



RYAN ARCHITECTURAL SOLUTIONS Ltd.

Architectural Technologists & Planning Consultants

Parkstown, Horse and Jockey, Thurles, Co. Tipperary – E41 R522
Tel: 0504-90244 Fax: 0504-90245 www.ras.ie e: info@ras.ie

Planning Section
Tipperary County Council
Civic Offices
Limerick Road,
Thurles

Subject: Draft Thurles & Environs Local Area Plan 2024 - 2030
Submission on behalf of [REDACTED] regarding lands at Dublin
Road,/ Glebe, Thurles Co. Tipperary.

Your Ref no.

Our Ref no
23-0700

Date:
11 September 2023

Dear Sir/Madam,

This submission is made on behalf of [REDACTED] who own lands at [REDACTED],
Thurles, Co. Tipperary.

This submission is made in response to a notice give pursuant to Section 12(1)(b) of the planning &
Development Act 200-2020 that Tipperary County Council have prepare a Draft Thurles & Environs
Local Area Plan 2024 – 2030.

This submission related to the lands as indicated in the attached map, enclosed just under 8.5
hectares or thereabout.

The existing development plans zones the lands Low density New Residential, from the zoning maps
the line on the maps is in the middle of the existing field between zoned land and Agricultural, my
client hope that is a developer intends to develop the land that the remaining section of lands for
Agricultural use would not be financially viable and feels that if the council intend to zone this land
for residential zoning, that is would be more prudent to extend the zoning line to the boundary of
the lands and not in the middle of the existing field.

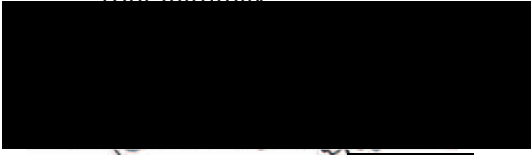
We would hope that council will take this into consideration when finalising the zoning maps as this
land can be serviced with all services. On the enclosed maps it shows that there is potentially 3 no
access points to services this land and with the permission granted in the last year for the adjacent
lands Planning ref no. [REDACTED] and An Bord Ref no. [REDACTED]

Therefore, the reason for this submission is to ask the Planning Department of Tipperary County
Council to reconsider the Draft Development plan and zone the entire site of lands “Residential “ for
Low to Medium Density.

I trust the above meets with your approval, if you require any further information please contact the
undersigned

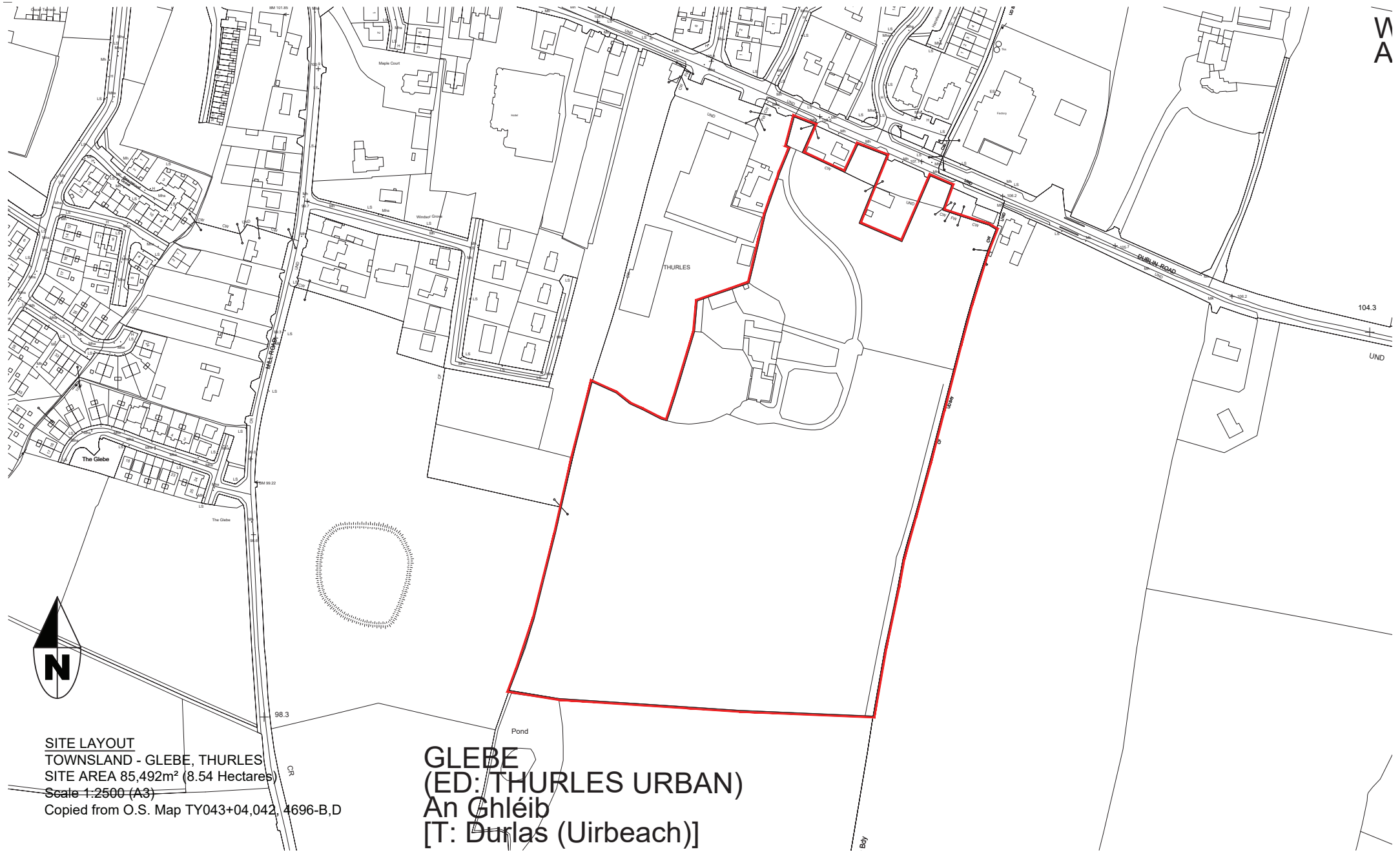


Your faithfully



Sean Ryan
(on behalf of Clients)

Attachments: S-1 Land ownership map
S-2. Current Zoning Map
S-3. Proposed Zoning Map



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A

SITE LAYOUT
TOWNSLAND - GLEBE, THURLES
 SITE AREA 85,492m² (8.54 Hectares)
 Scale 1:2500 (A3)
 Copied from O.S. Map TY043+04,042, 4696-B,D

GLEBE
(ED: THURLES URBAN)
An Ghléib
[T: Durlas (Uirbeach)]

NOTES:
 ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS. ANY VARIATIONS OR DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE DESIGNER BEFORE ANY WORKS PROCEED.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK PROCEEDS. DO NOT SCALE USE FIGURED DIMENSIONS ONLY.
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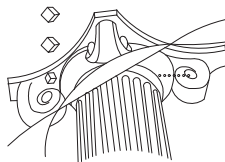
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ORDNANCE SURVEY LICENCE NO AR00067

REVISIONS

- G
- F
- E
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- B
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Parkstown, Horse and Jockey,
 Thurles, County Tipperary
 Tel: +353 504 90244 Fax: +353 504 90245
 Email: info@ras.ie www.ras.ie

Project:
 Proposed Zoning map

Co. Tipperary

Drawn By:
 SAR

Scale:
 1/2500

Date:
 Aug 23

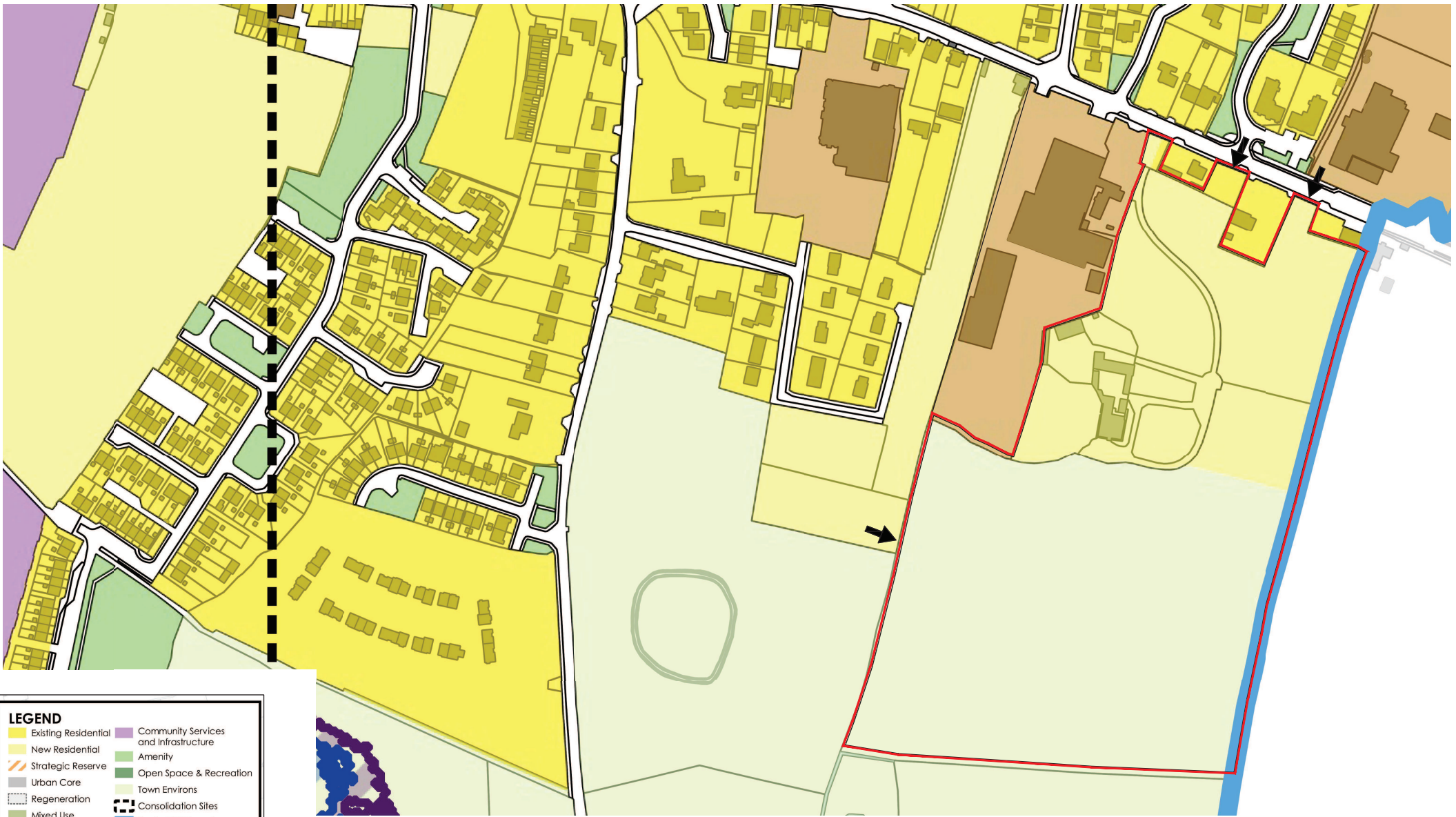
Stage:
 information

Title:
 Site Location Map-Landownership

Job No.
 23-0700

Drg. No:
 S-01

Issue
 A



LEGEND	
Existing Residential	Community Services and Infrastructure
New Residential	Amenity
Strategic Reserve	Open Space & Recreation
Urban Core	Town Environs
Regeneration	Consolidation Sites
Mixed Use	Thurles LAP Boundary
Employment	Flood Zone A
General Industry	Flood Zone B

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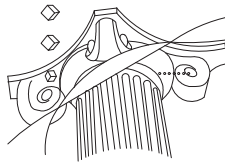
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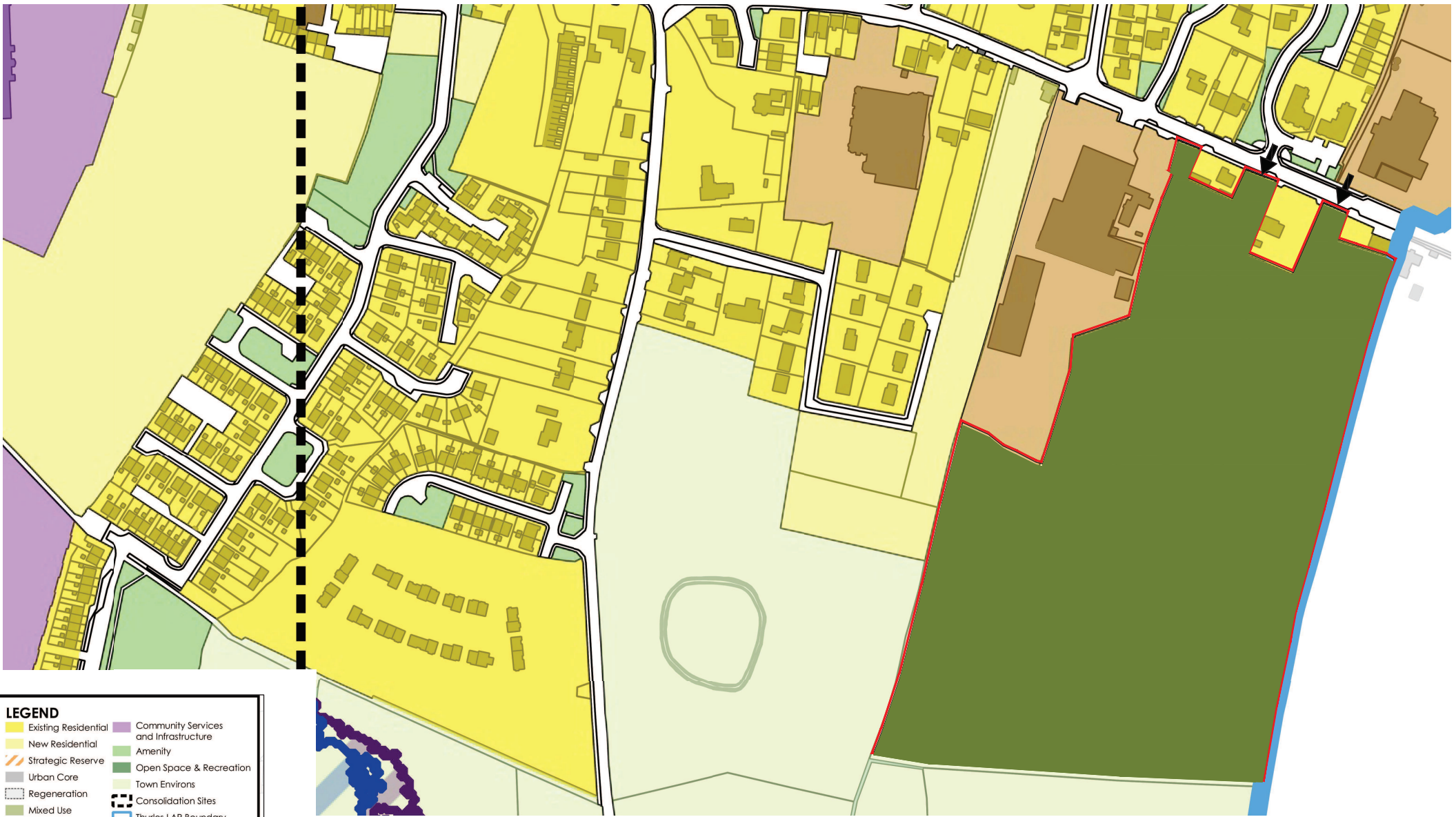
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Project:		
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██████████ by		
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Drawn By:	Scale:	Date:
SAR	1/2500	Aug 23

Stage:		
information		
Title:		
Site Location Map-Zoning Map		
Job No.	Drg. No.	Issue
23-0700	S-02	A



LEGEND

Existing Residential	Community Services and Infrastructure
New Residential	Amenity
Strategic Reserve	Open Space & Recreation
Urban Core	Town Environs
Regeneration	Consolidation Sites
Mixed Use	Thurles LAP Boundary
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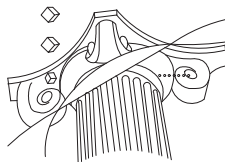
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Project: ██████████ ██████████ ██████████		
Drawn By: SAR	Scale: 1/2500	Date: Aug 23

Stage: information		
Title: Site Location Map-Zoning Map		
Job No. 23-0700	Drg. No. S-03	Issue A