



Comhairle Contae Thiobraid Árann
Tipperary County Council

Proposed Material Alterations to the Draft Plan

Draft Clonmel & Environs
Local Area Plan 2024 - 2030

Tipperary County Council Planning Policy and Projects Unit

October 2023



Contents

| | | |
|-----|---|-----|
| 1.0 | Introduction..... | 2 |
| 2.0 | How to read this Document & Proposed Material Alterations | 2 |
| 3.0 | Proposed Amendments to the Written Statement | 4 |
| 4.0 | Proposed Amendments to Appendix 1: Serviced Land Assessment | 53 |
| 5.0 | Proposed Amendments to Appendix 2: Local Transport Plan | 67 |
| 6.0 | Proposed Amendments to Appendix 3: Regeneration Sites | 73 |
| 7.0 | Proposed Amendments to Appendix 4: SEA Environmental Report | 75 |
| 8.0 | Proposed Amendments to Appendix 7: Strategic Flood Risk Assessment..... | 76 |
| 9.0 | Proposed Amendments to the Maps..... | 92 |
| 9.1 | Land Use Zoning Map..... | 92 |
| 9.2 | Built Heritage Map | 109 |

1.0 Introduction

On 6 October 2023, in accordance with the requirements of s20(3)(c) of The Planning and Development Act 2000 (as amended), the Chief Executive Report (CE report) for the Draft Clonmel Local Area Plan 2024-2030 was shared with all the elected members of Tipperary County Council. The CE was provided in two parts:

Part 1 included:

- a list of the persons who made submissions on the Draft Clonmel Local Area Plan 2024-2030;
- a summary of all recommendations, submissions and observations made by the Office of the Planning Regulator and any other persons; and
- the Chief Executive's opinion, recommendations and summary of amendments in relation to the matters raised

Part 2 included:

- the specific amendments to by the Chief Executive the Written Statement, Appendices, Environmental Reports, and Maps

On 27 October 2023, the elected members of Tipperary County Council resolved to amend the Draft LAP in accordance with the recommendations contained within the Chief Executive Report.

2.0 How to read this Document & Proposed Material Alterations

This document sets out a list of proposed alterations to the Draft Plan within Sections 3.0 to 10.0 and reflects 'Part 2' of the CE report shared with elected members on 6 October 2023. 'Part 1' of the CE report is published alongside this document, to provide information on the process and context of the development of the LAP, as well as the Chief Executive's summary, consideration and recommendation on each of the submissions received.

Each alteration outlined in Sections 3.0 to 10.0 has:

- 1) a specific 'Number' - which can be cross-referenced to the CE report;


- 2) 'Location' – which can be crossed referenced to the Draft LAP;
- 3) 'Amendment Description' – which can be crossed referenced to the Draft LAP;
- 4) 'Reason' for the amendment; and
- 5) 'Page Number' – which can be crossed referenced to the Draft LAP;

Each alteration is numbered chronologically, with reference to where the alteration appears in the Draft LAP. The following format is used to illustrate alterations. The list below includes for proposed alterations arising from consideration of the submissions received during the statutory consultation period and for alterations arising out of status and referencing updates.


| | |
|--------------------------|---|
| 'Crossed-out' | Text to be Deleted |
| 'Normal text' | Text to remain as is |
| 'Text in red' | Text to be added to the Draft Plan |

3.0 Proposed Amendments to the Written Statement

| No. | Location | Amendment Description | Reason | Page |
|-----|-----------------------|---|---|------|
| 1 | Non-Technical Summary | <p>Public participation is important to the process of plan preparation, and after the public consultation period for the Draft LAP has ended, the Council will consider all submissions received. At this time, the Council may either adopt the Draft LAP in late November 2023 or make recommendations for changes to the Draft LAP. If proposed changes are materially different to the Draft LAP, a further round of public consultation may take place, specifically on those changes proposed. Any further submissions received at this stage would again be considered by the Council and the LAP would, in this case take effect in Spring 2024.</p> <p>Public participation is important to the process of plan preparation. 119 submissions were received on the Draft LAP and following consideration of same a number of recommended changes to the Draft LAP are proposed. A further round of public consultation on the proposed amendments is required and any further submissions received would be considered by the Council and the final Local Area Plan would take effect in Spring 2024.</p> | To reflect the status of the LAP | 3 |
| 2 | Section 1.2.1 | <p>Add the following footnote:</p> <p>The SEA accounts for all measures set out within the LAP boundary. It should be noted that the LTP (Appendix 2) includes measures outside the LAP boundary.</p> | To address a point made in the NTA submission to Thurles LAP, | 8 |

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| | | | also relevant to the Clonmel LAP. | |
| 3 | Section 1.3 | <p>Add the following paragraph of text at the end of Section 1.3 of the Written Statement:</p> <p>The draft LAP has been assessed against its impact on the receiving environment through the SEA and AA processes. The plan has also been subject to a strategic flood risk assessment taking account of the most up to date flood risk information available.</p> <p>The policies and objectives of this draft LAP have been framed in a manner to ensure consistency with the provisions of the NPF, RSES and TCDP 2022-2028. This provides for a compact approach to growth with the aim of facilitating the delivery of climate resilient and sustainable communities in the town.</p> <p>To ensure the above provisions have been implemented successfully throughout this plan, specific 'Climate Positive Objectives' have been highlighted with the climate symbol .</p> | To further promote the objective of facilitating the delivery of climate resilient and sustainable communities in the town. | 9 |
| 4 | Section 2.2 | <p>It is a Core Ambition of the TCDP to enable a 'Climate Resilient, Sustainable and Low Carbon County' and to support a 51% reduction in greenhouse gases by 2030 in line with the National Climate Action Plan. The National Climate Action Plan and the TCDP sets out a schedule of actions. This LAP has incorporated those actions as they relate to spatial planning locally in Clonmel including those that influence the following; compact growth and sustainable mobility, sustainable transport measures, town-centre first, nature-based solutions, and flood risk and water management. A new 'Climate Action Plan' for Tipperary County Council will be prepared by the Council in 2023/24, and will also seek to support the roles of communities and other</p> | To acknowledge continued collaboration between TCC and TEA | 15 |

| | | sectors in achieving their climate adaptation and mitigation targets. Tipperary County Council will continue to collaborate with the Tipperary energy Agency (TEA), and other relevant energy agencies, to ensure the Local Authority Climate Action Plan, and this Local Area Plan, reflect the ambitions of the National Climate Action Plan. | | | | | | | | | | | | | | | | | |
|-----------------|----------------------------|--|-------------|-----------|---|-----------------|----------------------------|---|------------|-------|---|-----------|---------------------------|--|--------------|------|--|---|----|
| 5 | Table 8, Section 2.4.3 | <table border="1"> <thead> <tr> <th>Land zoning</th> <th>Area (ha)</th> <th>Maximum Indicative Housing Delivery Capacity¹</th> </tr> </thead> <tbody> <tr> <td>New Residential</td> <td>96.04 105.39</td> <td>Calculated at 100% Residential = 2,401 2,634 units</td> </tr> <tr> <td>Urban Core</td> <td>56.17</td> <td>Calculated at 30% Residential Share = 421 units</td> </tr> <tr> <td>Mixed Use</td> <td>20.91 25.77</td> <td>Calculated at 30% Residential Share = 157 193 units</td> </tr> <tr> <td>Regeneration</td> <td>6.79</td> <td>Calculated at 50% Residential Share = 85 units</td> </tr> </tbody> </table> | Land zoning | Area (ha) | Maximum Indicative Housing Delivery Capacity ¹ | New Residential | 96.04 105.39 | Calculated at 100% Residential = 2,401 2,634 units | Urban Core | 56.17 | Calculated at 30% Residential Share = 421 units | Mixed Use | 20.91 25.77 | Calculated at 30% Residential Share = 157 193 units | Regeneration | 6.79 | Calculated at 50% Residential Share = 85 units | <p>To address Recommendation 1(iii) in the OPR submission.</p> <p>To provide flexibility for Urban Core, Mixed Use and Regeneration zoned lands in terms of residential density capacity. (In response to Submission 101)</p> | 22 |
| Land zoning | Area (ha) | Maximum Indicative Housing Delivery Capacity ¹ | | | | | | | | | | | | | | | | | |
| New Residential | 96.04 105.39 | Calculated at 100% Residential = 2,401 2,634 units | | | | | | | | | | | | | | | | | |
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| <p>6</p> | <p>Table 9, Section 2.4.3</p> | <table border="1"> <thead> <tr> <th data-bbox="450 264 651 323">Land zoning</th> <th data-bbox="651 264 804 323">Area (ha)</th> <th data-bbox="804 264 1731 323">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="450 323 651 435"> <p>New Residential</p> </td> <td data-bbox="651 323 804 435"> <p>96.04 105.39</p> </td> <td data-bbox="804 323 1731 435"> <p>For New Residential use</p> </td> </tr> <tr> <td data-bbox="450 435 651 600"> <p>Strategic Reserve</p> </td> <td data-bbox="651 435 804 600"> <p>43.15 45.02</p> </td> <td data-bbox="804 435 1731 600"> <p>Long-Term Strategic and Sustainable Development Site. Sites that will deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Development Plan Guidelines)</p> </td> </tr> <tr> <td data-bbox="450 600 651 711"> <p>Mixed Use</p> </td> <td data-bbox="651 600 804 711"> <p>20.91 25.77</p> </td> <td data-bbox="804 600 1731 711"> <p>Mixed use, including Residential</p> </td> </tr> <tr> <td data-bbox="450 711 651 770"> <p>Regeneration</p> </td> <td data-bbox="651 711 804 770"> <p>6.79</p> </td> <td data-bbox="804 711 1731 770"> <p>Mixed use, including Residential</p> </td> </tr> <tr> <td data-bbox="450 770 651 829"> <p>Urban Core</p> </td> <td data-bbox="651 770 804 829"> <p>56.17</p> </td> <td data-bbox="804 770 1731 829"> <p>Mixed use, including Residential</p> </td> </tr> </tbody> </table> | Land zoning | Area (ha) | Description | <p>New Residential</p> | <p>96.04 105.39</p> | <p>For New Residential use</p> | <p>Strategic Reserve</p> | <p>43.15 45.02</p> | <p>Long-Term Strategic and Sustainable Development Site. Sites that will deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Development Plan Guidelines)</p> | <p>Mixed Use</p> | <p>20.91 25.77</p> | <p>Mixed use, including Residential</p> | <p>Regeneration</p> | <p>6.79</p> | <p>Mixed use, including Residential</p> | <p>Urban Core</p> | <p>56.17</p> | <p>Mixed use, including Residential</p> | <p>To address Recommendation 1(iii) in the OPR submission.</p> | <p>23</p> |
|---------------------------------|---|--|--|--|-------------|-------------------------------|------------------------------------|--------------------------------|---------------------------------|-----------------------------------|---|-------------------------|-----------------------------------|---|----------------------------|-------------|---|--------------------------|--------------|---|--|-----------|
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| <p>7</p> | <p>Sections 2.5, 3.7, 4.4, 5.7, 6.6, 7.3, 8.6</p> | <p>Assign a climate symbol  to the following climate positive objectives:</p> <p>2A, 2D, 2H, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3J, 3K, 4A 5A, 5B, 5E, 5F 6A, 6B, 6C, 6D, 6E, 6I 7A, 7B, 7C, 7D, 7E, 7F 8B, 8C, 8D, 8E</p> | <p>To further promote the objective of facilitating the delivery of climate resilient and sustainable communities in the town.</p> | <p>24, 25, 34, 35, 45, 59, 60, 70,</p> | | | | | | | | | | | | | | | | | | |

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| | | | | 78, 85 |
| 8 | Section 2.5 | <p><u>Objective 2H</u> Continue to collaborate Engage with the Tipperary Energy Agency, and other relevant energy agencies, to develop targeted energy and climate action measures within the geographic area of the local area plan, including support for the electrification of heating under the National Residential Retrofit Plan.</p> | <p>To address a submission received by Department of Environment, Climate and Communications</p> <p>Also, to address a submission received by Tipperary Energy Agency</p> | 25 |
| 9 | Section 2.5 | <p>Amend Objective 2E as follows:</p> <p>Support the provision of third level student accommodation in appropriate locations in Clonmel, including on-campus, and of appropriate design (including adequate communal facilities and external communal space), to meet demand for student housing generated by TUS Clonmel Campus, Tipperary Education & Training Board and Tipperary University Hospital, and in accordance with the National Student Accommodation Strategy.</p> | <p>To acknowledge the demand for third level student accommodation in Clonmel generated by the</p> | 25 |

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| | | | Tipperary Education & Training Board and Tipperary University Hospital | |
| 10 | Section 2.5 | <p>Include the following new objective:</p> <p>Provide support, data and information where available to developers seeking to develop or be part of district heating and centralised biomass / biogas boiler / heat pump systems, whether private, public or mixture of both.</p> | To address TEA submission. | 25 |
| 11 | Section 2.4.2 | <p>Update text under Section 2.4.2 for Traveller Accommodation:</p> <p>As of December 2022, a total of 10 units have been delivered in the town</p> <p>As of 31/08/2023, the Council has delivered 10 units in the town but has not delivered any specific group housing or halting sites within the town or environs on foot of the TAP 2019-2024.</p> | To update the delivery status of the Traveller Accommodation Programme 2019-2024 | 20 |
| 12 | Section 2.5 | <p>Include the following footnote to Objective 2F:</p> <p>The provision of Traveller accommodation at Condon's Cross will be limited to 4no. units.</p> | To meet traveller accommodation needs in line with the Traveller | 25 |

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| | | | Accommodation Programme 2019-2024 and any superseding programmes agreed by the Council. | |
| 13 | Section 3.2 | <p>Add the following new paragraph of text after the second paragraph under Section 3.2 of the Draft LAP:</p> <p>Council will require that planning applications for development in areas that benefit from the existing flood relief scheme or are located in 0.1% AEP National CFRAM extents, including for all relevant regeneration sites listed in Appendix 3 of the LAP, are to be subject to a site-specific flood risk assessment.</p> | To address submission by OPW | 28-29 |
| 14 | Section 3.7 | <p>Include the following new objective:</p> <p>Support the enhancement of the civic space around Clonmel train station.</p> | To improve the visual appearance of the train station. | 35 |
| 15 | Section 4.0 | <p>Include at end of paragraph 3</p> <p>Tipperary University Hospital on Western Road, also has an important presence in the town. The university hospital provides acute general and maternity services and is a significant employer for the town and wider region.</p> | To recognise Tipperary University Hospital as major | 37 |

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| | | | employer in the town. | |
| 16 | Section 4.1.1 | The landbank which adjoins the Abbot Vascular and Boston Scientific Campuses and the Ard Gaoithe Business Park will safeguard the expansion of these employment centres, noting in particular, proposals in the planning system for expansion at Ard Gaoithe Business Park and an announcement in May 2023 for the expansion of Boston Scientific that will create more than 400 additional jobs. <i>The Council will support the continued expansion of the Ard Gaoithe Business Park and the Abbot Vascular and Boston Scientific Campuses to achieve the employment growth ambitions for the town as a regional growth driver. In order to ensure that this landbank is delivered in a plan led and co-ordinated approach, the Council will require the preparation of a Masterplan to guide the future development, sequencing of development, access and other parameters across this landbank.</i> | To address Recommendation 2 in the OPR submission. | 38 |
| 17 | Section 4.3 | Add the following paragraph before the last paragraph in Section 4.3: <i>Local sports clubs and other recreational amenities and facilities, including fishing and other water-based activities, are an important for tourism and as economic drivers for the town.</i> | To recognise the tourism value of local sports clubs and water-based activities. | 42 |
| 18 | Section 4.4 | Insert new objective: <i>Following the completion of the statutory process in respect of the N24 Waterford to Cahir Scheme, investigate, in consultation with other statutory agencies and stakeholders, options for the development of 'Employment' zoned lands north of the N24, identified as Site 2 on the Employment SLA (Appendix 1 to the draft LAP) within the context of a masterplan. A masterplan</i> | To address Recommendation 2 in the OPR submission | 46 |

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| | | must provide for a coordinated approach to delivery and sequencing of development, road access, active travel and permeability. | | |
| 19 | Section 4.4 | New objective: Promote the tourism value for the town of local sports clubs and water-based sports and recreational activities. | To promote the tourism value of local sports clubs and water-based activities. | 46 |
| 20 | Section 5.2.4 | Amend Section 5.2.4 of the Draft LAP 'One-off Housing in the Town and Town Environs', as follows: Single housing units will be facilitated throughout the town on serviced and infill sites and assessed on a case by case basis. However, lands zoned 'Town Environs' are under urban pressure and have an important role in the long-term growth of Clonmel, particularly in the context of Clonmel's designation as key regional driver and strategic employment location. 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 future use of lands. The primary use of these lands shall be agriculture in line with the land use zoning matrix as set out in Chapter 9. In exceptional circumstances, with consideration on a case by case basis, a single house may be permitted for a person with an economic need directly associated with agriculture, where there is no alternative site available, in the limited circumstances outlined under Policy 5.3. | To address submissions made on the draft LAP | 52 |

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| 21 | Policy 5.3 | <p>Support Permit new dwellings on lands zoned for 'Town Environs' ¹ 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.</p> <p>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.'</p> <p>Inset the following footnote to the amended Policy 5.3:</p> <p>¹ 'Town Environs' are a 'rural area' for the purposes of Policy 5.4 of this Plan and in the context of Table 5.3 and Policy 5-11 of the TCDP. Policies 5-12 (Ribbon Development) and 5-13 (Strategic Regional Roads) of the TCDP will apply to all lands zoned 'Town Environs'. Applicants with exceptional medical circumstances will be considered on a case-by-case basis in accordance with Table 5.3 of the TCDP.</p> | To address submissions made on the draft LAP | 58 |
| 22 | Section 5.3 | <p>The town is well-served in term of open space and amenities, with clubs including GAA, rugby, soccer, tennis, swimming, golf, pitch & putt, rowing, horse and greyhound racing, and others, all located within the town. The River Suir is a valuable recreational and amenity asset for the town, providing for a variety of water-based sports and activities. Furthermore, Moore's Island / Upper Island has potential to provide future recreational amenity for the town. Mulcahy Park and Denis Bourke Park provide residents and visitors with high quality public open space and amenity. The</p> | To recognise the Clonmel Rowing Club, and amenity value of the River Suir. | 52 |

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| | | town is now also home to a Regional Sports Hub, incorporating a top-class international-level athletics track, cycle pump trail, skate board park and playground. | | |
| 23 | Section 5.3 | <p>Add paragraph to this section as follows:</p> <p>If the lands adjacent to existing sporting facilities are to be developed for residential use, it is important that such proposed residential developments take due account, at planning / design stage, of the potential residential amenity impacts associated with the existing / permitted operation of such sporting facilities, including issues such as noise, floodlight spill, general disturbance etc.</p> | To protect existing sports facilities /amenities in the town from future residential development. | 52 |
| 24 | Section 5.4.1 | <p>Amend footnote 14 as follows:</p> <p>¹⁴According to the Department of Education school place requirements are calculated as follows: Primary level equates to 11.5% of population and 25 students per classroom, and Post-primary are assessed at 7.5% of population numbers.</p> <p>¹⁴According to the Department of Education, school place requirements are currently calculated at 10.25% and 7.5% of population figures for primary and secondary school level, respectively. It is noted that the Department of Education regularly reviews its assessment criteria using a variety of data sources to determine the percentage of population figure to be used at any given time. At present, pupil teacher ratio at primary school level is 23:1 (1 teacher for every 23 pupils).</p> | To address Department of Education submission. | 53 |

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| 25 | Section 5.7 | <p>Amend Policy 5.6 as follows:</p> <p>Support educational, community-led, postal infrastructure and cultural projects which enhance the social and economic well-being of residents of the town and improve the quality of the environment in the town.</p> | <p>To address a point made in submission by An Post.</p> | 59 |
| 26 | Section 5.7 | <p>Amend Objective 5G as follows:</p> <p>Ensure the continued operation and expansion of schools in Clonmel on lands zoned for 'Community Services and Infrastructure', in line with the Provision of Schools and the Planning System Code of Practice (DoE, 2008).</p> | <p>To recognise that existing schools are located on other land-use zones, not just 'Community Services and Infrastructure'</p> | 59 |
| 27 | Section 5.7 | <p>Add new policy as follows:</p> <p>Require new residential development proposals adjacent to existing sporting facilities to be designed so as to minimise the potential residential amenity impacts associated with the existing / permitted operation of these sporting facilities, including issues such as noise, floodlight spill, general disturbance etc.</p> | <p>To protect existing sports facilities /amenities in the town from future residential development.</p> | 59 |
| 28 | Section 5.7 | <p>New objective:</p> | <p>To promote Moore's Island /</p> | 60 |

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| | | Support the continued use of the Clonmel Rowing Club on Moore's Island / Upper Island on the River Suir, and promote the development of further public amenity and recreational uses on the island. | Upper Island for recreational uses. | |
| 29 | Section 5.7 | New objective: Support local sports clubs, water-based sports and recreational activities, including fishing, on the River Suir. | To promote the River Suir for sport and recreational activities. | 60 |
| 30 | Section 6.1 | Insert the following new paragraph at the end of Section 6.1: The Council will seek to apply a 'whole journey approach' to make public transport fully accessible to people with disabilities'. This refers to all elements that constitute a journey from the starting point to destination including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters in line with relevant Guidance from the Department of Transport (refer to Policy 12-1 in the Tipperary County Development Plan 2022-2028). | To promote fully accessible public transport | 62 |
| 31 | Chapter 6 | Add the following as a new Section 6.1 – <i>Future Demand for Travel</i> and Section 6.2 – <i>Options Development</i> to Chapter 6 with consequential changes to numbering of the sections that follow: Section 6.1 – Future Demand for Travel The development of the Local Transport Plan has following the Area Based Transport Assessment (ABTA) methodology and iterative processes in developing interventions with | To provide cross referencing and further integration between the LAP and LTP and to | 62 |

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| | | <p>regard to future land use and demand within the town. Access to existing, and planned, development sites was taken into consideration when determining the transport options for the LTP. Any new residential or employment developments (including expansion of existing) in Clonmel will also need to provide active travel infrastructure throughout the proposed developments, which will connect to the proposed set of measures outlined in this LTP. This will ensure that connectivity across the network is maintained as Clonmel is developed into the future.</p> <p>Section 6.2 – Options Development</p> <p>The LTP outlines the options developed to overcome some of the weaknesses and constraints identified in the baseline assessment and achieve the defined objectives for the LTP. The options list was developed in collaboration with the diverse project working group. The options development process followed the Department of Transport's National Investment Framework for Transport in Ireland (NIFTI) modal and intervention hierarchies. As such, options for applicable measures were first considered in relation to active modes (walking and cycling), followed by public transport and finally vehicular traffic. Options were also initially focused on maintaining, optimising and improving existing facilities before considering the construction of new infrastructure.</p> | <p>address the comments of the NTA, OPR and TII.</p> | |
| <p>32</p> | <p>Section 6.1</p> | <p>Amend Section 6.1 as follows:</p> <p>6.1 6.3 Active Travel, Movement and Accessibility</p> | <p>To provide cross referencing and further integration</p> | <p>62</p> |

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| | <p>Clonmel has a well-defined central area generally supported by easily accessible retail facilities, services and amenities. The town is relatively compact, with most of the town accessible within a 10-minute cycle, and the town centre readily accessible in a 10-minute walk time (see Clonmel Town Profile Plan in Figure 2). However, the town has spread from the central area and many residential areas are located peripherally with under use of active travel modes to education and employment destinations in the town. Census 2016 showed that 73.1% of the population aged 5 or over travel to work or school/college in a private vehicle (car, van or motorcycle/scooter). In addition, 5,452 (55.5%) travel for under 15 minutes to get to work, college or school, this demonstrates the very high reliance on private vehicles for short journeys within the town and environs.</p> <p>The LTP has undertaken an extensive assessment of active travel measures, including traffic calming, improving footpaths, new cycle and segregated cycleways, improved permeability links and new greenways and quiet ways. The implementation of the LTP measures will provide for a comprehensive, enhanced and integrated active travel network for the town that seeks to significantly increase modal share for active travel modes. The Council will support the implementation of the active travel measures included in the LTP and require new development to have regard to, and provide new infrastructure to link into, the active travel network and provide for new permeability links where appropriate.</p> <p>A summary of the key active travel measures contained in the LTP are shown below in Figure XX. For the full list of all measures, see Appendix C of the LTP.</p> | <p>between the LAP and LTP and to address the comments of the NTA, OPR and TII.</p> | |
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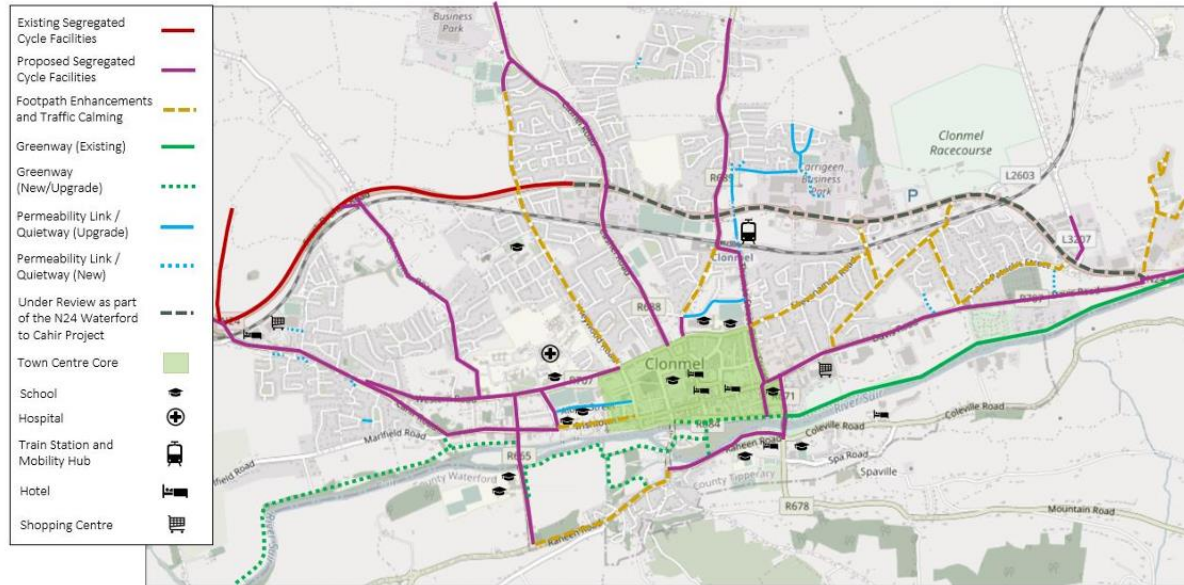


Figure XX: LTP Active Travel Measures

New development, in accordance with the TCDP, will be required, at design stage, to consider pedestrian movement and the provision of cycleways and associated facilities. There is also a need to consider sequential accessibility and connectivity as lands come forward for new residential and employment development in Clonmel over time.

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| 33 | Section 6.2 | <p>Amend Section 6.2 heading as follows:</p> <p>6.2 6.4 Public Transport</p> <p>Add the following text and table to the end of Section 6.2 6.4:</p> | To provide cross referencing and further integration between the LAP | 65 |
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| | <p>The LTP public transport recommendations have been developed through the baseline assessment including feedback from public consultation along with a review of future development within Clonmel. The proposed measures are aimed at providing enhanced connectivity by public transport both within the Study Area and to outlying settlements and other regional towns and cities, thus encouraging a mode shift from the private car to sustainable travel. The key public transport measures are described below and include:</p> <ul style="list-style-type: none">• Proposed town bus service;• Improved regional and national bus services;• Improved rail transport provision; and• The creation of a multi-modal transport hub <p>The key public transport options contained in the Emerging Preferred Strategy are summarised in Table XX.</p> | <p>and LTP and to address the comments of the NTA, OPR and TII.</p> | |
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| Option | Location | Intervention |
|--------|---------------------------------------|---|
| PT1 | Route 356 Clonmel to Dungarvan | Support the implementation of additional Connecting Ireland and Local Link bus services to and from Clonmel and the enhancement of service frequency on existing routes |
| PT2 | Route 5 Limerick to Waterford | |
| PT3 | Route 16 Clonmel to Athlone | |
| PT4 | Route 14 Clonmel to Dublin | |
| PT5 | Route 245 Clonmel to Cork | |
| PT6 | Route 394 Thurles to Clonmel | |
| PT7 | Routes 396/393 Thurles to Clonmel | |
| PT8 | Town Bus Route 1 (CL1) | Support the roll-out of the proposed Town bus routes serving areas within Clonmel |
| PT9 | Town Bus Route 2 (CL2) | |
| PT10 | Town Bus Route 3 (CL9) | |
| PT11 | Limerick – Waterford Rail Line | Support upgrade of the railway line (more services, improved speeds) |
| PT12 | Mobility Hub at Clonmel Train Station | Support the creation of a multi-modal transport hub at Clonmel train station |

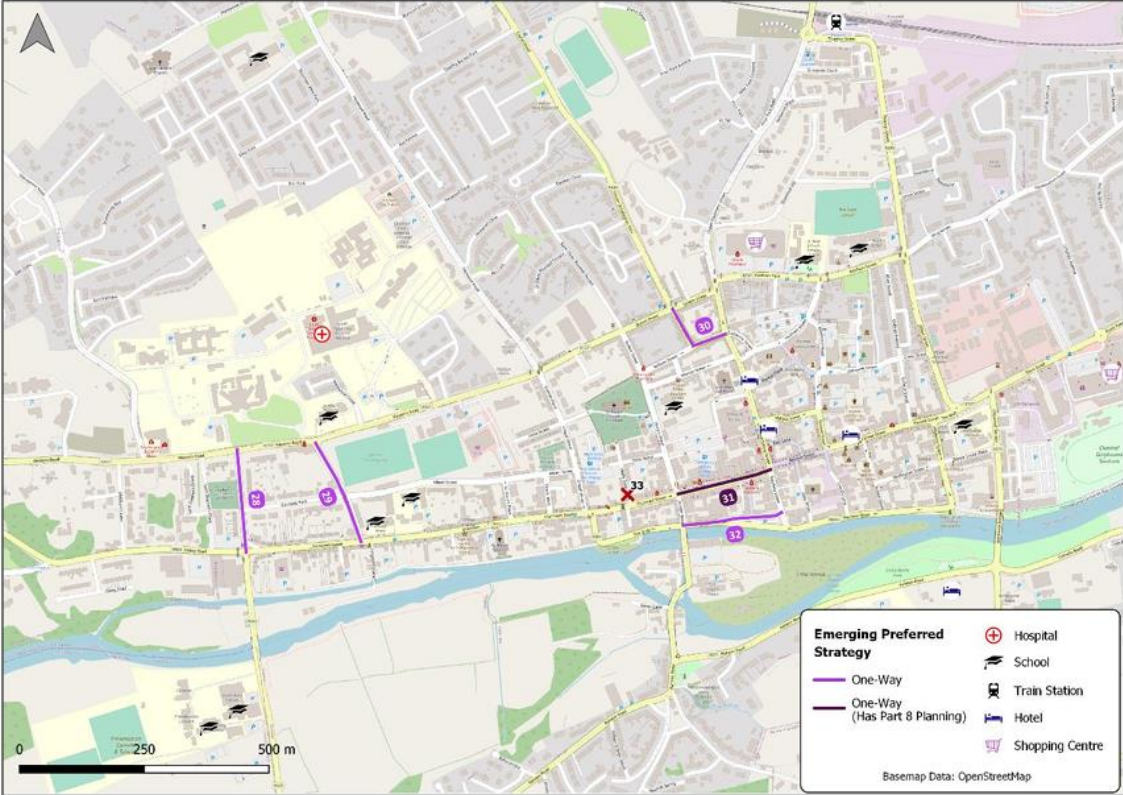
Table XX: Summary of Public Transport Measures

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| 34 | Section 6.3 | <p>Amend Section 6.3 heading as follows:</p> <p>6.3 6.5 Demand Management</p> <p>Insert the following new table after the paragraph of text:</p> | <p>To provide cross referencing and further integration between the LAP and LTP and to address the comments of the NTA, OPR and TII.</p> | 65 |
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| Option | Intervention | | Description |
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| DM1 | Town Car Club / Car Sharing Scheme | | A car sharing service such as "Go Car" should be facilitated for residents of the study area. Car sharing schemes work by allowing those who sign up to book cars online or via an app for short periods of time. The car can be unlocked with a smart phone or card; the keys are in the car, with fuel, insurance and town parking charges all included. |
| DM2 | Dockless Town Bicycle Sharing Scheme | | Bicycle sharing schemes are key in the multi-modal transport environment, providing for everyday urban trips as well as 'last mile' journeys from public transport stops to urban destinations. Bicycles can be located and unlocked with a smart phone app. Dockless schemes use existing 'sheffield stands' and don't require dedicated infrastructure. |
| DM3 | Safe Routes to School & School Streets | | As the active travel measures illustrated in Figure 6-1 are delivered, they will provide safe access for children choosing to walk and cycle to school. Outside schools should include engineering details to encourage safe driver behaviour and ensure a calmed traffic environment. Exact details on proposed school street works will be defined at the individual project level. |
| DM4 | School Mobility Management Plans (MMPs) | | Travel Plans should be developed for schools within Clonmel to encourage more sustainable trip making. |
| DM5 | Workplace Mobility Management Plans (MMPs) | | Clonmel has a number of significant employment centres: Abbott, Boston Scientific, Bulmers, Medite, Carrigeen Business Park etc. Travel Plans should be developed for these employment centres to encourage more sustainable trip making. |
| DM7 | Park & Stride at key routes to town with less on-street parking | | Supports the use of existing and potentially new car parks on the periphery of the town centre for Park & Stride, to further enhance and safeguard the economic viability of the town and its sustainable development. |
| DM8 | 30KPH Speed Limit | | Reduced speed limit in town centre and in residential areas. Guidance is expected to be published on a national level which will help inform a reduction to 30kph speed limit in town centres, the LTP proposal should be refined following national guidance. |

Table XX: Summary of Demand Management & Supporting Measures

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| 35 | Section 6.4 | <p>Amend Section 6.4 heading as follows:</p> <p>6.4 6.6 Roads and Traffic Management Strategy</p> <p>Insert the following new paragraph of text and figure at the end of the section:</p> <p>There are four main traffic management and road measures identified in the LTP focused on supporting walking, cycling and public realm improvement. Three of these involve implementing a one-way traffic operation as shown below on i. Connolly Park and Cantwell Street; ii. O'Connell Street and the Quays; iii. Cashel Street / William Street; and then also filtered permeability on Wolfe Tone Street.</p> | <p>To provide cross referencing and further integration between the LAP and LTP and to address the comments of the NTA, OPR and TII.</p> | 66 |
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| | |  <p>Figure XX: Traffic Management and Road Measures (Town Centre)</p> | | |
| <p>36</p> | <p>After Section 6.4</p> | <p>Add new Section after 6.4 6.6 Roads Strategy, as follows:</p> <p>Section 6.7 – Implementation</p> <p>The LTP contains a range of transport solutions to support the sustainable compact growth of Clonmel as set out in the draft Local Area Plan. The sequencing of measures within the LTP</p> | <p>To provide cross referencing and further integration</p> | |

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| | | <p>seeks to provide existing and future residents of Clonmel with a range of sustainable travel choices. The LTP provides a strong emphasis on the upfront delivery of active travel and public transport measures, supported by a range of demand management measures encouraging sustainable travel behaviours.</p> <p>Included within the LTP is an overview of the mechanism for delivery and phasing of the measures providing commentary on impacts and dependencies. The LTP presents the mode share ambitions for Clonmel aligned with regional policy as well as a strategy for monitoring the implementation of the LTP measures.</p> | <p>between the LAP and LTP and to address the comments of the NTA, OPR and TII.</p> | |
| 37 | Section 6.4, | <p>Amend text and amend Objective 6G:</p> <p>The TCDP recognises that a key regional transport priority for Tipperary, the southern region and nationally, as supported by the Southern RSES (RPO 17, RPO 30, RPO 166(b) and RPO 167(b)) and NPF is to strengthen the Limerick to Waterford connectivity, particularly, for relevance to Clonmel, the N24 Waterford to Cahir Scheme. And the N24 upgrade project (N24 Cahir to Limerick Junction and N24 Waterford to Cahir):</p> <p>The proposed N24 upgrade project N24 Waterford to Cahir Scheme is of significant importance to Clonmel and the wider region. The project, which is included in the National Development Plan 2021-2030, is being developed through Kilkenny County Council, in partnership with Tipperary County Council, Transport Infrastructure Ireland (TII) and the Department of Transport (DoT). One of the key objectives of this project is to provide a reliable and sustainable transport solution for the N24 corridor between Cahir and Waterford and contribute to efficient connectivity between Limerick and Waterford. The project also recognises that the existing road</p> | <p>To address TII submission and ensure consistency in how the N24 Waterford to Cahir Scheme is referenced.</p> | 66 |

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| | <p>is economically inefficient and detracts from the development and growth of the region whilst also detracting from the opportunities for place making in the towns and villages on the route, including Clonmel.</p> <p>The N24 road upgrade project N24 Waterford to Cahir Scheme also identifies four road links as part of a which are being considered as part of an overall transport solution for Clonmel. These are aimed at providing connections for local trips to relieve existing congestion identified on the Clonmel Bypass. The link roads are as follows:</p> <p><u>Road Link 1</u></p> <p>Connects the R688 Cashel Road via Longfield Avenue east to an existing roundabout (south of the Paddocks housing estate) on the R689 Fethard Road;</p> <p><u>Road Link 2</u></p> <p>Continues Road Link 1 in an easterly to south-easterly direction to connect to the Carrigeen Roundabout on the N24 via the existing internal road serving the Carrigeen Business Park.</p> <p><u>Road Link 3</u></p> <p>Connects the R688 Cashel Road at the existing roundabout at Ard Gaoithe Business Park east to the R689 Fethard Road;</p> <p><u>Road Link 4</u></p> | | |
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| | | <p>Connects the R689 Fethard Road east through Powerstown to the L2506 at Redmondstown, directly between the Medite and Bulmers production sites.</p> <p>The Council supports the delivery of the N24 project N24 Waterford to Cahir Scheme, identified as strategically important in the National Development Plan and is a key piece of infrastructure in terms of the town traffic management and the provision of sustainable transport measures in the town. The Council also supports the delivery of the 4no. road links identified as part of the transport solution for Clonmel.</p> <p><u>Objective 6G</u></p> <p>Work in partnership with TII and regional stakeholders to deliver the proposed N24 Waterford to Cahir Road Project N24 Waterford to Cahir Scheme as part of the upgrade of the N24 National Route linking Limerick and Waterford.</p> | | |
| 38 | Section 6.4 | <p>The Council supports the delivery of the N24 project, identified as strategically important in the National Development Plan and is a key piece of infrastructure in terms of the town traffic management and the provision of sustainable transport measures in the town. The Council also supports the delivery of the 4no. road links identified as part of the transport solution for Clonmel.</p> <p>The Clonmel LTP supports the progress of the N24 Waterford to Cahir Road Scheme in finding the optimal transport solution for the N24 corridor around Clonmel. It is a recommendation of the LTP that an assessment of medium-term measures required to improve the attractiveness of travel by active travel modes along the N24 around Clonmel is progressed in collaboration</p> | To provide cross referencing and further integration between the LAP and LTP and to address the comments of the | 66-67 |

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| | | with TII and in adherence to the relevant TII Publications, following the emerging preferred transport solution for the N24 corridor ensuring the sustainable and compact growth of Clonmel in the short to medium term. | NTA, OPR and TII. | |
| 39 | Policy 6.5 | Preserve the study area and option corridors, or, when it emerges, the preferred transport solution, for the proposed N24 Waterford to Cahir Road Project as part of the upgrade of the N24 National Route linking Limerick and Waterford (Major Roads Project), including the proposed Road Links. Preserve the Study Area and Route Corridor Options, or, when it emerges, the corridor of the Preferred Option for the proposed N24 Waterford to Cahir Scheme (Major National Road Project) | To address TII submission | 69 |
| 40 | Policy 6.6 | Delete Policy 6.6 Require that the proposed Road Links, which form part of the preferred transport solution, once finalised, as part of the N24 Waterford to Cahir Road Project, are provided for as part of new developments to a standard which is to the satisfaction of the planning authority and TII. | To address TII submission | 69 |
| 41 | Section 6.6 | Amend Policy 6.2 as follows: Support the implementation of the active travel and demand management measures identified in Figure XX and in the Local Transport Plan (Appendix 2) and require proposals for new development to compliment and demonstrate how they will integrate with the provisions of the Local Transport Plan. | To provide cross referencing and further integration between the LAP and LTP and to address the | 69 |

| | | | comments of the NTA, OPR and TII. | |
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| 42 | Section 6.6 | New Policy as follows: Support the implementation of the public transport measures identified in Figure XX and the Local Transport Plan (Appendix 2) | To promote active travel | 70 |
| 43 | Section 6.6 | New Policy as follows: Support the implementation of the demand management and supporting measures identified in Table XX and the Local Transport Plan (Appendix 2) | To promote active travel. | 70 |
| 44 | Section 6.6 | New Policy as follows: Support the implementation of the traffic management and road measures identified in Figure XX and the Local Transport Plan (Appendix 2) | To promote active travel. | 70 |
| 45 | Section 6.6 | New policy as follows: Require the provision of a new pedestrian and cycle link between land identified as Site 6 on the Employment Serviced Land Assessment (Appendix 1 of the LAP) and the River Suir Blueway, the provision of which should include design and construction of a walkway over the flood berm | To promote active travel. | 70 |
| 46 | Section 6.6 | Amend Objective 6F as follows: Control the proliferation of non-road traffic signage on and adjacent to national roads within the LAP area in accordance with TII Policy on Provision of Tourist & Leisure Signage on National | To address TII submission | 70 |

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| | | Roads (March 2011) and Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). | | |
| 47 | Section 8.6 | <p>Include the following policy:</p> <p>Require that grid connection routing for renewable energy development proposals should avoid materially impacting the road network, where possible.</p> | To address TII submission | 71 |
| 48 | Section 7.2 | <p>There are a number of iconic structures in Clonmel that define the character of the town including:</p> <ul style="list-style-type: none"> • Westgate, O'Connell Street – Arch of 1831. Gothic arch of sandstone ashlar with limestone dressings • Main Guard, Sarsfield Street – Five bay, two-storey building Mid-17th Century building with tower • Bridge Street, South Oldbridge – Triple arched bridge c 1750 with break waters and arches of cut wedge shaped voussoirs, renovated and widened c 1900 • Franciscan Church RC c1600 incorporating fabric of earlier external walls and square town. • Franciscan Friary detached five-bay three-storey over basement Franciscan Friary with dormer attic, built 1891 • Kickham Barracks – Military barracks complex, c.1820; and arched limestone gateway c. 1815 • St. Peters and Pauls Church, Lombardo-Romanesque essay with tower • St. Mary's Church – Detached cruciform church c.840 with portico and tower | To reference the historical importance of Charles Bianconi and his association with Clonmel and Hearn's Hotel. | 74 |

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| | | <ul style="list-style-type: none"> • Old St. Mary's Church – Detached single cell triple height late medieval Fortified church c.1400 with octagonal bell tower; renovated 1805, extensively renovated, 1857; extended to north, 1864 to accommodate transept.; Remains of town wall and towers, pre 1700 with memorial headstones c1700 – c 1900; Graveyard of St Marys Church c 1700 – c 1900; Cut limestone pillars with iron gates and railings c 1860; Church Hall, mid-19th Century hall, 1885, of rubble stone with brick dressings to windows • Hearn's Hotel – Early 19th Century hotel. Five bay, three storey hotel with wide arched doorcase and balcony. Carriage arch beside the main block. Famous for its association with Charles Bianconi, responsible for Ireland's first overland public transport system, and establishing regular horse-drawn carriage services from Hearn's on various routes from the early 1800s. | | |
| 49 | Section 8.2.2 | <p>Amend second paragraph as follows:</p> <p>Based on Uisce Éireann's 2022 capacity registers it was found that there is wastewater treatment capacity available to support 2031 population targets for Clonmel.</p> <p>Based on the latest Uisce Éireann capacity registers, published in June 2023, it was found that there is wastewater treatment capacity available to support the 2030 projected population for Clonmel.</p> | To address Uisce Éireann submission | 80 |
| 50 | Section 8.5 | <p>Add the following text to the end of Section 8.5:</p> <p>To also contribute towards the protection of key flood risk infrastructure, including the Clonmel Flood Defence Scheme, from interference or removal.</p> | To address submission by OPW | 82 |

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| 51 | Section 8.5 | Update the flood zone map in Figure 5 (see amended map under Section 9.0 below) | To address submission by OPW | 82 | | | | | | | | | | | | | |
| 52 | Section 8.6 | <p>Amend Policy 8.5 by adding point f) as follows:</p> <p>f) Any planning application within Defended Areas (refer to SFRA for more details) shall demonstrate that residual risks have been considered and include measures are for their management as appropriate.</p> | To address submission by OPW | 83 | | | | | | | | | | | | | |
| 53 | Section 8.6 | <p>Amend Policy 8.4 as follows:</p> <p>Require that all development proposals in Clonmel integrate SUDS and nature-based solutions to SUDS as part of an overall sustainable urban drainage and urban greening approach (refer also to Section 3.5 of the accompanying SFRA, “Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy”), unless they are demonstrated to be operationally unfeasible to the satisfaction of the Council.</p> | To address submission by OPW | 83 | | | | | | | | | | | | | |
| 54 | Zoning Matrix | <p>Amend Table 15 ‘Zoning Matrix’ to change ‘Halting Site / Traveller Group Housing’ from ‘Not Permitted’ to ‘Open for Consideration’ in the ‘Employment’ zone</p> <table border="1" data-bbox="481 1129 1691 1177"> <tr> <td>Halting Site/Traveller Group Housing</td> <td>X</td> <td>O</td> <td>O</td> <td>O</td> <td>O</td> <td>X</td> <td>XO</td> <td>X</td> <td>O</td> <td>X</td> <td>X</td> <td>X</td> </tr> </table> | Halting Site/Traveller Group Housing | X | O | O | O | O | X | XO | X | O | X | X | X | To meet the demand for traveller accommodation in line with the TAP | 89 |
| Halting Site/Traveller Group Housing | X | O | O | O | O | X | XO | X | O | X | X | X | | | | | |

| 55 | Section 10.2 | <p>Amend text as follows:</p> <p>Monitoring and Evaluation of LAP Objectives</p> <p>Monitoring procedures of the LAP objectives will be carried out in accordance with the Local Planning and Development Implementation Plan contained in Appendix 7 to the LAP. Are being developed in line with Section 16.3 and Policy 16-1 of the TCDP 2022. It is proposed that the monitoring regime implemented for the TCDP is extended to include for the policies and objectives of the LAP to ensure a consistent monitoring methodology is used.</p> <p>Insert the following as a new Appendix to the LAP:</p> <table border="1" data-bbox="450 735 1677 1254"> <thead> <tr> <th colspan="3" data-bbox="450 735 1677 802">Local Planning and Development Implementation Plan</th> </tr> <tr> <th data-bbox="450 802 678 863">Objective No.</th> <th data-bbox="678 802 1305 863">Objective Text</th> <th data-bbox="1305 802 1677 863">Implementation</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="450 863 1677 927">Chapter 2 – Planning and Development Strategy</td> </tr> <tr> <td data-bbox="450 927 678 1254">Objective 2A</td> <td data-bbox="678 927 1305 1254">Support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate, in accordance with the Tipperary Climate Action Plan 2023 (when complete).</td> <td data-bbox="1305 927 1677 1254">Incremental delivery throughout the Plan period, as local community groups seek the assistance of the local authority in implementing schemes or seek planning permission</td> </tr> </tbody> </table> | Local Planning and Development Implementation Plan | | | Objective No. | Objective Text | Implementation | Chapter 2 – Planning and Development Strategy | | | Objective 2A | Support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate, in accordance with the Tipperary Climate Action Plan 2023 (when complete). | Incremental delivery throughout the Plan period, as local community groups seek the assistance of the local authority in implementing schemes or seek planning permission | To address OPR submission | 91 |
|--|---|--|--|--|--|---------------|----------------|----------------|---|--|--|---------------------|---|---|---------------------------|----|
| Local Planning and Development Implementation Plan | | | | | | | | | | | | | | | | |
| Objective No. | Objective Text | Implementation | | | | | | | | | | | | | | |
| Chapter 2 – Planning and Development Strategy | | | | | | | | | | | | | | | | |
| Objective 2A | Support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate, in accordance with the Tipperary Climate Action Plan 2023 (when complete). | Incremental delivery throughout the Plan period, as local community groups seek the assistance of the local authority in implementing schemes or seek planning permission | | | | | | | | | | | | | | |

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| | | <p>Objective 2B</p> | <p>Support and facilitate the development of lands in collaboration with landowners and service providers for residential and employment development over the lifetime of the LAP.</p> | <p>Delivery through identification of (i) projects included in the LAP and other local plans; (ii) appropriate community groups to support these projects; and (iii) appropriate national, regional and local funding programmes</p> | | | |
| | | <p>Objective 2C</p> | <p>Actively respond to the specific need in Clonmel for affordable housing and the identified demand for one, two and three-bedroom units, through the delivery of local authority social and affordable housing programmes and through the implementation of funds and programmes available from central government to support the delivery of new homes.</p> | <p>Ongoing delivery by Local Authority throughout the Plan period based on need as per Housing Needs Demand Assessment and Housing Directorate.</p> | | | |
| | | <p>Objective 2D</p> | <p>Monitor the scale, type, tenure and location of constructed and permitted developments in Clonmel to ensure compliance with the Core Strategy and to achieve the delivery of strategic plan-led and coordinated balanced development within the town.</p> | <p>To be reported annually through the core strategy monitoring.</p> | | | |

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| | | <p>Objective 2E</p> | <p>Support the provision of third level student accommodation in appropriate locations in Clonmel, including on-campus, and of appropriate design (including adequate communal facilities and external communal space), to meet demand for student housing generated by TUS Clonmel Campus, Tipperary Education & Training Board and Tipperary University Hospital, and in accordance with the National Student Accommodation Strategy.</p> | <p>Pro-active engagement with TUS Clonmel and stakeholders. Ongoing through lifetime of the plan.</p> | | | |
| | | <p>Objective 2F</p> | <p>Implement the Tipperary County Council Traveller Accommodation Programme 2019-2023 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.</p> | <p>Ongoing delivery by Local Authority throughout the Plan period</p> | | | |
| | | <p>Objective 2G</p> | <p>Continue to develop and implement the 'Age Friendly Programme' and the actions of the Council, and to support and demonstrate the concept of independent living and assisted living for older people, as well as the provision of specific purpose-built, social housing options specifically designed for older people.</p> | <p>To be carried out periodically subject to resources.</p> | | | |

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| | | <p>Objective 2H</p> | <p>Continue to collaborate Engage with the Tipperary Energy Agency, and other relevant energy agencies, to develop targeted energy and climate action measures within the geographic area of the local area plan, including support for the electrification of heating under the National Residential Retrofit Plan.</p> | <p>Engagement ongoing as appropriate projects within LAP area emerge.</p> | | | |
| | | <p>Objective XX</p> | <p>Provide support, data and information where available to developers seeking to develop or be part of district heating and centralised biomass / biogas boiler / heat pump systems, whether private, public or mixture of both.</p> | <p>Engagement ongoing as appropriate projects within LAP area emerge.</p> | | | |
| <p>Chapter 3 – Town Centre Strategy</p> | | | | | | | |
| | | <p>Objective 3A</p> | <p>Support the Town Regeneration Officer and Town Team to prepare and implement a collaborative Town Centre First Plan for Clonmel that will build on collaborate work, including the Town Centre First Clonmel: Action Plan (2022), and successful funding applications to date, and to provide a framework for which further funding will be sought.</p> | <p>To be progressed in line with local authority schedule and resourcing.</p> | | | |

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| | | <p>Objective 3B</p> <p>Support the implementation of the Town Centre First Clonmel: Action Plan (2022), and any variations or updates to same.</p> | <p>Ongoing throughout the plan.</p> | | | |
| | | <p>Objective 3C</p> <p>Support landowners with potential sites for regeneration and development through the Council's planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme etc. as part of a Town Centre First programme.</p> | <p>Ongoing throughout the plan. Dedicated webpage to be set up with all relevant information and points of contact listed.</p> | | | |
| | | <p>Objective 3D</p> <p>Offer support to landowners and planning agents, to help overcome planning obstacles to the occupation and reuse of vacant upper floors and commercial units in the town centre; and develop best practice guidance in the re-use of upper floors.</p> | <p>Implemented through pre planning service in conjunction with Vacant Homes Officer.</p> <p>Guidance document to be prepared in the short term.</p> | | | |
| | | <p>Objective 3E</p> <p>Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory</p> | <p>To be progressed through the lifetime of plan. Regeneration funding streams to be maximised</p> | | | |

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| | | | Purchase Orders, including support for the CPO Activation Programme, to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities. | | | | |
| | | Objective 3F | Support the development of a Suir Island Pedestrian & Cycling Bridge, to provide a safe connection for communities both sides of the River Suir, and through the proposed Suir Island Amenity Park. | Ongoing implementation as per objective and as funding becomes available. | | | |
| | | Objective 3G | Support delivery of the Clonmel Public Realm Enhancement project. | Ongoing implementation as per objective, in conjunction with Council's Roads Section and Clonmel Borough District | | | |
| | | Objective 3H | Support initiatives, such as the Town Enhancement and Painting Scheme, which seek to improve the streetscape and public realm of the town centre. | Ongoing implementation as per objective. | | | |
| | | Objective 3I | Support the reimagination of laneways and small pockets of underused urban spaces in the town centre and to bring them back to life/ use through | Ongoing implementation as per objective and as funding becomes available. | | | |

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| | | | the medium of public realm and/or art enhancements. | | | |
| | | Objective 3J | Promote the delivery of the Suir Island Amenity Park project as outlined in the Suir Island Masterplan. | Ongoing implementation as per objective. | | |
| | | Objective 3K | Support the further regeneration of Kickham Barracks, including the refurbishment of the former Military Chapel for use as a Performance & Arts Venue, the provision of a third level & further education level campus facility, and civic uses. | Ongoing implementation as per objective and as funding becomes available. | | |
| | | Objective 3L | Support the OPW in the delivery of a new Garda headquarters at the Kickham Barracks site. | Ongoing implementation as per objective. | | |
| | | Objective 3M | Support the implementation of the Delahunty Square Public Realm project. | Ongoing implementation as per objective. | | |
| | | Objective XX | Support the enhancement of the civic space around Clonmel train station. | Ongoing implementation as per objective and as funding becomes available. | | |
| Chapter 4 – Economic Development Strategy | | | | | | |
| | | Objective 4A | Support Clonmel's role as a Key Town and Self-Sustaining Regional Driver and strategic employment location. | Ongoing implementation as per objective. | | |

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| | | <p>Objective 4B</p> <p>Enable enterprise and employment development in Clonmel, through the spatial planning framework of this LAP and the economic support frameworks of the LECP, Leader LDS and provided by the Local Enterprise Office of the Council.</p> | <p>Assess proposals as per policies, objectives and standards of the LAP.</p> | | | |
| | | <p>Objective 4C</p> <p>Strengthen the local employment base including through the development of Ballingarrane Business, Science & Technology Campus (Strategic Employment Site), existing business parks and regeneration of underutilised sites in the town centre.</p> | <p>Assess proposals as per policies, objectives and standards of the LAP.</p> | | | |
| | | <p>Objective 4D</p> <p>Support the development of a further Digital Hub in the town centre.</p> | <p>Ongoing implementation as per objective.</p> | | | |
| | | <p>Objective 4E</p> <p>Support the development of a digital smart town centre by working with technology infrastructure providers to deliver high-speed broadband connectivity and facilities throughout the town centre.</p> | <p>Ongoing implementation as per objective.</p> | | | |
| | | <p>Objective 4F</p> <p>Support the development of an enterprise start-up Incubation Hub in the town centre for new business ventures.</p> | <p>Ongoing implementation as per objective.</p> | | | |

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|--|--|---------------------|--|---|--|--|--|
| | | Objective 4G | Promote events, festivals, activities etc. on the streets and public spaces to increase and improve the tourism, cultural and lifestyle profile of the town. | Ongoing implementation as per objective. | | | |
| | | Objective 4H | Support the night-time / after dark economy of the primary retail area of Clonmel town and to increase the number of visitor overnight stays in the town. | Assess proposals as per policies, objectives and standards of the LAP. | | | |
| | | Objective 4I | Support the delivery, with key stakeholders / partners, of the planned tourism projects for the town centre under the “Flights of Discovery” banner, including the development of the Dowd’s Lane Bulmers Visitor Experience Centre on the former production site for Bulmers cider. | Ongoing implementation as per objective and as funding becomes available. | | | |
| | | Objective 4J | Support the redevelopment of the historic West Gate as part of the immersive Interpretative Experience linked in with the Museum of Hidden Histories, Dowd’s Lane Visitor Experience and Suir Island activity elements, and increase footfall and experiences in the town centre, in accordance with the “Flights of Discovery” tourism proposition. | Ongoing implementation as per objective and as funding becomes available. | | | |

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|-------------------------------------|--|---------------------|---|---|--|--|--|
| | | Objective 4K | Support the expansion and improvement of the existing Butler Heritage Trail. | Ongoing implementation as per objective. | | | |
| | | Objective XX | Following the completion of the statutory process in respect of the N24 Waterford to Cahir Scheme, investigate, in consultation with other statutory agencies and stakeholders, options for the development of 'Employment' zoned lands north of the N24, identified as Site 2 on the Employment SLA (Appendix 1 to the draft LAP) within the context of a masterplan. A masterplan must provide for a coordinated approach to delivery and sequencing of development, road access, active travel and permeability. | Engage stakeholders in due course | | | |
| | | Objective XX | Promote the tourism value for the town of local sports clubs and water-based sports and recreational activities. | Ongoing implementation as per objective. | | | |
| Chapter 5 – Sustainable Communities | | | | | | | |
| | | Objective 5A | Support the local community and relevant sectors in engaging in programmes such as 'the SEAI Sustainable Energy Community' through the provisions of the Tipperary Climate Action Plan and Delivering Climate Action 2030 (CCMA, | Point of contact to be provided from Planning Section to SEAI/Community regarding renewable energy and climate adaption | | | |

| | | | | | | | |
|--|--|---------------------|---|--|--|--|--|
| | | | 2021). In preparing sectoral adaptation plans and sustainable energy and climate action initiatives, including in the preparation of an Energy Master Plan and in the identification and use of local renewable energy sources. | initiatives, to inform of planning requirements that may arise regarding same. | | | |
| | | Objective 5B | Provide opportunities for Clonmel residents to engage in food production through allotments, community gardens and the provision of food foraging areas in new parks and green Infrastructure proposals, where appropriate. | Ongoing implementation as per objective as projects present. | | | |
| | | Objective 5C | Support the continued expansion of third level institutions and their associated supporting residential requirements within Clonmel. | Ongoing implementation as per objective, in conjunction with objective 2E. | | | |
| | | Objective 5D | Support and promote the development of Clonmel as an attractive Third Level Town for the wider region. | Ongoing implementation as per objective. | | | |
| | | Objective 5E | Continue to work with TUS and the ETB to deliver a co-located third and further education campus facility on Kickham Barracks. In particular, facilitate TUS Clonmel to re-locate from their current location on Frank Drohan Road to the new co-located campus facility in Kickham Barracks. | Ongoing engagement/ implementation as per objective. | | | |

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| | | <p>Objective 5F</p> <p>Develop, in conjunction with the Council's Active Travel Team, interconnectivity and linkages within, and between the neighbourhoods as identified in Section 5.2.1 and the town centre, the train station, employment areas and local schools.</p> | <p>Implemented through funding from NTA and required as part of application proposals for new development within identified neighbourhoods</p> | | | |
| | | <p>Objective 5G</p> <p>Ensure the continued operation and expansion of schools in Clonmel on lands zoned for 'Community Services and Infrastructure', in line with the Provision of Schools and the Planning System Code of Practice (DoE, 2008).</p> | <p>Ongoing implementation as per objective.</p> | | | |
| | | <p>Objective 5H</p> <p>Actively engage with the Department of Education in the identification and delivery of a second level school site to address the emerging demands.</p> | <p>Ongoing engagement/ implementation as per objective.</p> | | | |
| | | <p>Objective 5I</p> <p>Support and facilitate the construction of a new Central Library for Clonmel, subject to the availability of resources and finance, and compliance with proper planning and environmental considerations.</p> | <p>Ongoing implementation as per objective.</p> | | | |
| | | <p>Objective 5J</p> <p>Work with Age-Friendly Ireland in implementing the strategies and objectives of Tipperary Age-Friendly Strategy.</p> | <p>Ongoing implementation as per objective.</p> | | | |

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|--|--|---------------------|--|---|--|--|--|
| | | Objective 5K | Consult with local community groups, including the PPN and broad-based organisations such as Comhairle na nÓg, as part of the development of local policies and strategies. | Ongoing implementation as per objective. Pro-active engagement through SPC. | | | |
| | | Objective 5L | Work in partnership with community groups in the regeneration and revitalisation of Clonmel and to actively seek and secure funding and investment under available national and regional investment and funding programmes in line with the development strategy as set out. | Ongoing implementation as per objective and as funding becomes available. | | | |
| | | Objective 5M | Support and facilitate the provision of telecommunications infrastructure in Clonmel, subject to safety and amenity requirements. | Ongoing implementation as per objective. | | | |
| | | Objective 5N | Support digital technology in line with the Tipperary Digital Strategy 2018 – 2023. | Ongoing implementation as per objective. | | | |
| | | Objective XX | Support the continued use of the Clonmel Rowing Club on Moore's Island / Upper Island on the River Suir, and promote the development of further public amenity and recreational uses on the island. | Ongoing implementation as per objective. | | | |

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|---|--|---------------------|--|---|--|--|--|
| | | Objective XX | Support local sports clubs, water-based sports and recreational activities, including fishing, on the River Suir. | Ongoing implementation as per objective | | | |
| Chapter 6 – Transport and Connectivity | | | | | | | |
| | | Objective 6A | Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the LTP as outlined in Appendix 2 (and any review thereof). | Ongoing in conjunction with Council's Active Travel Team. | | | |
| | | Objective 6B | Collaborate with the NTA and Irish Rail to consider how the rail service, including in terms of frequency and times of services, together with infrastructure and facilities, can be better tailored to the needs of the community, including workers and students commuting to Limerick, Cork and Waterford cities for work or college. | Pro active engagement with stakeholders on All Ireland Rail Strategy. Ongoing promotion of improvement of rail services throughout duration of LAP. | | | |
| | | Objective 6C | Collaborate with the NTA, national and local bus service providers to consider how the bus service, infrastructure and facilities can be better tailored to the needs of the community, including for a consideration of the nature and location of public bus stops. | Pro-active engagement with NTA, stakeholders and services providers. Ongoing through lifetime of the plan. | | | |

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|--|--|--|---|--|--|--|
| | | <p>Objective 6D</p> <p>Collaborate with the NTA to investigate the feasibility of providing a centrally located public transport interchange in the town.</p> | <p>Pro-active engagement with stakeholders. Ongoing promotion of improvement of rail services throughout duration of LAP.</p> | | | |
| | | <p>Objective 6E</p> <p>Achieve the modal shift target as set out in the LTP and its Sustainable Travel Plan (Appendix 2) through collaboration with the community and transport sectors over the life time of this LAP.</p> | <p>Seek funding from NTA to undertake active travel schemes as identified in LTP. Monitor modal shift use on implementation of schemes.</p> | | | |
| | | <p>Objective 6F</p> <p>Control the proliferation of non-road traffic signage on and adjacent to national roads within the LAP area in accordance with TII Policy on Provision of Tourist & Leisure Signage on National Roads (March 2011).</p> | <p>Through active Enforcement of unauthorised signage and through DM function.</p> | | | |
| | | <p>Objective 6G</p> <p>Work in partnership with TII and regional stakeholders to deliver the proposed N24 Waterford to Cahir Road Project N24 Waterford to Cahir Scheme as part of the upgrade of the N24 National Route linking Limerick and Waterford.</p> | <p>Ongoing in conjunction with Council's Roads Section.</p> | | | |

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|---|--|---------------------|---|---|--|--|--|
| | | Objective 6H | Protect the line of a future river crossing linking Mongarriff roundabout on the N24 to lands at Kilainy Lower, County Waterford. | Ongoing implementation as per objective. | | | |
| | | Objective 6I | Seek opportunities to improve permeability in existing developed areas in accordance with NTA's Permeability Best Practice Guide, and where the opportunity exists, including those identified in the Local Transport Plan (Appendix 2), require that new development incorporates pedestrian and cycle routes to increase permeability for walking and cycling within the neighbourhoods identified in Figure 4 and the wider area. An evidence-based justification, to the satisfaction of the planning authority, must be provided with a planning application where the opportunity for increased permeability for the wider area exists but is not being delivered through the application site. | Ongoing through DM function as new applications come forward. | | | |
| Chapter 7 – Recognising Our Local Heritage | | | | | | | |
| | | Objective 7A | Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the | Ongoing as per objective. | | | |

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|--|--|---------------------|---|---|--|--|
| | | | biodiversity and conservation value of the River Suir corridor. | | | |
| | | Objective 7B | Work in partnership with stakeholders and the local community in the delivery of green and blueway projects for Clonmel Town including those in the Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) and the proposed Tipperary Greenway and Trail Strategy and seek funding opportunities as they arise. | Ongoing implementation as per objective and as funding becomes available. | | |
| | | Objective 7C | Support the widening of the 26km walking Blueway to facilitate better use by all members of the community. | | | |
| | | Objective 7D | Support the delivery of a greenway between Convent Road and Marfield Village. | Ongoing as per objective. | | |
| | | Objective 7E | Support the extension of a river side linear park between the Clonmel Greyhound Stadium and Mulcahy Park. | Ongoing as per objective. | | |
| | | Objective 7F | Support the preparation and implementation of a Tree Strategy for the town. | Ongoing as per objective. | | |
| Chapter 8 – Infrastructure, energy and Utilities | | | | | | |

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|--|--|--|--|--|--|--|
| | | <p>Objective 8A</p> <p>Work in conjunction with Uisce Éireann to promote and facilitate the provision of adequate water and wastewater infrastructure, to ensure that development land, both residential and commercial, is effectively serviced to serve the needs of the existing and future population of Clonmel.</p> | <p>Early engagement with Uisce Éireann regarding any road improvement/public realm works that will present opportunity to rehabilitate sewers, separate combined sewers as part of scheme.</p> | | | |
| | | <p>Objective 8B</p> <p>Support Uisce Éireann in progressing and preparing a Clonmel Drainage Area Plan.</p> | <p>Ongoing as per objective.</p> | | | |
| | | <p>Objective 8C</p> <p>Integrate a Nature-Based Solutions approach to SUDS, with a focus on biodiversity as part of new public realm and public sector development.</p> | <p>Relevant urban schemes as they are progressed during the lifetime of the plan.</p> | | | |
| | | <p>Objective 8D</p> <p>Safeguard the biodiversity and drainage function of the Buolic and Frenchman's Streams.</p> | <p>Ongoing through DM function as new applications come forward.</p> | | | |
| | | <p>Objective 8E</p> <p>Support the sustainable management of waste and enable a significant reduction in the production of waste in Clonmel, in line with the principles of the Waste Action Plan for a Circular Economy (DECC, 2021).</p> | <p>Ongoing implementation as per objective.</p> | | | |

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|---|--|-----------------------------|--|---|--|--|--|
| | | <p>Objective 8F</p> | <p>Facilitate and work with Uisce Éireann to progress a wastewater connection to Suir Island.</p> | <p>Ongoing implementation as per objective.</p> | | | |
| <p>Chapter 10 – Monitoring and Evaluation</p> | | | | | | | |
| | | <p>Objective 10A</p> | <p>Undertake a programme of monitoring and evaluation of the LAP over its lifetime in accordance with the monitoring framework and methodology prepared for the TCDP 2022.</p> | <p>Ongoing implementation as per objective.</p> | | | |

4.0 Proposed Amendments to Appendix 1: Serviced Land Assessment

| No. | Location | Amendment Description | Reason | Page | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|----------------------------|--|---------------------------|------|----------------------|--------------------------|-----------------|-------------------------|-------------------|------------------------|------------|-------|-----------|------------------------|--------------|------|------------|--------------------------|------------------|--------|-------------------------------------|-------|-------------------------|------------------------|---------|--------|---------------|----------------------------|--|---|
| 56 | Table 2 | <p>Table 2: Proposed Landuse Zone Type as set out in the Draft Clonmel LAP</p> <table border="1"> <thead> <tr> <th>New Land zoning Type</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>Existing Residential</td> <td>332.22 318.41</td> </tr> <tr> <td>New Residential</td> <td>96.04 105.39</td> </tr> <tr> <td>Strategic Reserve</td> <td>43.15 45.02</td> </tr> <tr> <td>Urban Core</td> <td>56.17</td> </tr> <tr> <td>Mixed Use</td> <td>20.91 25.77</td> </tr> <tr> <td>Regeneration</td> <td>6.79</td> </tr> <tr> <td>Employment</td> <td>361.13 360.77</td> </tr> <tr> <td>General Industry</td> <td>131.96</td> </tr> <tr> <td>Community Services & Infrastructure</td> <td>97.63</td> </tr> <tr> <td>Open Space & Recreation</td> <td>99.14 94.60</td> </tr> <tr> <td>Amenity</td> <td>184.38</td> </tr> <tr> <td>Town Environs</td> <td>3679.19 3680.79</td> </tr> </tbody> </table> | New Land zoning Type | Ha | Existing Residential | 332.22 318.41 | New Residential | 96.04 105.39 | Strategic Reserve | 43.15 45.02 | Urban Core | 56.17 | Mixed Use | 20.91 25.77 | Regeneration | 6.79 | Employment | 361.13 360.77 | General Industry | 131.96 | Community Services & Infrastructure | 97.63 | Open Space & Recreation | 99.14 94.60 | Amenity | 184.38 | Town Environs | 3679.19 3680.79 | <ol style="list-style-type: none"> To address Recommendation 1(ii) and 1(iii) in the OPR submission. To provide for enough 'Employment' land in the town to cater for all business demand types (Sub. 77, 95) Rationalise table numbers | 3 |
| New Land zoning Type | Ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Existing Residential | 332.22 318.41 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| New Residential | 96.04 105.39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Strategic Reserve | 43.15 45.02 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Urban Core | 56.17 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mixed Use | 20.91 25.77 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Regeneration | 6.79 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Employment | 361.13 360.77 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| General Industry | 131.96 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Services & Infrastructure | 97.63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Open Space & Recreation | 99.14 94.60 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amenity | 184.38 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Town Environs | 3679.19 3680.79 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 57 | Section 2.2 | <p>Amend table as follows:</p> <p>Table 1: Landuse type that supports residential use as set out in the Clonmel Plan 2013</p> | Rationalise table numbers | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | <table border="1"> <thead> <tr> <th>Existing Land Use Zoning Type</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>Existing Residential</td> <td>385.48 (16.4 available)</td> </tr> <tr> <td>New Residential</td> <td>123.44</td> </tr> <tr> <td>Town Centre</td> <td>63.00</td> </tr> <tr> <td>Commercial</td> <td>28.10</td> </tr> </tbody> </table> | Existing Land Use Zoning Type | Ha | Existing Residential | 385.48 (16.4 available) | New Residential | 123.44 | Town Centre | 63.00 | Commercial | 28.10 | | |
|---|-------------------------|--|---|----|----------------------|-------------------------|-----------------|-------------|------------------------|-------|---------------|---|---|--|
| Existing Land Use Zoning Type | Ha | | | | | | | | | | | | | |
| Existing Residential | 385.48 (16.4 available) | | | | | | | | | | | | | |
| New Residential | 123.44 | | | | | | | | | | | | | |
| Town Centre | 63.00 | | | | | | | | | | | | | |
| Commercial | 28.10 | | | | | | | | | | | | | |
| 58 | Section 2.2 | In addition, 43.15ha 45.02ha of land has been identified as 'Strategic Reserve' and in time, subject to delivery of infrastructure, this 'Strategic Reserve' will become available for development, to ensure a pipeline of suitable lands beyond the lifetime of the Draft Plan. | To address Recommendation 1(ii) in the OPR submission. | 4 | | | | | | | | | | |
| 59 | Section 2.2 | This provides for 96.04ha 105.39ha of land dedicated for 'New Residential' use only (not including urban core or mixed-use zoning types and infill sites within existing residential areas). | To address Recommendation 1(iii) in the OPR submission. | 4 | | | | | | | | | | |
| 60 | Table 3 | <table border="1"> <thead> <tr> <th colspan="3">Table 3: Area of land in Clonmel capable of accommodating new residential development</th> </tr> <tr> <th>Land zoning</th> <th>Area (ha)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Tier 1 New Residential</td> <td></td> <td>Serviced Land</td> </tr> </tbody> </table> | Table 3: Area of land in Clonmel capable of accommodating new residential development | | | Land zoning | Area (ha) | Description | Tier 1 New Residential | | Serviced Land | 1. To address Recommendation 1(ii) and 1(iii) in the OPR submission | 5 | |
| Table 3: Area of land in Clonmel capable of accommodating new residential development | | | | | | | | | | | | | | |
| Land zoning | Area (ha) | Description | | | | | | | | | | | | |
| Tier 1 New Residential | | Serviced Land | | | | | | | | | | | | |

| | | <table border="1"> <tr> <td>Tier 2 New Residential</td> <td>96.04 105.39</td> <td>Lands that are serviceable¹ within the lifetime of the LAP</td> </tr> <tr> <td>Strategic Reserve</td> <td>43.15 45.02</td> <td>Long-Term Strategic and Sustainable Development Site. Sites that may deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Guidelines)</td> </tr> <tr> <td>Urban Core</td> <td>56.17</td> <td>Mixed Use, including Residential</td> </tr> <tr> <td>Mixed Use</td> <td>20.91 25.77</td> <td>Mixed Use, including Residential</td> </tr> <tr> <td>Regeneration</td> <td>6.79</td> <td>Mixed Use, including Residential</td> </tr> </table> | Tier 2 New Residential | 96.04 105.39 | Lands that are serviceable ¹ within the lifetime of the LAP | Strategic Reserve | 43.15 45.02 | Long-Term Strategic and Sustainable Development Site. Sites that may deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Guidelines) | Urban Core | 56.17 | Mixed Use, including Residential | Mixed Use | 20.91 25.77 | Mixed Use, including Residential | Regeneration | 6.79 | Mixed Use, including Residential | 2. Rationalise table numbers. | |
|-------------------------------|------------------|--|-------------------------------|-----------------|--|-------------------------------|------------------|--|-------------------------|--------|--|---|----------------|----------------------------------|---------------------|------|----------------------------------|-------------------------------|--|
| Tier 2 New Residential | 96.04 105.39 | Lands that are serviceable ¹ within the lifetime of the LAP | | | | | | | | | | | | | | | | | |
| Strategic Reserve | 43.15 45.02 | Long-Term Strategic and Sustainable Development Site. Sites that may deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Guidelines) | | | | | | | | | | | | | | | | | |
| Urban Core | 56.17 | Mixed Use, including Residential | | | | | | | | | | | | | | | | | |
| Mixed Use | 20.91 25.77 | Mixed Use, including Residential | | | | | | | | | | | | | | | | | |
| Regeneration | 6.79 | Mixed Use, including Residential | | | | | | | | | | | | | | | | | |
| 61 | Section 3.2 | <table border="1"> <thead> <tr> <th>Land zoning</th> <th>Area (ha)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Employment²</td> <td>361.13 360.77</td> <td>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.</td> </tr> <tr> <td>General Industry</td> <td>131.96</td> <td>Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing.</td> </tr> </tbody> </table> | Land zoning | Area (ha) | Description | Employment² | 361.13 360.77 | 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. | General Industry | 131.96 | Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing. | To provide for enough 'Employment' land in the town to cater for all business demand types. Also having regard to Amendment 7 above. | 7 | | | | | | |
| Land zoning | Area (ha) | Description | | | | | | | | | | | | | | | | | |
| Employment² | 361.13 360.77 | 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. | | | | | | | | | | | | | | | | | |
| General Industry | 131.96 | Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing. | | | | | | | | | | | | | | | | | |

¹ Subject to the approval of Uisce Éireann on a case by case basis

² In line with NPF Policy Objective 10b, Strategic Employment Locations are identified on the zoning map.

| 62 | Section 3.1 | <p>Amend the following table as follows:</p> <table border="1" data-bbox="427 312 1704 759"> <thead> <tr> <th>Land zoning</th> <th>Area (ha)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>10.31</td> <td>To provide for mixed commercial facilities that do not compete with the Town Centre function.</td> </tr> <tr> <td>Light Industry and Employment</td> <td>146.64</td> <td>To provide for light industry and technology, incubation units, general employment and related uses.</td> </tr> <tr> <td>General Industry</td> <td>40.14 40.22</td> <td>To provide for heavy industry and related uses.</td> </tr> <tr> <td>Strategic Employment</td> <td>106.45 104.93</td> <td>To provide for the development of Ballingarrane as strategic business, science and technology park.</td> </tr> </tbody> </table> | Land zoning | Area (ha) | Description | Commercial | 10.31 | To provide for mixed commercial facilities that do not compete with the Town Centre function. | Light Industry and Employment | 146.64 | To provide for light industry and technology, incubation units, general employment and related uses. | General Industry | 40.14 40.22 | To provide for heavy industry and related uses. | Strategic Employment | 106.45 104.93 | To provide for the development of Ballingarrane as strategic business, science and technology park. | To provide clarification in the SLA, as per IDA submission. | 7 |
|-------------------------------|--------------------------|--|-------------|-----------|-------------|--|-------|---|-------------------------------|--------|--|------------------|------------------------|---|----------------------|--------------------------|---|---|---|
| Land zoning | Area (ha) | Description | | | | | | | | | | | | | | | | | |
| Commercial | 10.31 | To provide for mixed commercial facilities that do not compete with the Town Centre function. | | | | | | | | | | | | | | | | | |
| Light Industry and Employment | 146.64 | To provide for light industry and technology, incubation units, general employment and related uses. | | | | | | | | | | | | | | | | | |
| General Industry | 40.14 40.22 | To provide for heavy industry and related uses. | | | | | | | | | | | | | | | | | |
| Strategic Employment | 106.45 104.93 | To provide for the development of Ballingarrane as strategic business, science and technology park. | | | | | | | | | | | | | | | | | |
| 63 | Section 3.2 | <p>Amend text, add text and insert a new table in Section 3.2, as follows:</p> <p>In line with the Development Management Guidelines for Planning Authorities (DHLGH, 2022), and after a detailed assessment, economic/employment land-use zoning types for Clonmel have been allocated as follows: the total 'available' land for such uses is set out below and in Table 2 and is mapped in Map 2:</p> <table border="1" data-bbox="427 1174 1704 1238"> <thead> <tr> <th>Land zoning</th> <th>Area (ha)</th> <th>Description</th> </tr> </thead> <tbody> </tbody> </table> | Land zoning | Area (ha) | Description | <p>To provide clarification in the SLA, as per IDA submission.</p> <p>Also having regard to Amendment 7 above.</p> | 7 | | | | | | | | | | | | |
| Land zoning | Area (ha) | Description | | | | | | | | | | | | | | | | | |

| | | Employment³ 361.13 360.77 | 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. | | | | | | | | | | |
|--|-----------|--|--|--|-------------|-----------|-------------|-------------------|--------|--|-------------------------|-------|--|
| | | General Industry 131.96 | Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing. | | | | | | | | | | |
| <p>The total 'available' land for such uses is set out below and detailed under Table 2 and is mapped in Map 2.</p> | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th data-bbox="421 766 651 817">Land zoning</th> <th data-bbox="651 766 808 817">Area (ha)</th> <th data-bbox="808 766 1695 817">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="421 817 651 1023"> Employment </td> <td data-bbox="651 817 808 1023"> 255.17 </td> <td data-bbox="808 817 1695 1023"> 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. </td> </tr> <tr> <td data-bbox="421 1023 651 1169"> General Industry </td> <td data-bbox="651 1023 808 1169"> 40.22 </td> <td data-bbox="808 1023 1695 1169"> Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing. </td> </tr> </tbody> </table> | | | | | Land zoning | Area (ha) | Description | Employment | 255.17 | 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. | General Industry | 40.22 | Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing. |
| Land zoning | Area (ha) | Description | | | | | | | | | | | |
| Employment | 255.17 | 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. | | | | | | | | | | | |
| General Industry | 40.22 | Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing. | | | | | | | | | | | |
| | | Employment | 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. | | | | | | | | | | |
| | | General Industry | Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing. | | | | | | | | | | |

³ In line with NPF Policy Objective 10b, Strategic Employment Locations are identified on the zoning map.

| | | | | |
|----|-------------------|--|---|--------|
| 64 | Table 1 | Amendments to Sites 1, 4, 5, 11, 24, 25, 26 to ensure consistency in how sites are evaluated under the 'Availability of Infrastructure' and 'Sustainable Planning Criteria'. (Amended Residential SLA Table below) | To address Recommendation 1(iii) in the OPR submission and Submission 85. | 10 |
| 65 | Table 1 and Map 1 | Amend the boundaries of Sites 19, 23, 25 to reflect the developable areas and update the Areas (ha) under heading 'Site Details' in Table 1 (Amended Residential SLA Table and Map below) | To address Recommendation 1(iii) in the OPR submission. | 10, 11 |
| 66 | Table 2 and Map 2 | Include new site (Site 12) in Employment SLA (Amended Employment SLA Table and Map below) | To provide for enough 'Employment' land in the town to cater for all business demand types. | 12, 13 |
| 67 | Table 2 | Note: No additional areas have been identified for employment use in Clonmel, however the zoning of Site 6 has been rezoned from 'Commercial' to 'Employment'. | Additional land is recommended for 'Employment' zoning. See Recommendations 5 and 6 under Section 10.1 below. | 12 |

Amended Residential Serviced Land Assessment (SLA) – as contained in Appendix 1 to the draft LAP

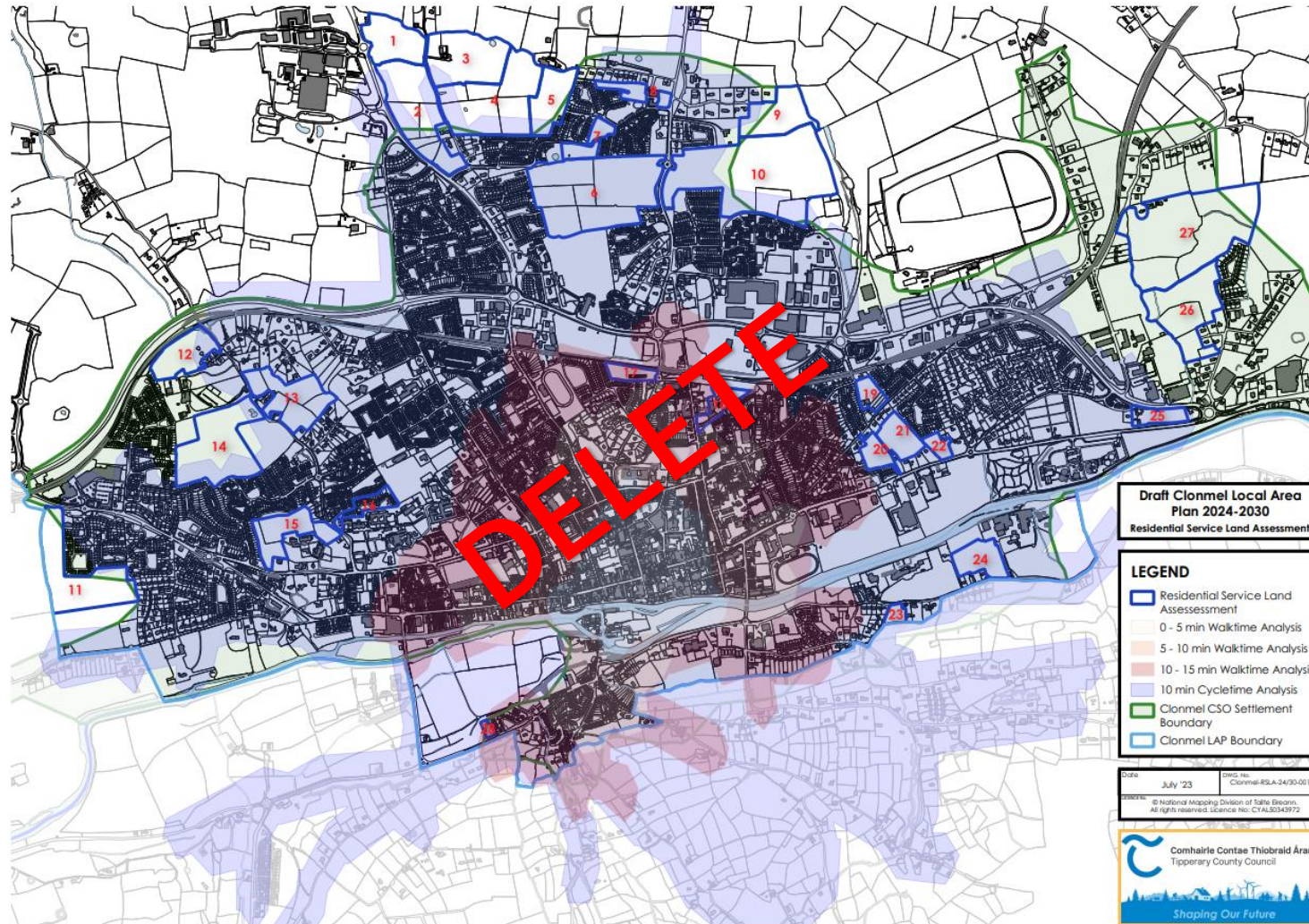
Deleted Table 1 (Residential SLA) (refer to Amendments 64 and 65 above)

| Site Details | | Availability of Infrastructure at the site | | | | | | Sustainable Planning Criteria applicable to the site | | | | | Category Score |
|----------------|-----------|--|----------|-------|------------|-----------------|------------|--|------------------------------|-------------------------------|--------------------------|------------|-----------------------|
| Site Reference | Area (ha) | Roads | Footpath | Water | Cycle Lane | Public Lighting | Foul Sewer | Compact Growth | Walking analysis 5 - 10 mins | Walking Analysis 10 - 15 mins | Cycling Analysis 10 mins | Sequential | T1 / T2 / SR / Rezone |
| 1 | 4.6 | ✓ | ✓ | ✓ | | ✓ | ✓ | × | × | × | × | × | SR |
| 2 | 8.88 | ✓ | ✓ | ✓ | × | ✓ | ✓ | × | × | × | ✓ | ✓ | T1 |
| 3 | 7.3 | × | × | × | × | × | × | × | × | × | × | × | SR |
| 4 | 10.9 | ✓ | × | ✓ | × | × | ✓ | × | × | × | ✓ | ✓ | T2 |
| 5 | 4.00 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | × | ✓ | ✓ | T1 |
| 6 | 16.06 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 7 | 3.80 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 8 | 2.02 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 9 | 4.70 | ✓ | × | ✓ | × | ✓ | × | × | × | × | ✓ | × | SR |
| 10 | 20.35 | ✓ | ✓ | ✓ | × | ✓ | ✓ | × | × | × | ✓ | ✓ | Part SR |
| 11 | 8.50 | ✓ | ✓ | ✓ | × | ✓ | ✓ | × | × | × | ✓ | ✓ | T1 |
| 12 | 3.91 | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 13 | 5.96 | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 14 | 13.67 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 15 | 4.29 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 16 | 1.75 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 17 | 1.25 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 18 | 1.67 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | T1 |
| 19 | 1.33 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 20 | 1.70 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 21 | 2.38 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 22 | 0.96 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 23 | 0.73 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 24 | 2.91 | ✓ | ✓ | ✓ | × | ✓ | ✓ | × | × | × | ✓ | × | T2 |
| 25 | 2.08 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | × | T1 |
| 26 | 8.28 | ✓ | ✓ | ✓ | × | ✓ | ✓ | × | × | × | × | × | Part SR |
| 27 | 18.40 | ✓ | × | ✓ | × | ✓ | ✓ | × | × | × | × | × | SR |
| 28 | 0.29 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | T1 |

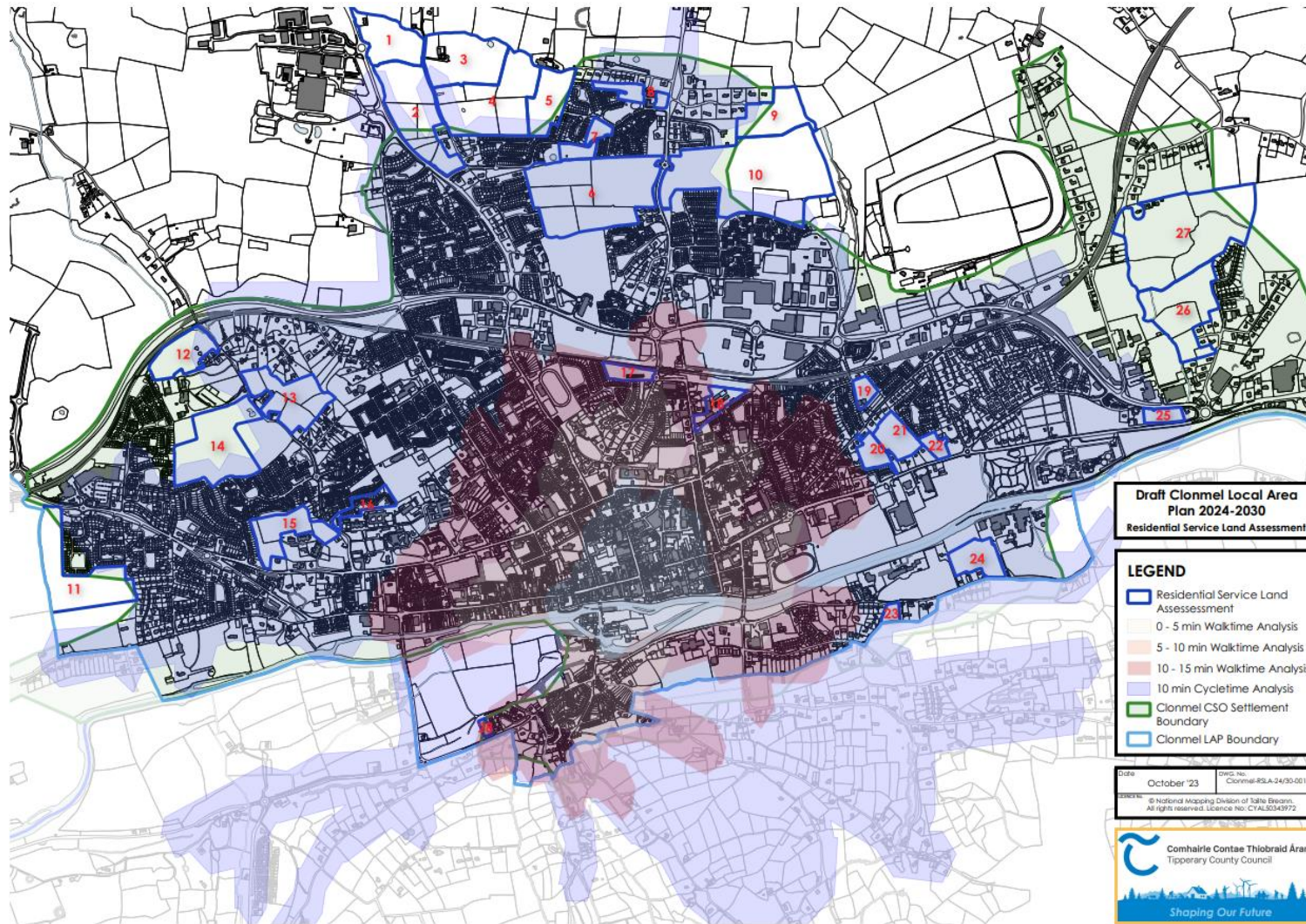
Amended Table 1 (Residential SLA) (refer to Amendments 64 and 65 above)

| Site Details | | Availability of Infrastructure at the site | | | | | | Sustainable Planning Criteria applicable to the site | | | | | Category Score |
|----------------|-----------|--|----------|-------|------------|-----------------|------------|--|------------------------------|-------------------------------|--------------------------|------------|-----------------------|
| Site Reference | Area (ha) | Roads | Footpath | Water | Cycle Lane | Public Lighting | Foul Sewer | Compact Growth | Walking analysis 5 - 10 mins | Walking Analysis 10 - 15 mins | Cycling Analysis 10 mins | Sequential | T1 / T2 / SR / Rezone |
| 1 | 4.87 | ✓ | ✓ | ✓ | × | ✓ | ✓ | × | × | × | × | × | SR |
| 2 | 8.88 | ✓ | ✓ | ✓ | × | ✓ | ✓ | × | × | × | ✓ | ✓ | T1 |
| 3 | 7.3 | × | × | × | × | × | × | × | × | × | × | × | SR |
| 4 | 10.9 | ✓ | × | ✓ | × | × | ✓ | ✓ | × | × | ✓ | ✓ | T2 |
| 5 | 4.00 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 6 | 16.06 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 7 | 3.80 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 8 | 2.02 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 9 | 4.70 | ✓ | × | ✓ | × | ✓ | × | × | × | × | ✓ | × | SR |
| 10 | 20.35 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | Part SR |
| 11 | 8.50 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 12 | 3.91 | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 13 | 5.96 | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 14 | 13.67 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 15 | 4.29 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 16 | 1.75 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 17 | 1.25 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | T1 |
| 18 | 1.67 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | T1 |
| 19 | 1.01 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 20 | 1.70 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 21 | 2.38 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 22 | 0.96 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 23 | 0.56 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 24 | 2.91 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 25 | 1.06 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | × | × | ✓ | ✓ | T1 |
| 26 | 8.28 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | × | × | ✓ | T1 and Part SR |
| 27 | 18.40 | ✓ | × | ✓ | × | ✓ | ✓ | × | × | × | × | × | SR |
| 28 | 0.29 | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | × | ✓ | ✓ | ✓ | T1 |

Deleted Map 1 (Residential SLA) (refer to Amendment 65 above)



Amended Map 1 (Residential SLA) (refer to Amendment 65 above)



Amended Employment Serviced Land Assessment (SLA) – as contained in Appendix 1 to the draft LAP

Deleted Table 2 (Employment SLA): (refer to Amendment 66 above)

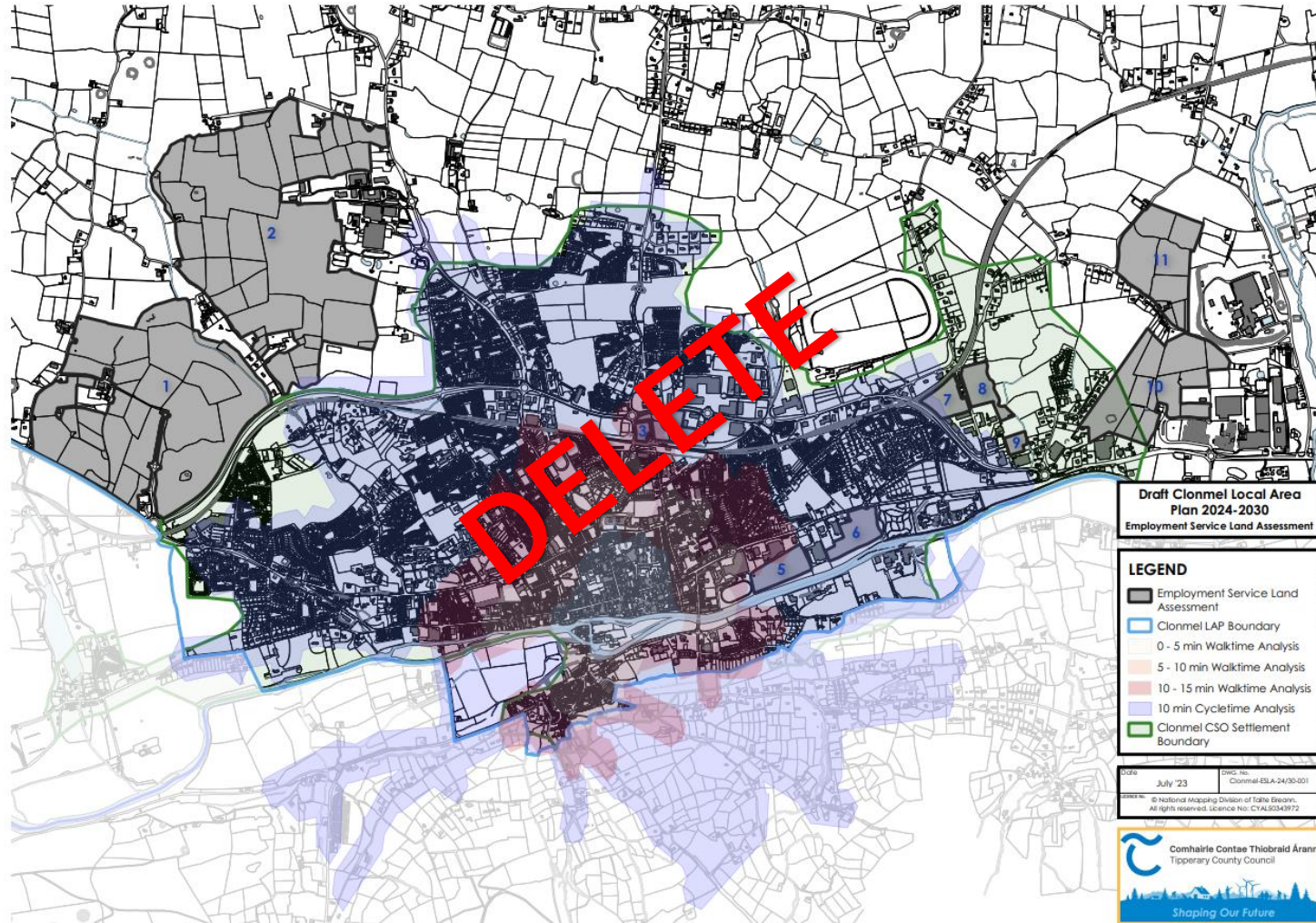
| Site reference | | Availability of Infrastructure at the site | | | | | | Assessment including Consideration of Sustainable Planning Criteria | Category Score |
|----------------|-----------|--|----------|-------|------------|-----------------|------------|---|------------------|
| Site Reference | Area (Ha) | Roads | Footpath | Water | Cycle Lane | Public Lighting | Foul Sewer | Comment | Tier 1 or Tier 2 |
| 1 | 104.93 | ✓ | ✓ | ✓ | × | ✓ | ✓ | 105ha of available land within the Ballingarrane masterplan area. The overall campus comprises 121 ha, of which 96.1ha is owned by Tipperary County Council and 21ha by IDA Ireland. The land is well serviced with direct access off the N24. The strategic importance of the landbank is recognised in the Southern RSES. | Tier 1 |
| 2 | 132.01 | ✓ | ✓ | ✓ | × | ✓ | ✓ | The lands are well serviced and strategically located, adjoining the Abbot Vascular and Boston Scientific Campuses and the Ard Gaoithe Business Park to the north west, and the N24 to the south. | Tier 1 |
| 3 | 0.90 | ✓ | ✓ | ✓ | × | ✓ | ✓ | Well serviced site located adjacent to the Fethard Road Roundabout and the railway station. | Tier 1 |
| 4 | 4.19 | ✓ | ✓ | ✓ | × | ✓ | ✓ | Well serviced site located adjacent to the Powerstown Centre. | Tier 1 |
| 5 | 5.04 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Edge of town centre backland site located to the rear of commercial businesses fronting Davis Road. Well serviced site with access to Davis Road and River Suir blueway. | Tier 1 |
| 6 | 5.27 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Well serviced site with access to Davis Road and River Suir Blueway. | Tier 1 |
| 7 | 3.82 | ✓ | × | ✓ | × | × | ✓ | Located in existing light industrial area. Well serviced with access off the N24. | Tier 1 |
| 8 | 4.50 | ✓ | × | ✓ | × | × | ✓ | Located in existing light industrial area. Well serviced with access off the N24. | Tier 1 |
| 9 | 1.22 | ✓ | ✓ | ✓ | × | ✓ | ✓ | Located in existing light industrial area. Well serviced with access off the N24. | Tier 1 |
| 10 | 17.87 | ✓ | ✓ | ✓ | × | ✓ | ✓ | Located adjacent to the existing Bulmers production plant. | Tier 2 |
| 11 | 22.35 | ✓ | × | ✓ | × | × | × | Located adjacent to the existing MDF production plant, a heavy industrial use. | Tier 2 |

Note: No additional areas have been identified for employment use in Clonmel, however the zoning of Site 6 has been rezoned from 'Commercial' to 'Employment'.

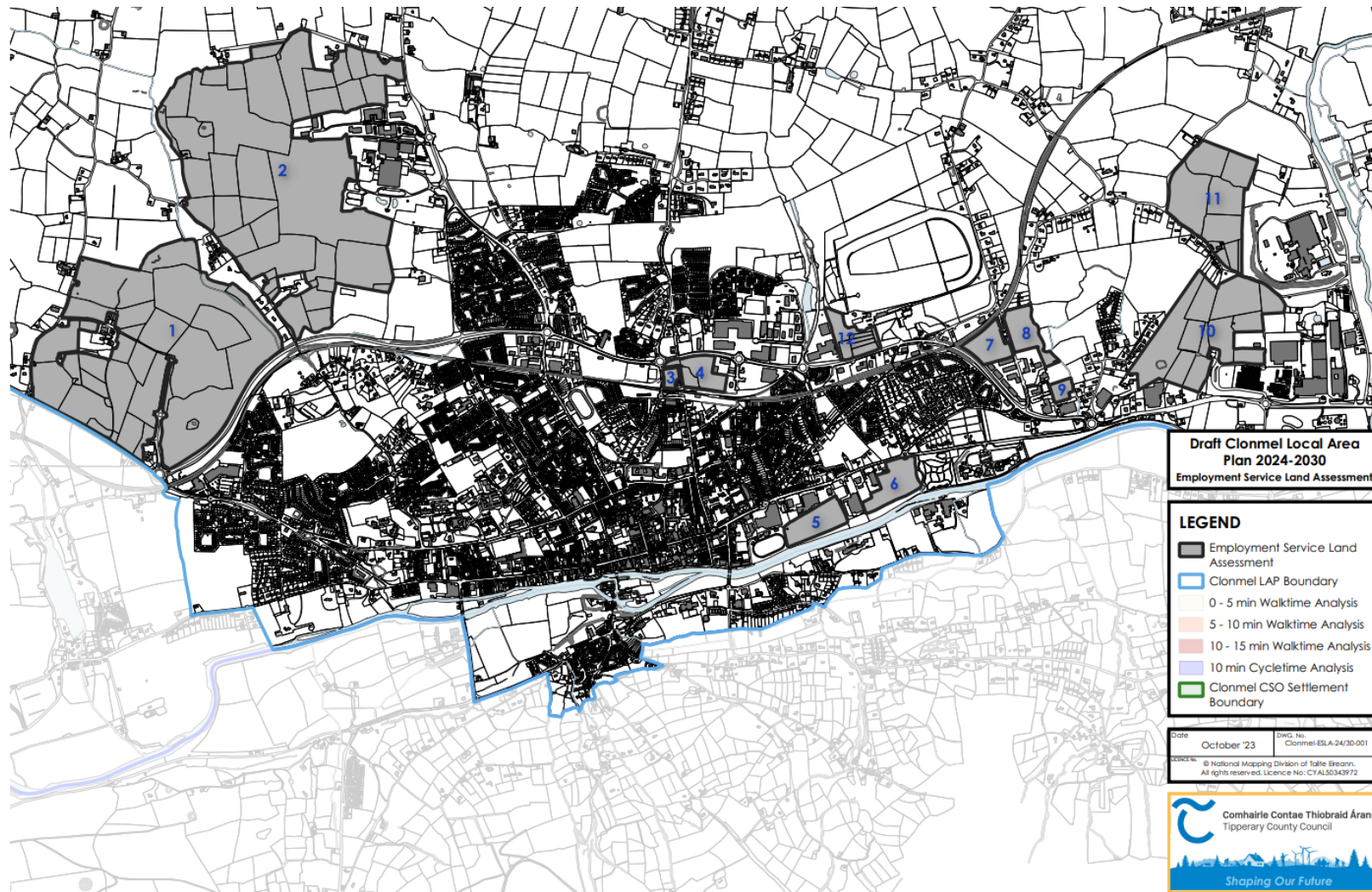
Amended Table 2 (Employment SLA) (refer to Amendment 66 above)

| Site reference | | Availability of Infrastructure at the site | | | | | | Assessment including Consideration of Sustainable Planning Criteria | Category Score |
|----------------|-----------|--|----------|-------|------------|-----------------|------------|---|------------------|
| Site Reference | Area (Ha) | Roads | Footpath | Water | Cycle Lane | Public Lighting | Foul Sewer | Comment | Tier 1 or Tier 2 |
| 1 | 104.93 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | 105ha of available land within the Ballingarrane masterplan area. The overall campus comprises 121 ha, of which 96.1ha is owned by Tipperary County Council and 21ha by IDA Ireland. The land is well serviced with direct access off the N24. The strategic importance of the landbank is recognised in the Southern RSES. | Tier 1 |
| 2 | 132.01 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | The lands are well serviced and strategically located, adjoining the Abbot Vascular and Boston Scientific Campuses and the Ard Gaoithe Business Park to the north west, and the N24 to the south. | Tier 1 |
| 3 | 0.90 | ✓ | ✓ | ✓ | × | ✓ | ✓ | Well serviced site located adjacent to the Fethard Road Roundabout and the railway station. | Tier 1 |
| 4 | 4.19 | ✓ | ✓ | ✓ | × | ✓ | ✓ | Well serviced site located adjacent to the Powerstown Centre. | Tier 1 |
| 5 | 5.04 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Edge of town centre backland site located to the rear of commercial businesses fronting Davis Road. Well serviced site with access to Davis Road and River Suir blueway. | Tier 1 |
| 6 | 4.86 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | Well serviced site with access to Davis Road and River Suir Blueway. | Tier 1 |
| 7 | 3.82 | ✓ | × | ✓ | × | × | ✓ | Located in existing light industrial area. Well serviced with access off the N24. | Tier 1 |
| 8 | 4.50 | ✓ | × | ✓ | × | × | ✓ | Located in existing light industrial area. Well serviced with access off the N24. | Tier 1 |
| 9 | 1.22 | ✓ | ✓ | ✓ | × | ✓ | ✓ | Located in existing light industrial area. Well serviced with access off the N24. | Tier 1 |
| 10 | 17.87 | ✓ | ✓ | ✓ | × | ✓ | ✓ | Located adjacent to the existing Bulmers production plant. | Tier 2 |
| 11 | 22.35 | ✓ | × | ✓ | × | × | × | Located adjacent to the existing MDF production plant, a heavy industrial use. | Tier 2 |
| 12 | 4.50 | ✓ | ✓ | ✓ | × | ✓ | ✓ | Located in existing light industrial area. Well serviced. Strategic location with potential to allow expansion of adjoining business. | Tier 1 |

Deleted Map 2 (Employment SLA) (refer to Amendment 66 above)



Amended Map 2 (Employment SLA) (refer to Amendment 66 above)



5.0 Proposed Amendments to Appendix 2: Local Transport Plan

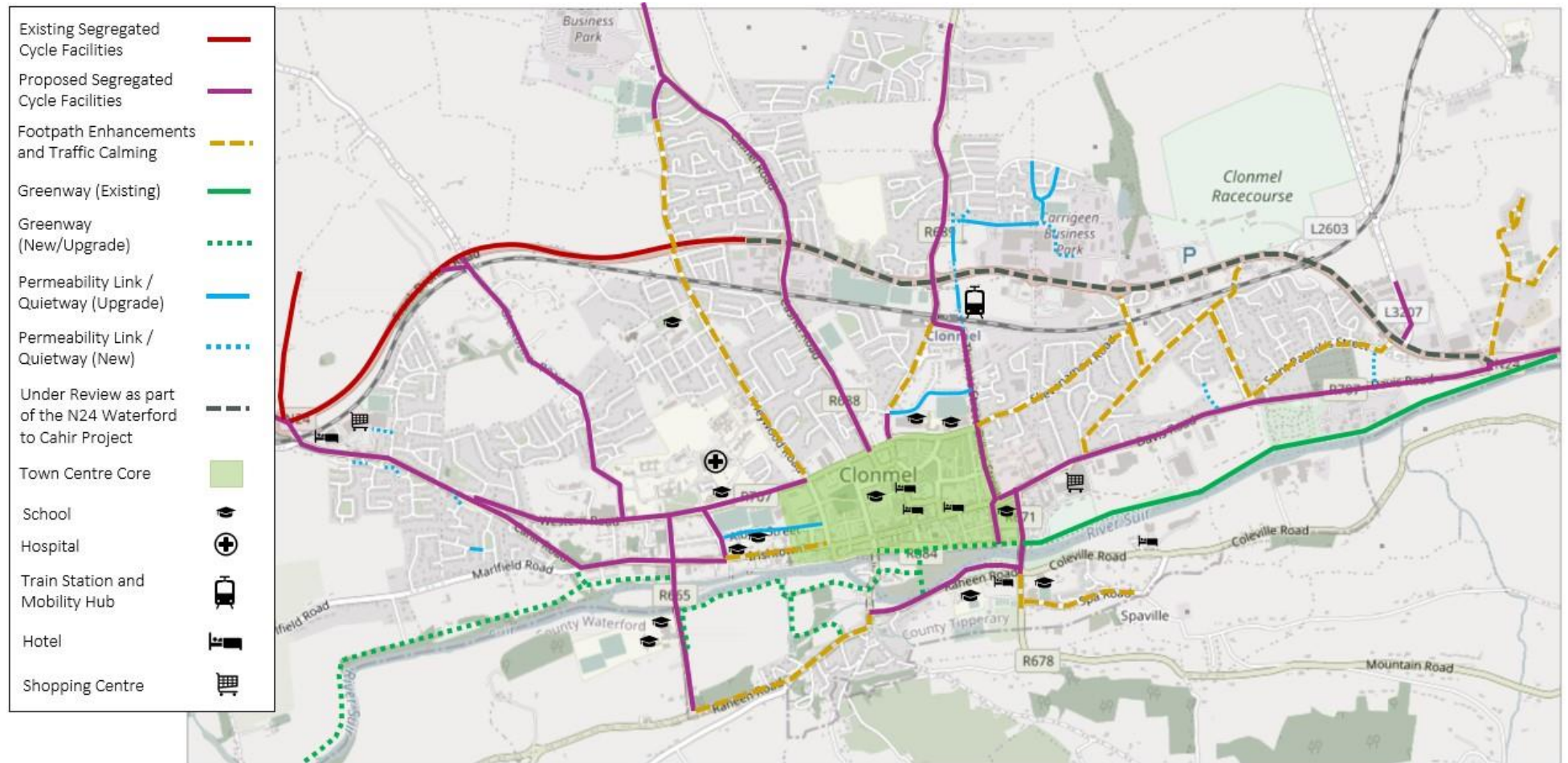
| No. | Location | Amendment Description | Reason | Page | | | | | | | | | |
|--------|--------------------------|---|---------------------------|--------------|-------------|-----|---------------|--|------|-------------------|---|---|----|
| 68 | Section 2.2 Table 2-1 | <p>Insert the following under the 'Guidance Documents' section:</p> <p>Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012)</p> | To address TII submission | 13 | | | | | | | | | |
| 69 | Section 6.4 | <p>The following text will be added to the "Future Road Reservation" section of the LTP:</p> <p>Should the proposed roads be identified as a requirement, they would need to be reviewed cognisant of policy and safety requirements in accordance with official policy set out in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012).</p> | To address TII submission | 92 | | | | | | | | | |
| 70 | Section 6.5 Table 6-6 | <p>Include the following Demand Management & Supporting Measures:</p> <table border="1"> <thead> <tr> <th>Option</th> <th>Intervention</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>DM9</td> <td>Cycle Parking</td> <td>The LTP recommends the provision of high-quality secure cycle parking at appropriate locations to be delivered in line with guidance set out within the National Cycle Manual.</td> </tr> <tr> <td>DM10</td> <td>Parking Standards</td> <td>It is recommendation of the LTP that parking requirements for new developments will be in line with the standards set out within the County Development Plan with reduced levels of parking sought in highly accessible locations with good access to services and public</td> </tr> </tbody> </table> | Option | Intervention | Description | DM9 | Cycle Parking | The LTP recommends the provision of high-quality secure cycle parking at appropriate locations to be delivered in line with guidance set out within the National Cycle Manual. | DM10 | Parking Standards | It is recommendation of the LTP that parking requirements for new developments will be in line with the standards set out within the County Development Plan with reduced levels of parking sought in highly accessible locations with good access to services and public | <p>To increase modal shift in favour of cycling</p> <p>To address NTA submission.</p> | 96 |
| Option | Intervention | Description | | | | | | | | | | | |
| DM9 | Cycle Parking | The LTP recommends the provision of high-quality secure cycle parking at appropriate locations to be delivered in line with guidance set out within the National Cycle Manual. | | | | | | | | | | | |
| DM10 | Parking Standards | It is recommendation of the LTP that parking requirements for new developments will be in line with the standards set out within the County Development Plan with reduced levels of parking sought in highly accessible locations with good access to services and public | | | | | | | | | | | |

| | | | | | | |
|-----------|---|---|--------------------|--|---|------------|
| | | | | transport opportunities. Any proposal for reduced level of parking shall be accompanied by robust justification. | | |
| 71 | Section 6.2.6 Table 6-2 | The following new rows will be added to Table 6-2: Summary of Active Travel Measures: | | | To address points raised in submission 69 | 83 |
| | | Option | Location | Intervention | | |
| | | AT110 | R678 Mountain Road | Footpath upgrades and traffic calming along the R678 between Hillview and Raheen Road | | |
| | | AT111 | Old Spa Road | Footpath upgrades and traffic calming along the Old Spa Road | | |
| 72 | Section 6.2 Figure 6-1 Section 6.2.6 Figure 6-17 | Maps in Figure 6-1 and Figure 6-17 will be updated to include the new proposed active travel measures AT110 and AT111 (see attached Maps) | | | To address NTA submission. | 54 & 57 |

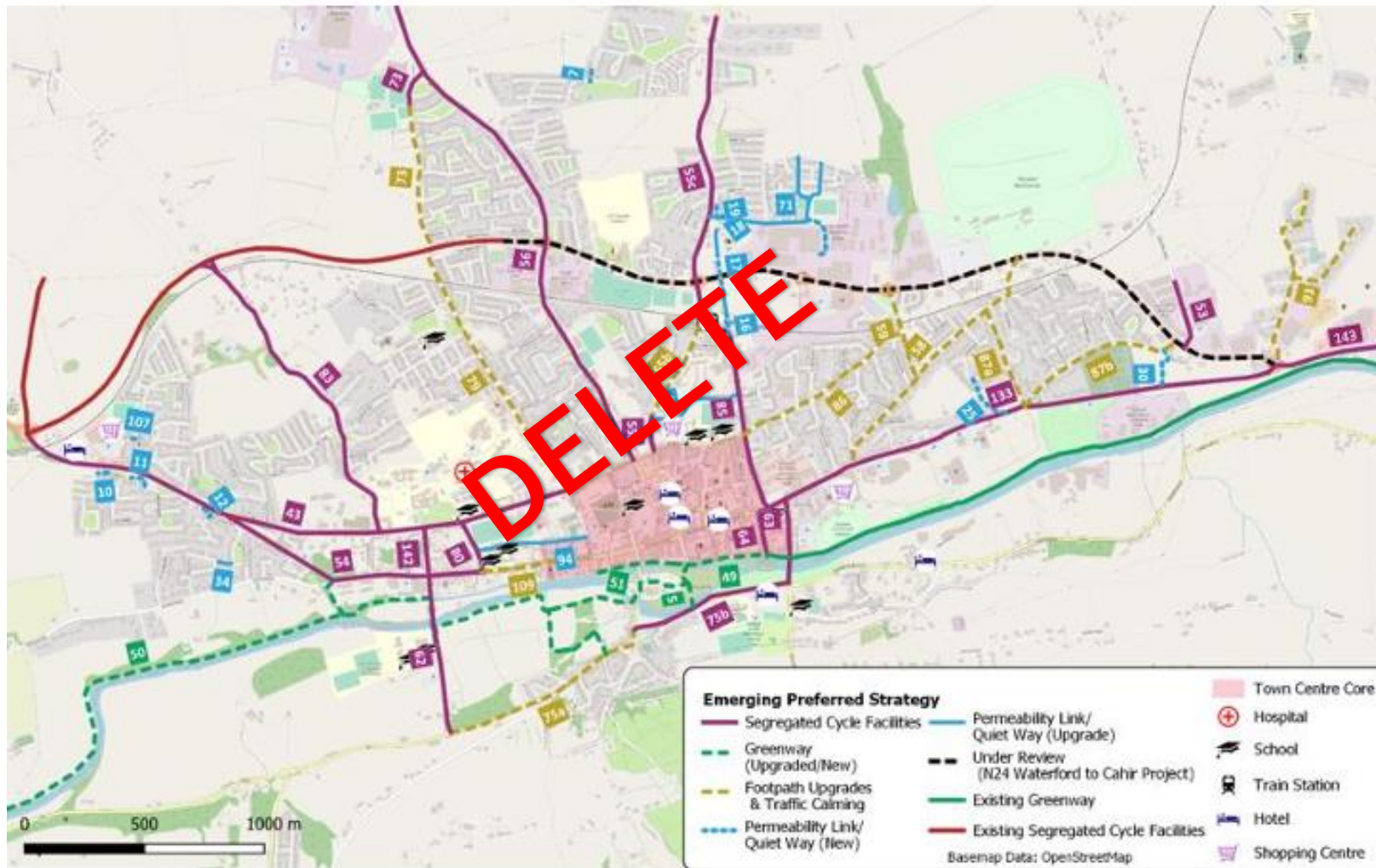
DELETE Figure 6-1 Summary of Active Travel Measures (Refer to Amendment 71 and 72)



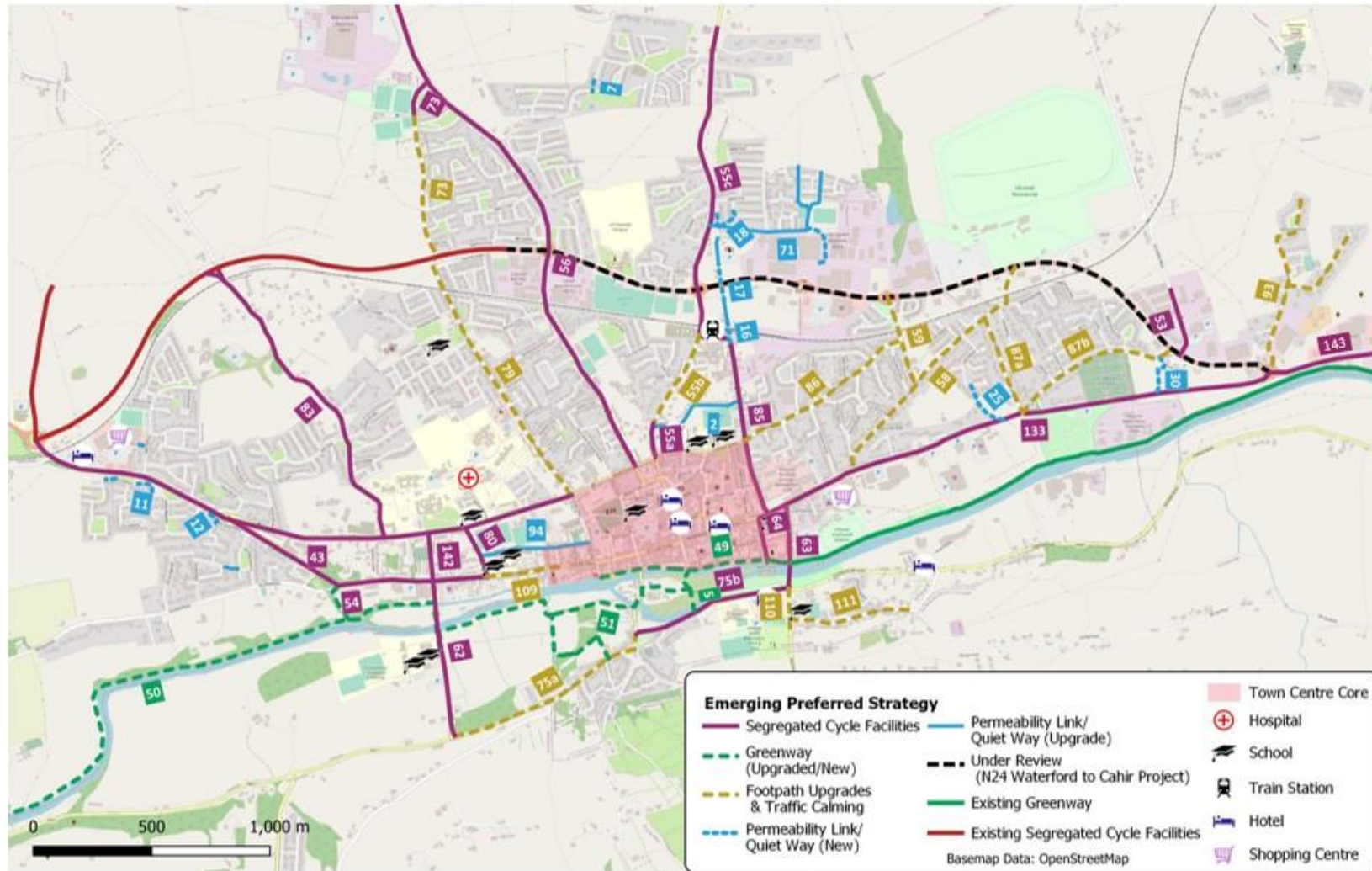
AMEND Figure 6-1 Summary of Active Travel Measures (Refer to Amendment 71 and 72)



DELETE Figure 6-17 Active Travel Measures with Number References (Refer to Amendment 71 and 72)



AMEND Figure 6-17 Active Travel Measures with Number References (Refer to Amendment 71 and 72)



6.0 Proposed Amendments to Appendix 3: Regeneration Sites

| No. | Location | Amendment Description | Reason | Page |
|-----|----------|--|---|------|
| 73 | Site 11 | <p>Add a new bullet point under 'Key Planning Criteria' for Site 11 as follows:</p> <ul style="list-style-type: none"> • Applications for developments in flood vulnerable zones shall provide details on Emergency Response Planning in accordance with Section 2.2.5 'Emergency Response Planning' in Volume 3 (Development Management Standards) of the Tipperary County Development Plan 2022-2028. | To address submission by OPW | 14 |
| 74 | Site 14 | <p>Amend second bullet point under 'Key Planning Criteria' for Site 14 as follows:</p> <ul style="list-style-type: none"> • One point of access/egress should be provided through the former mart land in the north-east corner of the site. • The main point of access/egress should be provided through the former mart land in the north-east corner of the site. Secondary access, including servicing and possibly pedestrian/cycle access may be considered from the existing roadway off Davis Road northwest of the site. | To ensure proper and orderly development of the area. | 18 |

| | | | | |
|-----------|---------|---|---------------------------|----|
| 75 | Site 14 | Amend third bullet point under 'Key Planning Criteria' for Site 14 as follows: Any development should include a new pedestrian and cycle link/avenue through the site between Davis Road and the River Suir Blueway, the provision of which should include design and construction of a walkway over the flood berm. | To promote active travel. | 18 |
|-----------|---------|---|---------------------------|----|

7.0 Proposed Amendments to Appendix 4: SEA Environmental Report

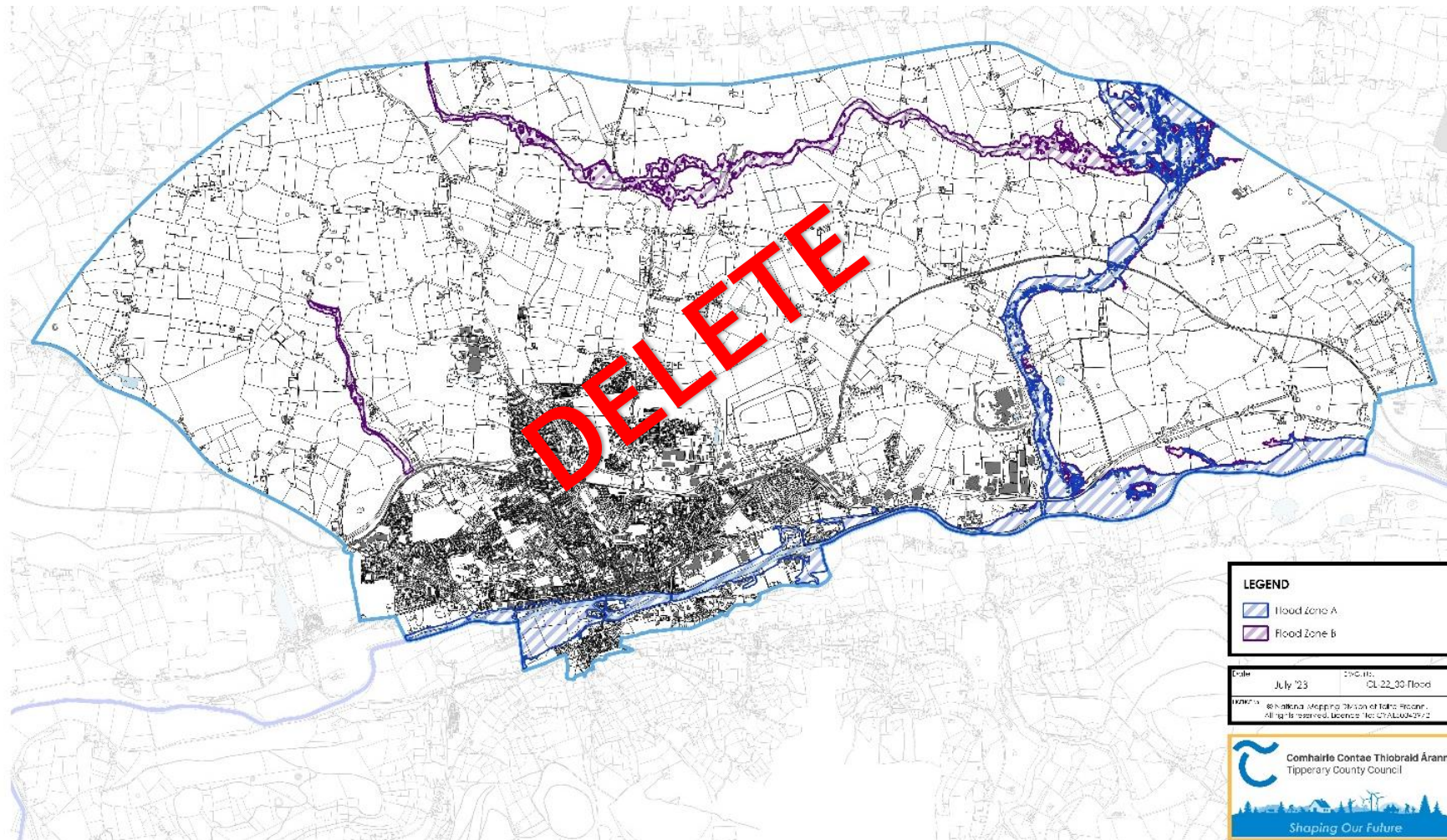
| No. | Location | Amendment Description | Reason | Page |
|-----|-------------|---|--|------|
| 76 | Figure 4.15 | Include the following footnote: For more information, please refer to www.archaeology.ie | To provide a link for further information. | 49 |

8.0 Proposed Amendments to Appendix 7: Strategic Flood Risk Assessment

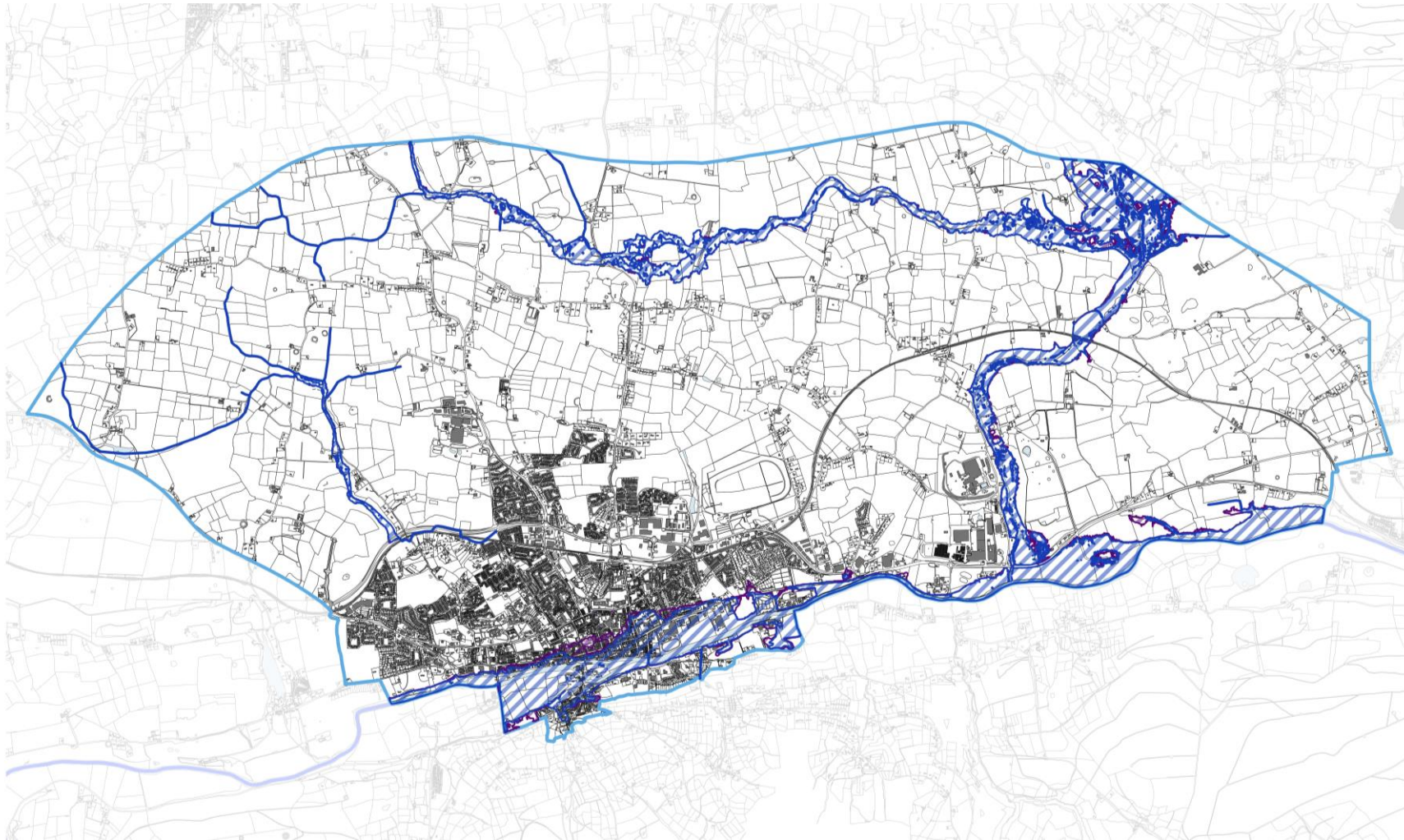
| No. | Location | Amendment Description | Reason | Page |
|-----|-------------|---|------------------------------|---------|
| 77 | Section 4.4 | Update the Draft LAP SFRA Flood Zone mapping in the SFRA document (Amended map below) | To address submission by OPW | Various |
| 78 | Table 4 | The Justification Test in the SFRA to be updated (Amended Justification Test below) | To address submission by OPW | 15 |
| 79 | Section 2.2 | <p>Add text in relation to residual flood risk.</p> <p>The Clonmel Flood Defence Scheme was constructed between 2008 and 2012. The Scheme comprises of flood defence walls, demountable elements, and embankments, channel conveyance improvements and pumping stations for storm water that would otherwise accumulate behind the defences. It provides protection against a 100-Year flood (1% Annual Exceedance Probability) for 500 properties against flooding from the River Suir (see Appendix II). Residual risks remain in this area as, for example, the failure of scheme components could occur and/or a severe flood event that exceeds a flood design standard could overtop the scheme components. Draft Plan Policy 8.5 requires that any planning application within Defended Areas shall demonstrate that residual risks have been considered and include</p> | To address submission by OPW | 6 |

| | | | | |
|-----------|---------|---|------------------------------|---|
| | | measures for their management as appropriate. Furthermore, the Council will contribute towards the protection of the Scheme from interference or removal (Draft Plan Section 8.5) | | |
| 80 | Table 3 | Amend reference from www.cfram.ie to www.floodinfo.ie | To address submission by OPW | 8 |


Deleted Flood Zones in Clonmel (Refer to Amendment 51 and 77)




AMENDED Flood Zones in Clonmel (Refer to Amendment 51 and 77)



Updates to SFRA “Table 4 Justification Tests” described in red text below

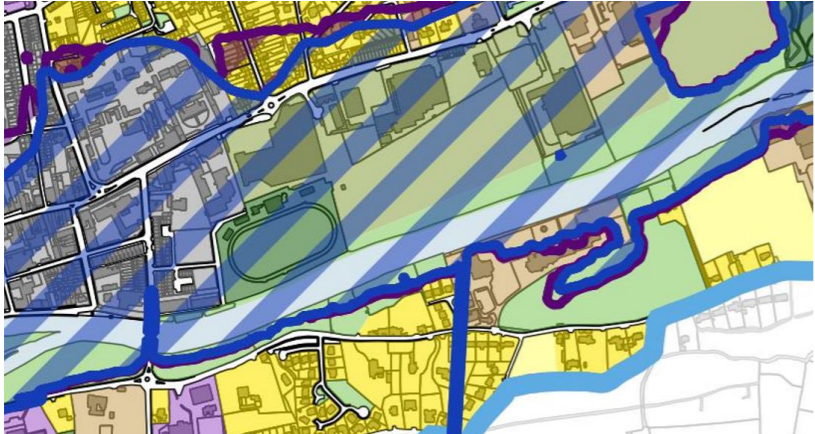
| Site | Zoning in Draft Plan | Flood Zone | Justification Test (Fails, if one of the following fails; all must be passed for the test to be passed) | | | |
|--|----------------------|------------|--|---|---|----------------|
| | | | Is the settlement targeted for growth under the NPF, RSES, existing CDP and/or Draft CDP? | Is the zoning of the lands required to achieve the proper planning and sustainable development of the settlement and in particular has the required sub-criteria been satisfied ⁴ ? | Has flood risk assessment to an appropriate level of detail been carried out as part of the SEA as part of the plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impact elsewhere? | Overall Result |
| <p>Various parts of the town centre; mixed uses</p> <p>Delete this map:</p>  <p>Replace with this map</p> | Urban Core | A and B | <p>Yes – Clonmel is designated as a ‘Key Town’ and ‘Self-Sustaining Regional Growth Driver’. As set out in the Core Strategy of the Tipperary CDP 2022</p> | <p>This land use zoning proposal fulfils all required sub criteria and would contribute towards overall sustainable, compact and balanced regional development by inclusion as part of the - as confirmed by the Planning Department.</p> | <p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP.</p> <p>Section 4 of the SFRA outlines the measures integrated into LAP to adequately manage flood risks. A precautionary</p> | Pass |

⁴ (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; (ii) Comprises significant previously developed and/or under-utilised lands; (iii) Is within or adjoining the core of an established or designated urban settlement; (iv) Will be essential in achieving compact and sustainable urban growth; and (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement

| | | | | | | |
|---|--------------------------------|----------------|---|---|---|--------------------|
|  | | | | | <p>approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained by flood risk. The Lap is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and the LAP contains a number of specific policies and objectives in this regard.</p> <p>Furthermore, much of these lands are protected by the Clonmel Flood Relief Scheme that provides for a 1% Annual Exceedance Probability Standard of Protection⁵. Defended areas are mapped in Appendix II of this SFRA.</p> | |
| <p>Regeneration Site - 11. Suir Island Gardens</p> | <p>Urban Core/Regeneration</p> | <p>A and B</p> | <p>Yes – Clonmel is designated as a 'Key Town' and 'Self-Sustaining</p> | <p>This land use zoning proposal fulfils all required sub criteria and would contribute</p> | <p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process.</p> | <p>Pass</p> |

⁵ The Clonmel Flood Defence Scheme was constructed between 2008 and 2012. The Scheme comprises of flood defence walls, demountable elements, and embankments, channel conveyance improvements and pumping stations for storm water that would otherwise accumulate behind the defences. It provides protection against a 100-Year flood (1% Annual Exceedance Probability) for 500 properties against flooding from the River Suir (see Appendix II). Residual risks remain in this area as, for example, the failure of scheme components could occur and/or a severe flood event that exceeds a flood design standard could overtop the scheme components. Draft Plan Policy 8.5 requires that any planning application within Defended Areas shall demonstrate that residual risks have been considered and include measures for their management as appropriate. Furthermore, the Council will contribute towards the protection of the Scheme from interference or removal (Draft Plan Section 8.5).

| | | | | | | | |
|---|--|--|--|---|--|--|--|
|  | | | | <p>Regional Growth Driver'. As set out in the Core Strategy of the Tipperary CDP 2022</p> | <p>towards overall sustainable, compact and balanced regional development by inclusion as part of the - as confirmed by the Planning Department.</p> | <p>This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP.</p> <p>Section 4 of the SFRA outlines the measures integrated into LAP to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained by flood risk. The Lap is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and the LAP contains a number of specific policies and objectives in this regard.</p> <p>Furthermore, much of these lands are protected by the Clonmel Flood Relief Scheme that provides for a 1% Annual Exceedance Probability Standard of</p> | |
|---|--|--|--|---|--|--|--|

| | | | | | | |
|--|-----------|---------|---|--|--|-------------|
| | | | | | Protection ⁶ . Defended areas are mapped in Appendix II of this SFRA. Applications for development will be required to integrate Emergency Response Planning as set out in the County Development Plan. Text from County Plan ⁷ . | |
| Lands adjoining core  | Mixed Use | A and B | Yes – Clonmel is designated as a 'Key Town' and 'Self-Sustaining Regional Driver' as set out in the Southern RSES and Tipperary CDP 2022-2028 | This land use zoning proposal fulfils all required sub criteria and would contribute towards overall sustainable, compact and balanced regional development by inclusion as part of the - as confirmed by the Planning Department. | A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP. Section 4 of the SFRA outlines the measures | Pass |

⁶ The Clonmel Flood Defence Scheme was constructed between 2008 and 2012. The Scheme comprises of flood defence walls, demountable elements, and embankments, channel conveyance improvements and pumping stations for storm water that would otherwise accumulate behind the defences. It provides protection against a 100-Year flood (1% Annual Exceedance Probability) for 500 properties against flooding from the River Suir (see Appendix II). Residual risks remain in this area as, for example, the failure of scheme components could occur and/or a severe flood event that exceeds a flood design standard could overtop the scheme components. Draft Plan Policy 8.5 requires that any planning application within Defended Areas shall demonstrate that residual risks have been considered and include measures for their management as appropriate. Furthermore, the Council will contribute towards the protection of the Scheme from interference or removal (Draft Plan Section 8.5).

⁷ County Development Plan, Volume 3 Appendix 6:

Emergency Response Planning


In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.


Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:

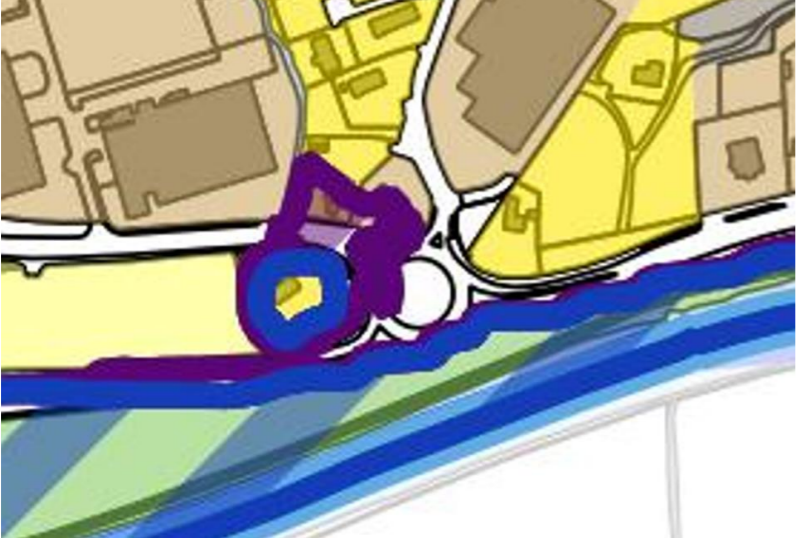
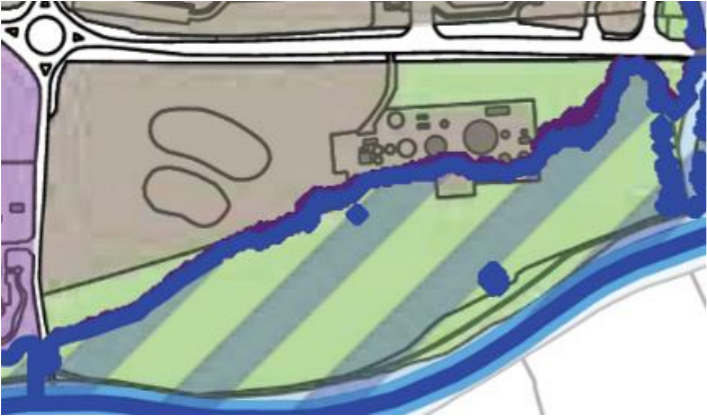
- Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;
- Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Síochána through the SFRA; and
- Awareness of risks and evacuation procedures and the need for family flood plans.

| | | | | | | |
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| | | | | | <p>integrated into LAP to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained by flood risk. The Lap is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and the LAP contains a number of specific policies and objectives in this regard.</p> <p>Furthermore, much of these lands are protected by the Clonmel Flood Relief Scheme that provides for a 1% Annual Exceedance Probability Standard of Protection⁸. Defended areas are mapped in Appendix II of this SFRA.</p> | |
|--|--|--|--|--|---|--|

⁸ The Clonmel Flood Defence Scheme was constructed between 2008 and 2012. The Scheme comprises of flood defence walls, demountable elements, and embankments, channel conveyance improvements and pumping stations for storm water that would otherwise accumulate behind the defences. It provides protection against a 100-Year flood (1% Annual Exceedance Probability) for 500 properties against flooding from the River Suir (see Appendix II). Residual risks remain in this area as, for example, the failure of scheme components could occur and/or a severe flood event that exceeds a flood design standard could overtop the scheme components. Draft Plan Policy 8.5 requires that any planning application within Defended Areas shall demonstrate that residual risks have been considered and include measures for their management as appropriate. Furthermore, the Council will contribute towards the protection of the Scheme from interference or removal (Draft Plan Section 8.5).

| | | | | | | |
|--|--|----------------|--|-----------|--|--|
| <p>Lands associated with existing wastewater treatment plant</p> <p>Delete this map:</p>  <p>Replace with this map</p>  | <p>Community and Services Infrastructure</p> | <p>A and B</p> | <p>Yes – Clonmel is designated as a 'Key Town' and 'Self-Sustaining Regional Growth Driver'. As set out in the Core Strategy of the Tipperary CDP 2022</p> | <p>No</p> | <p>These lands are largely developed. Policy 8.5 of the Plan would significantly limit the further development on these lands.</p> | <p>FAIL- however, see Draft Plan Policy 8.5</p> |
|--|--|----------------|--|-----------|--|--|

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|---|--------------------|----------|--|-----------|--|--|
| <p>Lands associated with existing residential development</p> <p>Delete this map:</p>  <p>Replace with this map</p>  | <p>Residential</p> | <p>A</p> | <p>Yes – Clonmel is designated as a 'Key Town' and 'Self-Sustaining Regional Growth Driver'. As set out in the Core Strategy of the Tipperary CDP 2022</p> | <p>No</p> | <p>These lands are largely developed. Policy 8.5 of the Plan would significantly limit the further development on these lands.</p> | <p>FAIL- however, see Draft Plan Policy 8.5</p> |
|---|--------------------|----------|--|-----------|--|--|

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|--|-------------------|----------------|--|-----------|--|--|
| <p>Lands associated with existing employment development</p>  | <p>Employment</p> | <p>B</p> | <p>Yes – Clonmel is designated as a 'Key Town' and 'Self-Sustaining Regional Growth Driver'. As set out in the Core Strategy of the Tipperary CDP 2022</p> | <p>No</p> | <p>These lands are largely developed. Policy 8.5 of the Plan would significantly limit the further development on these lands.</p> | <p>FAIL- however, see Draft Plan Policy 8.5</p> |
| <p>Lands associated with existing industry infrastructure</p>  | <p>Industry</p> | <p>A</p> | <p>Yes – Clonmel is designated as a 'Key Town' and 'Self-Sustaining Regional Growth Driver'. As set out in the Core Strategy of the Tipperary CDP 2022</p> | <p>No</p> | <p>These lands are largely developed. Policy 8.5 of the Plan would significantly limit the further development on these lands.</p> | <p>FAIL- however, see Draft Plan Policy 8.5</p> |
| <p>Lands associated with existing commercial developments</p> | <p>Employment</p> | <p>A and B</p> | <p>Yes – Clonmel is designated as a</p> | <p>No</p> | <p>These lands are largely developed. Policy 8.5 of the</p> | <p>FAIL- however,</p> |

| | | | | | | |
|--|-----------------------------|----------------|---|-----------|---|----------------------------------|
| <p>Delete this map:</p>  <p>Replace with this map:</p>  | | | <p>'Key Town' and 'Self-Sustaining Regional Growth Driver'. As set out in the Core Strategy of the Tipperary CDP 2022</p> | | <p>Plan would significantly limit the further development on these lands.</p> | <p>see Draft Plan Policy 8.5</p> |
| <p>Various Residential Developments</p> | <p>Existing Residential</p> | <p>A and B</p> | <p>Yes – Clonmel is designated as a</p> | <p>No</p> | <p>These lands are largely developed. Policy 8.5 of the</p> | <p>FAIL- however,</p> |


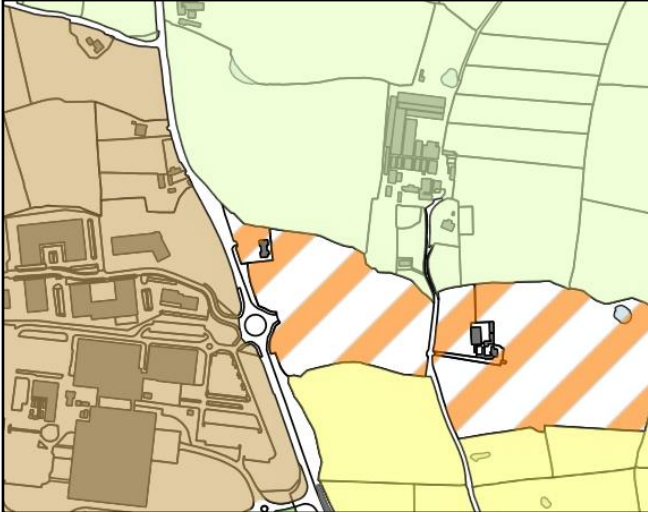
| | | | | | | |
|---|--|--|---|--|---|---|
| <p>Delete this map:</p>  | | | <p>'Key Town' and 'Self-Sustaining Regional Growth Driver'. As set out in the Core Strategy of the Tipperary CDP 2022</p> | | <p>Plan would significantly limit the further development on these lands.</p> | <p>see Draft Plan Policy 8.5</p> |
| <p>Replace with this map</p>  | | | | | | |

| | | | | | | |
|--|------------------------|----------|--|---|---|--------------------|
| <p>Lands associated with existing residential developments</p> | <p>New Residential</p> | <p>B</p> | <p>Yes – Clonmel is designated as a 'Key Town' and 'Self-Sustaining Regional Growth Driver'. As set out in the Core Strategy of the Tipperary CDP 2022</p> | <p>Yes. These lands are largely developed. Objective 5-G of the Tipperary County Development Plan 2022-2028 seeks to 'Implement the Tipperary County Council Traveller Accommodation Programme 2019-2023 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development'. The subject land, being directly adjacent to Brook Crescent, is required to provide for current traveller accommodation demand in the form of extended development at Brook Crescent. The TCC Traveller Accommodation Programme states that where feasible the preferred option in terms of the type of accommodation</p> | <p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP. Section 4 of the SFRA outlines the measures integrated into LAP to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained by flood risk. The LAP is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and the LAP contains a number of specific policies and objectives in this regard.</p> | <p>Pass</p> |
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|--|--|--|--|--|--|--|
| | | | | <p>requested with be considered. The report by the Joint Committee on Key Issues Affecting the Traveller Community recommends that accommodation provision should consider cultural considerations such as Traveller household size and allow future generations to remain living in proximity to their family. The families at Brook Crescent have indicated a preference to continue to reside at their current location and the Housing Dept. are of the opinion that extending this site will cater for their housing needs.</p> | | |
|--|--|--|--|--|--|--|

9.0 Proposed Amendments to the Maps

9.1 Land Use Zoning Map

| No. | Amendment Description | Reason |
|-----|---|---|
| 81 | <p>Change the zoning objective of isolated single dwellings or pockets of isolated single dwellings on the periphery of the town, as follows:</p> <ol style="list-style-type: none"> Single dwelling on eastern side of Cashel Road, opposite Ard Gaoithe Business Park - zoning change from 'Existing Residential' to 'Strategic Reserve' <p>Draft LAP</p>  <p>Proposed Amendment</p>  | <p>To address Recommendation 1(ii) in the OPR submission.</p> |

- Cluster of 3 single dwellings, undeveloped site and single dwelling, all on the eastern side of Powerstown Road and immediately east of the railway line – zoning change from 'Existing Residential' to 'Strategic Reserve'

Draft LAP



Proposed Amendment



3. Single dwelling to the north east of Powerstown Park - zoning change from 'Existing Residential' to 'Amenity'

Draft LAP



Proposed Amendment



4. Single dwelling and farm sheds on eastern side of Fethard Road, and north of the 'Boherduff' housing development – zoning change from 'Existing Residential' to 'Town Environs'

Draft LAP



Proposed Amendment



5. Single dwelling on northern side of Marfield Road – zoning change from 'Existing Residential' to 'Town Environs'

Draft LAP



Proposed Amendment



82

For sites identified in the Residential SLA as sites 7, 8, 21, 22, change the zoning objective from 'Existing Residential' to 'New Residential'

To address Recommendation 1(iii) in the OPR submission

Site 7

Draft LAP



Proposed Amendment



Site 8

Draft LAP



Proposed Amendment



Site 21

Draft LAP



Proposed Amendment



Site 22

Draft LAP



Proposed Amendment



83

For sites identified in the Residential SLA as sites 19, 23, 25 change the zoning objective from 'Existing Residential' to 'New Residential' for the amended available area (for reference, see Amendment 65).

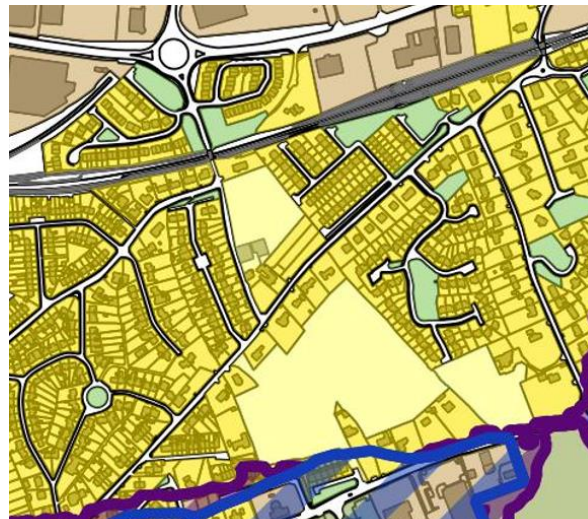
To address Recommendation 1(iii) in the OPR submission

Site 19

Draft LAP

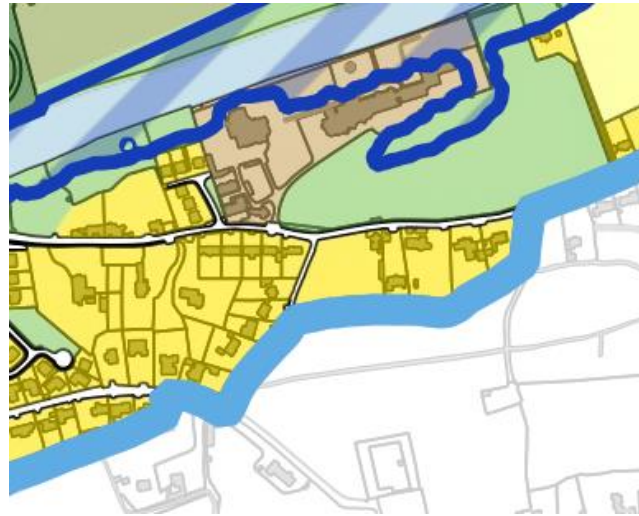


Proposed Amendment

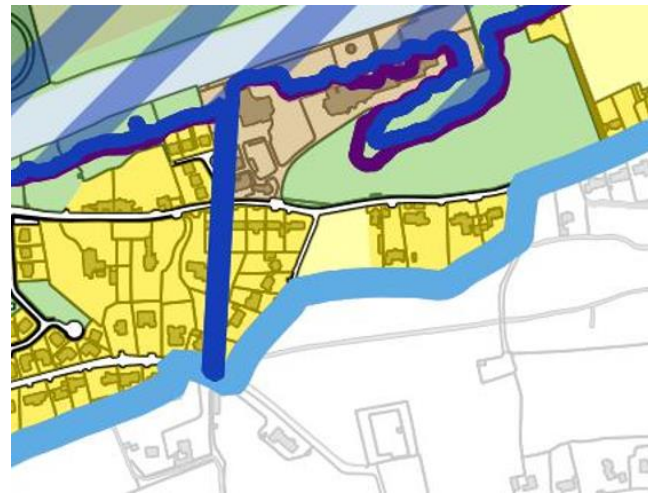


Site 23

Draft LAP

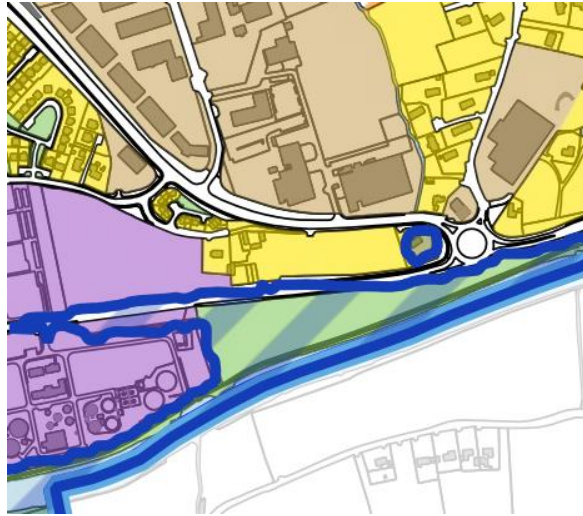


Proposed Amendment

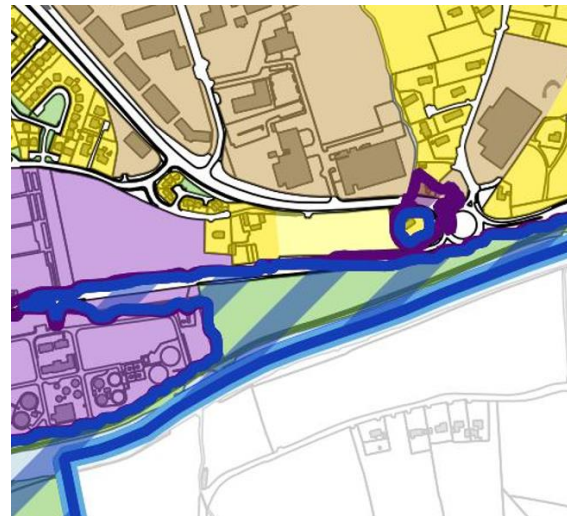


Site 25

Draft LAP



Proposed Amendment



84

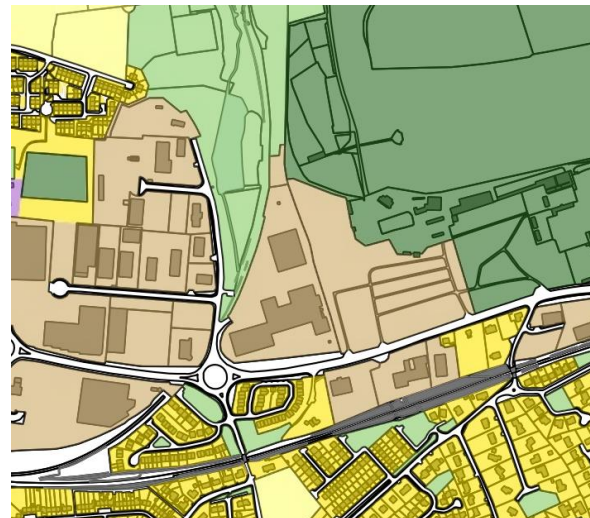
Change the zoning of 4.5ha of land from 'Open Space & Recreation' to 'Employment' north of the N24, east of the Carrigeen Roundabout.

To provide for enough 'Employment' land in the town to cater for all business demand types.

Draft LAP



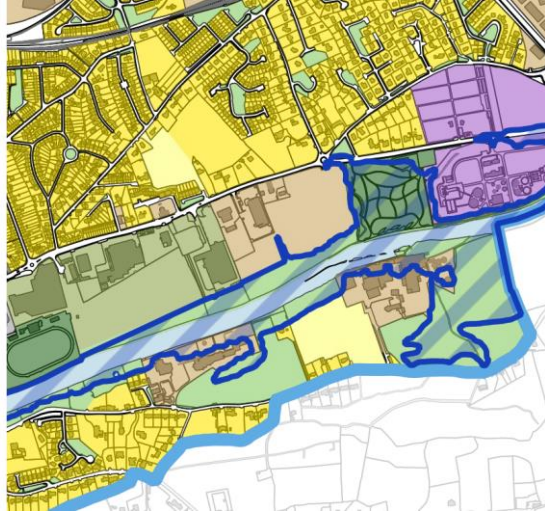
Proposed Amendment



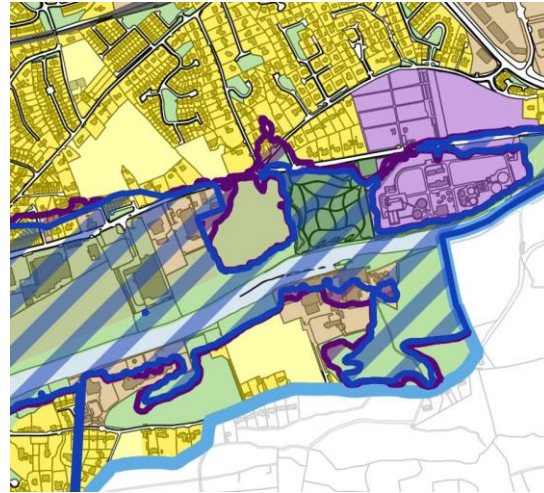
85

Change the zoning of 4.86ha of land from 'Employment' to 'Mixed Use' at Davis Road


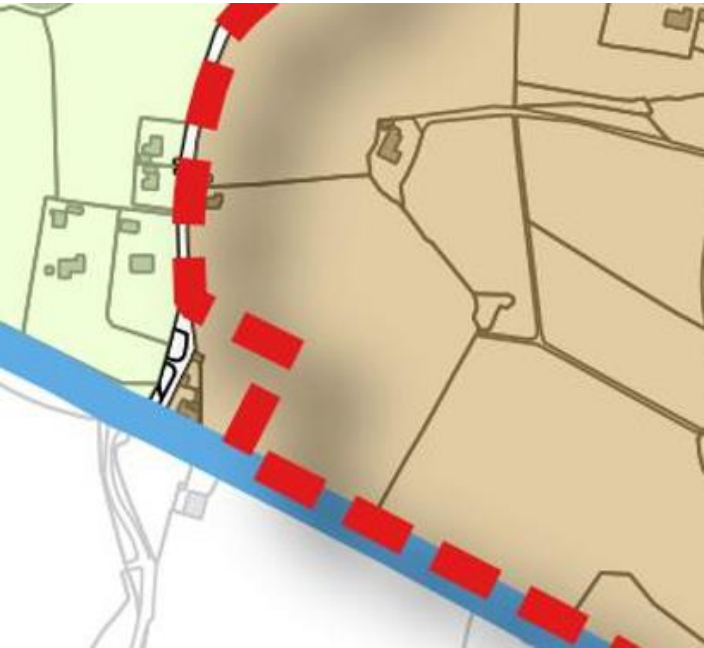
Draft LAP



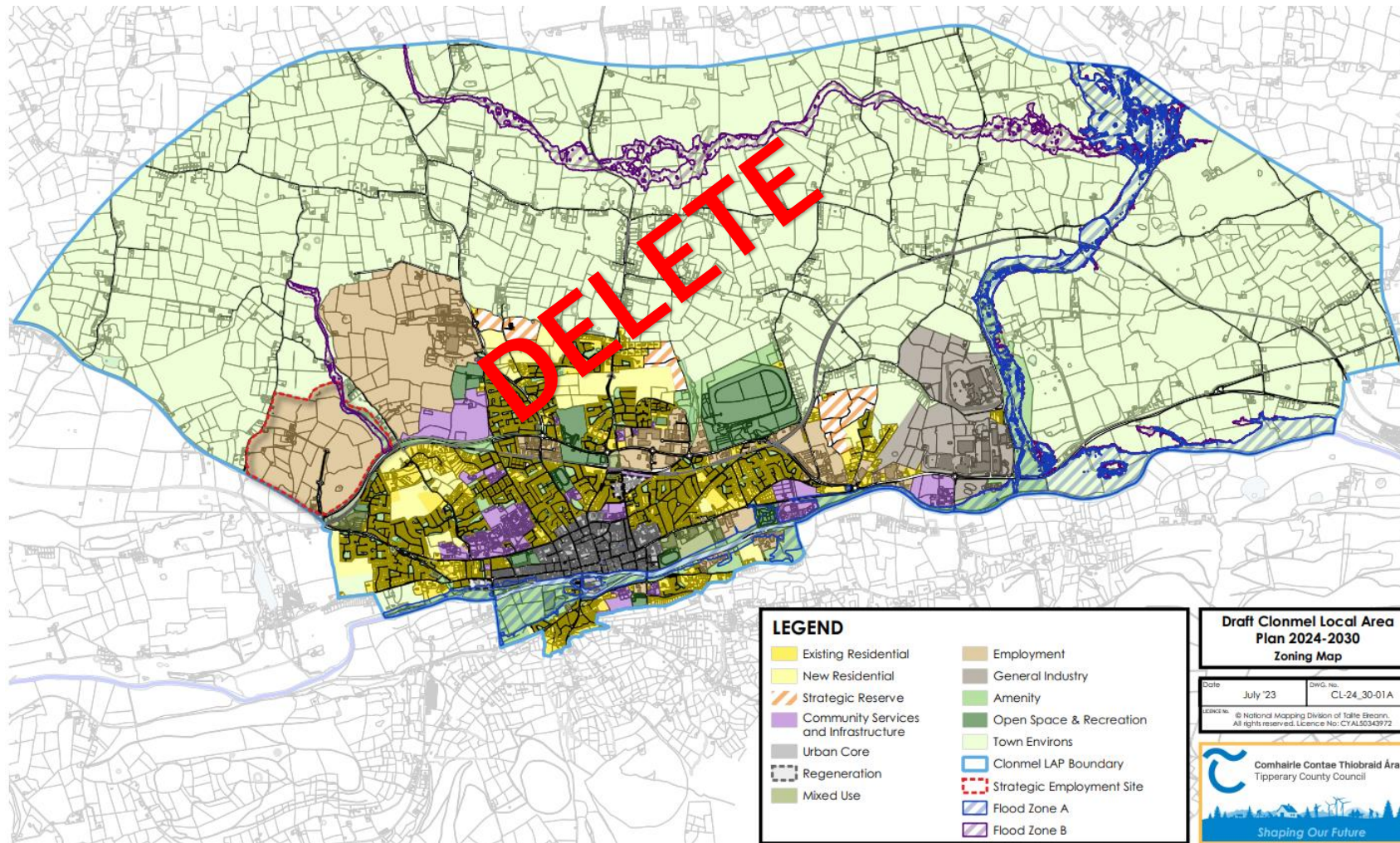
Proposed Amendment



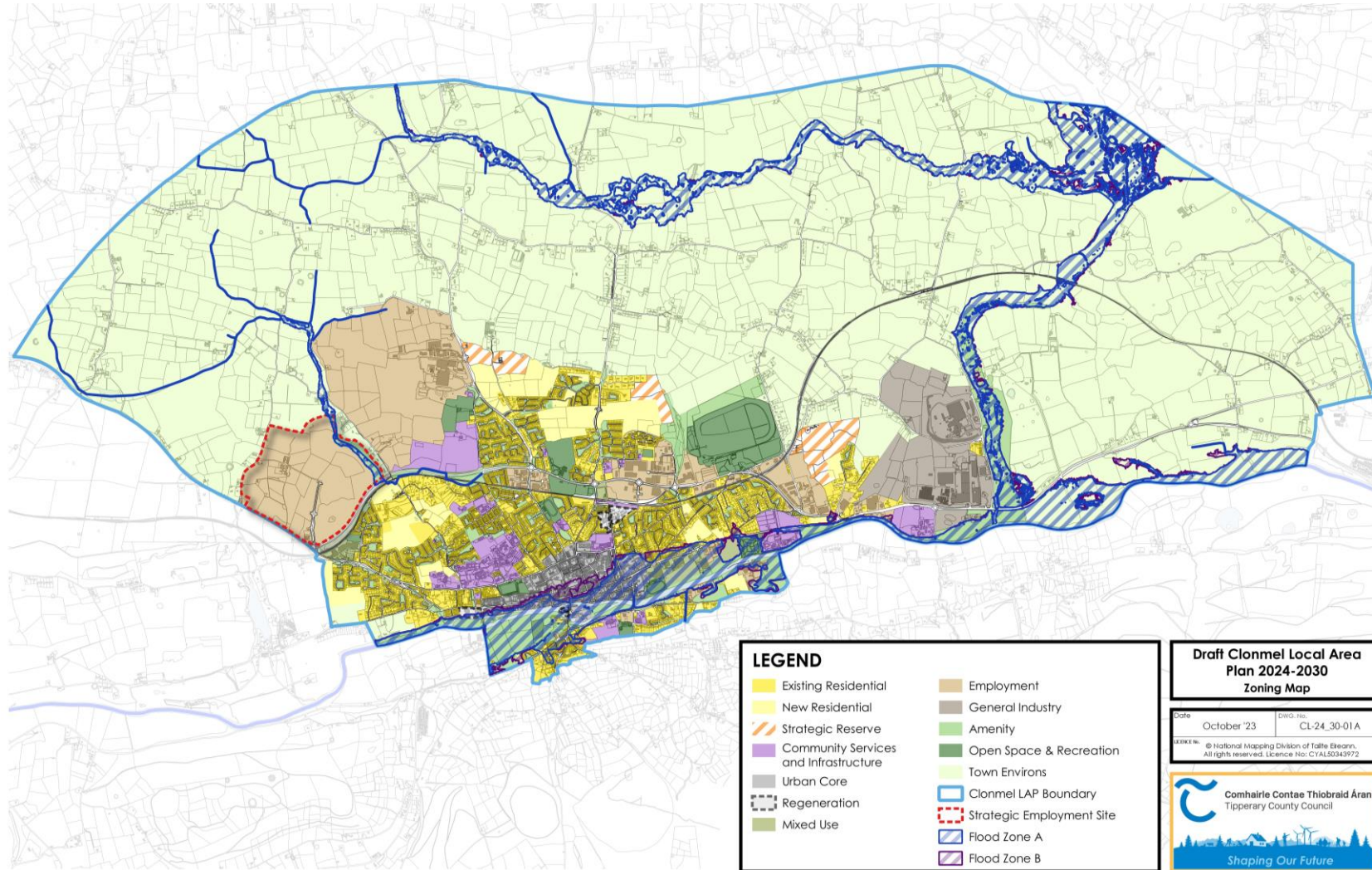
To ensure sufficient supply of mixed-use zoned land.

| | | |
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| <p>86</p> | <p>Change the zoning of 0.11ha of land at Condon's Cross from 'Town Environs' to 'Employment'</p> <p>Draft LAP</p>  <p>Proposed Amendment</p>  | <p>To meet the demand for traveller accommodation in line with the TAP</p> |
| <p>87</p> | <p>Include Defended Areas in the LAP Zoning Maps. See amended map below.</p> | <p>To address OPW and OPR submissions.</p> |

DELETED Zoning Map (Refer to Amendment 87)



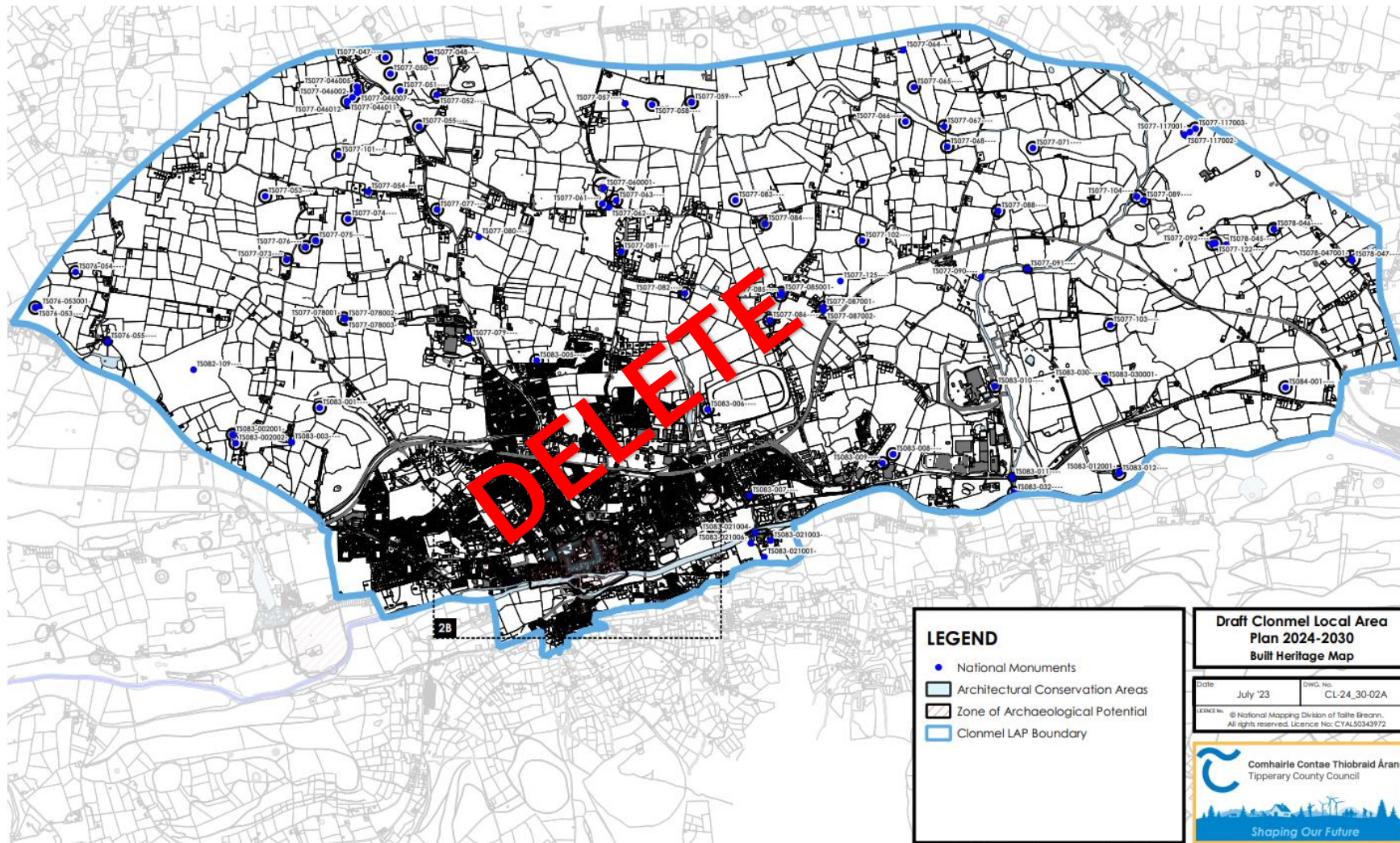
AMENDED Zoning Map (Refer to Amendment 87)



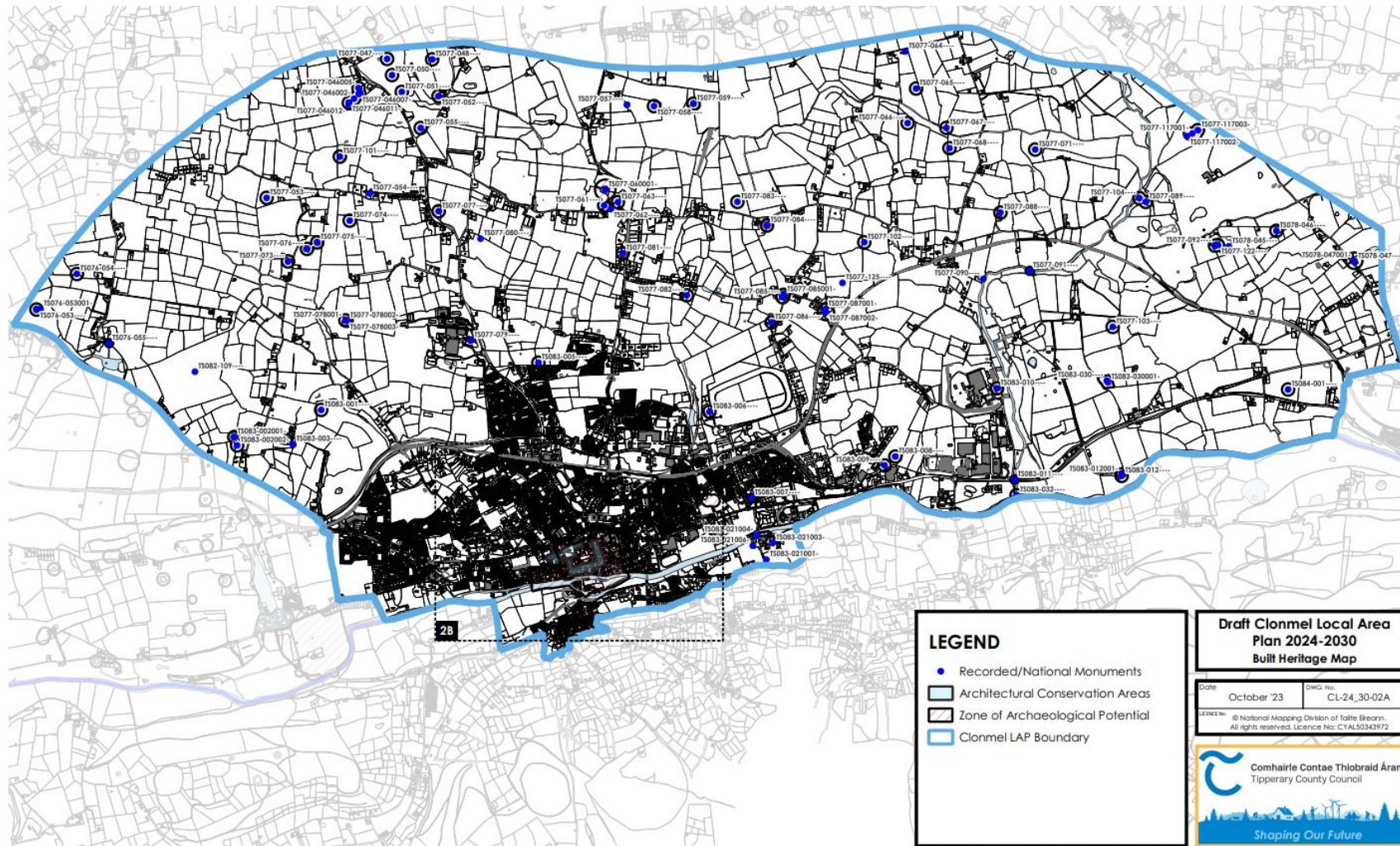
9.2 Built Heritage Map

| | | |
|----|--|--|
| 88 | Amend the legend on the Map change label 'Recorded / National Monument' in place of 'National Monument', See maps below. | To address comments made the Department of Housing, Local Government & Heritage (DoHLGH) |
|----|--|--|

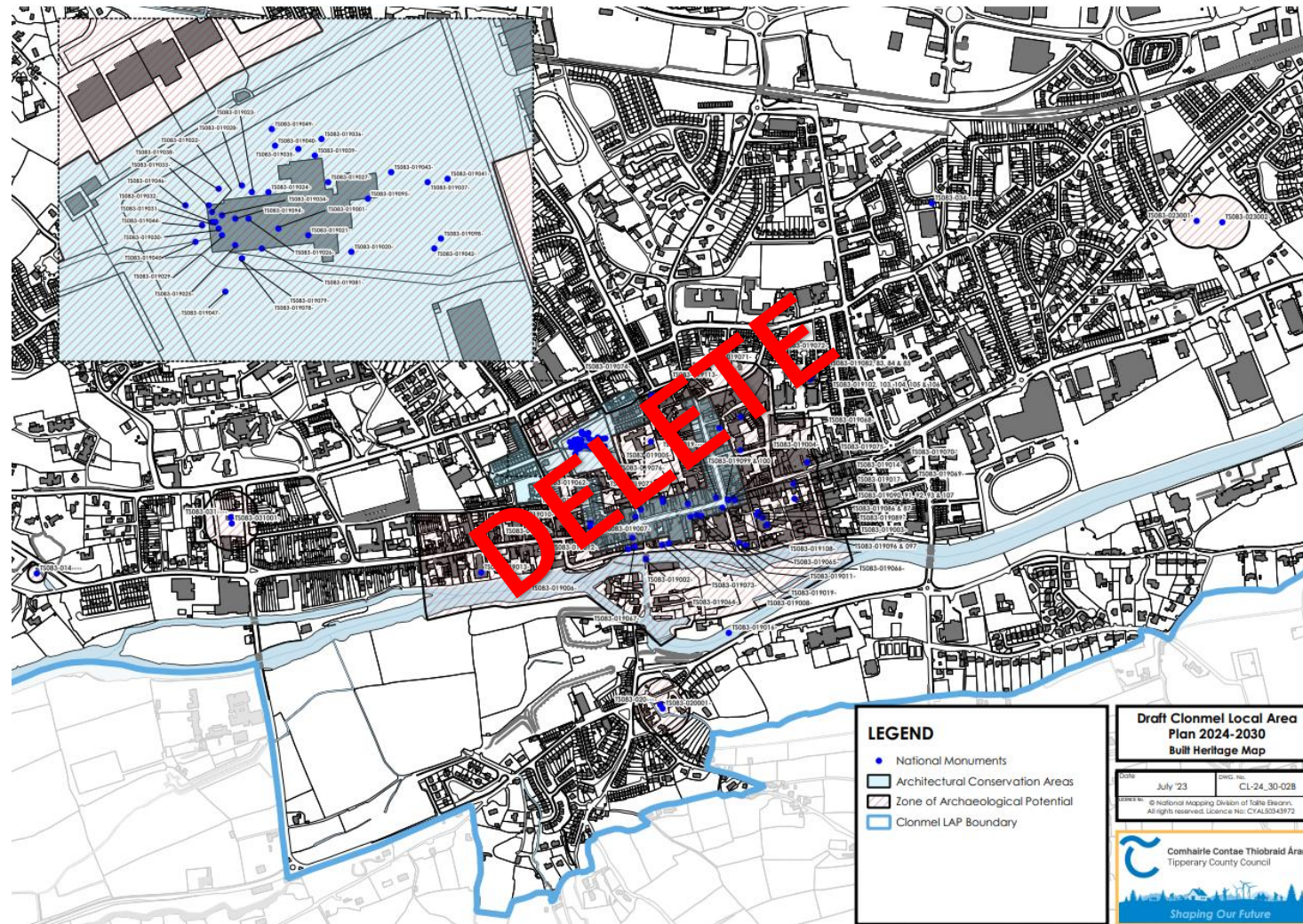
DELETED Built Heritage Map 2A (Refer to Amendment 88)



AMENDED Built Heritage Map 2A (Refer to Amendment 88)



DELETED Built Heritage Map 2B (Refer to Amendment 88)



AMENDED Built Heritage Map 2B (Refer to Amendment 88)

