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Appropriate Assessment (AA) Screening Determination under Part 6 Chapter 2 of the Planning and Development Act (2024) for the proposed Variation No. 1 to the Tipperary County Development Plan 2022-2028

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

An AA Screening Determination as to whether the proposed Variation No. 1 to the TCDP is likely to have significant effects on the integrity of European Sites, alone or in combination with other plans and projects, is being made under the Part 6 Chapter 2 of the 2024 Act.

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

Following an assessment of the proposed Variation No. 1, it was determined that AA is required for the proposed Variation No. 1. The principal reasons for this are as follows:

- The proposed Variation is not directly connected with or necessary to the management of any European Sites.
- The proposed Variation may, on the basis of objective information, individually, or in-combination with other plans and projects, if unmitigated, have likely significant effects on European Sites in the County, in view of site conservation objectives and best scientific knowledge.
- The rezoning of rural and greenfield lands for residential use has potential to result in likely, significant effects, including in-combination effects, that can be transmitted to European sites in the County and surrounding Zone of Influence.
- The proposed Variation supports the carrying out of additional residential development and associated infrastructural development in the County. This development has the potential to result in likely significant effects on the Qualifying Interests and Special Conservation Interests of European Sites (in the absence of mitigation) from the following:
 - Loss/reduction of habitat area
 - Habitat or species fragmentation
 - Disturbance to key species
 - Reduction of species density
 - Changes in key indicators of conservation value (water quality, etc.)
 - Climate change

Considering the above, it is necessary for TCC to complete AA of the proposed Variation and an associated Natura Impact Report (NIR).

Signed:

Brian Beck

Director of Services

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

Dated: 4th February 2026