



Comhairle Contae Thiobraid Árann
Tipperary County Council

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

March 2026



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Introduction

Detailed capacity analysis, and Serviced Land Assessment (SLA) was carried out to inform the existing 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 / Town Development Plans. The SLA's for 12 Service Centres with a population greater than 400 persons were undertaken as part of the making of the Tipperary County Development Plan 2022-2028 (Volume 2).

This Appendix to the Residential Serviced Land Assessment considers the proposed residential zoning changes for each of the 24no. settlements. This Serviced Land Assessment (SLA) was undertaken on a settlement-by-settlement basis, and was developed having regard to the standardised methodology provided in the Development Plan Guidelines for Planning Authorities (DHLGH, 2022) and also having regard to the 'NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities' (DHLGH, 2025).

The quantum of residential zoning proposed in each settlement is underpinned by the Core Strategy in Volume 1 (Written Statement), which is informed by an assessment of existing available residential zoned land in each settlement.

Sites considered for residential development in each settlement were appraised based on 'Infrastructural Requirements' and 'Sustainable Planning Criteria'. This enabled each site to be allocated a category based on its suitability for residential development, the allocation system is set out below:

Score	SLA Assessment allocation requirements
Tier 1	Serviced Land - Existing infrastructure can support the development of the site, subject to on-site works, some minor works at access points or linking into available existing systems.
Tier 2	Serviceable Land - Some off-site works are required but could be delivered as part of a planning application to develop the site or capital investment is identified to facilitate development over the course of the plan.
SR	The land may not be serviceable within the lifetime of the Plan but is likely to be serviceable in future years, once other lands have been developed or other infrastructure delivered. The land is designated as 'Strategic Reserve'.

The availability of the following infrastructure has been considered in relation to each site:

- Roads
- Footpath
- Water Supply
- Cycle lane
- Public Lighting
- Foul and Surface water Infrastructure (Uisce Éireann datasets)

In addition, the following ‘Sustainable Planning Criteria’ were considered in relation to each site:

Criteria (Y/N)	Sustainable Planning Criteria applicable to the site
Compact Growth	Is the site located within the Compact Growth area (Town Profile Plan)
Walking Analysis	Is the site located within 5-10-minute walking distance to the town centre
Walking Analysis	Is the site located within 10-15-minute walking distance to the town centre
Cycling Analysis	Is the site located within a 15-minute cycling distance to the town centre
Consolidation/ Sequential	That the development of the land will contribute to or complete the strategic development of the wider area by virtue of consolidating an existing built pattern

Local Transport Plans for Clonmel, Nenagh and Thurles and Sustainable Transport Plans for Roscrea and Carrick-on-Suir were also considered in the assessment.

All lands identified by the SFRA identified to be at risk of flooding were discounted from the assessment.

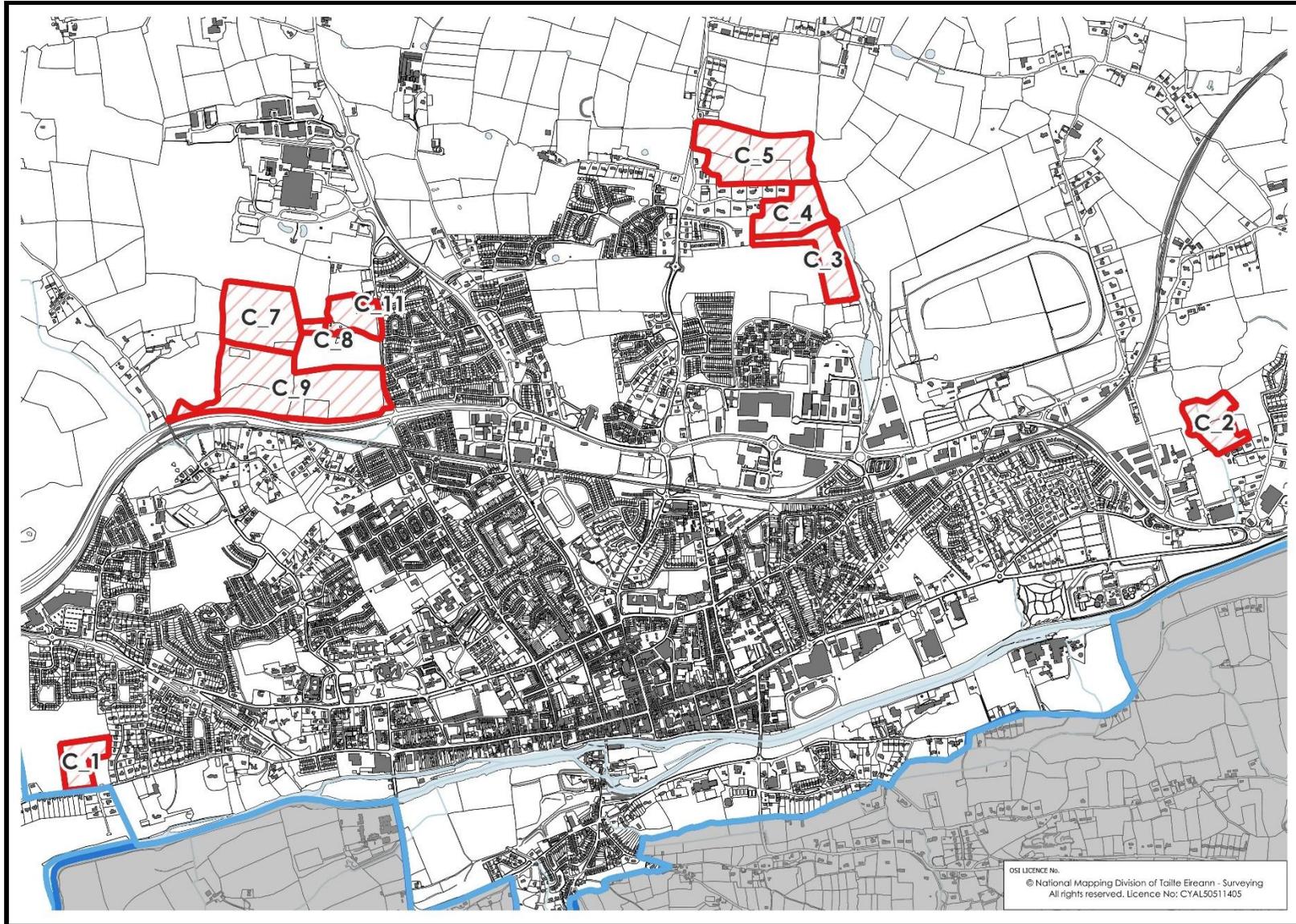
Additional residential zoning in the settlements has sought to provide a degree of choice to avoid restricting development to individual sites.

Arising from this assessment, the preferred sites chosen for residential zoning are tabled and mapped on a settlement by settlement basis, as set out below.

1. Clonmel

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
C_1	2.83	2.83		✓	✓	✓	×	✓	✓	×	×	×	✓	T1
C_2	3.80	3.80		✓	×	✓	×	✓	✓	×	×	×	×	T2*
C_3	4.33	4.33		×	✓	✓	×	✓	✓	×	×	×	✓	T2*
C_4	4.66	4.66		✓	×	✓	×	✓	×	×	×	×	✓	T2
C_5	9.52		9.52	✓	✓	✓	×	✓	×	×	×	×	×	SR
C_7	7.78		7.78	×	×	×	×	×	×	×	×	×	×	SR
C_8	0.49		0.49	×	×	×	×	×	×	×	×	×	×	SR
C_9	16.63		16.63	✓	✓	✓	✓	✓	✓	×	×	×	✓	SR
C_11	3.00	3.00		✓	✓	✓	×	✓	✓	×	×	×	✓	T1
TOTAL	53.04	18.62	34.42											

* Road access/ improvement and service provision will be provided via sequential development of adjoining zoned lands

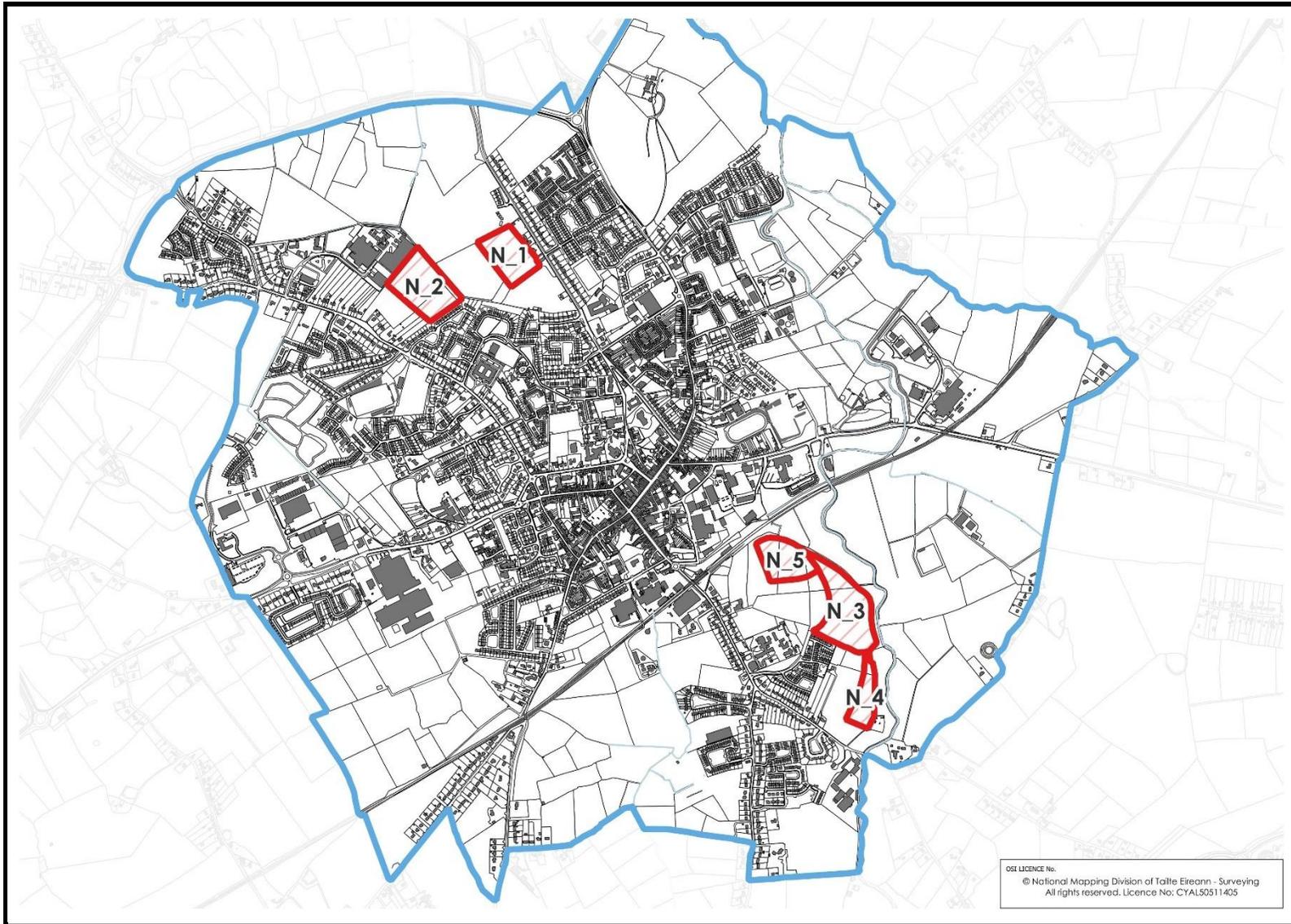


Clonmel SLA: Lands proposed for New Residential Zoning

2. Nenagh

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
N_1	3.31	3.31		✓	✓	✓	✓	✓	✓	✓	×	✓	✓	T1
N_2	4.67	4.67		✓	✓	✓	✓	✓	✓	✓	×	×	✓	T1
N_3	5.67		5.67	×	×	×	×	×	×	×	✓	✓	×	SR
N_4	1.92		1.92	×	×	×	×	×	×	×	✓	✓	×	SR
N_5	3.05	3.05		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	T2*
TOTAL	18.62	11.03	7.73											

* Adjacent land under construction.



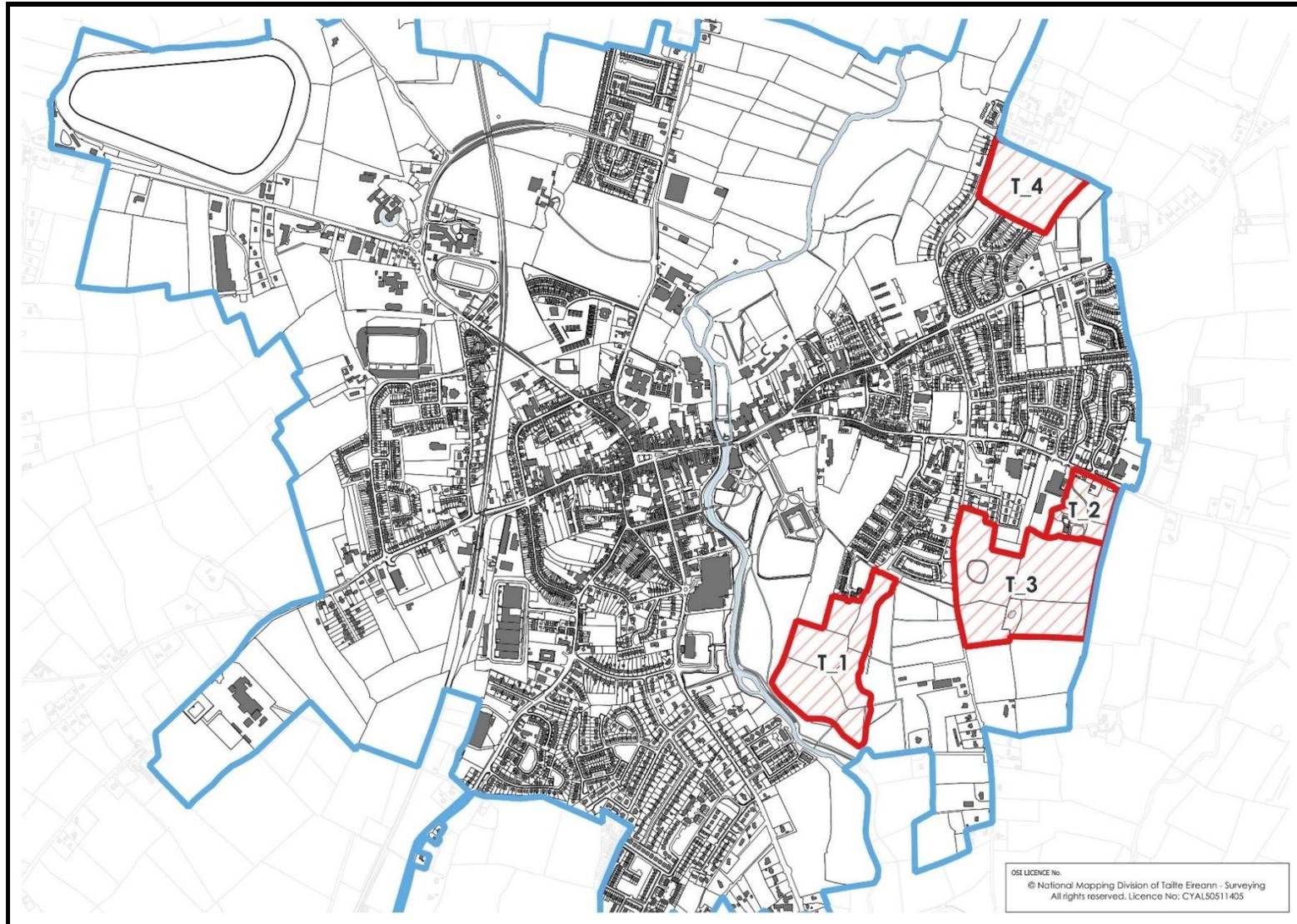
Nenagh SLA: Lands proposed for New Residential Zoning

3. Thurles

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
T_1	10.55		10.55	✓	✗	✓	✗	✗	✗	✗	✗	✓	✗	SR*
T_2	3.53	3.53		✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T1
T_3	15.17		15.17	✓	✓	✓	✗	✗	✓	✗	✗	✓	✓	SR
T_4	5.91	5.91		✓	✓	✓	✗	✓	✗	✗	✗	✓	✓	T2**
TOTAL	35.16	9.44	25.88											

*Proposed Link Road to provide access to site

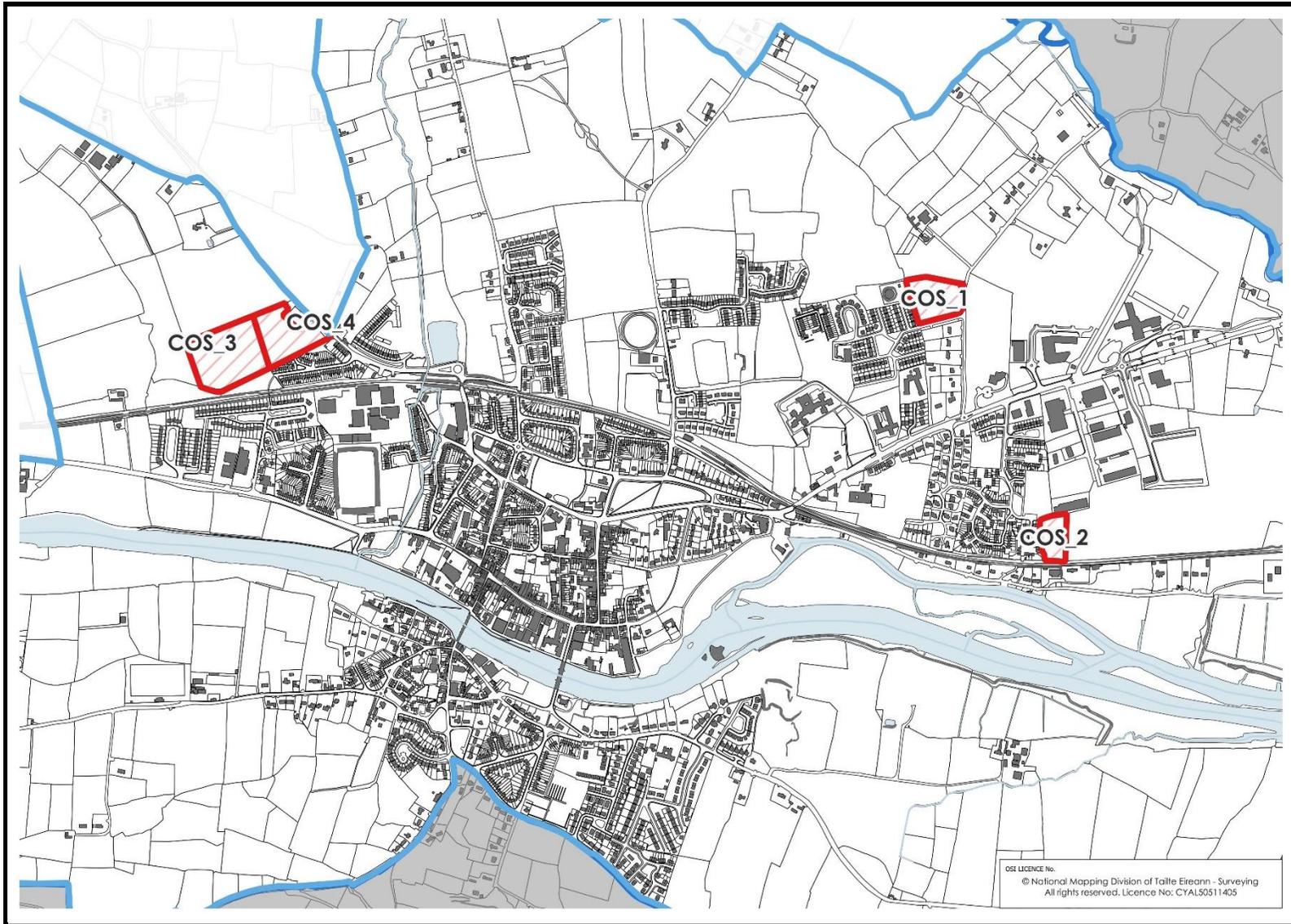
** 300mm diameter sewer located 380m to the south of the site - other connections possible from adjacent site



Thurles SLA: Lands proposed for New Residential Zoning

4. Carrick-on-Suir

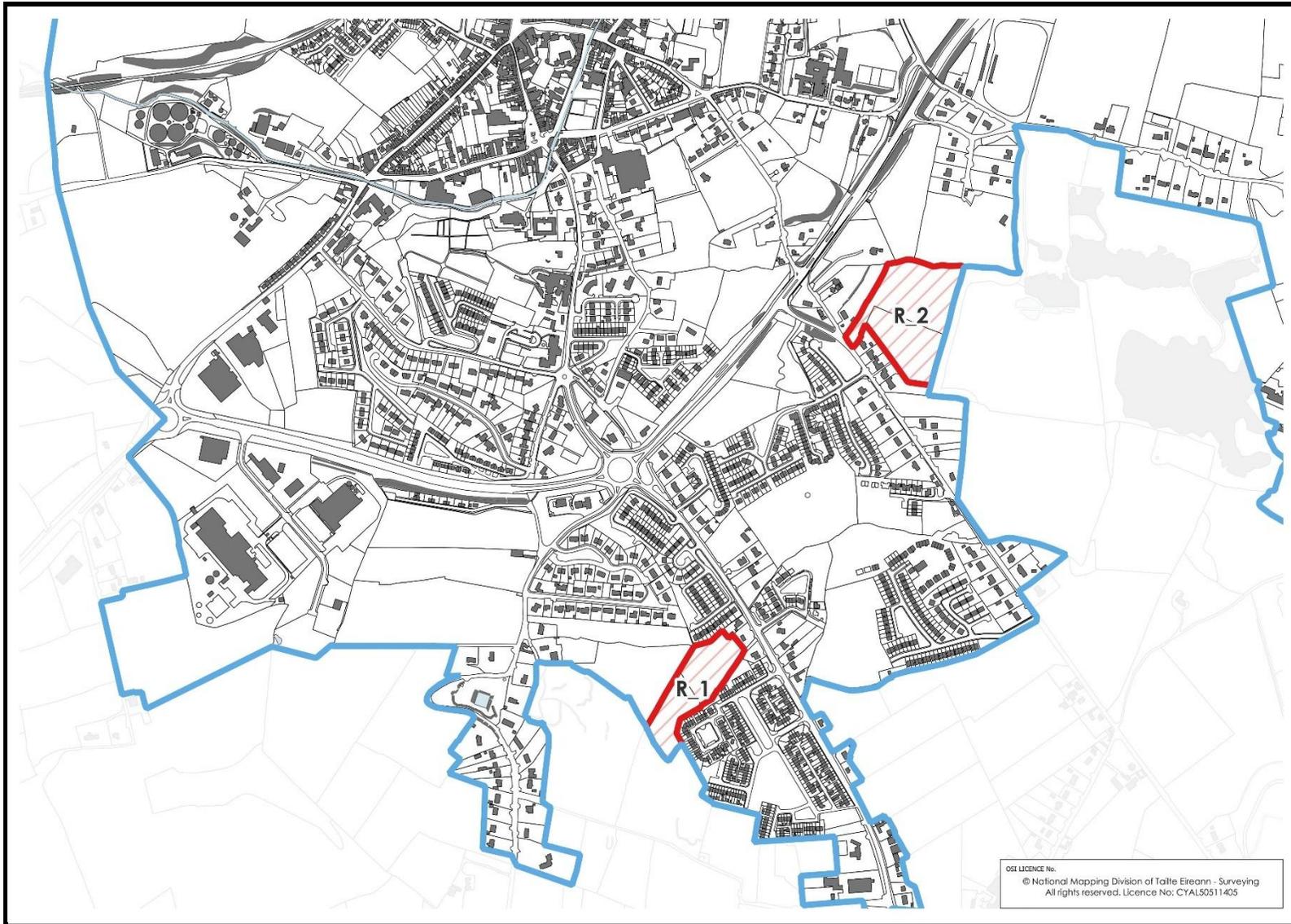
Site reference				Availability of Infrastructure at the site							Sustainable Planning Criteria applicable to the site			Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
COS_1	1.51	1.51		✓	✓	✓	×	✓	✓	✓	×	×	✓	T1
COS_2	0.85	0.85		✓	✓	✓	×	✓	✓	✓	×	×	✓	T1
COS_3	3.07		3.07	✓	✓	✓	×	✓	✓	✓	×	✓	×	SR
COS_4	1.91	1.91		✓	✓	✓	×	✓	✓	✓	×	✓	✓	T1
TOTAL	7.34	4.27	3.07											



Carrick-on-Suir SLA: Lands proposed for New Residential Zoning

5. Roscrea

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
R_1	2.01	2.01		✓	✓	✓	✗	✓	✓	✓	✗	✗	✓	T1
R_2	3.55	3.55		✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	T1
TOTAL	5.56	5.56												

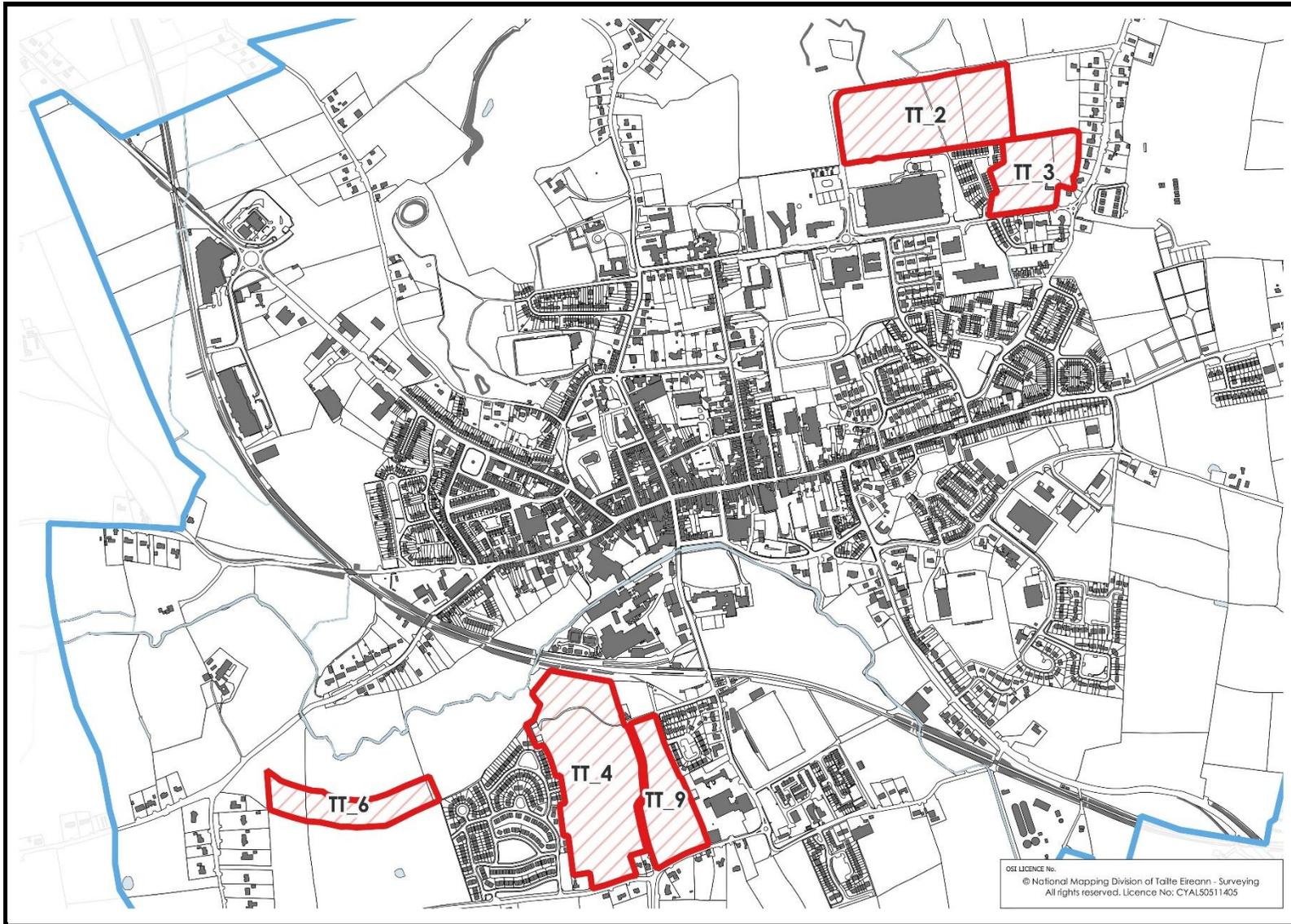


Roscrea SLA: Lands proposed for New Residential Zoning

6. Tipperary Town

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
TT_2	6.53		6.53	×	×	✓	×	×	×	×	×	×	✓	SR
TT_3	2.91	2.91		✓	✓	✓	×	✓	✓	✓	×	×	✓	T1
TT_4	8.42	8.42		✓	✓	✓	×	✓	✓	✓	×	✓	✓	T1
TT_6	2.58	2.58		✓	✓	✓	×	✓	×	×	×	×	✓	T2*
TT_9	2.99	2.99		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	T1
TOTAL	23.43	16.90	6.53											

* Service provision will be provided via sequential development of adjoining zoned lands.



Tipperary Town SLA: Lands proposed for New Residential Zoning

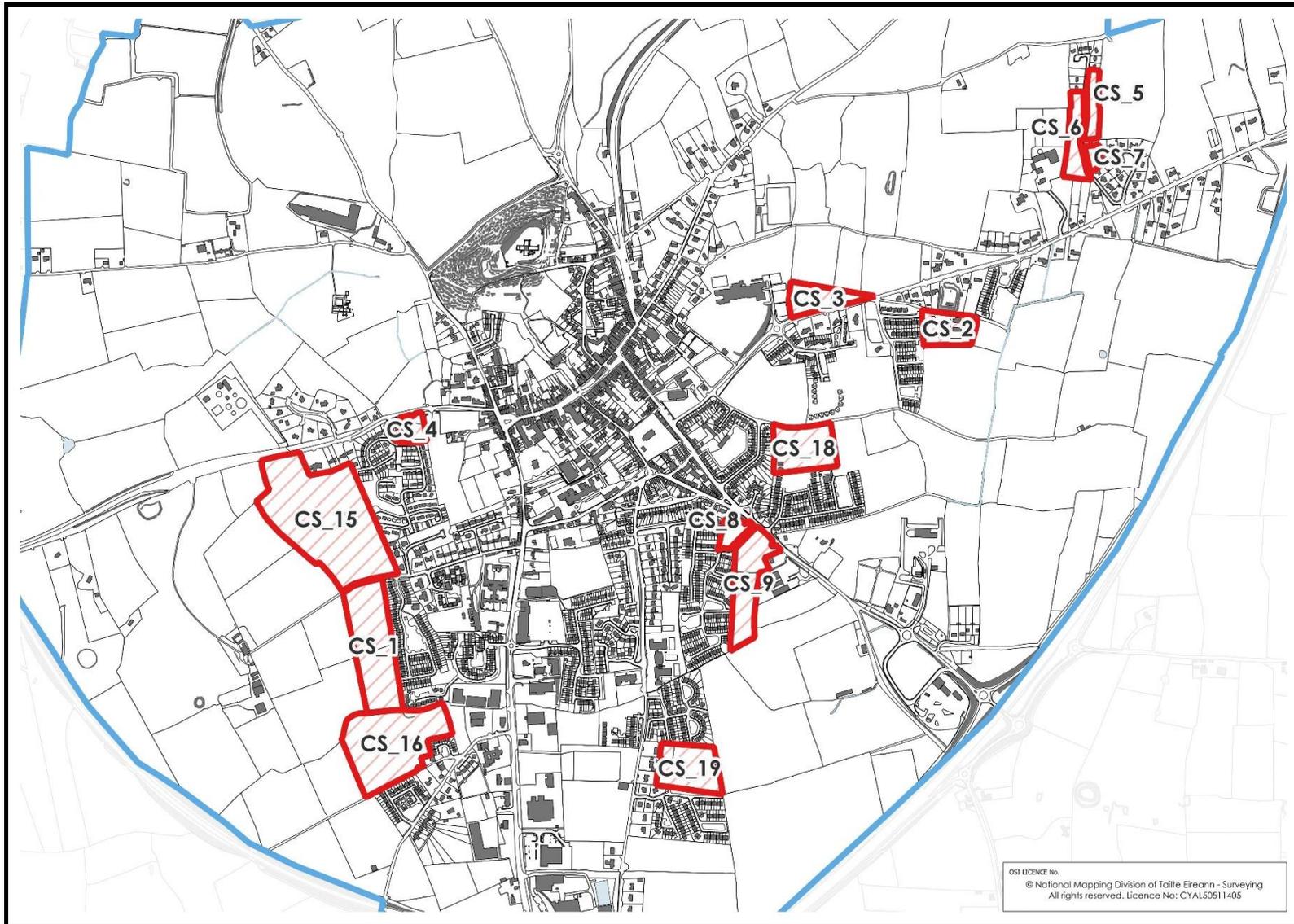
7. Cashel

Site reference				Availability of Infrastructure at the site							Sustainable Planning Criteria applicable to the site			Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
CS_1	3.80	3.80		✓	✓	✓	×	✓	✓	×	✓	×	✓	T1
CS_2	1.25	1.25		✓	×	✓	×	×	×	×	×	✓	✓	T2
CS_3	1.20	1.20		✓	✓	✓	×	✓	✓	✓	×	✓	✓	T1
CS_4	0.55	0.55		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
CS_5	0.65	0.65		✓	✓	✓	×	✓	✓	×	×	×	✓	T1
CS_6	1.02	1.02		✓	✓	✓	×	✓	✓	×	×	×	✓	T1
CS_7	0.24	0.24		✓	✓	✓	×	✓	✓	×	×	×	✓	T1
CS_8	0.45	0.45		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
CS_9	2.27	2.27		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1*
CS_15	8.26	8.26		✓	✓	✓	×	✓	✓	×	✓	×	✓	T1
CS_16	4.70	4.70		✓	✓	✓	×	✓	×	×	×	✓	✓	T2**
CS_18	2.03	2.03		✓	✓	✓	×	✓	✓	✓	×	✓	✓	T1***
CS_19	2.00	2.00		✓	✓	✓	×	✓	✓	×	×	✓	✓	T1
TOTAL	28.42	28.42												

*200mm water main located to south of site

** Access to sewer via northern Res sites

*** 225mm water main located within site

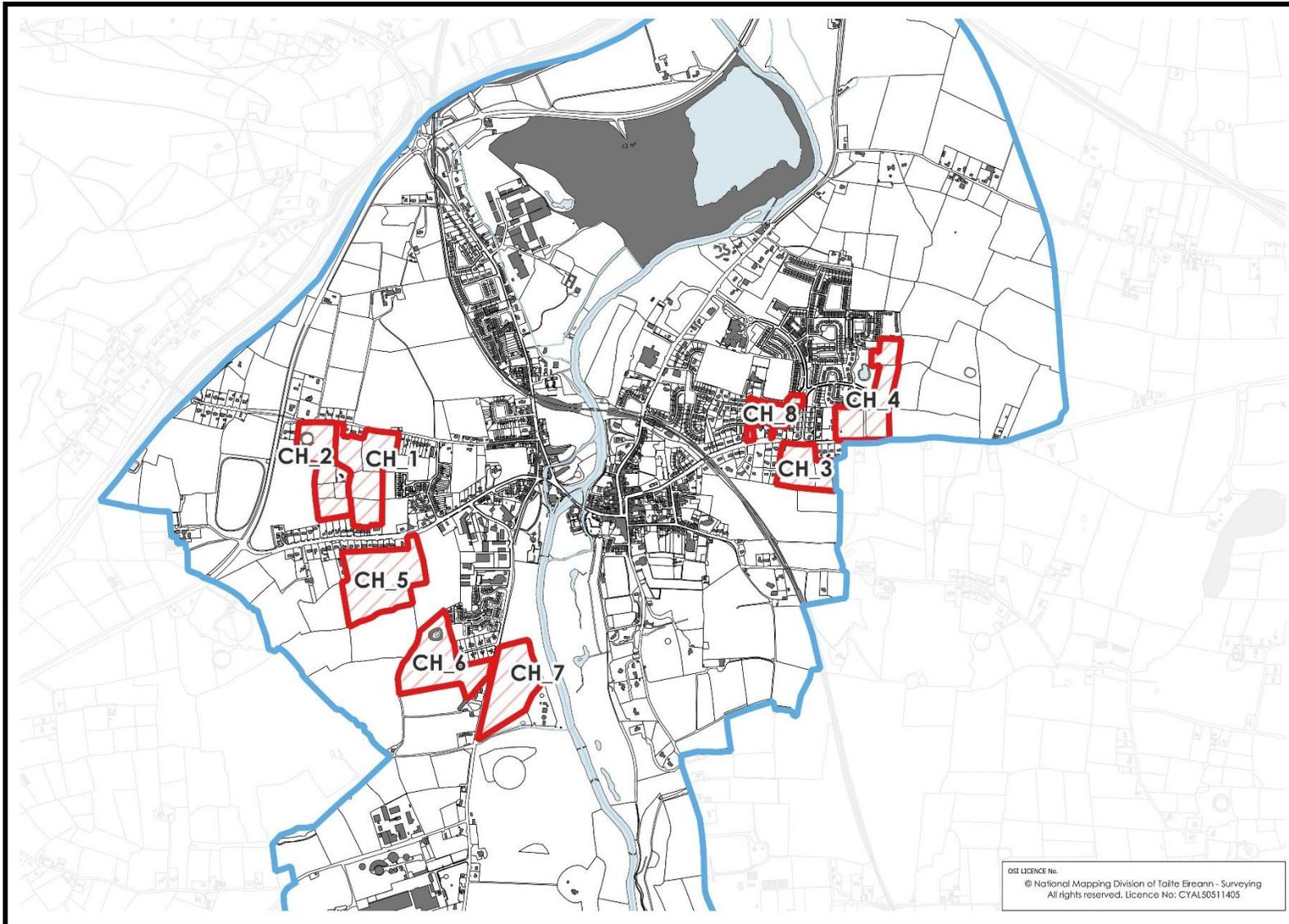


Cashel SLA: Lands proposed for New Residential Zoning

8. Cahir

Site reference				Availability of Infrastructure at the site							Sustainable Planning Criteria applicable to the site			Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
CH_1	6.26	6.26		✓	✓	✓	✓	✓	✓	✗	✓	✗	✓	T1
CH_2	5.48		5.48	✓	✓	✓	✓	✓	✓	✗	✓	✗	✓	SR
CH_3	3.54		3.54	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	SR
CH_4	5.25	5.25		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
CH_5	7.94		7.94	✓	✓	✓	✓	✓	✓	✗	✗	✓	✓	SR
CH_6	6.47		6.47	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	SR
CH_7	5.61	5.61		✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	T1*
CH_8	2.01	2.01		✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	T1
TOTAL	46.70	19.13	27.57											

*600mm sewer located within the site. Buffer between WWTP required



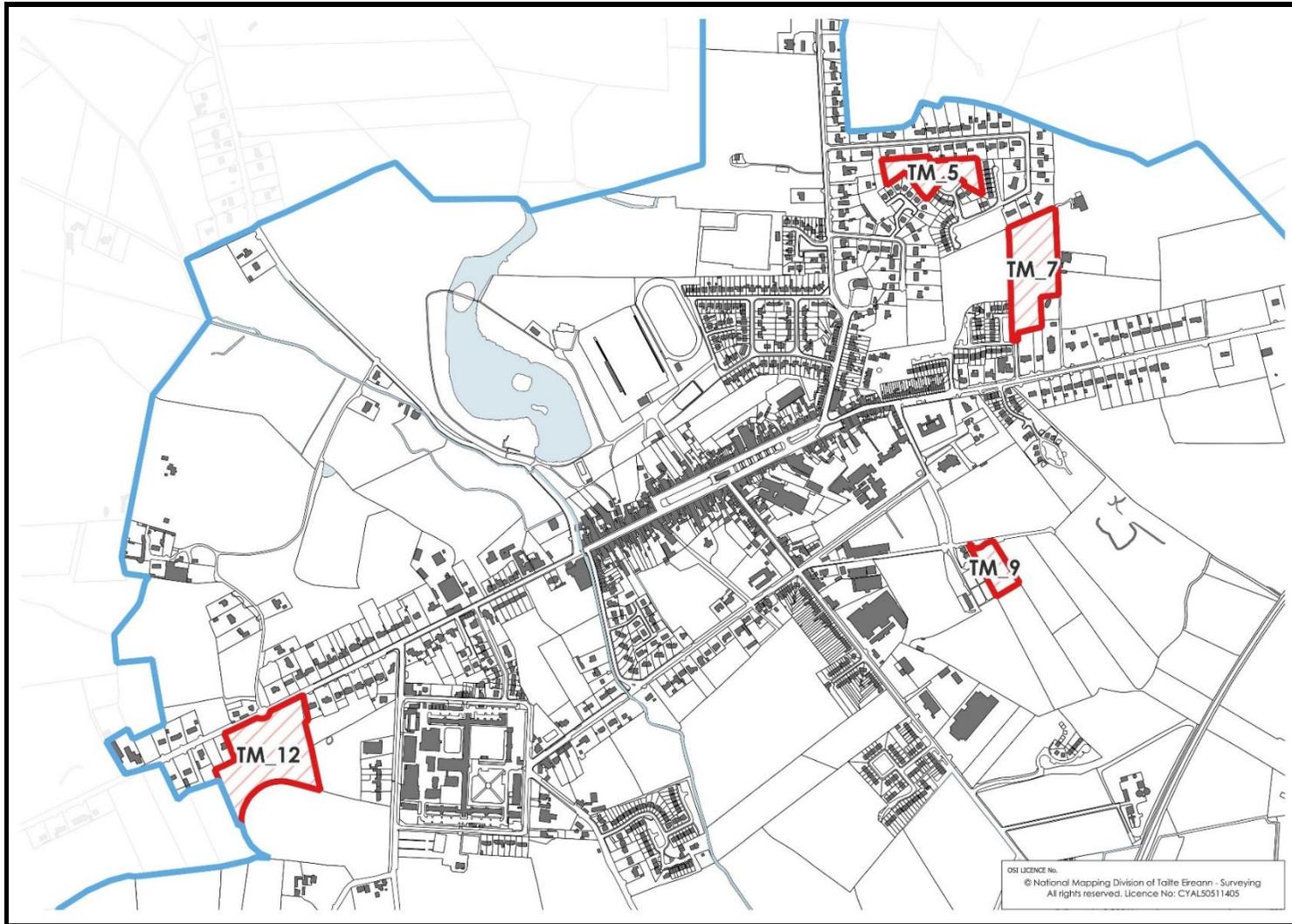
Cahir SLA: Lands proposed for New Residential Zoning

9. Templemore

Site reference				Availability of Infrastructure at the site							Sustainable Planning Criteria applicable to the site			Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
TM_5	1.03	1.03		✓	✓	✓	×	✓	✓	✓	✓	✓	✓	T1
TM_7	2.02	2.02		✓	✓	✓	×	✓	✓	×	×	✓	✓	T1
TM_9	0.55	0.55		✓	×	✓	×	✓	✓	×	✓	✓	×	T2*
TM_12	2.85	2.85		✓	✓	✓	×	✓	×	×	×	✓	✓	T2**
TOTAL	6.45	6.45												

*Services provided under Planning permission on adjacent site ref: 2360219

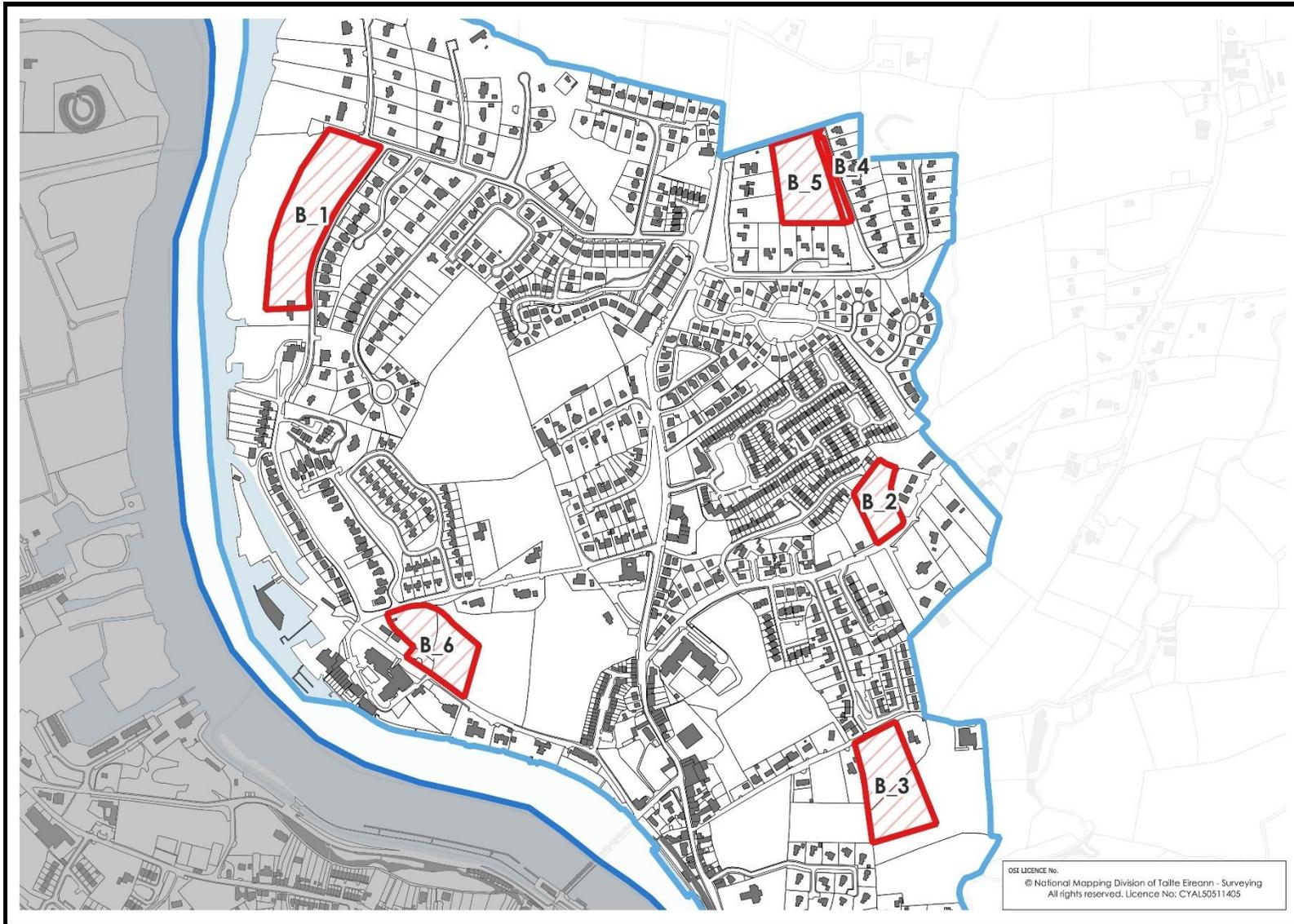
** Changed from 'Existing Residential' to 'New Residential'



Templemore SLA: Lands proposed for New Residential Zoning

10. Ballina

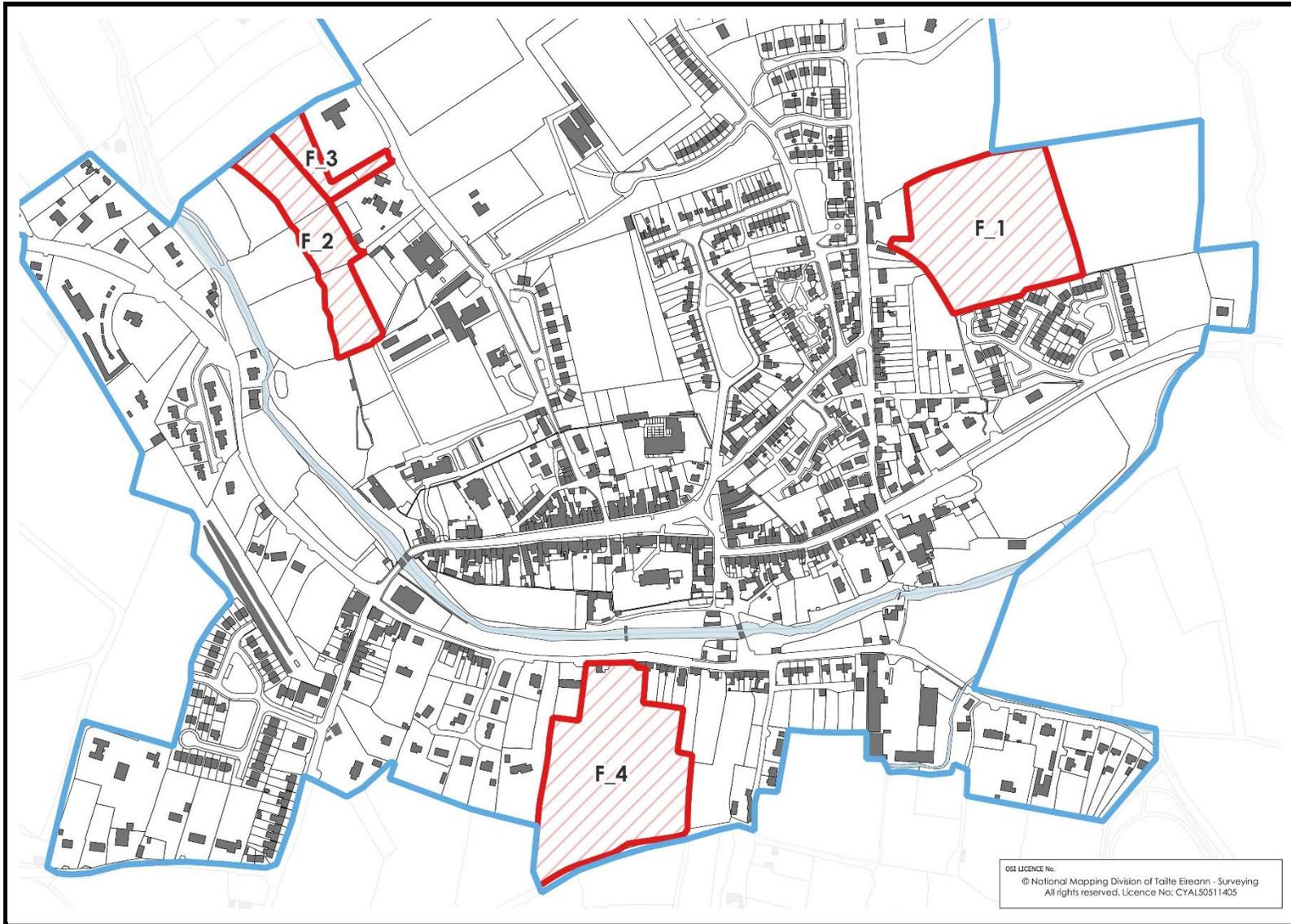
Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
B_1	2.34	2.34		✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
B_2	0.62	0.62		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
B_3	1.52		1.52	✓	✗	✓	✗	✓	✓	✓	✓	✗	✗	SR
B_4	0.17	0.17		✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
B_5	1.21	1.21		✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
B_6	1.18	1.18		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
TOTAL	7.04	5.52	1.52											



Ballina SLA: Lands proposed for New Residential Zoning

11. Fethard

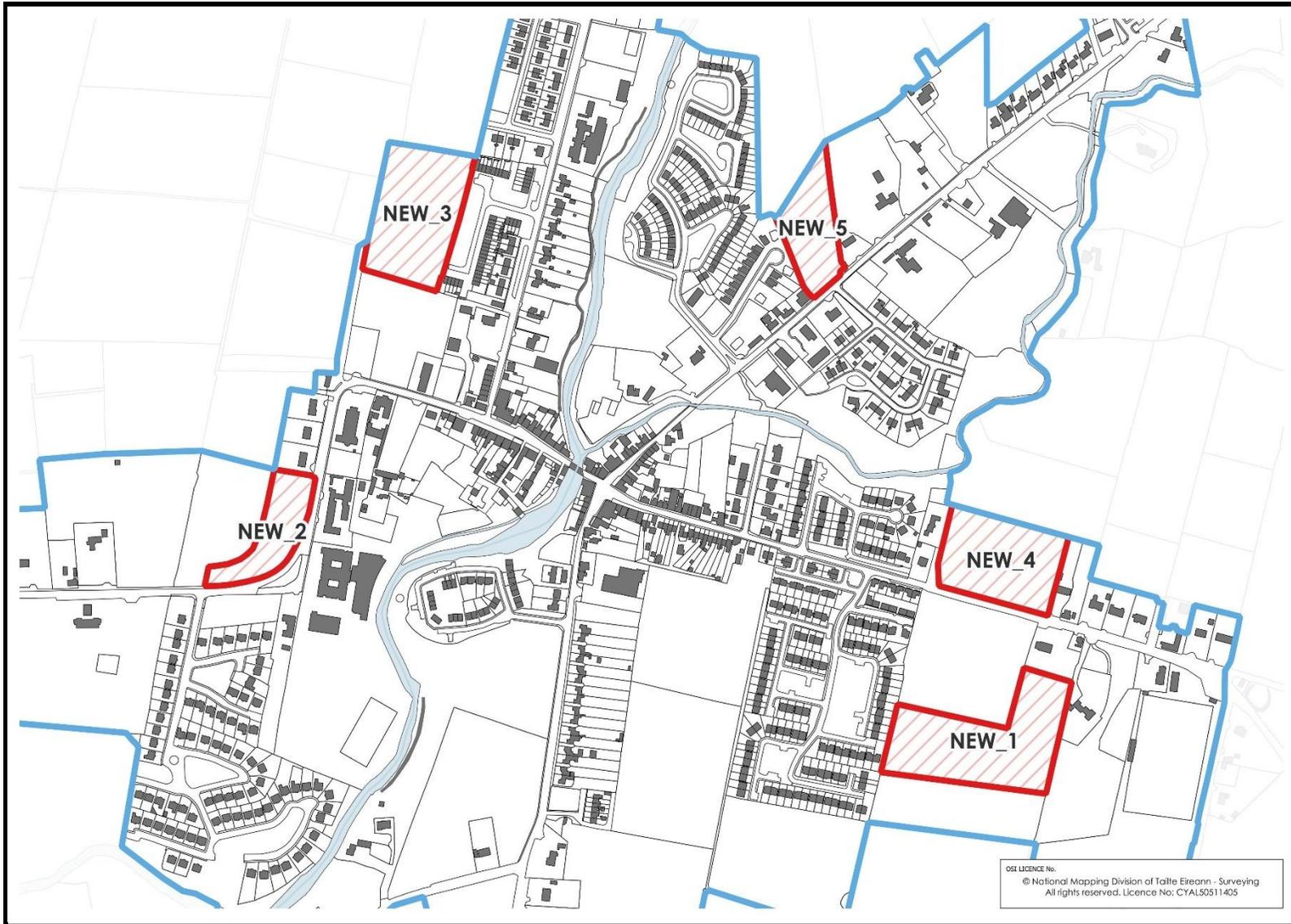
Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
F_1	2.73	2.73		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
F_2	1.31		1.31	✓	×	✓	×	✓	×	×	✓	×	✓	SR
F_3	0.39		0.39	✓	×	✓	×	✓	×	×	✓	×	✓	SR
F_4	3.01	3.01		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
TOTAL	7.44	5.74	1.70											



Fethard SLA: Land proposed for New Residential Zoning

12. Newport

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
NEW_1	2.27		2.27	✓	✓	✓	✗	✓	✓	✗	✓	✗	✗	SR
NEW_2	0.87	0.87		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
NEW_3	1.92	1.92		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
NEW_4	1.64		1.64	✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	SR
NEW_5	0.96	0.96		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
TOTAL	7.66	3.75	3.91											



Newport SLA: Land proposed for New Residential Zoning

13. Ardfinnan

Site reference				Availability of Infrastructure at the site							Sustainable Planning Criteria applicable to the site			Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
A_1	2.34	2.34		✓	✓	✓	×	✓	✓	×	✓	×	✓	T1
A_2	0.95		0.95	✓	✓	✓	×	✓	✓	×	✓	×	✓	SR
TOTAL	3.29	2.34	0.95											

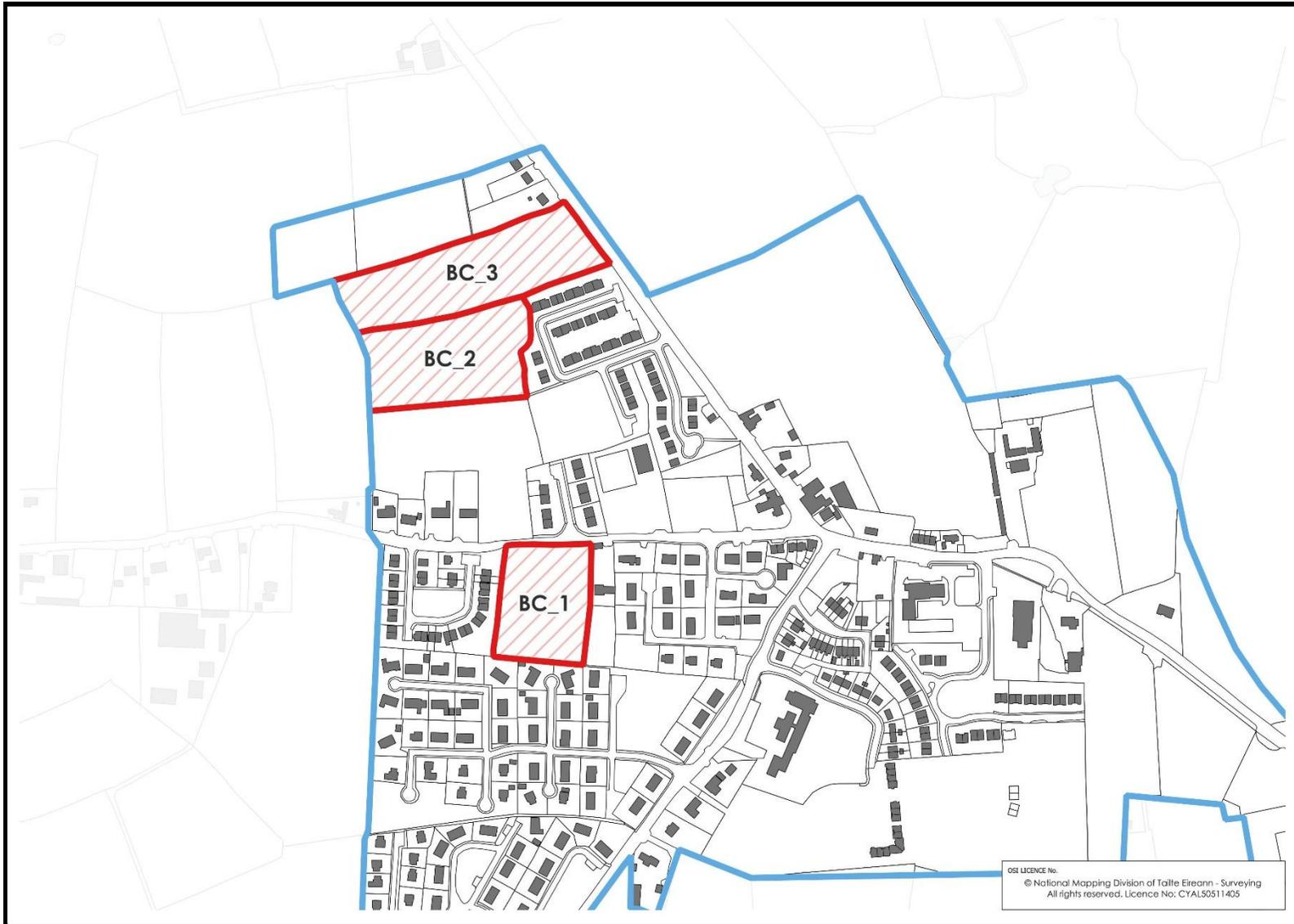


Ardfinnan SLA: Lands proposed for New Residential Zoning

14. Ballyclerihan

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
BC_1	1.09	1.09		✓	✓	✓	×	✓	✓	×	✓	×	✓	T1
BC_2	1.48	1.48		✓	×	✓	×	×	✓	×	✓	×	×	T1 *
BC_3	1.79		1.79	✓	×	✓	×	×	✓	×	✓	×	×	SR
TOTAL	4.36	2.57	1.79											

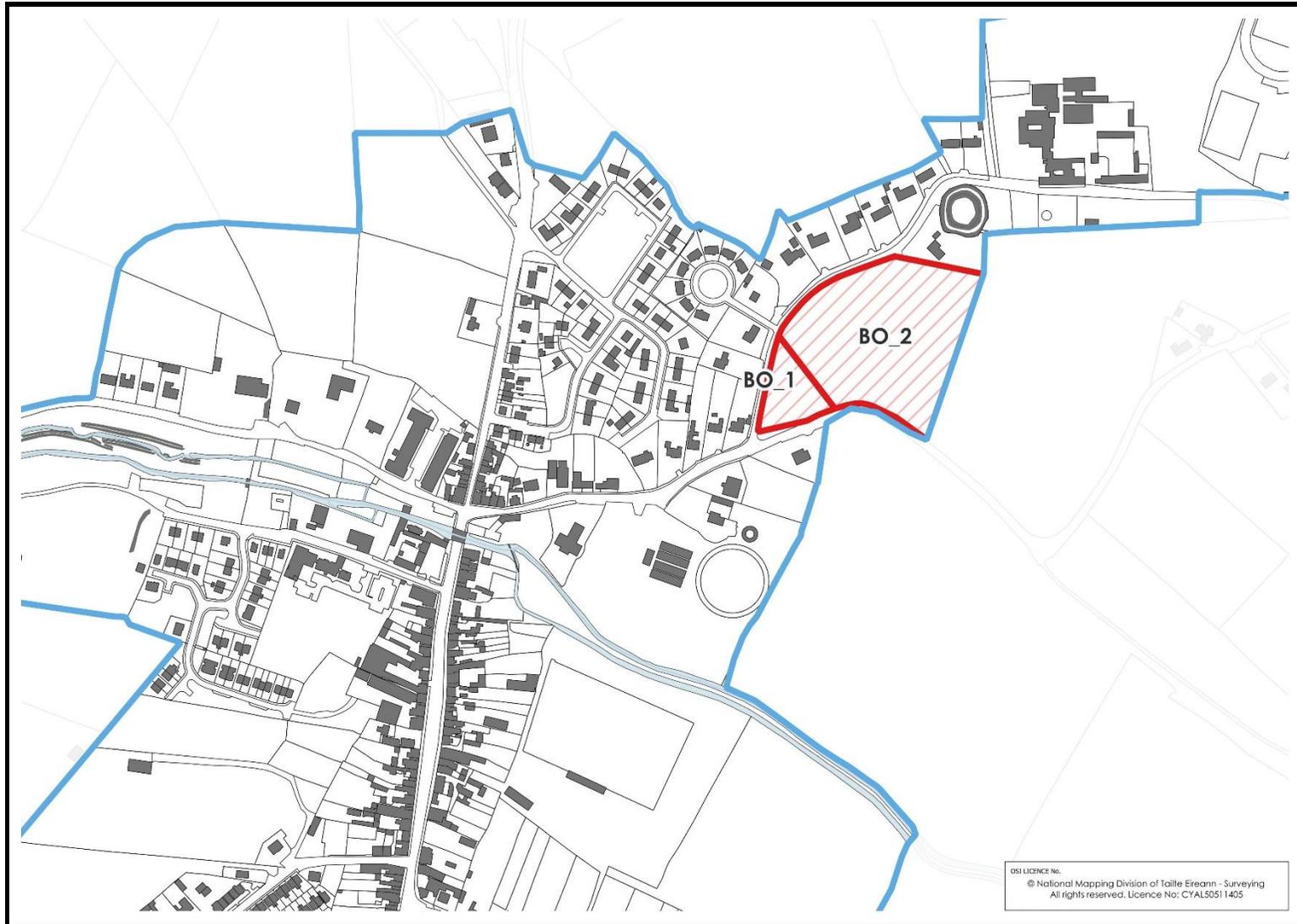
* Forms a larger site with adjacent land zoned for New Residential with access and infrastructure connection.



Ballyclerihan SLA: Lands proposed for New Residential Zoning

15. Borrisokane

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
BO_1	0.39	0.39		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
BO_2	2.37	2.37		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
TOTAL	2.76	2.76												



Borrisokane SLA: Land proposed for New Residential Zoning

16. Borrisoleigh

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
BL_1	0.18	0.18		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
BL_2	1.24	1.24		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
BL_4	0.39	0.39		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
TOTAL	1.81	1.81												

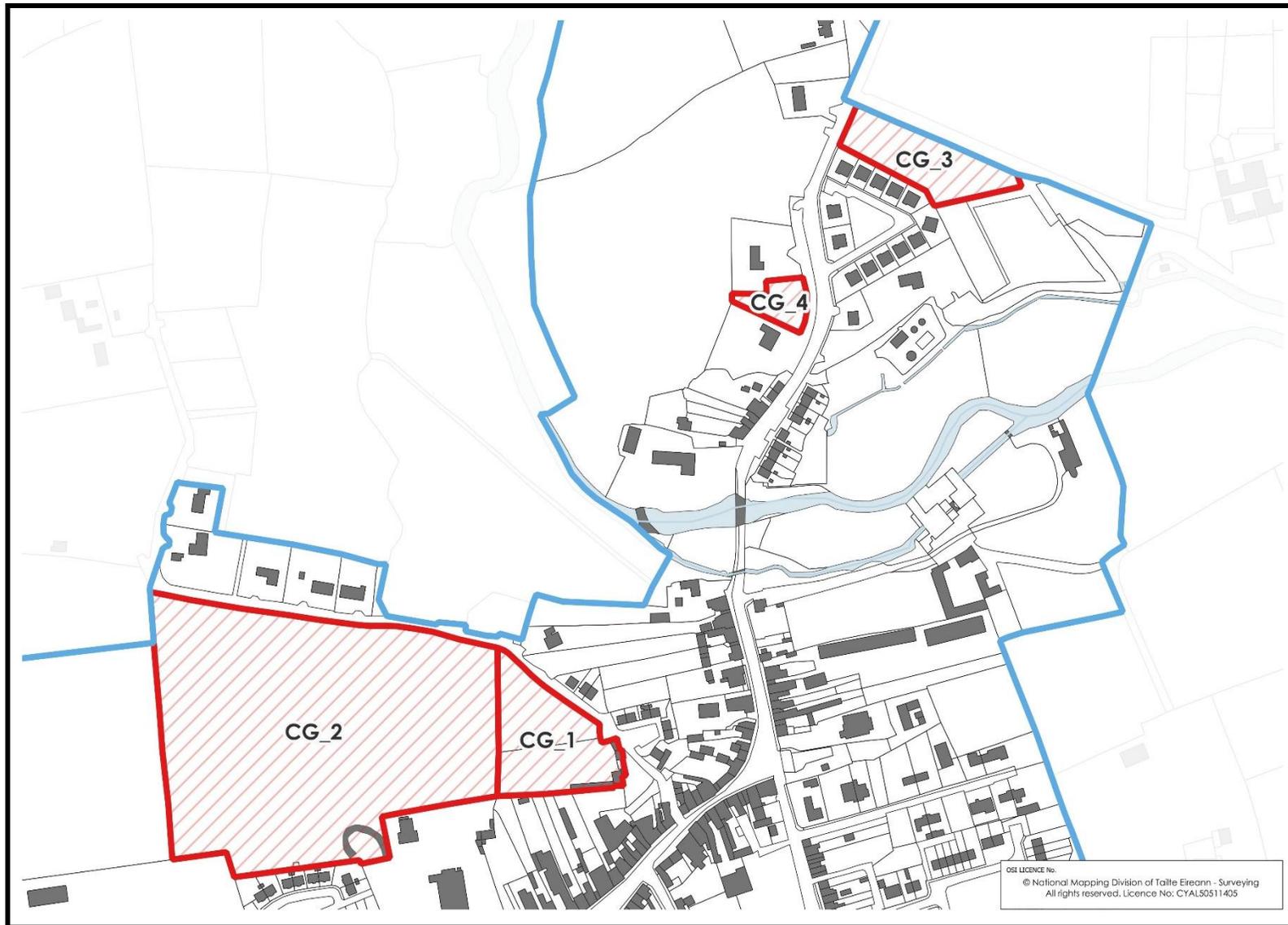


Borrisoleigh SLA: Land proposed for New Residential Zoning

17. Clogheen

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
CG_1	0.70	0.70		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
CG_2	4.47		4.47	✗	✓	✓	✗	✓	✓	✓	✓	✗	✗	SR *
CG_3	0.47	0.47		✓	✓	✓	✗	✓	✓	✗	✓	✗	✓	T1
CG_4	0.14	0.14		✓	✓	✓	✗	✓	✓	✗	✓	✗	✓	T1
TOTAL	5.78	1.31	4.47											

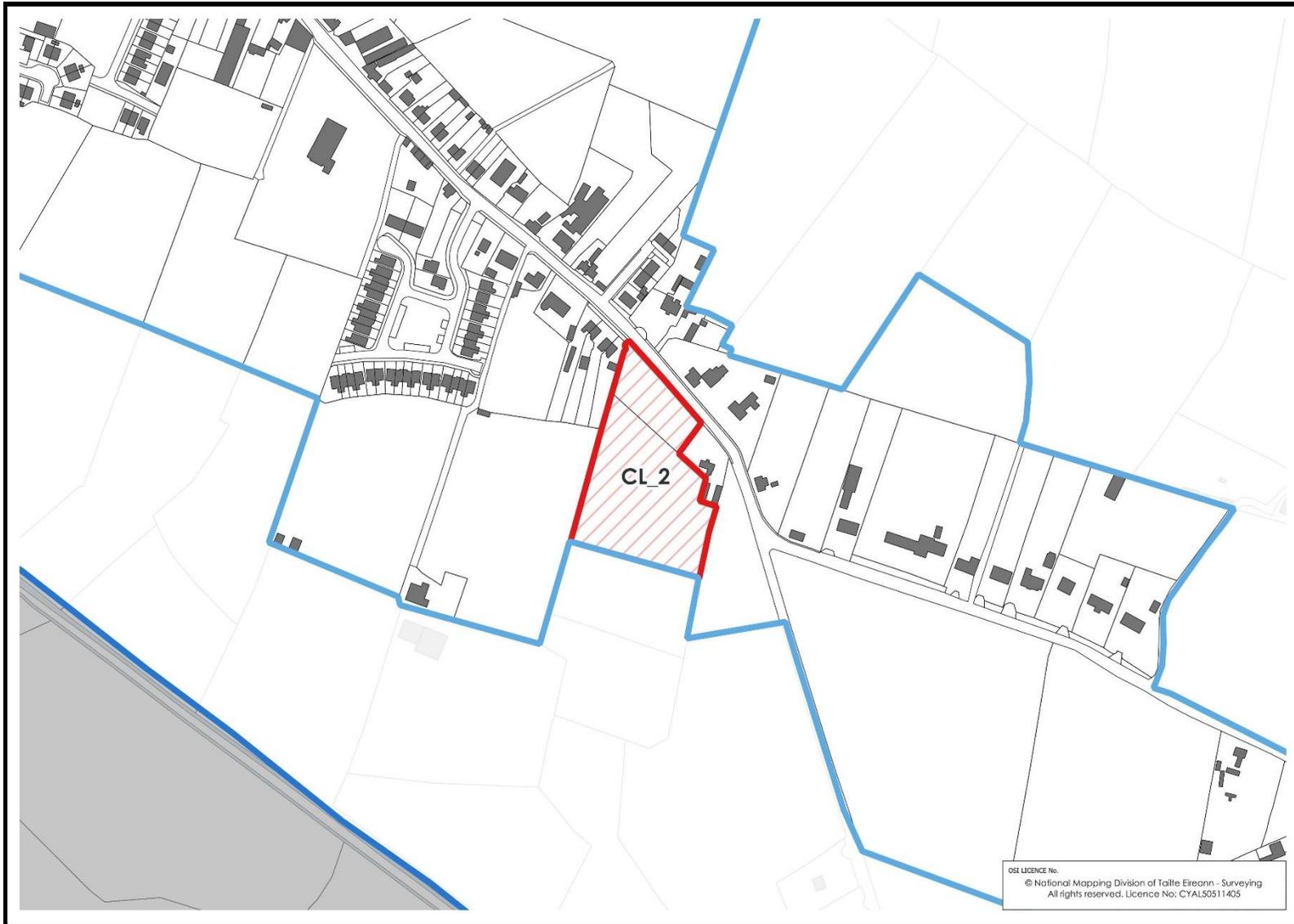
* Road access/ improvement will be provided via sequential development of adjoining lands



Clogheen SLA: Lands proposed for New Residential Zoning

18. Cloughjordan

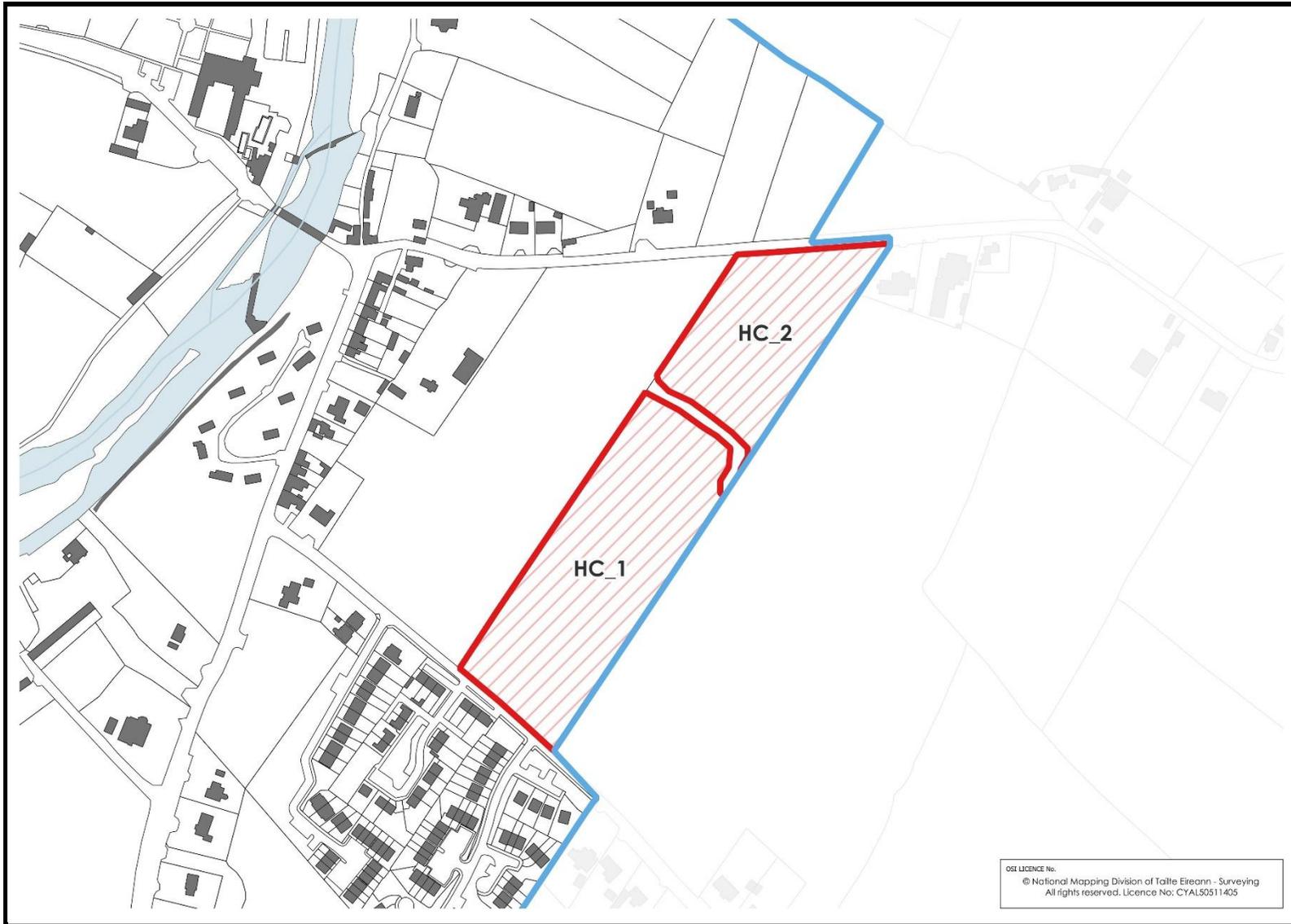
Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
CL_2	1.18	1.18		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
TOTAL	1.18	1.18												



Cloughjordan SLA: Land proposed for New Residential Zoning

19. Holycross

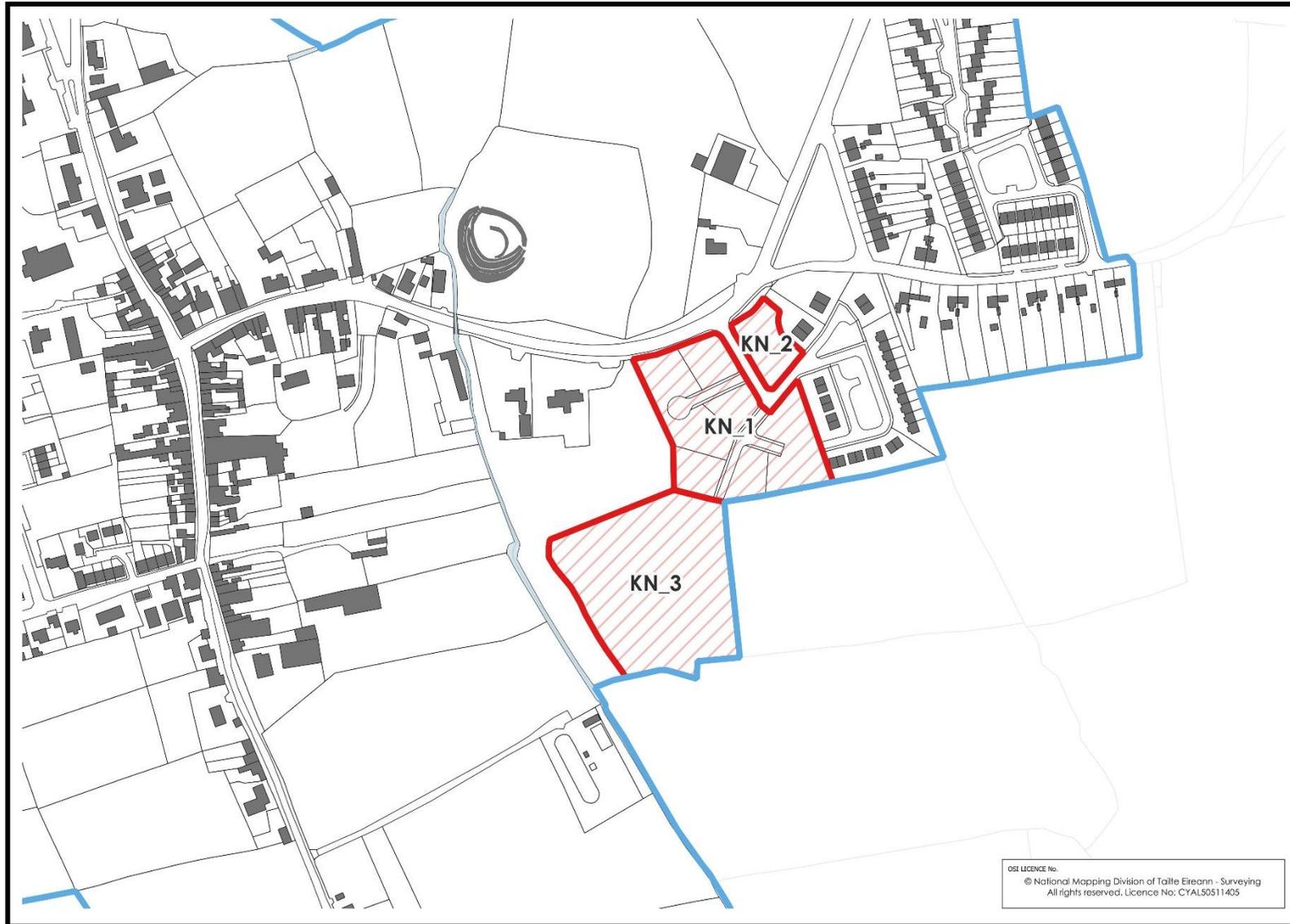
Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
HC_1	2.48		2.48	✓	✗	✓	✗	✓	✓	✗	✓	✗	✗	SR
HC_2	1.43		1.43	✓	✗	✓	✗	✓	✓	✗	✓	✗	✗	SR
TOTAL	3.91		3.91											



Holycross SLA: Land proposed for New Residential Zoning

20. Killenaule

Site reference				Availability of Infrastructure at the site							Sustainable Planning Criteria applicable to the site			Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
KN_1	1.17	1.17		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
KN_2	0.19	0.19		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
KN_3	1.49		1.49	✓	✓	✗	✗	✗	✗	✗	✓	✗	✗	SR
TOTAL	2.85	1.36	1.49											

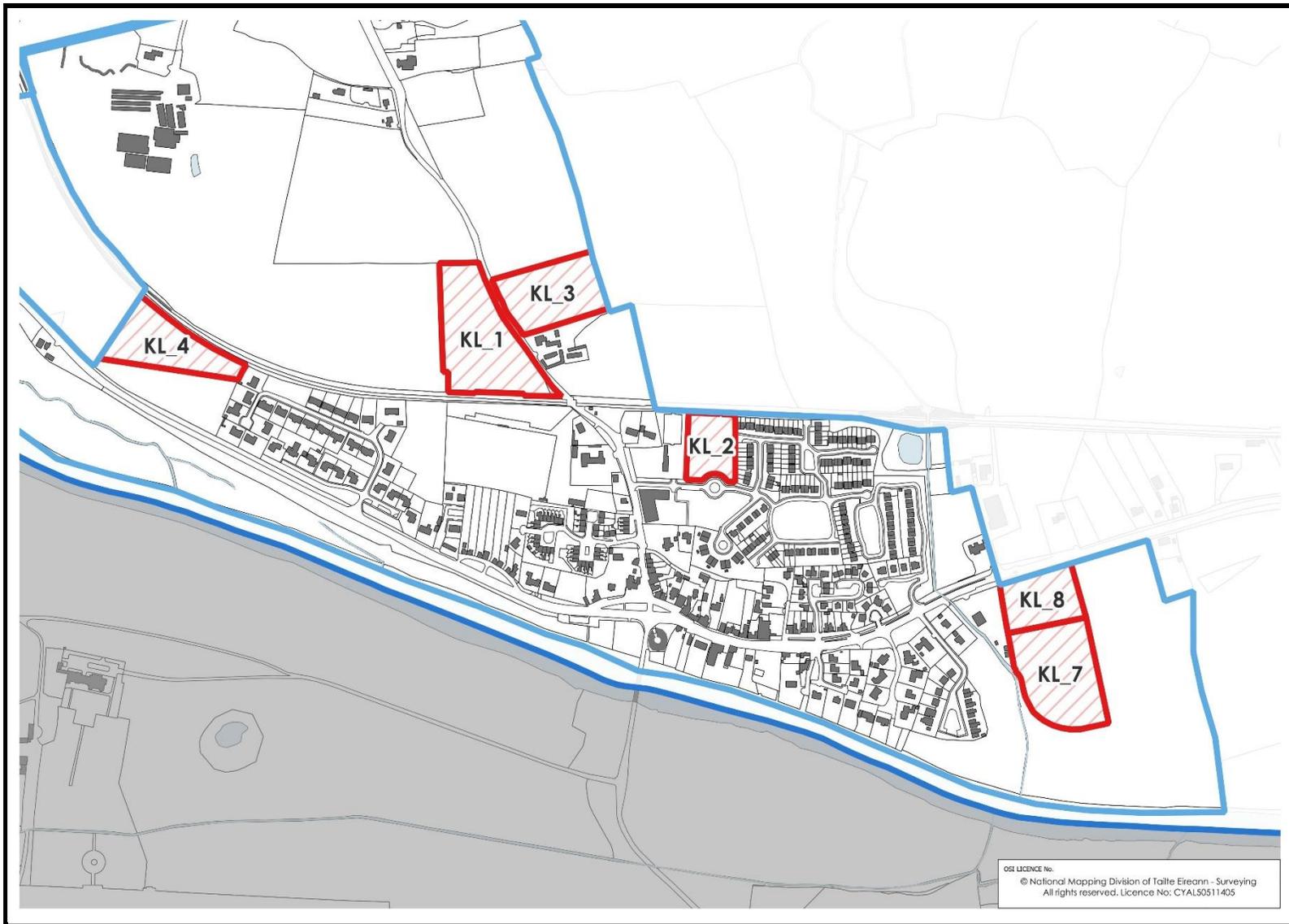


Killenaule SLA: Lands proposed for New Residential Zoning

21. Kilsheelan

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
KL_1	2.21		2.21	✓	✓	✓	✗	✓	✗	✓	✓	✗	✓	SR*
KL_2	0.73	0.73		✓	✓	✓	✗	✓	✓	✓	✓	✗	✓	T1
KL_3	1.41		1.41	✓	✓	✓	✗	✓	✗	✓	✓	✗	✗	SR*
KL_4	1.29		1.29	✓	✓	✓	✗	✗	✓	✓	✗	✓	✓	SR*
KL_7	1.87	1.87		✓	✓	✗	✗	✓	✓	✓	✓	✗	✓	T1
KL_8	0.96	0.96		✓	✓	✗	✗	✓	✓	✓	✓	✗	✓	T1
TOTAL	8.47	3.56	4.91											

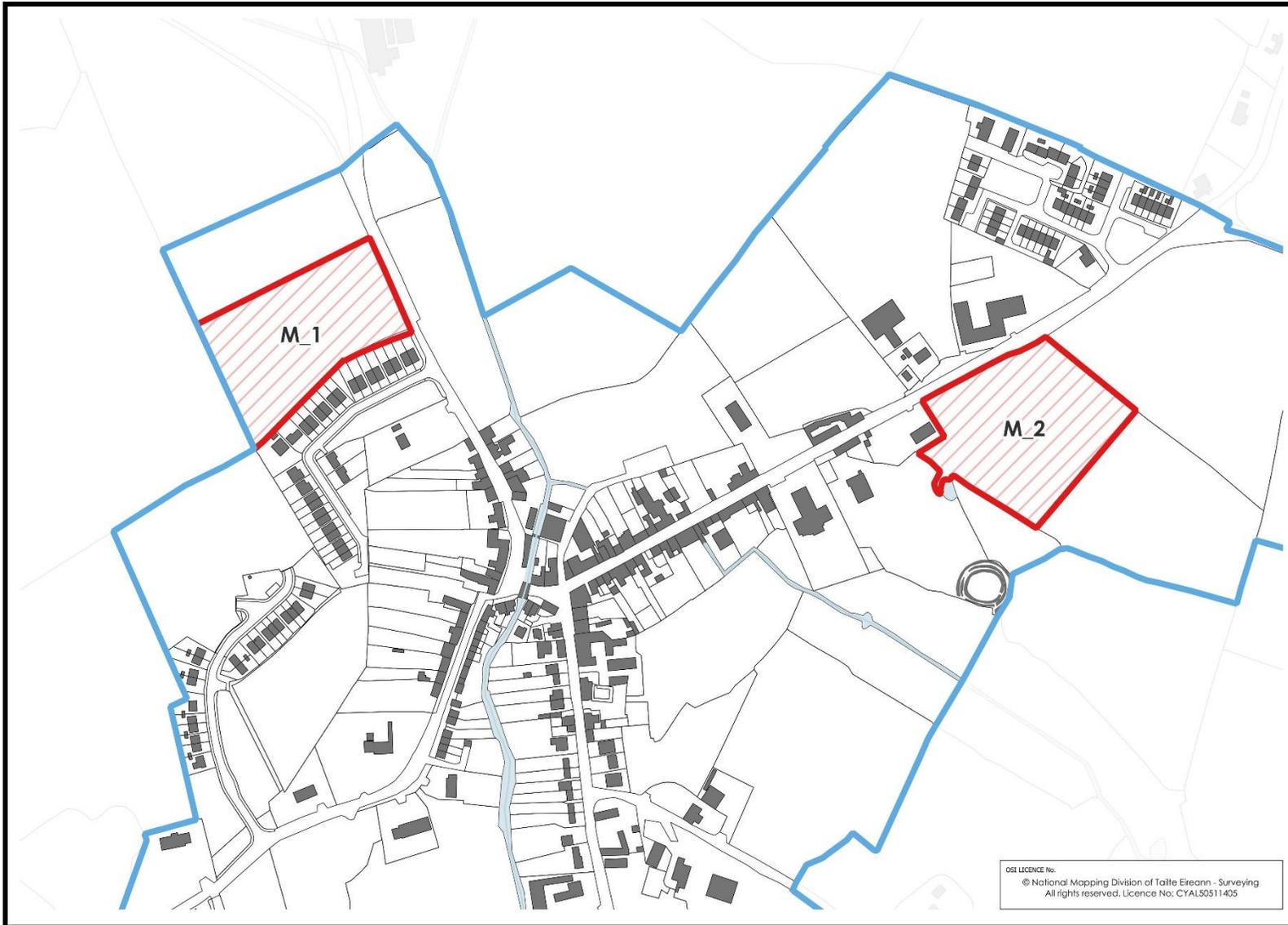
* Lands located in the preferred route corridor for the N24 Cahir - Waterford Road upgrade. Awaiting final design solution.



Kilsheelan SLA: Lands proposed for New Residential Zoning

22. Mullinahone

Site reference				Availability of Infrastructure at the site							Sustainable Planning Criteria applicable to the site			Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
M_1	1.41	1.41		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
M_2	1.54		1.54	✓	✓	✓	×	✓	✓	×	✓	×	✓	SR
TOTAL	2.95	1.41	1.54											



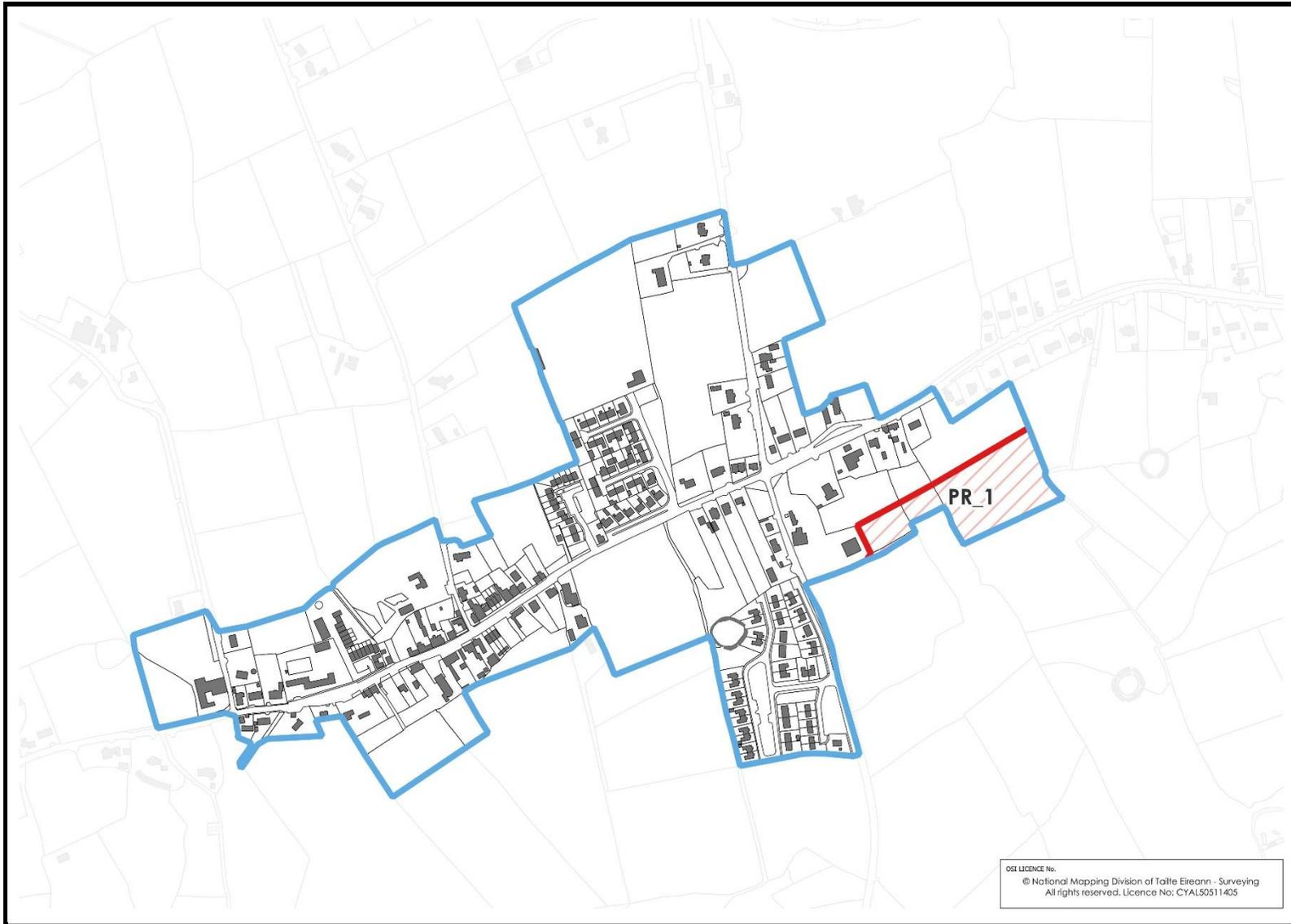
Mullinahone SLA: Lands proposed for New Residential Zoning

23. Portroe

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
PR_1	1.86	1.86		x	x	x	x	x	x	✓	x	x	✓	T2*
TOTAL	1.86	1.86												

* Service provision will be provided via sequential development of adjoining zoned lands which are in singular land ownership and are serviceable (see SLA for existing CDP).

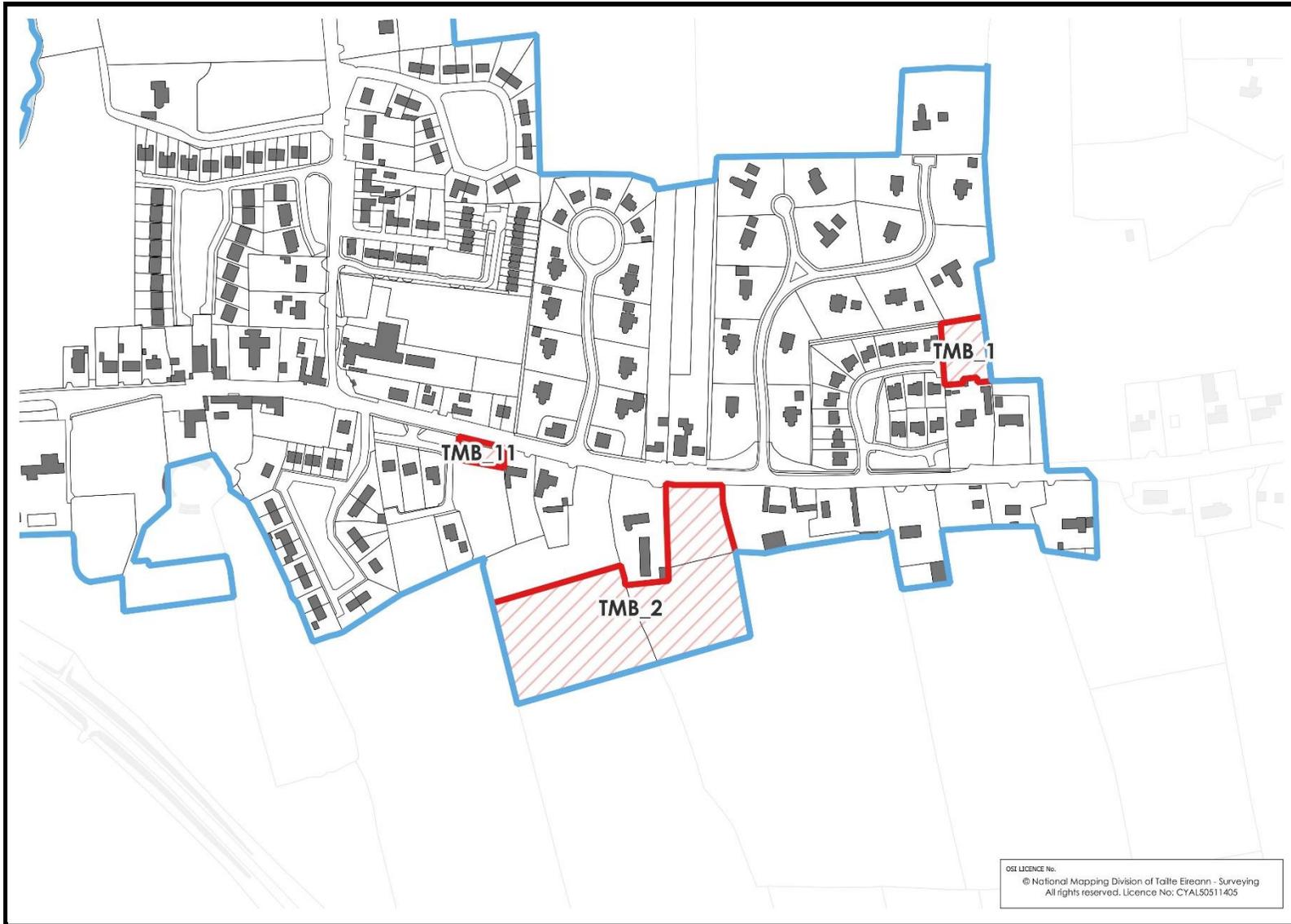
Site Ref. PR_1 is located adjacent to the settlement boundary of Portroe. It is proposed to extend the settlement boundary of Portroe to include Site Ref. PR_1, which is proposed to be zoned 'New Residential'. The existing parcel of land zoned 'New Residential' at this location is considered unfeasible to develop due to its linear shape. Site Ref. PR_1 is proposed to be zoned 'New Residential' to provide a feasible parcel of land to develop at this location. There is a limited number of sites forthcoming for development in Portroe. The GAA grounds occupy a large portion of land within the settlement boundary. Also, Portroe and its hinterland is also located in a Primary Amenity Area, where they are additional criteria to be met in terms of rural housing policy.



Portroe SLA: Land proposed for New Residential Zoning

24. Two-Mile-Borris

Site reference				Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
Site reference	Area Ha	Zoned 'New Residential'	Strategic Reserve	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/ T2/ SR
TMB_1	0.21	0.21		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
TMB_2	2.09	2.09		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
TMB_11	0.08	0.08		✓	✓	✓	×	✓	✓	✓	✓	×	✓	T1
TOTAL	2.38	2.38												



Two Mile Borris SLA: Land proposed for New Residential Zoning