximum permeability and interconnectivity, the ‘10-Minute town’ concept and enhancement of residential amenity.</p>
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## Chapter 8 Enterprise & Rural Development

*15) Amend Policy 8-1 contained in Section 8.6 (Planning Policy) as follows:*

### 8.6 Planning Policy

It is the policy of the Council to:

- |              |   |
|--------------|---|
| <b>8 - 1</b> | <p>(a) Support and facilitate proposals for new enterprise development on lands zoned for such uses, in accordance with the <b>Land Use Zoning Maps in Volume 2 and the policies and objectives contained in the</b> Town Development Plans (and any review thereof), the LAPs (and any review thereof) and Settlement Plans as set out in Volume 2.</p> <p>(b) New developments shall be of a nature and scale compatible with the Settlement Hierarchy, and in accordance with environmental protection standards, the protection of residential amenity and the preservation of road traffic safety.</p> |
|--------------|---|

## Chapter 11 Environment and Natural Assets

*16) Insert a new policy 11 – 20 in Section 11.9 (Planning Policy) as follows:*

### 11.9 Planning Policy

It is the policy of the Council to:

- 11 – 20** Implement Variation No. 1 to the County Development Plan in line with:
- a. Existing environmental protection and enhancement related Policies and Objectives defined in the County Development Plan and other land use plans for the County.
  - b. Current and future environmental protection objectives defined through higher-order and inter-related policy and legislation, including heritage, climate, water quality, nature restoration objectives, and designated site conservation objectives.
  - c. The appropriate provision of supporting infrastructure, including energy, traffic and transport, water supply and wastewater infrastructure, and Nature Based Solutions(NBS)/ Sustainable Drainage Systems (SuDS).
- With the strategic aim of ensuring that the expansion of settlements in the County is in line with proper planning and sustainable development, wider environmental protection objectives, and do not create significant adverse cumulative effects on the environment

# Volume 3 Appendix 6: Development Management Standards

## 2.0 Land Use Zoning and Settlement Plans

*17) Amend Section 2.1 (Settlement Plans including Land Use zoning) as follows:*

### 2.1 Settlement Plans including Land Use zoning

Volume 2 of the Plan sets out a ‘Guidance Document’ for settlement plans along with the **land use zoning maps for the Key Towns and District Towns and the** individual settlement plans for each of the **lower tier** rural towns and villages in Tipperary. ~~Each settlement plan is accompanied by~~ **The Key Towns and District Towns have accompanying Local Area Plans / Town Development Plans, while each Settlement Plan for the Lower Tier Settlements contain** objectives and guidance regarding the planning and development of the settlement, ~~including the designation of land use zoning, and~~ **which** should be read in conjunction with Volume 1 Written Statement and these Development Management Standards.

A land use zoning framework is set out in Volume 2 Section 3.0, Table 1.2 Land Use Objectives, explains the general land use types applied in the settlements and Table 1.3 Zoning Matrix sets out the typical use types that may be ‘acceptable in principle’, ‘open for consideration’ or ‘not permitted’ on any given land use zone designation.

The standards set out in this document apply to all development in County Tipperary, including development proposed in settlements already addressed by Town Development Plans, Local Area Plans and any review thereof.

## Appendix 1 Statement of compliance with policies and objectives of the Minister

18) Insert a new row in the Table as follows:

Ministerial Guidelines	Manner in which the Planning Authority has implemented the policies and objectives contained in the Section 28 Guidelines
<b>NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (DHLGH, 2025)</b>	The Guidelines are reflected in Variation No. 1 to the TCDP, with a revised Core Strategy (Chapter 2) and associated updates to zoning maps (Volume 2)
<b>Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, (DEHLG, 2009)</b>	Volume 5 sets out Habitats Directive Appropriate Assessment and Natura Impact Report. Development Management standards address Appropriate Assessment of Plans and Projects in line with guidelines.

## **PART B**

**Proposed amendments to the Settlement Guide and Settlement Plans, and Serviced Land Assessment (Volume 2) of the Tipperary County Development Plan 2022-2028**

### ***Explanatory Note and Rationale***

*The proposed amendments to Volume 2 can be summarised as follows:*

- *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 County Development Plan.*
- *Amendments to the zoning maps of 24no. settlements to take account of the revised updated Core Strategy. These 24no. settlements include:*
  - *3 Key Towns - Clonmel, Nenagh and Thurles*
  - *6 District towns - Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir and Templemore*
  - *3 Local Towns - Ballina, Newport and Fethard*
  - *12 Service 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 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 rationale for incorporating all zoning maps and a single zoning matrix into the Tipperary County Development Plan 2022-2028 is to provide a single integrated zoning framework for the County in the interest of consistency, clarity and alignment with the overall strategic planning framework for County Tipperary.*

*Each adopted Local Area Plan will continue to provide a detailed, locally responsive planning framework including local policies, objectives and regeneration strategies. The remaining Town Development Plans for Cashel, Tipperary Town and Templemore will be replaced in due course.*

*Amendments to the New Residential and Strategic Reserve zoning for the 24no. settlements listed above, is to reflect revisions to the Core Strategy set out in Part A of this Proposed Variation, which is required to support the delivery of housing in the County in the context of the First Revision of the NPF (2025) and the updated Section 28 Guidelines on Housing Growth Requirements (July 2025).*

*The Figures identifying the ‘Opportunity Sites’ in the 3 Local Towns and 12 Service Centres contained in Volume 2, will be updated to reflect the land use zoning adopted under this Variation.*

## TABLE OF CONTENTS

*19) Amend the Table of Contents to include land use zoning maps for Key Towns and District Town as follows:*

<b>Settlement Guide and Settlement Plans .....</b>	<b>9</b>
<b>‘Key Towns’ Land Use Zoning Maps .....</b>	<b>TBC</b>
1. Clonmel .....	TBC
2. Nenagh .....	TBC
3. Thurles .....	TBC
<b>‘District Towns’ Land Use Zoning Maps .....</b>	<b>TBC</b>
1. Carrick-on-Suir .....	TBC
2. Roscrea .....	TBC
3. Tipperary Town .....	TBC
4. Cashel .....	TBC
5. Cahir .....	TBC
6. Templemore .....	TBC

# Settlement Guide and Settlement Plans

*20) Amend Section 1.0 Introduction as follows:*

## 1.0 Introduction

The Settlement Strategy for the county sets out a framework for the development of the county's towns and villages. This is the Settlement Plan Guide **containing the Zoning Maps for the Key Towns and District Towns** and schedule of Settlement Plans for the Local Towns, Service Centres, Local Service Centres and Settlement Nodes, prepared to support the written statement as set out in Volume 1 of the Tipperary County Development Plan 2022 – 2028 (the Plan)<sup>27</sup>. This Settlement Guide and each Settlement Plan should be read in conjunction with Chapter 4 Settlement Strategy of the Plan, and the Development Management Standards set out in Volume 3, Appendix 6.

The Settlement Strategy recognises that each town and village have an important role in providing services, employment opportunities, social and recreational facilities for the communities of Tipperary.

**Land Use Zoning Maps are set out as follows:**

- 'Key Towns'; Clonmel, Nenagh and Thurles
- 'District Towns'; Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir, Templemore

**These zoning maps replace the zoning maps contained in the Local Area Plans / Town Development Plans for these Key Towns and District Towns. Zoning Maps should be read in conjunction with the related Local Area Plan / Town Development Plan for the settlement.**

**A single zoning matrix for all settlements in the County is also contained in this 'Settlement Guide and Settlement Plans', which replaces the individual zoning matrices contained in**

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<sup>27</sup> As set out in Volume 1, Chapter 2 Core Strategy, the Key Towns and District Towns each have a separate dedicated Town Development Plan/Local Area Plan (as the case may be).

the Local Area Plans / Town Development Plans for Clonmel, Nenagh, Thurles, Roscrea, Carrick-on-Suir and Cahir, Cashel, Tipperary Town and Templemore.

This approach ensures a single integrated zoning framework for the County in the interest of consistency, clarity and alignment with the overall strategic planning framework for County Tipperary.

### 3.0 Land Use Zoning Framework

21) Replace Table 1.2: Land Use Objectives with a new Table 1.2 Land Use Objectives Table as follows:

Table 1.2: Land-Use Objectives	
Zoning	Objective
VC/TC	<b>Village Centre/Town Centre:</b> To provide and enhance the service base of the town through the provision of mixed-use development including retail, office service and community facilities.
R	<b>Existing Residential:</b> To preserve and enhance existing residential development and residential amenity and provide for additional facilities where gaps are identified.
R6	<b>New Residential:</b> To provide for new residential development.
Emp & Ent	<b>Enterprise &amp; Employment:</b> To provide, improve and encourage enterprise and employment activity, including start up enterprises.
SP	<b>Social &amp; Public:</b> To provide and improve social and public facilities
Amenity	<b>Amenity:</b> To provide, preserve and enhance open space and amenity uses
AG	<b>Agricultural:</b> To provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.

Table 1.2: Land-Use Objectives		
Zoning	Objective	Description
UC	<b>Urban Core:</b> Provide for the development and enhancement of urban core uses including retail, residential, commercial, civic and other uses	Consolidate the existing fabric of the core/central areas of settlements by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a quality urban environment. The zoning emphasises compact growth objectives and priority for public transport, pedestrians and cyclists.
VC/TC	<b>Village Centre/Town Centre:</b> To provide and enhance the service base of the town through the provision of mixed-use development including retail, office, service and community facilities.	Consolidate the existing fabric of the central areas of settlements through the provision of mixed-use development including retail, office, service, community facilities and residential uses while delivering a quality urban environment.

RE	<b>Regeneration Zone:</b> Provide for targeted enterprise and/or residential-led regeneration within the consolidation area on underused sites.	Specific underused areas of the town centre-built fabric with close physical links with the centre and targeted for significant redevelopment, consolidation and regeneration activity. New development shall be broadly in line with 'Urban Core' in nature with a focus on connectivity and linkages with the Urban Core.
MU	<b>Mixed Use:</b> To support the role of the town centre and enable primarily; retail, commercial, civic and other uses.	Provide for mixed uses and services, that may include retail, civic and commercial development. Policy 7-4 of the Tipperary County Development Plan 2022 will apply to planning application for retail development.
RS	<b>Existing Residential:</b> Provide for residential development and protect and improve residential amenity.	Existing predominately residential areas allowing for the protection of existing residential amenity balanced with new infill development.
R1	<b>New Residential:</b> To provide for new residential development.	New residential areas/town extensions to ensure the provision of high quality and connected new residential environments. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
SR	<b>Strategic Reserve:</b> Long-term strategic and sustainable development sites.	Sites that may deliver housing within the subsequent plan period (unless a review of the current plan identifies a need for additional lands). (4.4.4 of the Development Plan Guidelines).
E	<b>Employment:</b> To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism. Provide for distribution, warehouse, storage and logistics facilities where appropriate access to a major road network is available.	Facilitate opportunities for compatible industry and general employment uses. General employment areas should be highly accessible, well designed, permeable and legible with a modest density of employees. Inappropriate intensive office uses at locations poorly served by public transport, and the proliferation of retail or commercial uses requiring public access that are best located in mixed-use or town core areas will not be acceptable.  Facilitate logistics and warehouse type activity including storage, distribution and associated re-packaging of goods and products with a low density of employees. These uses have specific transportation requirements as they can generate considerable traffic volumes and should be located within a purpose built, well designated environment connected to the strategic road network. Proposals for the sale of bulky goods/goods in bulk within high quality settings and highly accessible

		locations shall be subject to the requirements of the Retail Planning Guidelines.
<b>GI</b>	<b>General Industry:</b> Provide for heavy/specialised industrial development.	Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing.
<b>CSI</b>	<b>Community Services and Infrastructure:</b> To provide and improve social and public facilities and infrastructure.	Provide for and protect: <ul style="list-style-type: none"> <li>• civic, religious, community, health care and social infrastructure</li> <li>• educational and associated services/facilities such as leisure and sports facilities, start-up and incubations enterprises etc.</li> <li>• transport and utilities infrastructure.</li> </ul>
<b>SP</b>	<b>Social and Public:</b> To provide and improve social and public facilities.	Provide for and protect civic, religious, community, health care, educational and social infrastructure and utilities.
<b>TO</b>	<b>Tourism:</b> Provide for tourism related facilities and amenities.	For development where the main uses are directed mainly at servicing tourists / holiday makers.
<b>A</b>	<b>Amenity:</b> To provide, preserve and enhance open space, biodiversity and amenity uses.	Protect sensitive, biodiverse, riverine and scenic locations from development that would adversely affect the environmental quality/sensitivity of these areas.
<b>OSR</b>	<b>Open Space and Recreation:</b> Preserve and provide for open space, sports and recreational amenities.	Preserve and provide for general open space and open space associated with sporting and recreational amenities and services. Commercial services e.g. food and retail services shall be directly associated with and directly related to on-site sports and recreation facilities.
<b>TE</b>	<b>Town Environs:</b> To provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.	Prioritise the protection of rural amenity and avoid harmful impacts of urban sprawl. Provide for and protect agricultural activities and rural -related business activities which have a demonstrated need for a rural location and will not conflict with the future growth of the town.
<b>AG</b>	<b>Agriculture:</b> To provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.	Prioritise the protection of rural amenity and avoid harmful impacts of urban sprawl. Provide for and protect agricultural activities and rural -related business activities which have a demonstrated need for a rural location and will not conflict with the future growth of the town.
<b>SA</b>	<b>Special Amenity:</b> Preserve and enhance Special Amenity areas	Protect highly sensitive and scenic locations from inappropriate development that would adversely affect the locations.

22) Replace Table 1.3: Zoning Matrix with a new Table 1.3 Zoning Matrix as follows:

Table 1.3: Zoning Matrix <sup>28</sup>							
Use Types	VC/T C	R	R6	Ent & Emp	SP	A	Ag
Abattoir	X	X	X	Ø	X	X	Ø
Agricultural Buildings/Structures	X	X	X	X	X	X	√
Betting Office/Amusement Centre	Ø	X	X	X	X	X	X
Caravan Park/Camping	X	X	X	Ø	X	Ø	Ø
Cash and Carry Wholesale	Ø	X	X	Ø	X	X	X
Community Facility	√	Ø	Ø	√	√	Ø	Ø
Childcare	√	Ø	√	Ø	√	X	X
Night Club	√	X	X	Ø	X	X	X
Cinema	√	X	X	Ø	X	X	X
Doctor/Dentist/Healthcare practitioner	√	Ø	Ø	Ø	X	X	X
Educational/School	√	Ø	Ø	X	√	X	X
Funeral Home	Ø	X	X	Ø	X	X	X
Crematorium	X	X	X	Ø	X	X	X
Garden Centre	X	X	X	Ø	X	X	Ø
Halting Site / Traveller Accommodation	X	Ø	Ø	X	Ø	X	X
Haulage/Bus/Truck Park	X	X	X	√	X	X	X
Health Centre (public)	√	Ø	Ø	Ø	Ø	X	X
Hotel	√	Ø	Ø	Ø	X	X	X
Industrial – General	X	X	X	Ø	X	X	X
Industrial – Light	X	X	X	√	X	X	X
Motor Sales Outlet	Ø	X	X	Ø	X	X	X
Offices	√	X	X	Ø	X	X	X
Parks/Playgrounds	√	√	√	Ø	√	√	Ø
Petrol Station	Ø	X	X	Ø	X	X	X
Places of Worship	√	Ø	Ø	X	√	X	X
Public House	√	X	X	X	X	X	X
Sports/Leisure Facilities	√	Ø	Ø	Ø	X	Ø	X
Refuse Transfer Station	X	X	X	Ø	X	X	X
Residential	√	√	√	X	X	X	Ø
Restaurant	√	Ø	Ø	X	X	X	X
Retail Warehouse	Ø	X	X	Ø	X	X	X

<sup>28</sup> With regard to the consideration of uses which are also subject to the Constrained Land Use approach (i.e. within Flood Zone A or B), permissible uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone (please refer to the SFRA and Table 9).

Retirement/Nursing Home	Ø	Ø	√	Ø	✗	✗	✗
Recycling Facility	✗	✗	✗	Ø	✗	✗	✗
Shop – Neighbourhood	√	Ø	Ø	Ø	✗	✗	✗
Supermarket (circa 1500sqm)	√	✗	✗	✗	✗	✗	✗
Take-Away	Ø	✗	✗	✗	✗	✗	✗
Veterinary Surgery	Ø	Ø	Ø	Ø	✗	✗	Ø
Warehousing	✗	✗	✗	√	✗	✗	✗

Table 1.3: Zoning Matrix

√: Permitted in Principle      Ø: Open for Consideration      ✗: Not Normally Permitted

Use Types	UC	VC/TC	RE	MU	RS	R1	SR	E	GI	CSI	SP	TO	A	OSR	TE	AG	SA
Abattoir	✗	✗	✗	✗	✗	✗	✗	Ø	√	✗	✗	✗	✗	✗	Ø	Ø	✗
Agricultural Buildings/Structures	✗	✗	✗	✗	✗	✗	Ø	✗	✗	✗	✗	Ø	✗	Ø	√	√	Ø
Betting Office/ Amusement Centre	Ø	Ø	Ø	Ø	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
Caravan Park/Camping	✗	✗	Ø	Ø	✗	✗	Ø	Ø	✗	✗	✗	Ø	Ø	Ø	Ø	Ø	✗
Cash and Carry Wholesale	Ø	Ø	✗	Ø	✗	✗	✗	Ø	✗	✗	✗	✗	✗	✗	✗	✗	✗
Community Facility	√	√	√	Ø	Ø	Ø	Ø	√	✗	√	√	Ø	Ø	Ø	Ø	Ø	✗
Childcare	√	√	√	Ø	Ø	√	✗	Ø	✗	√	√	✗	✗	✗	✗	✗	✗
Night Club	√	√	Ø	Ø	✗	✗	✗	Ø	✗	✗	✗	✗	✗	✗	✗	✗	✗
Cinema	√	√	Ø	Ø	✗	✗	✗	Ø	✗	✗	✗	✗	✗	✗	✗	✗	✗
Doctor/Dentist/Health care Practitioner	√	√	Ø	Ø	Ø	Ø	✗	Ø	✗	Ø	Ø	✗	✗	✗	✗	✗	✗
Educational/School	√	√	Ø	Ø	Ø	Ø	✗	✗	✗	√	√	Ø	✗	Ø	✗	✗	✗
Funeral Home	Ø	Ø	Ø	Ø	✗	✗	✗	Ø	✗	✗	✗	✗	✗	✗	✗	✗	✗
Crematorium	✗	✗	✗	✗	✗	✗	✗	Ø	Ø	✗	✗	✗	✗	✗	✗	✗	✗
Garden Centre	✗	✗	Ø	Ø	✗	✗	✗	Ø	✗	✗	✗	Ø	✗	✗	Ø	Ø	✗
Halting Site/Traveller Group Housing	✗	✗	Ø	Ø	Ø	Ø	✗	Ø	✗	Ø	Ø	✗	✗	✗	✗	✗	✗
Haulage/Bus/Truck Park	✗	✗	✗	✗	✗	✗	✗	√	Ø	✗	✗	✗	✗	✗	✗	✗	✗
Health Centre (public)	√	√	Ø	Ø	Ø	Ø	✗	Ø	✗	√	√	✗	✗	✗	✗	✗	✗
Hotel	√	√	Ø	Ø	Ø	Ø	✗	Ø	✗	✗	✗	√	✗	✗	✗	✗	✗
Industrial – General	✗	✗	✗	✗	✗	✗	✗	Ø	√	✗	✗	✗	✗	✗	✗	✗	✗
Industrial - Light	✗	✗	✗	✗	✗	✗	✗	√	Ø	✗	✗	✗	✗	✗	✗	✗	✗
Motor Sales Outlet	✗	Ø	✗	Ø	✗	✗	✗	Ø	✗	✗	✗	✗	✗	✗	✗	✗	✗
Office	√	√	√	Ø	✗	✗	✗	Ø	Ø	✗	✗	✗	✗	✗	✗	✗	✗

Parks/Playgrounds	√	√	√	0	√	√	0	0	X	√	√	√	√	√	0	0	0
Petrol Station	X	0	X	0	X	X	X	0	0	X	X	X	X	X	X	X	X
Places of Worship	√	√	√	0	0	0	X	X	X	√	√	X	X	X	X	X	X
Public House	√	√	√	0	X	X	X	X	X	X	X	0	X	X	X	X	X
Sports/Leisure Facilities	√	√	√	0	0	0	0	0	X	0	0	√	0	√	0	0	0
Student Accommodation	√	√	√	0	0	0	0	X	X	0	0	X	X	X	X	X	X
Refuse Transfer Station	X	X	X	X	X	X	X	0	0	X	X	X	X	X	X	X	X
Residential	√	√	√	0	√	√	0	X	X	X	X	0	X	X	0	0	X
Restaurant	√	√	√	0	0	0	X	0	X	X	X	0	X	0	X	X	X
Retail Warehouse	X	0	0	0	X	X	X	0	X	X	X	X	X	X	X	X	X
Retirement/Nursing Home	√	0	√	0	0	√	X	X	X	0	0	X	X	X	X	X	X
Shop – Neighbourhood	√	√	√	0	0	0	X	0	X	X	X	0	X	0	X	X	X
Supermarket (circa 1500sqm)	√	√	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X
Take-Away	0	0	0	0	X	X	X	X	X	X	X	0	X	0	X	X	X
Veterinary Surgery	0	0	0	0	0	0	X	0	X	X	X	X	X	X	0	0	X
Warehousing and Logistics	X	X	X	X	X	X	X	√	X	X	X	X	X	X	X	X	X

Note on Land Use Zoning Objectives and Matrix:

The limitation described in this note applies to a relatively small number of instances where Flood Risk Zones A and B overlap with certain Land Use Zoning objectives. Uses under all Land Use Zoning Objectives (apart from where the Justification Test outlined in the Flood Risk Management Plan has been passed) shall be limited to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B (as per the Flood Risk Management Guidelines), and detailed site-specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives.

The Justification Test has been passed for the following Land Use Zonings:

**Clonmel**

- Various parts of the town centre; mixed uses (zoned Urban Core).
- Regeneration Site -11. Suir Island Gardens (zoned Urban Core/Regeneration).
- Lands adjoining the core zoned Mixed Use.

### **Nenagh**

- Various parts of the Town Centre; mixed uses (zoned Urban Core and Regeneration)
- Existing Waste Water Treatment Plant (zoned Employment)
- Existing Nenagh Leisure Centre (zoned Community and Services Infrastructure)
- Areas associated with St. Joseph's CBS (zoned Community and Services Infrastructure)
- Residential Development (zoned Residential)

### **Thurles**

- Existing car-parking and open space at Ursuline Secondary School (zoned Community and Services Infrastructure);
- Various parts of the Urban Core; mixed uses (zoned Urban Core);
- Existing Presentation Primary School (zoned Community and Services Infrastructure);
- Existing Garda Station (zoned Community and Services Infrastructure); and
- Existing Thurles Shopping Centre (zoned Community and Services Infrastructure)

### **Roscrea**

- The existing in-use meat processing facility off the R421 (zoned Employment);
- The existing in-use adjacent supplies and repair facility off the R421 (zoned Employment);
- The existing in-use animal feed store off Abbey Street (zoned Employment);
- The former pharmaceutical complex and adjoining commercial complex off the N62 (zoned Regeneration); and
- The existing in-use town centre (zone Urban Core).
- The existing edge of train station lands (zoned Community, Services and Infrastructure).

### **Carrick-on-Suir**

- Various parts of the Town Centre; mixed uses (zoned Urban Core and Regeneration)
- Residential Development (zoned Existing Residential)
- Land zoned for community services and infrastructure

## **Cahir**

- Enterprise and Employment developed lands in the north of the town along the R640
- Town Centre developed lands to the west of the Suir and adjacent to the R640

## 4.0 Flooding and Strategic Flood Risk Assessment

*23) Insert a new Section 4.1A as follows:*

### **4.1A Variation No. 1 to the TCDP**

Variation No. 1 to the TCDP incorporates the land use zoning maps for the Key Towns and District Towns in the Tipperary County Development Plan. The Strategic Flood Risk Assessment (SFRA) for these settlements are contained within the respective Local Area Plans / Town Development Plans, where applicable. As part of the individual SFRA's for these settlements, the Justification Test has been passed for certain Land Use Zonings, which are listed under the Zoning Matrix in Section 3.0 above.

The remainder of Section 4.0 relates to the SFRA prepared for the Tipperary County Development Plan 2022-2028 and considers the other lower tier settlements in the County.

A SFRA has been prepared in respect of Variation No. 1 to the TCDP which considers the zoning changes that form part of the Variation No. 1 across 24no. settlements.

## 5.0 Environmental Assessment

*24) Amend 'Section 5.0 Environmental Assessment' as follows:*

The Strategic Environmental Assessment that supports this Plan considers and informs the approach to land use zoning by ensuring sites are excluded, or appropriate mitigation measures are included, to alleviate potential impacts on the environment. Similarly, mitigation measures are identified and included in the Stage 2 Appropriate Assessment (i.e. Natura Impact Report) and have been incorporated into the Plan to ensure the Plan accords with the requirements of the Habitats Directive. Please refer to Volume 5 of the Plan for further details.

Variation No. 1 to the TCDP incorporates the land use zoning maps for the Key Towns and District Towns in the Tipperary County Development Plan. The Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) documents for these settlements are contained within the respective Local Area Plans / Town Development Plans, where applicable.

A SEA Environmental Report and AA Natura Impact Report has been prepared in respect of Variation No. 1 to the TCDP.

25) Add a new Section entitled ‘Key Towns Land Use Zoning Maps’ as follows with new sub-sections for Clonmel, Nenagh and Thurles.

## ‘Key Towns’ Land Use Zoning Maps

### 1. Clonmel

26) Insert new land use zoning maps for Clonmel, which will replace the zoning map contained in the Clonmel and Environs Local Area Plan 2024-2030

Refer to Zoning Map for Clonmel (separate map).

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>C_1</i>	<i>Clonmel</i>	<i>Town Environs</i>	<i>New Residential</i>	<i>2.83</i>
<i>C_2</i>	<i>Clonmel</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>3.80</i>
<i>C_3</i>	<i>Clonmel</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>4.33</i>
<i>C_4</i>	<i>Clonmel</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>4.66</i>
<i>C_5</i>	<i>Clonmel</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	<i>9.52</i>
<i>C_6</i>	<i>Clonmel</i>	<i>New Residential</i>	<i>Community Services and Infrastructure</i>	<i>4.29</i>
<i>C_7</i>	<i>Clonmel</i>	<i>Employment</i>	<i>Strategic Reserve</i>	<i>7.78</i>
<i>C_8</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>Strategic Reserve</i>	<i>0.49</i>
<i>C_9</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>Strategic Reserve</i>	<i>16.41</i>
<i>C_10</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>Existing Residential</i>	<i>4.96</i>
<i>C_11</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>New Residential</i>	<i>3.00</i>
<i>C_12</i>	<i>Clonmel</i>	<i>Existing Residential</i>	<i>Employment</i>	<i>0.45</i>
<i>C_13</i>	<i>Clonmel</i>	<i>Community Services and Infrastructure</i>	<i>Amenity</i>	<i>0.22</i>

## **2. Nenagh**

27) Insert new land use zoning maps for Nenagh, which will replace the zoning map contained in the Nenagh and Environs Local Area Plan 2024-2030

Refer to Zoning Map for Nenagh (separate map).

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>N_1</i>	<i>Nenagh</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>3.31</i>
<i>N_2</i>	<i>Nenagh</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>4.67</i>
<i>N_3</i>	<i>Nenagh</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	<i>5.67</i>
<i>N_4</i>	<i>Nenagh</i>	<i>Amenity</i>	<i>Strategic Reserve</i>	<i>1.92</i>
<i>N_5</i>	<i>Nenagh</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>3.05</i>

## **3. Thurles**

28) Insert new land use zoning maps for Thurles, which will replace the zoning map contained in the Thurles and Environs Local Area Plan 2024-2030

Refer to Zoning Map for Thurles (separate map).

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>T_1</i>	<i>Thurles</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	<i>10.55</i>
<i>T_2</i>	<i>Thurles</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>3.53</i>
<i>T_3</i>	<i>Thurles</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	<i>15.17</i>
<i>T_4</i>	<i>Thurles</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>5.91</i>

29) Add a new Section entitled ‘District Towns Land Use Zoning Maps’ as follows with new sub-sections for Carrick-on-Suir, Roscrea, Tipperary Town, Cashel, Cahir and Templemore.

## ‘District Towns’ Land Use Zoning Maps

### 1. Carrick-on-Suir

30) Insert new land use zoning maps for Carrick-on-Suir, which will replace the zoning map contained in the Carrick-on-Suir Local Area Plan 2025-2031

Refer to Zoning Map for Carrick-on-Suir (separate map).

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>COS_1</i>	<i>Carrick on Suir</i>	<i>Town Environs</i>	<i>New Residential</i>	<i>1.51</i>
<i>COS_2</i>	<i>Carrick on Suir</i>	<i>Amenity</i>	<i>New Residential</i>	<i>0.85</i>
<i>COS_3</i>	<i>Carrick on Suir</i>	<i>Town Environs</i>	<i>Strategic Reserve</i>	<i>3.07</i>
<i>COS_4</i>	<i>Carrick on Suir</i>	<i>Town Environs</i>	<i>New Residential</i>	<i>1.91</i>

### 2. Roscrea

31) Insert new land use zoning maps for Roscrea, which will replace the zoning map contained in the Roscrea Local Area Plan 2023-2029

Refer to Zoning Map for Roscrea (separate map).

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>R_1</i>	<i>Roscrea</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>2.01</i>
<i>R_2</i>	<i>Roscrea</i>	<i>Strategic Reserve</i>	<i>New Residential</i>	<i>3.55</i>

### **3. Tipperary Town**

32) Insert new land use zoning maps for Tipperary Town, which will replace the zoning map contained in the Tipperary Town & Environs Development Plan 2013 (as extended).

Refer to Zoning Map for Tipperary Town (separate map).

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>TT_1</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Existing Residential</i>	<i>2.40</i>
<i>TT_2</i>	<i>Tipperary Town</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>6.53</i>
<i>TT_3</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>2.91</i>
<i>TT_4</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>8.42</i>
<i>TT_5</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Amenity</i>	<i>0.62</i>
<i>TT_6</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>2.58</i>
<i>TT_7</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Amenity</i>	<i>2.18</i>
<i>TT_8</i>	<i>Tipperary Town</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.28</i>
<i>TT_9</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>New Residential</i>	<i>2.99</i>
<i>TT_10</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Existing Residential</i>	<i>0.49</i>
<i>TT_11</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Employment</i>	<i>1.70</i>
<i>TT_12</i>	<i>Tipperary Town</i>	<i>New Residential Phase 2</i>	<i>Amenity</i>	<i>0.15</i>

## 4. Cashel

33) Insert new land use zoning maps for Cashel, which will replace the zoning map contained in the Cashel & Environs Development Plan 2009 (as extended).

Refer to Zoning Map for Cashel (separate map).

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>CS_1</i>	<i>Cashel</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>3.80</i>
<i>CS_2</i>	<i>Cashel</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>1.25</i>
<i>CS_3</i>	<i>Cashel</i>	<i>Amenity</i>	<i>New Residential</i>	<i>1.20</i>
<i>CS_4</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>0.55</i>
<i>CS_5</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>0.65</i>
<i>CS_6</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>1.02</i>
<i>CS_7</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>0.24</i>
<i>CS_8</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>0.45</i>
<i>CS_9</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>2.27</i>
<i>CS_11</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>Town Environs</i>	<i>0.46</i>
<i>CS_12</i>	<i>Cashel</i>	<i>Existing Residential</i>	<i>Town Environs</i>	<i>0.59</i>
<i>CS_13</i>	<i>Cashel</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>3.27</i>
<i>CS_14</i>	<i>Cashel</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.61</i>
<i>CS_15</i>	<i>Cashel</i>	<i>New Residential</i> <i>Phase 2</i>	<i>New Residential</i>	<i>8.26</i>
<i>CS_16</i>	<i>Cashel</i>	<i>New Residential</i> <i>Phase 2</i>	<i>New Residential</i>	<i>4.70</i>
<i>CS_17</i>	<i>Cashel</i>	<i>New Residential</i> <i>Phase 2</i>	<i>Existing Residential</i>	<i>1.38</i>
<i>CS_18</i>	<i>Cashel</i>	<i>New Residential</i> <i>Phase 2</i>	<i>New Residential</i>	<i>2.03</i>
<i>CS_19</i>	<i>Cashel</i>	<i>New Residential</i> <i>Phase 2</i>	<i>New Residential</i>	<i>2.00</i>
<i>CS_20</i>	<i>Cashel</i>	<i>New Residential</i> <i>Phase 2</i>	<i>Existing Residential</i>	<i>0.33</i>

## **5. Cahir**

34) Insert new land use zoning maps for Cahir, which will replace the zoning map contained in the Cahir Local Area Plan 2021-2027.

Refer to Zoning Map for Cahir (separate map).

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>CH_1</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>New Residential</i>	<i>6.26</i>
<i>CH_2</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	<i>5.48</i>
<i>CH_3</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	<i>3.54</i>
<i>CH_4</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>New Residential</i>	<i>5.25</i>
<i>CH_5</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	<i>7.94</i>
<i>CH_6</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>Strategic Reserve</i>	<i>6.47</i>
<i>CH_7</i>	<i>Cahir</i>	<i>Agricultural</i>	<i>New Residential</i>	<i>5.61</i>
<i>CH_8</i>	<i>Cahir</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>2.01</i>
<i>CH_9</i>	<i>Cahir</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>1.32</i>
<i>CH_10</i>	<i>Cahir</i>	<i>Social and public</i>	<i>Existing Residential</i>	<i>0.32</i>

## **6. Templemore**

35) Insert new land use zoning maps for Templemore, which will replace the zoning map contained in the Templemore & Environs Development Plan 2012 (as extended).

Refer to Zoning Map for Templemore (separate map).

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>TM_1</i>	<i>Templemore</i>	<i>New Residential</i>	<i>Town Environs</i>	<i>0.75</i>
<i>TM_5</i>	<i>Templemore</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>1.03</i>
<i>TM_6</i>	<i>Templemore</i>	<i>Existing Residential</i>	<i>Employment</i>	<i>0.38</i>
<i>TM_7</i>	<i>Templemore</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>2.02</i>
<i>TM_8</i>	<i>Templemore</i>	<i>Business</i>	<i>Existing Residential</i>	<i>0.20</i>
<i>TM_9</i>	<i>Templemore</i>	<i>Social and Public</i>	<i>New Residential</i>	<i>0.55</i>
<i>TM_10</i>	<i>Templemore</i>	<i>Social and Public</i>	<i>Existing Residential</i>	<i>0.16</i>
<i>TM_11</i>	<i>Templemore</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.15</i>
<i>TM_12</i>	<i>Templemore</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>2.85</i>

# **‘Local Towns’ Settlement Plans**

*Note: The Figures identifying the ‘Opportunity Sites’ in the 3 Local Towns contained in Volume 2, will be updated to reflect the land use zoning adopted under this Variation.*

## **1. Ballina**

*36) Insert new land use zoning map for Ballina (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>B_1</i>	<i>Ballina</i>	<i>Amenity</i>	<i>New Residential</i>	<i>2.34</i>
<i>B_2</i>	<i>Ballina</i>	<i>Amenity</i>	<i>New Residential</i>	<i>0.62</i>
<i>B_3</i>	<i>Ballina</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>1.52</i>
<i>B_4</i>	<i>Ballina</i>	<i>Amenity</i>	<i>New Residential</i>	<i>0.17</i>
<i>B_5</i>	<i>Ballina</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>1.21</i>
<i>B_6</i>	<i>Ballina</i>	<i>Amenity</i>	<i>New Residential</i>	<i>1.18</i>
<i>B_7</i>	<i>Ballina</i>	<i>Amenity</i>	<i>Existing Residential</i>	<i>0.30</i>

## **2. Fethard**

*37) Insert new land use zoning map for Fethard (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>F_1</i>	<i>Fethard</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>2.73</i>
<i>F_2</i>	<i>Fethard</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>1.31</i>
<i>F_3</i>	<i>Fethard</i>	<i>Existing Residential</i>	<i>Strategic Reserve</i>	<i>0.39</i>
<i>F_4</i>	<i>Fethard</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>3.01</i>

### **3. Newport**

*38) Insert new land use zoning map for Newport (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>NEW_1</i>	<i>Newport</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>2.27</i>
<i>NEW_2</i>	<i>Newport</i>	<i>Amenity</i>	<i>New Residential</i>	<i>0.87</i>
<i>NEW_3</i>	<i>Newport</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>1.92</i>
<i>NEW_4</i>	<i>Newport</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>1.64</i>
<i>NEW_5</i>	<i>Newport</i>	<i>Employment and Enterprise</i>	<i>New Residential</i>	<i>0.96</i>

# ‘Service Centres’ Settlement Plans

*Note: The Figures identifying the ‘Opportunity Sites’ in the 12 Service Centres contained in Volume 2, will be updated to reflect the land use zoning adopted under this Variation.*

## 1. Ardfinnan

*39) Insert new land use zoning map for Ardfinnan (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>A_1</i>	<i>Ardfinnan</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>2.34</i>
<i>A_2</i>	<i>Ardfinnan</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>0.95</i>

## 2. Ballyclerihan

*40) Insert new land use zoning map for Ballyclerihan (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>BC_1</i>	<i>Ballyclerihan</i>	<i>Amenity</i>	<i>New Residential</i>	<i>1.09</i>
<i>BC_2</i>	<i>Ballyclerihan</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>1.48</i>
<i>BC_3</i>	<i>Ballyclerihan</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>1.79</i>

### **3. Borrisokane**

*41) Amend Specific Objective SO14 as follows:*

It is a Specific Objective of the Council:

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.

*42) Insert new land use zoning map for Borrisokane (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>BO_1</i>	<i>Borrisokane</i>	<i>Employment and Enterprise</i>	<i>New Residential</i>	<i>0.39</i>
<i>BO_2</i>	<i>Borrisokane</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>2.37</i>
<i>BO_3</i>	<i>Borrisokane</i>	<i>Amenity</i>	<i>Existing Residential</i>	<i>0.10</i>

### **4. Borrisoleigh**

*43) Insert new land use zoning map for Borrisoleigh (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>BL_1</i>	<i>Borrisoleigh</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>0.18</i>
<i>BL_2</i>	<i>Borrisoleigh</i>	<i>Social and Public</i>	<i>New Residential</i>	<i>1.24</i>
<i>BL_4</i>	<i>Borrisoleigh</i>	<i>Employment</i>	<i>New Residential</i>	<i>0.39</i>

## **5. Clogheen**

44) Insert new land use zoning map for Clogheen (refer to separate map)

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>CG_1</i>	<i>Clogheen</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>0.70</i>
<i>CG_2</i>	<i>Clogheen</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>4.47</i>
<i>CG_3</i>	<i>Clogheen</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>0.47</i>
<i>CG_4</i>	<i>Clogheen</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>0.14</i>
<i>CG_5</i>	<i>Clogheen</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.34</i>

## **6. Cloughjordan**

45) Insert new land use zoning map for Cloughjordan (refer to separate map)

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>CL_1</i>	<i>Cloughjordan</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.05</i>
<i>CL_2</i>	<i>Cloughjordan</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>1.18</i>
<i>CL_3</i>	<i>Cloughjordan</i>	<i>Agriculture</i>	<i>Existing Residential</i>	<i>0.12</i>

## **7. Holycross**

46) Insert new land use zoning map for Holycross (refer to separate map)

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>HC_1</i>	<i>Holycross</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>2.48</i>
<i>HC_2</i>	<i>Holycross</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>1.43</i>
<i>HC_3</i>	<i>Holycross</i>	<i>Agriculture</i>	<i>Amenity</i>	<i>0.12</i>

## **8. Killenaule**

*47) Amend Specific Objective SO8 as follows:*

It is a Specific Objective of the Council:

SO8: To require the provision of masterplans prior to the development of Employment and Enterprise land to the east of Bailey Street to avoid piecemeal development of these lands.

*48) Insert new land use zoning map for Killenaule (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>KN_1</i>	<i>Killenaule</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>1.17</i>
<i>KN_2</i>	<i>Killenaule</i>	<i>Existing Residential</i>	<i>New Residential</i>	<i>0.19</i>
<i>KN_3</i>	<i>Killenaule</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>1.49</i>

## **9. Kilsheelan**

*49) Insert new land use zoning map for Kilsheelan (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>KL_1</i>	<i>Kilsheelan</i>	<i>New Residential</i>	<i>Strategic Reserve</i>	<i>2.21</i>
<i>KL_2</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>New Residential</i>	<i>0.73</i>
<i>KL_3</i>	<i>Kilsheelan</i>	<i>Agriculture</i>	<i>Strategic Reserve</i>	<i>1.41</i>
<i>KL_4</i>	<i>Kilsheelan</i>	<i>New Residential</i>	<i>Strategic Reserve</i>	<i>1.29</i>
<i>KL_5</i>	<i>Kilsheelan</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.18</i>
<i>KL_6</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>Employment</i>	<i>1.48</i>
<i>KL_7</i>	<i>Kilsheelan</i>	<i>Amenity</i>	<i>New Residential</i>	<i>1.87</i>
<i>KL_8</i>	<i>Kilsheelan</i>	<i>Employment and Enterprise</i>	<i>New Residential</i>	<i>0.96</i>

## **10. Mullinahone**

*50) Insert new land use zoning map for Mullinahone (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>M_1</i>	<i>Mullinahone</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>1.41</i>
<i>M_2</i>	<i>Mullinahone</i>	<i>Employment and Enterprise</i>	<i>Strategic Reserve</i>	<i>1.54</i>
<i>M_3</i>	<i>Mullinahone</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.26</i>

## **11. Portroe**

*51) Insert new land use zoning map for Portroe (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>PR_1</i>	<i>Portroe</i>		<i>Additional lands to be zoned New Residential outside boundary</i>	<i>1.86</i>

## **12. Two-Mile-Borris**

*52) Insert new land use zoning map for Two-Mile-Borris (refer to separate map)*

<i>ID</i>	<i>Settlement</i>	<i>Existing Zoning</i>	<i>Proposed Zoning</i>	<i>Area (Ha)</i>
<i>TMB_1</i>	<i>Two-Mile-Borris</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>0.21</i>
<i>TMB_2</i>	<i>Two-Mile-Borris</i>	<i>Agriculture</i>	<i>New Residential</i>	<i>2.09</i>
<i>TMB_3</i>	<i>Two-Mile-Borris</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.10</i>
<i>TMB_4</i>	<i>Two-Mile-Borris</i>	<i>New Residential</i>	<i>Amenity</i>	<i>0.10</i>
<i>TMB_5</i>	<i>Two-Mile-Borris</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.39</i>
<i>TMB_6</i>	<i>Two-Mile-Borris</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.65</i>
<i>TMB_7</i>	<i>Two-Mile-Borris</i>	<i>New Residential</i>	<i>Existing Residential</i>	<i>0.30</i>
<i>TMB_8</i>	<i>Two-Mile-Borris</i>	<i>New Residential</i>	<i>Amenity</i>	<i>0.05</i>
<i>TMB_9</i>	<i>Two-Mile-Borris</i>	<i>New Residential</i>	<i>Amenity</i>	<i>0.08</i>
<i>TMB_10</i>	<i>Two-Mile-Borris</i>	<i>New Residential</i>	<i>Amenity</i>	<i>0.09</i>
<i>TMB_11</i>	<i>Two-Mile-Borris</i>	<i>Amenity</i>	<i>New Residential</i>	<i>0.08</i>

# **Serviced Land Assessment**

*53) Insert a new Appendix 1 to Serviced Land Assessment – Additional ‘New Residential’ and ‘Strategic Reserve’ zoned land under Variation No 1 of the TCDP 2022-2028.*

**Appendix 1 to Serviced Land Assessment:  
Additional ‘New Residential’ and ‘Strategic Reserve’  
zoned land under Variation No 1 of the TCDP 2022-  
2028.**

*Insert Serviced Land Assessment here (refer to separate document)*