

# Tipperary County Council for the Draft Local Area Plan for Thurles 2024-2030

Submission by the [REDACTED]

8 September 2023

Following the recent publication of the draft Local Area Plan for Thurles, we have reviewed the plan with interest.

As a local family with longstanding ownership of some lands within the area North of the Town Centre, we welcome the draft plan's ambitious vision of what Thurles could become by 2030. The plan places an admirable focus on improving the town's infrastructure for all age groups, while building on its existing strengths as a centre of education and sports, in parallel to enhancing its tourism appeal. The critical importance of increasing the availability of new, affordable housing and accommodation is also made very clear.

As the map shows (and Tipperary County Council's archives will attest), the lands in our possession are bisected by Jimmy Doyle Road. We wish to raise three points relating this area implicated in the draft plan:

1. **Correction required:** The border of the parcel of land between Jimmy Doyle Road and Ardfort house changed in mid-2018 and the current borderline is not accurately reflected in the map accompanying the draft plan. As indicated in the imagery that supports this submission, the borderline is in fact a fence line behind the treeline outlined-as-border in the map in the current draft plan. We therefore request that the correct borderline be reflected in the local area plan and the relevant New Residential (R1) zoning currently assigned to the entirety of this portion of our land.

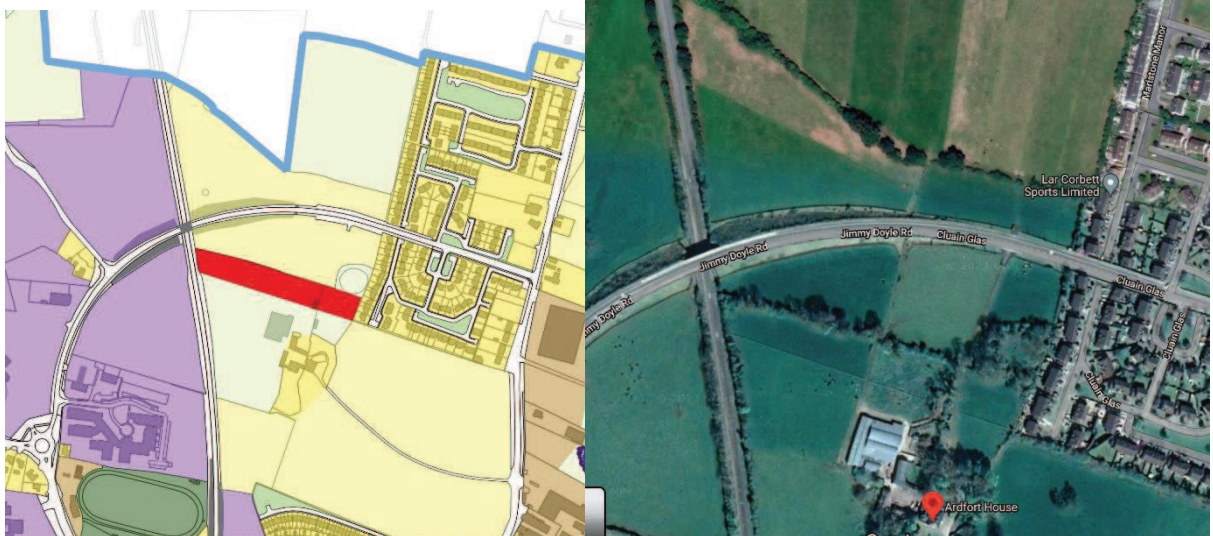
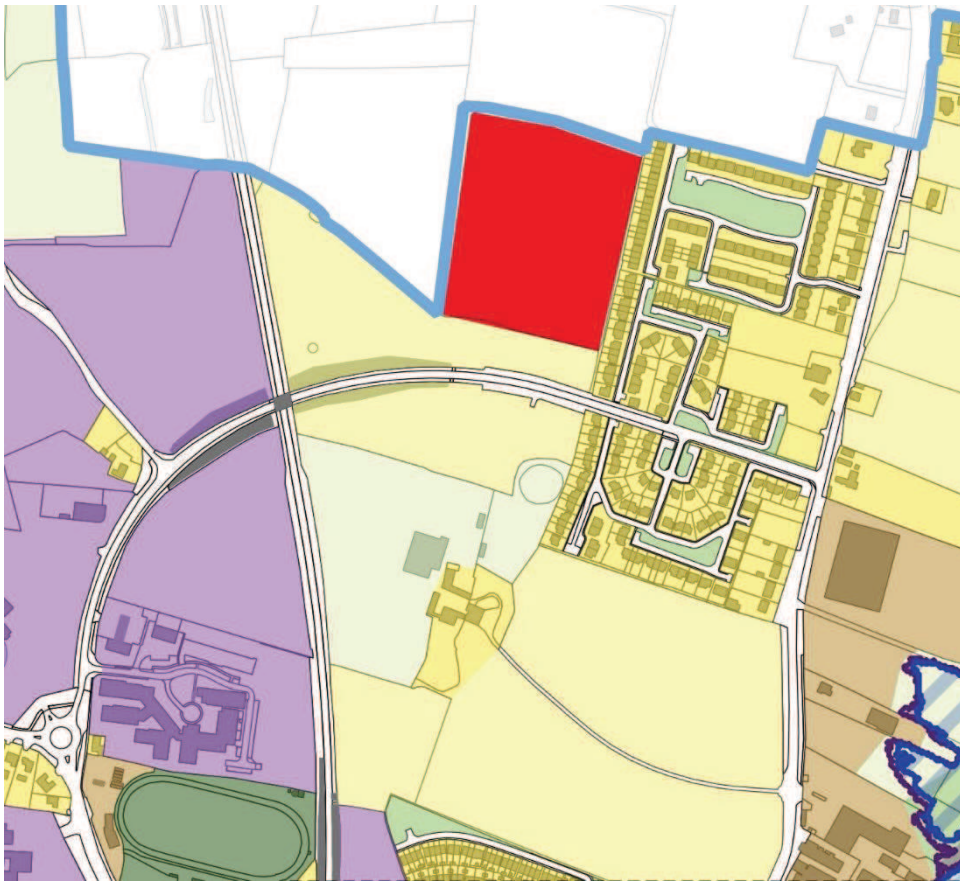


Figure 1. Borderline adjustment should include the additional batch of land marked in red. The Google Maps image reflects the fencing indicating the new borderline, south of the treeline.

2. **Unzoned land within the town boundary:** To the North, there a parcel of land contiguous to our zoned lands which falls within the boundary of the town however, it is currently unzoned in the draft plan (see parcel of land marked in red in the map below).



The zoning of all the other available lands nearby is either New Residential (R1) or Community Services & Infrastructure (CSI) in an area that is already significantly residential and educational in tone. In view of the ambitions Tipperary County Council has for the North of the Town Centre - not least in relation to student accommodation, affordable housing and community facilities - we believe that this land should be considered for zoning that can enable the further development of the area and the enhancement of the lives of the people residing, studying and working in this part of town. Therefore, we appeal for consideration that this currently unzoned parcel be categorised as Residential/Mixed Use/Open Space & Recreation.

This adjustment is in step with the stated objectives of the Council, as laid out in Section 2 (Objectives 2C, 2D & 2F), Section 4 (Objective 4E) and Section 5 (Objectives 5C, 5D & 5F) of the draft Local Area Plan. It is in the interest of the balanced development of the town and would also complement any potential expansion of the TUS.

3. **Statutory Land Activation Provisions:** We note the Council's stated intention 'to support and assist landowners in the development of their lands for residential use' (Section 3.3.2) and are keen to engage in any ongoing or future discussions about residential projects being developed in the area North of the Town Centre.