



Comhairle Contae Thiobraid Árann
Tipperary County Council

Proposed Material Alterations to the Draft Plan

Draft Nenagh & Environs
Local Area Plan 2024 - 2030

Tipperary County Council Planning Policy and Projects Unit
November 2023



Contents

1.0	Introduction	3
2.0	How to read this Document & Proposed Material Alterations	3
3.0	Proposed Amendments to Written Statement	5
4.0	Proposed Amendments to the Appendix 1: Serviced Land Assessment	40
5.0	Proposed Amendments to the Appendix 2: Local Transport Plan.....	49
7.0	Proposed Amendments to the Appendix 7: Strategic Flood Risk Assessment	51
8.0	Proposed Amendments to the Maps	60
8.1	Land Use Zoning Map	60
8.2	Built Heritage Map.....	70
8.3	Town Centre and Regeneration Map.....	72

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 Nenagh Local Area Plan 2024-2030 was shared with all the elected members of Tipperary County Council. The CE report was provided in two parts:

Part 1 included:

- a list of the persons who made submissions on the Draft Nenagh 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 recommended to by the Chief Executive to 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 8.0 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 8.0 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 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 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. 37 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 to footnote 1:</p> <p>Required by European Directive 2001/42/EC ('the SEA Directive'). This Directive is transposed into Irish law by Statutory Instrument (S.I.) No. 436 of 2004 (the Planning and Development (Strategic Environmental Assessment) Regulations 2004), as amended by S.I. No. 201 of 2011 (the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011). The SEA accounts for</p>	To address a point made in the NTA submission.	9

		all measures set out within the LAP boundary. It should be noted that the LTP (Appendix 2) includes measures outside the LAP boundary.		
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, and in response to DECC and TEA submissions.	10
4	Section 1.4.1	Nenagh is the largest town in the north of Tipperary and lies within the heartlands of the mid-west region Mid-West Strategic Planning Area of Ireland.	To address a point made in the SRA submission.	10

5	Section 2.2	<p>The Council, in partnership with the SEAI, will work alongside communities and businesses to drive the change needed, create pathways for climate action and ensure the continued development of our cities and counties as sustainable places to live, work, visit and invest in. 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.</p>	To address a point made in the TEA submission.	18															
6	Section 2.4.4	<p>Amend Table 7 as follows:</p> <table border="1" data-bbox="521 608 1606 1075"> <thead> <tr> <th colspan="3" data-bbox="521 608 1606 660">Land use zoning that can accommodate new residential growth</th> </tr> <tr> <th data-bbox="521 665 797 762">Land zoning</th> <th data-bbox="804 665 922 762">Area (ha)</th> <th data-bbox="929 665 1606 762">Maximum Housing Delivery capacity</th> </tr> </thead> <tbody> <tr> <td data-bbox="521 767 797 865">New Residential</td> <td data-bbox="804 767 922 865">60.05 65.49</td> <td data-bbox="929 767 1606 865">Calculated at 100% Residential = 1,508 1,637 Units</td> </tr> <tr> <td data-bbox="521 869 797 967">Regeneration</td> <td data-bbox="804 869 922 967">13.26 10.28</td> <td data-bbox="929 869 1606 967">Calculated at 30% Residential Share = 99 77 Units</td> </tr> <tr> <td data-bbox="521 971 797 1075">Urban Core</td> <td data-bbox="804 971 922 1075">44.62 44.7</td> <td data-bbox="929 971 1606 1075">Calculated at 30% Residential Share = 335 Units</td> </tr> </tbody> </table>	Land use zoning that can accommodate new residential growth			Land zoning	Area (ha)	Maximum Housing Delivery capacity	New Residential	60.05 65.49	Calculated at 100% Residential = 1,508 1,637 Units	Regeneration	13.26 10.28	Calculated at 30% Residential Share = 99 77 Units	Urban Core	44.62 44.7	Calculated at 30% Residential Share = 335 Units	To update quantum of lands in line with land use zoning changes and provide correction (in the case or Regeneration lands)	23
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7	Section 2.4.4	<p>Amend Table 8 as follows:</p> <table border="1" data-bbox="521 1128 1606 1342"> <thead> <tr> <th colspan="3" data-bbox="521 1128 1606 1181">Land Use Zoning Areas (Ha)</th> </tr> <tr> <th data-bbox="521 1185 797 1238">Land zoning</th> <th data-bbox="804 1185 949 1238">Area (ha)</th> <th data-bbox="956 1185 1606 1238">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="521 1243 797 1342">New Residential</td> <td data-bbox="804 1243 949 1342">60.05 65.49</td> <td data-bbox="956 1243 1606 1342">For New Residential use</td> </tr> </tbody> </table>	Land Use Zoning Areas (Ha)			Land zoning	Area (ha)	Description	New Residential	60.05 65.49	For New Residential use	To update quantum of lands in line with land use zoning changes and provide correction (in the case or Regeneration lands)	24						
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		<p>Strategic Reserve 24.94 25.59</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>Regeneration 13.26 10.28</p> <p>Mixed use, including Residential</p>		
		<p>Urban Core 44.62 44.7</p> <p>Mixed use, including Residential</p>		
8	Sections 2.5, 3.7, 4.4, 5.8, 6.6, 7.3, 8.6	Assign a climate symbol  to the following climate positive objectives: 2A, 2D, 2G, 2H, 3A, 3B, 3C, 3D, 3E 4A, 4C 5A, 5B, 5E, 5F 6A, 6B, 6C, 6D, 6E, 6G 7A, 7B 8A, 8B, 8C, 8D	To further promote the objective of facilitating the delivery of climate resilient and sustainable communities in the town, and in response to TEA submission.	Various
9	Section 2.5	Amend Objective 2G as follows: Continue to engage 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 measures such as the electrification of heating under the National Residential Retrofit Plan.	To address a point made in the Department of Environment, Climate and Communications	27

			(DoECC) and TEA submissions.	
10	Section 2.5	<p>Add Objective 2H as follows:</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 a point made in TEA submission.	27
11	Section 4.2.1	<p>Amend section by adding a paragraph:</p> <p>Notwithstanding the absence of residential uses immediately adjacent, the site is within walking and cycling distance of a number of residential areas and the urban core. Active travel measures identified in the Draft LTP will improve accessibility by active modes to this area.</p> <p>Though Site 6 (referenced in Appendix 1 – Employment Lands SLA) does not have access to waste water services (as it on the southern / eastern side of the railway), this site is located just beyond the 10-15 min walk time distance of the town centre, with proximate access to water, water run-off to the nearby rivers (subject to environmental assessment), power (critical sub-station infrastructure is located nearby) and broadband – all infrastructure attractive to industry. These lands could not be developed without access to the municipal waste water system and therefore waste water infrastructure will be required to be put in place before development of these lands would be supported.</p>	To address a point made in OPR submission.	38

12	Section 4.2.3	<p>Amend section by adding a paragraph:</p> <p>The Gortlandroe Industrial Park is long established in Nenagh as key manufacturing location, with Proctor and Gamble and Coty formerly located within the park. Today the park is home to a new generation of engineering manufacturing companies, Apex Aviation who provide aircraft maintenance and servicing and LMC Group who provide electrical, mechanical and other engineering manufacturing services. Direct access to the motorway and the midlands is provided via the Portroe Road and the N52, thus largely the need for HGVs servicing the estate to navigate the urban core. Given the scale of land that may be required for manufacturing uses, the site is identified as an appropriate location for the expansion of manufacturing employment uses in Nenagh, given the site has significant opportunity for expansion to the north, subject to the improvement of existing junctions onto the wider road network. The site is within walking and cycling distance of a number of residential areas and the urban core. Active travel measures identified in the Draft LTP will improve accessibility by active modes to this area.</p> <p>This land bank is significant in scale and should be developed in a cohesive, phased and integrated manner to ensure the sustainable development of this area of the town. Prior to the development of the lands, a masterplan will be required to be developed for the lands, in collaboration with relevant stakeholders. The development of a masterplan will be required to address: the phasing of the lands; infrastructure availability and access; land uses and employment types; active travel</p>	To address a point made in OPR submission.	39/40
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		and transport and connections to the town centre in accordance with the provision of the LTP; provision of amenities and relationships with neighbouring land uses etc.		
13	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 address an issue arising from submission by Tom D'arcy, to protect existing amenities in the town from future development encroaching, and to place the onus on developers on protecting the general amenity and enjoyment of their homes.	48
14	Section 5.4.1	<p>Amend Footnote 14 as follows:</p> <p>According to the Department of Education school place requirements are calculated as follows: Primary level equates to 44.5% 10.25% of population and 25 23 students per classroom, and Post-primary are assessed at 7.5% of population numbers. These figures are subject to further future changes.</p>	To address a point made in DoE submission.	48
15	Section 5.5	<p>Add text to the second paragraph in this section as follows:</p> <p>New development within Nenagh, and particularly with regard to development of the public realm, amenities, housing and commercial development will be required to be</p>	To address a point made in Louise	50

		designed in accordance with the principles of 'Universal Design', and 'Age Friendly' development, and the development of Nenagh as an Autism Friendly Town.	Morgan-Walsh submission.	
16	Sections 5.2.3 and 5.8	<p>One-off Housing in the Town and Town Environs</p> <p>Single housing units will be facilitated throughout the town on serviced and infill sites and assessed on a case by case basis in line with development management standards. Lands zoned 'Town Environs' are under urban pressure and have an important role in the long-term growth of Thurles. 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.</p> <p>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, wWith 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.</p> <p>Amend Policy 5.3 as follows:</p> <p>Support new dwellings on lands zoned for 'Town Environs' 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>	To provide consistency throughout all the local area plans in Tipperary, with regard to the Roscrea LAP and changes proposed as Material Alterations to the Clonmel LAP	47 & 52

		<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>Include footnote at the end of this policy for clarity as follows: '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>		
17	Section 5.8	<p>(It should be noted that the numbering of policies in Section 5.8 is incorrect and requires revision)</p> <p>Amend Policy 5.4 as follows: Require new development proposals relating to housing, public realm, amenity, accessibility and public transport etc. to be designed in accordance with 'Universal Design', 'Age Friendly' and 'Autism Friendly Town' principles, in particular in relation to the provision of rest and dwell spaces in the town centre.</p>	To address a point made in Louise Morgan-Walsh submission.	52
18	Section 5.8	<p>Amend Policy 5.6 as follows: 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>	To address a point made in submission by An Post.	52

19	Section 5.8	<p>Add Policy 5.7 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 address an issue arising from submission by Tom D'arcy, to protect existing amenities in the town from future development encroaching, and to place the onus on developers on protecting the general amenity and enjoyment of their homes.</p>	52
20a	Section 5.8	<p>Amend Objective 5C as follows:</p> <p>Ensure the continued operation and expansion of schools in Nenagh 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 could be located on other land-use zones, not just 'Community Services and Infrastructure'</p>	53
20	Section 5.8	<p>Amend Objective 5D as follows:</p> <p>Work with Age-Friendly Ireland and AS-I-AM in implementing the strategies and objectives of Tipperary Age-Friendly Strategy, and the Autism Innovation Strategy.</p>	<p>To address a point made in Louise</p>	53

			Morgan-Walsh submission.	
21	Chapter 6	<p>Add the following Section 6.1 – Future Demand for Travel and Section 6.2 – Options Development to Chapter with consequential changes to numbering of the following sections:</p> <p>Section 6.1 – Future Demand for Travel</p> <p>The development of the Local Transport Plan has following the Area Based Transport Assessment (ABTA) methodology and iterative processes in developing interventions with 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 Nenagh 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 Nenagh 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</p>	To address a point made in OPR, NTA and TII submissions.	55

		<p>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>Section 6.3 – Active, Movement and Accessibility ... <u>(to reflect updated Section numbers etc.)</u></p>		
22	Section 6.2	<p>Add the following text to the end of the section:</p> <p>To ensure the provision of a multi-modal transport hub to increase the modal share of active travel modes and the use of public transport, it is an objective of the Council to work with the NTA and Irish Rail to secure the provision of a transport hub and provide an improved rail service to meet the needs of the community. 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).</p>	To address a point made in Department of Transport submission.	57
23	Section 6.2	<p>Add the following text and table from the Local Transport Plan to the end of the section 6.2 (with consequential changes referenced above in Amendment 21 this Section will be Section 6.4):</p> <p>The LPT identifies a number of key public transport options to be delivered as follows:</p>	To address a point made in, OPR, TII and Department of Transport submissions.	57

		<table border="1"> <thead> <tr> <th>Option</th> <th>Location</th> <th>Intervention</th> </tr> </thead> <tbody> <tr> <td>PT1</td> <td>Railway Line</td> <td>Support upgrade of the railway line (more services, better speeds)</td> </tr> <tr> <td>PT2</td> <td>Bus Route to Dromineer/Ballina/Ennis</td> <td>Connecting Ireland Route A41</td> </tr> <tr> <td>PT3</td> <td>Bus Route Dublin/Portlaoise/Limerick</td> <td>Connecting Ireland Route 17</td> </tr> <tr> <td>PT4</td> <td>Bus Route to Portumna/Galway</td> <td>Connecting Ireland Route 1583</td> </tr> <tr> <td>PT5</td> <td>Bus Route to Thurles / Clonmel/Athlone</td> <td>Connecting Ireland Route 16</td> </tr> <tr> <td>PT6</td> <td>Radial Routes in Nenagh</td> <td>New & upgraded bus stops</td> </tr> <tr> <td>PT7</td> <td>Nenagh Railway Station</td> <td>Locate bus stops at Railway Station to create multi modal interchange hub</td> </tr> </tbody> </table>	Option	Location	Intervention	PT1	Railway Line	Support upgrade of the railway line (more services, better speeds)	PT2	Bus Route to Dromineer/Ballina/Ennis	Connecting Ireland Route A41	PT3	Bus Route Dublin/Portlaoise/Limerick	Connecting Ireland Route 17	PT4	Bus Route to Portumna/Galway	Connecting Ireland Route 1583	PT5	Bus Route to Thurles / Clonmel/Athlone	Connecting Ireland Route 16	PT6	Radial Routes in Nenagh	New & upgraded bus stops	PT7	Nenagh Railway Station	Locate bus stops at Railway Station to create multi modal interchange hub		
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24	Section 6.2	Add the following text and table from the Local Transport Plan to the end of the section 6.3 (with consequential changes referenced above in Amendment 21 this Section will be Section 6.5):	To increase modal shift in favour of cycling and to address NTA	59																								

The LPT identifies a number of demand management measures to complement the active travel and public transport proposals to encourage a mode shift towards sustainable modes to be delivered as follows:

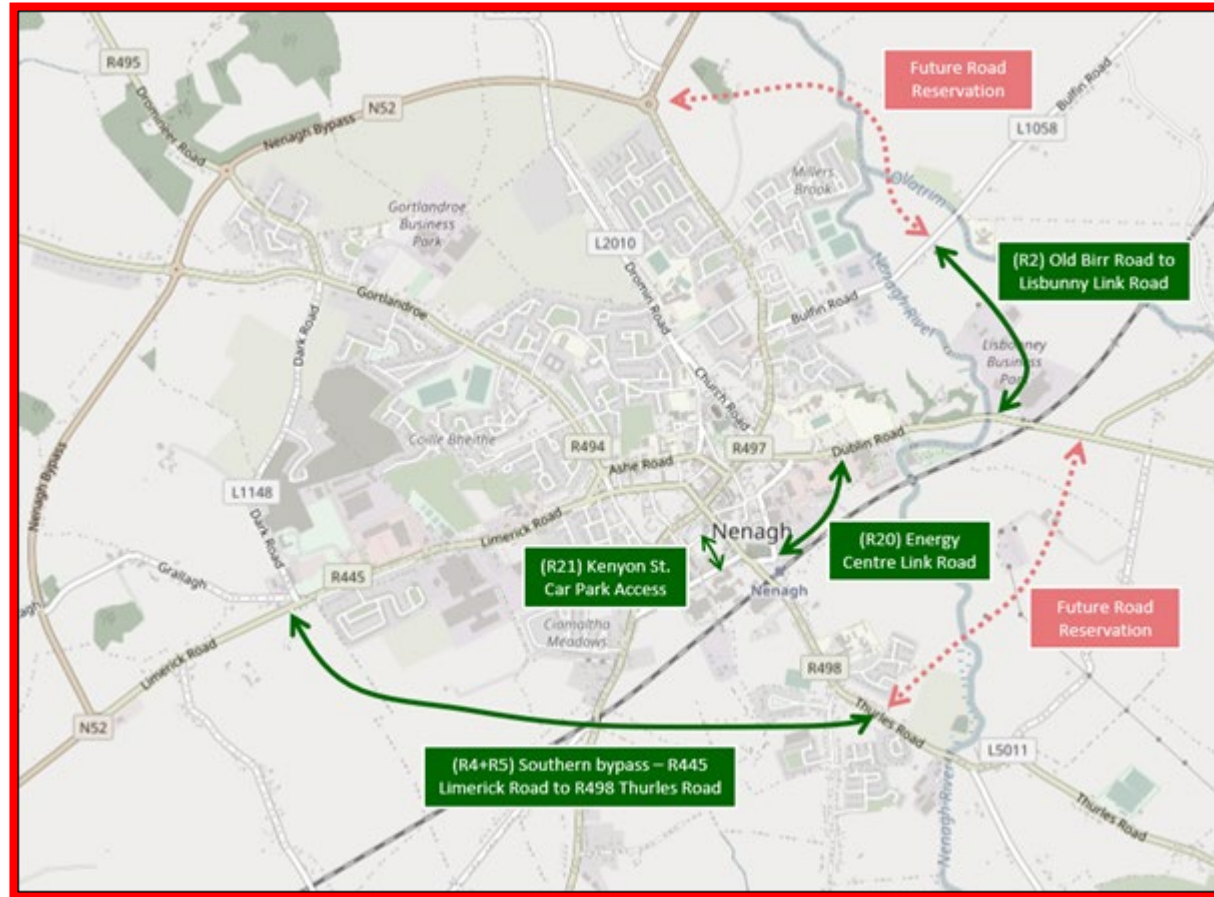
Option	Intervention	Description
DM1	Town Car Club / Car Sharing Scheme	A car sharing service should be facilitated for residents of the study area. Car sharing schemes work by allowing those who sign up to book cars online or via an app for short periods of time. The car can be unlocked with a smart 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	Safer Routes to School & School Streets	As the active travel measures illustrated in Figure 6.1 and Figure 6.11 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)	The town has several schools. Travel Plans can be developed to encourage more sustainable trip making.
DM5	Workplace Mobility Management Plans (MMPs)	The town has a number of significant employment centres: Carey glass, Revenue Commissioners, Arrabawn Co-Op, Tipperary County Council. Travel Plans can be developed for these employment centres to encourage more sustainable trip making.
DM7	Park & Stride initiatives	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	Weight Limit in Town Centre	Heavy vehicles will need to use M7/N52 - Or use an inner diversion route around the town centre using Stafford St, William St, Joe Daly Rd, Church Rd, McDonagh St, & Martyr's Road. Phased in line with the delivery of key roads in any implementation plan
DM9	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 to match national guidance.

submission on Thurles & Clonmel LTP reports

Add the following Demand Management & Supporting Measures to the box above:

Option	Intervention	Description
DM10	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.
DM11	Parking Standards	It is a 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.

25	Section 6.4.1	Add the following map:	To address a point made in OPR submission.	59
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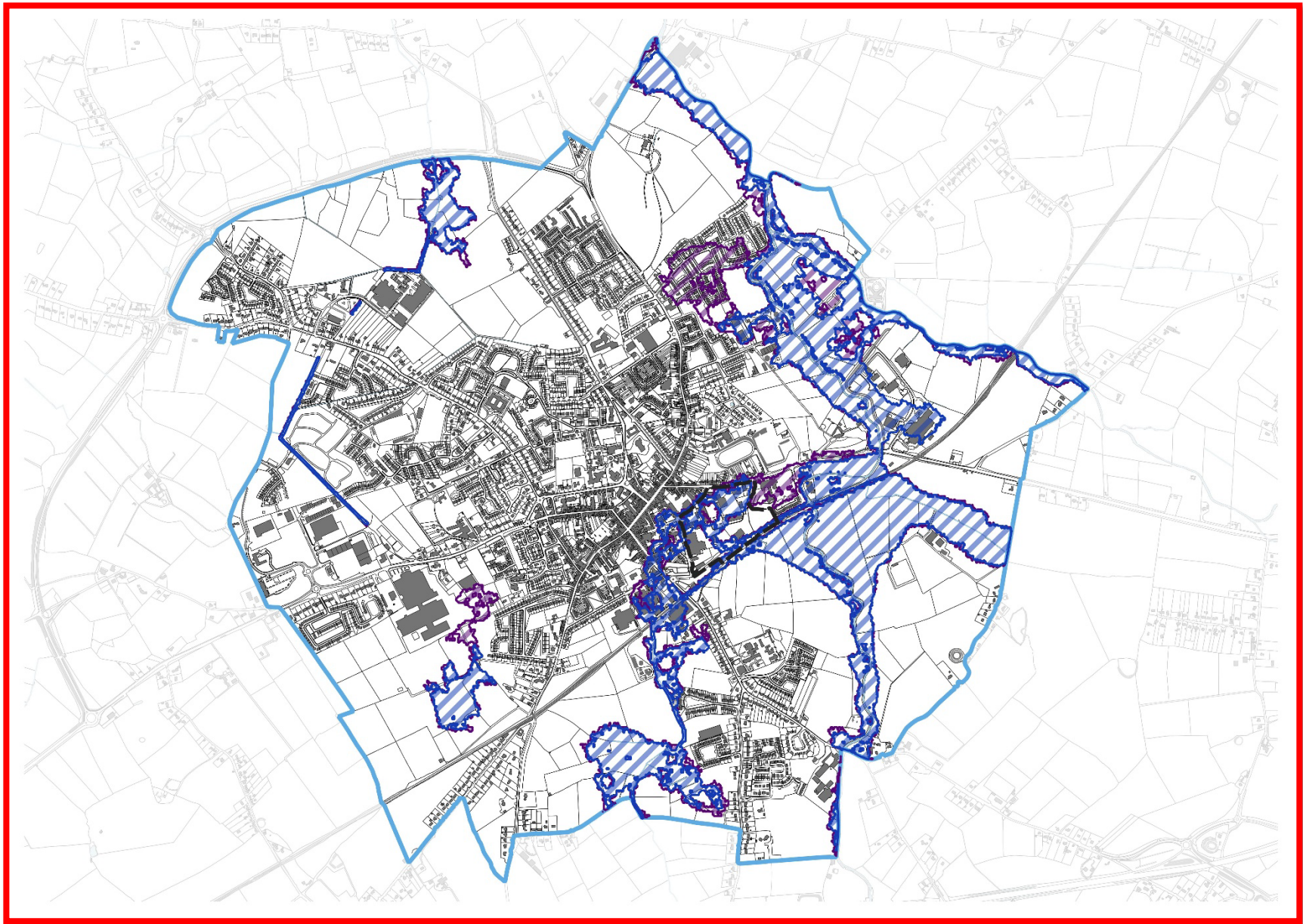


26	After Section 6.4	Add new Section after the Roads Strategy section (with consequential changes referenced above in Amendment 21 the Roads Strategy section will be section 6.6), as follows:	To address a point made in OPR, NTA and TII submissions.	59
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		<p>Section 6.7 – Implementation</p> <p>The LTP contains a range of transport solutions to support the sustainable compact growth of Nenagh as set out in the Draft LAP. The sequencing of measures within the LTP seeks to provide existing and future residents of Nenagh 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 for the identified transport projects, followed by the proposed phasing of the Nenagh transport measures providing commentary on impacts and dependencies. The LTP presents the mode share ambitions for Nenagh aligned with regional policy as well as a strategy for monitoring the implementation of the LTP measures.</p>		
27	Section 6.6	<p>Amend Policy 6.2 as follows:</p> <p>Support the implementation of the active travel and demand management measures identified in Figure 6.11 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.</p>	To provide cross referencing and further integration between the LAP and LTP and to address the comments of the NTA, OPR and TII.	60
28	Section 6.6	<p>Add the following Policy:</p> <p>Support the implementation of public transport measures identified in Table 6.4 of the Local Transport Plan (Appendix 2)</p>	To address a point made in OPR, NTA and TII submissions.	60

29	Section 6.6	Add the following Policy: Support the implementation of demand management measures identified in Table 6.6 of the Local Transport Plan (Appendix 2)	To address a point made in OPR, NTA and TII submissions.	60
30	Section 6.6	Add the following Policy: Require that grid connection routing for renewable energy development proposals should avoid materially impacting the road network, where possible.	To address TII submission	60
31	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 Roads (March 2011) and Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012).	To address TII submission	61
32	Section 8.2.2	Uisce Éireann is responsible for the collection, treatment and disposal of public wastewater. A planned upgrade of the Nenagh Wastewater Treatment Plant is Nenagh is expected to increase the capacity of the plant from 12,000PE (population equivalent) to 19,000PE. Uisce Éireann have indicated that a planning application for the upgrade of the WWTP will be submitted to the local authority in the first half of 2024, and though no specific date has been provided for the upgraded WWTP to be operational, it is not expected that the upgraded WWTP will be operational prior to 2027. Currently, there is insufficient capacity within the WWTP to cater for projected population growth in Nenagh. However, the upgraded WWTP will provide significant additional capacity once operational, more than meeting the projected population growth for the town. currently underway by Uisce Éireann to increase the capacity of the plant. An application for planning permission for the upgrade works is due to be	To address comments made by Uisce Eireann and OPR	69

		submitted in the first half of 2024. Project delivery timeframes for the project will be available when the investment planning process, which is currently underway for the next Capital Investment Plan (2025-2029), has concluded. Project timelines are subject to planning approvals and statutory consents being obtained. The upgraded plant will have sufficient capacity to cater for the projected growth to 2030 and beyond. In the interim, while the planned upgrade project is progressing, the existing WWTP has available capacity for 927 Population. Developers will be expected to engage with Uisce Éireann in developing proposals and the provision of a Connection Agreement with Uisce Éireann shall be a condition to the grant of planning permission for new developments prior to commencement of development.		
33	Section 8.5	Replace Figure 11 on Page 71 as follows:	To reflect updated flood risk maps and response to the OPR and OPW	71



34	Section 8.5	<p>After Figure 11 on Page 71, insert the following paragraph:</p> <p>Some lands zoned for 'New Residential' development within the plan fall within a flood zone but benefit from an extant planning permission. If amendments are required to this planning permission or a new planning permission is sought on these lands, the applicant will be required to re-examine the flood risk on the lands, and ensure best practices are provided for and a precautionary approach is taken, including re-designing elements of the proposal to provide open space where flood risk occurs on the lands.</p>	To address comments made by OPW	71
35	Section 8.5	<p>Add the following text to the end of Section 8.5:</p> <p>New proposals for minor flood relief works are also being progressed in Nenagh to alleviate flood risk in the town. In consultation with the OPW, the Council will support the development of flood relief schemes in the town and will also contribute towards the protection of key flood risk infrastructure, including the Nenagh Flood Defence Scheme, from interference or removal.</p>	To address submission by OPW	72
36	Section 8.6	<p>Amend Policy 8.2 as follows:</p> <p>Support the sustainable and efficient use of existing capacity in water services, and permit new connections to the Nenagh public and waste water supply and safeguard the integrity of the waste water network. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Uisce</p>	To address comments made by OPR and Uisce Eireann	73

		Éireann Connections Charging Policy and Uisce Éireann 's Connections and Developer Service.		
37	Section 8.6	Amend Policy 8.3 as follows: Require that all development proposals in Nenagh 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.	To address submission by OPW	73
38	Section 8.6	Amend Policy 8.5 by adding point f) as follows: 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.	To address submission by OPW	73-74
39	Section 8.6	Amend Objective 8A as follows: Continually progress, in conjunction with Uisce Éireann, water supply and sewer rehabilitation activities, extension of the municipal waste water network, capital maintenance activities, and to continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.	To address comments made by Cllr John Carroll in relation to waste water services at Benedine and Ballintoher	74
40	Section 8.6	Amend Objective 8D as follows: Support with and work in co-operation with the Office of Public Works in the design, development and implementation of the Nenagh Flood Relief Scheme. To also	To address comments made by OPW	75

		contribute towards the protection of key flood risk infrastructure, such as the embankment at Lisbunney Industrial Estate, from interference or removal.		
41	Section 10.2	Add Table as follows after first paragraph:	To address comments made by OPR	81

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

Objective 2B

Work in partnership with community groups in the regeneration and revitalisation of Nenagh and to actively seek and secure funding and investment under available national and

Delivery through identification of (i) projects included in the LAP and other local plans; (ii)

	regional investment and funding programmes in line with the development strategy as set out.	appropriate community groups to support these projects; and (iii) appropriate national, regional and local funding programmes	
Objective 2C	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.	To be progressed during the lifetime of the plan.	
Objective 2D	Actively respond to the specific need in Nenagh for affordable housing and housing units for one and two-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.	Ongoing delivery by Local Authority throughout the Plan period based on need as per Housing Needs Demand Assessment and Housing Directorate.	
Objective 2E	Monitor the scale, type, tenure and location of constructed and permitted developments in Nenagh to ensure compliance with the Core Strategy and to achieve the delivery of	To be reported annually through the core strategy monitoring.	

	strategic plan-led and coordinated balanced development within the town.		
Objective 2F	Undertake Town Centre Health Checks periodically, in accordance with the methodology set out in the Heritage Council's guidance, in order to ascertain the quantum of vacant building stock in the town centre.	To be carried out periodically subject to resources, and as part of baseline assessment for TCF plan.	
Objective 2G	Continue to 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 measures such as the electrification of heating under the National Residential Retrofit Plan.	Engagement ongoing as appropriate projects within LAP area emerge.	
Objective 2H	Provide support, data and information where available to developers seeking to develop or be part of district heating and centralised biomass/biogas boiler / heatpump systems, whether private/public or mixture of both.	Engagement ongoing as appropriate projects within LAP area emerge.	
Chapter 3 – Town Centre Strategy			

<p>Objective 3A</p>	<p>Support the Town Regeneration Officer and any future Town Team in the preparation and implementation of a collaborative Town Centre First Plan for Nenagh that will build on collaborate work 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>	
<p>Objective 3B</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 3C</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. Guidance document to be prepared in the short term.</p>	

Objective 3D	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 Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.	To be progressed through the lifetime of plan. Funding opportunities for regeneration of vacant properties to be maximised.	
Objective 3E	Actively develop the Historical and Cultural Quarter, Rialto Cinema and Sustainable Energy Centre of Ireland (SECOE) projects, in consultation with the community and relevant stakeholders.	Implement per URDF funding.	
Chapter 4 – Economic Development Strategy			
Objective 4A	Enable enterprise and employment development in Nenagh, 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.	Assess proposals as per policies, objectives and standards of the LAP.	

Objective 4B	Promote and support the development and use of the Stereame Business and Innovation Park, Lisbunny Industrial Estate and Gortlandroe Industrial Park, through the work of the Local Enterprise Office, and to maintain these Strategic Employment locations as high-quality settings for employment uses with active travel linkages with the central area.	Assess proposals as per policies, objectives and standards of the LAP. Explore funding from NTA and other sources to develop active travel linkages to the business parks.	
Objective 4C	Redevelop the Rialto Cinema (formerly Sheahan's hardware) as a high-quality facility for new employment and enterprise.	Implement per RRDF funding.	
Objective 4D	Work with project partners, including Fáilte Ireland and the OPW to develop the Nenagh Historical and Cultural Quarter of the arts and cultural activities, new visitor accommodation and activity-based leisure activities to support the tourism industry in the town; and promote and expand physical and cultural tourism linkages with neighbouring areas and towns.	Ongoing implementation as per objective and as funding becomes available.	
Objective 4E	Engage with the local community and other relevant stakeholders to develop tourism-based projects relevant to Nenagh town	Ongoing implementation as per objective.	

	identified in 'Lough Derg Visitor Experience Development Plan 2020-2024'.		
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, 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.	Point of contact to be provided from Planning Team to SEAI/Community regarding renewable energy and climate adaption initiatives, to inform of planning requirements that may arise regarding same.	
Objective 5B	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.	Implemented through funding from NTA and required as part of application proposals for new development within identified neighbourhoods.	
Objective 5C	Ensure the continued operation and expansion of schools in Nenagh in line with the Provision	Ongoing implementation as per objective.	

	of Schools and the Planning System Code of Practice (DoE, 2008).		
Objective 5D	Work with Age-Friendly Ireland and AS-I-AM in implementing the strategies and objectives of Tipperary Age-Friendly Strategy, and the Autism Innovation Strategy.	Ongoing implementation as per objective.	
Objective 5E	Consult with local community groups, including the PPN and broad-based organisations such as Comhairle na nOg, as part of the development of local policies and strategies.	Ongoing implementation as per objective. Pro-active engagement through SPC.	
Objective 5F	Secure high-quality digital connectivity in Nenagh in line with the National Broad Band Plan.	Dedicated planning team member to respond to licence application proposals within LAP area that form part of NBS.	
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	Seek to secure funding for the development of the following new inner relief roads:	Ongoing in conjunction with Council's Roads	

	<ul style="list-style-type: none"> the Thurles Road (R498) to the Dublin Road (R445); the Dublin Road (R445) to the Borrisokane Road (N52); and the Thurles Road (R445) to the Limerick Road (R445) 	Section and Nenagh Municipal District.	
Objective 6C	Collaborate with the NTA and Irish Rail to consider how the rail service, infrastructure and facilities can be better tailored to the needs of the community.	Pro active engagement with stakeholders on All Ireland Rail Strategy. Ongoing promotion of improvement of rail services throughout duration of LAP.	
Objective 6D	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, and the provision of centrally located transport hub at the Rail Station.	Pro-active engagement with NTA, stakeholders and services providers. Ongoing through lifetime of the plan.	
Objective 6E	Achieve the modal shift target as set out in the LPT (Appendix 2) through collaboration with	Seek funding from NTA to undertake active travel	

	the community and transport sectors over the life time of this LAP.	schemes as identified in LTP. Monitor modal shift use on implementation of schemes.	
Objective 6F	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).	Through active Enforcement of unauthorised signage and through DM function.	
Objective 6G	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 14 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	Through DM function as new applications come forward.	

	permeability for the wider area exists but is not being delivered through the application site.		
Chapter 7 – Recognising Our Local Heritage			
Objective 7A	Support and work with the local community, and other stakeholders in the development of blue and green infrastructure in the town, including the development of the Nenagh River Greenway, and in the enhancement of the biodiversity and conservation value of the river corridor.	Ongoing as per objective.	
Objective 7B	Work in partnership with stakeholders and the local community in the delivery of projects for Nenagh Town 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 as per objective.	
Chapter 8 – Infrastructure, energy and Utilities			
Objective 8A	Continually progress, in conjunction with Uisce Éireann, water supply and sewer rehabilitation activities, extension of the municipal waste	Early engagement with Uisce Éireann regarding any road	

	water network, capital maintenance activities, and to continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.	improvement/public realm works that will present opportunity to rehabilitate sewers, separate combined sewers as part of scheme.	
Objective 8B	Integrate a Nature Based Approach to SUDS, with a focus on biodiversity as part of new public realm and public sector development in the town.	Part 8 Protocol updated to require Nature Based drainage proposals as part of all Public Realm schemes developed by Local Authority. Short term objective.	
Objective 8C	Support the sustainable management of waste and enable a significant reduction in the production of waste in Nenagh, in line with the principles of the Waste Action Plan for a Circular Economy (DECC, 2021).	Ongoing as per objective.	
Objective 8D	Support with and work in co-operation with the Office of Public Works in the design, development and implementation of the Nenagh Flood Relief Scheme. To also contribute towards the protection of key flood	Ongoing as per objective.	

		risk infrastructure, such as the embankment at Lisboney Industrial Estate, from interference or removal.		
Chapter 10 – Monitoring and Evaluation				
	Objective 10A	Undertake a programme of monitoring and evaluation of the LAP over its lifetime in accordance with the monitoring framework, set out in Section 10.2 and in accordance with the methodology prepared for the TCDP 2022.	Ongoing as per objective.	
42	Section 10.3	Amend Objective 10A as follows: Undertake a programme of monitoring and evaluation of the LAP over its lifetime in accordance with the monitoring framework, set out in Section 10.2 and in accordance with the methodology prepared for the TCDP 2022.	To address comments made by OPR	81

4.0 Proposed Amendments to the Appendix 1: Serviced Land Assessment

No.	Location	Amendment Description	Reason	Page	
43	Section 2.2	Update Table with Land Use Zoning Quantum	To update quantum of lands in line with land use zoning changes and provide correction (in the case or Regeneration lands)	3	
		New Land zoning Type			Hectares
		Amenity			142.80
		Community Services & Infrastructure			47.22 47.31
		Employment			110.38
		Existing Residential			190.34 177.83
		Mixed Use			13.57
		New Residential			60.05 65.49
		Open Space & Recreation			22.76 22.87
		Regeneration			13.26 10.28
		Strategic Reserve			24.94 25.59
Town Environs	182.29 188.45				
Urban Core	44.62 44.70				
44	Section 2.2	Amend final sentence in the section as follows: This provides for 60.05 65.49ha lands dedicated for residential use only (not including mixed use zoning types and infill sites within existing residential areas).	To update quantum of lands in line with land use zoning changes	3	
45	Section 2.3	It should be noted that in a recent update to the capacity register of wastewater treatment plants in Tipperary, Uisce Éireann indicated that there is currently no additional wastewater treatment capacity in the Nenagh WWTP. Additional capacity will be available up to 19,000PE once the upgrade of the WWTP, which is	To address comments made	4/5	

		<p>included in the Uisce Éireann capital plans, is operational. A planned upgrade of the Nenagh Wastewater Treatment Plan is currently underway by Uisce Éireann to increase the capacity of the plant. An application for planning permission for the upgrade works is due to be submitted in the first half of 2024. Project delivery timeframes for the project will be available when the investment planning process, which is currently underway for the next Capital Investment Plan (2025-2029), has concluded. Project timelines are subject to planning approvals and statutory consents being obtained. The upgraded plant will have sufficient capacity to cater for the projected growth to 2030 and beyond. In the interim, while the planned upgrade project is progressing, the existing WWTP has available capacity for 927 Population Equivalent (PE).</p>	by Uisce Éireann and OPR																			
46	Section 2.4	<p>Update Table within the Section as follows:</p> <table border="1"> <thead> <tr> <th>Land zoning</th> <th>Area (ha)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Tier 1</td> <td>34.27</td> <td>Serviced Land</td> </tr> <tr> <td>Tier 2</td> <td>42.66</td> <td>Lands that are serviceable¹ within the lifetime of the LAP</td> </tr> <tr> <td>Strategic Reserve</td> <td>24.9425.59</td> <td>Long-Term Strategic and Sustainable Development Sites. 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>Regeneration</td> <td>13.2610.28</td> <td>Mixed use</td> </tr> <tr> <td>Urban Core</td> <td>44.6244.70</td> <td>Mixed use</td> </tr> </tbody> </table>	Land zoning	Area (ha)	Description	Tier 1	34.27	Serviced Land	Tier 2	42.66	Lands that are serviceable ¹ within the lifetime of the LAP	Strategic Reserve	24.94 25.59	Long-Term Strategic and Sustainable Development Sites. Sites that may deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Guidelines)	Regeneration	13.26 10.28	Mixed use	Urban Core	44.62 44.70	Mixed use	To update quantum of lands	5
Land zoning	Area (ha)	Description																				
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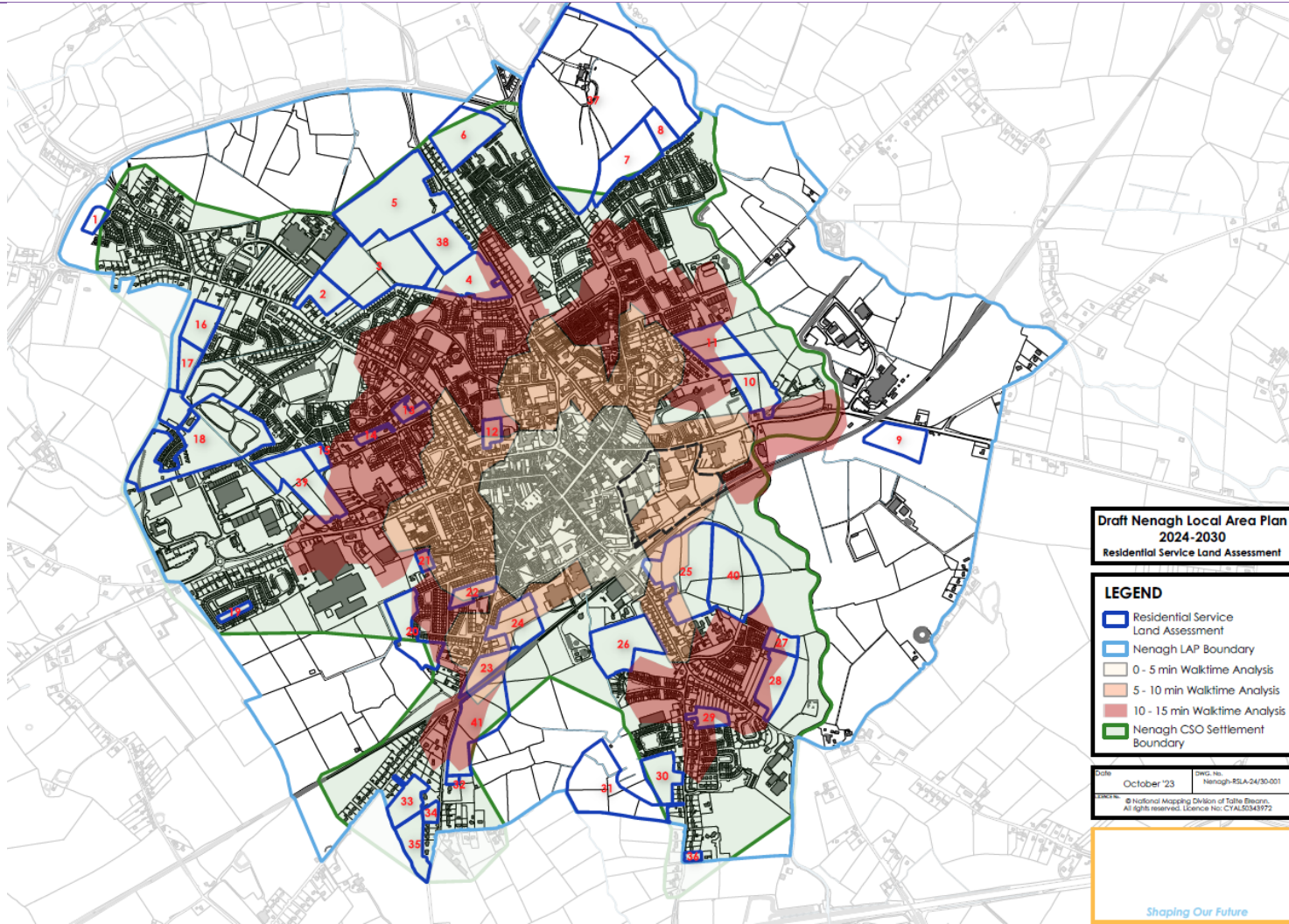
¹ Subject to the approval of Uisce Éireann on a case by case basis

47	Section 3.2	<p>Update Table within the Section as follows:</p> <table border="1" data-bbox="439 244 1720 810"> <thead> <tr> <th data-bbox="439 244 741 296">Land zoning</th> <th data-bbox="741 244 913 296">Area (ha)</th> <th data-bbox="913 244 1720 296">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="439 296 741 555">Employment – Tier 1</td> <td data-bbox="741 296 913 555">67.03 59.23</td> <td data-bbox="913 296 1720 555">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="439 555 741 810">Employment – Tier 2</td> <td data-bbox="741 555 913 810">8.74</td> <td data-bbox="913 555 1720 810">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> </tbody> </table>	Land zoning	Area (ha)	Description	Employment – Tier 1	67.03 59.23	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.	Employment – Tier 2	8.74	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.	To update quantum of lands	5
Land zoning	Area (ha)	Description											
Employment – Tier 1	67.03 59.23	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.											
Employment – Tier 2	8.74	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.											
48	Section 4.0	Update Table 1 insofar as it relates to the Sites 11, 12, 13-17, 20, 22-26, 29, 30, 36, 39, 40 as follows:	To respond to submission from the OPR and address updates and inconsistencies and reflect commentary on submissions received	7-9									

Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Determination
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	Sequential	T1/ T2/ Excess
11	2.71	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗✓	SR
12	0.78	✓	✓	✓	✗	✓	✓	✗	✓	✗	✗✓	T1
13	0.67	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗✓	T1
14	0.38	✓	✓	✓	✗	✓	✓	✗	✗	✓	✗✓	T1
16	2.14	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T2 SR
17	1.37	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T2 SR
20	3.84 3.32	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T2

22	1.14	✓	✓	✓	✗	✓	✓	✗	✓	✓	✗✓	T1
23	1.52	✓	✓	✓	✗	✓	✓	✗	✓	✓	✗✓	T2
24	2.93	✓	✓	✓	✗	✓	✓	✗	✓	✓	✗✓	T2
25	7.76 7.13	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	T2
26	4.43	✗	✗	✓	✗	✗	✓	✗	✓	✓	✗✓	T2
29	1.01	✓	✓	✓	✗	✓	✓	✗	✗	✓	✗✓	T2
30	2.16	✓	✓	✓	✗	✓	✓	✗	✗	✓	✗	T2 SR
36	0.24	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗✓	T2
39	4.84	✗✓	✗✓	✓	✗✓	✓	✓	✗✓	✗	✓	✓	Rezone T2
40	6.64 6.22	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	SR / T2

49	Section 4.0	Update SLA Map for Residential Lands insofar as it relates to the Sites 25, 26 and 40:	To respond to submission from the OPR	10
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**Draft Nenagh Local Area Plan
2024-2030
Residential Service Land Assessment**

LEGEND

- Residential Service Land Assessment
- Nenagh LAP Boundary
- 0 - 5 min Walktime Analysis
- 5 - 10 min Walktime Analysis
- 10 - 15 min Walktime Analysis
- Nenagh CSO Settlement Boundary

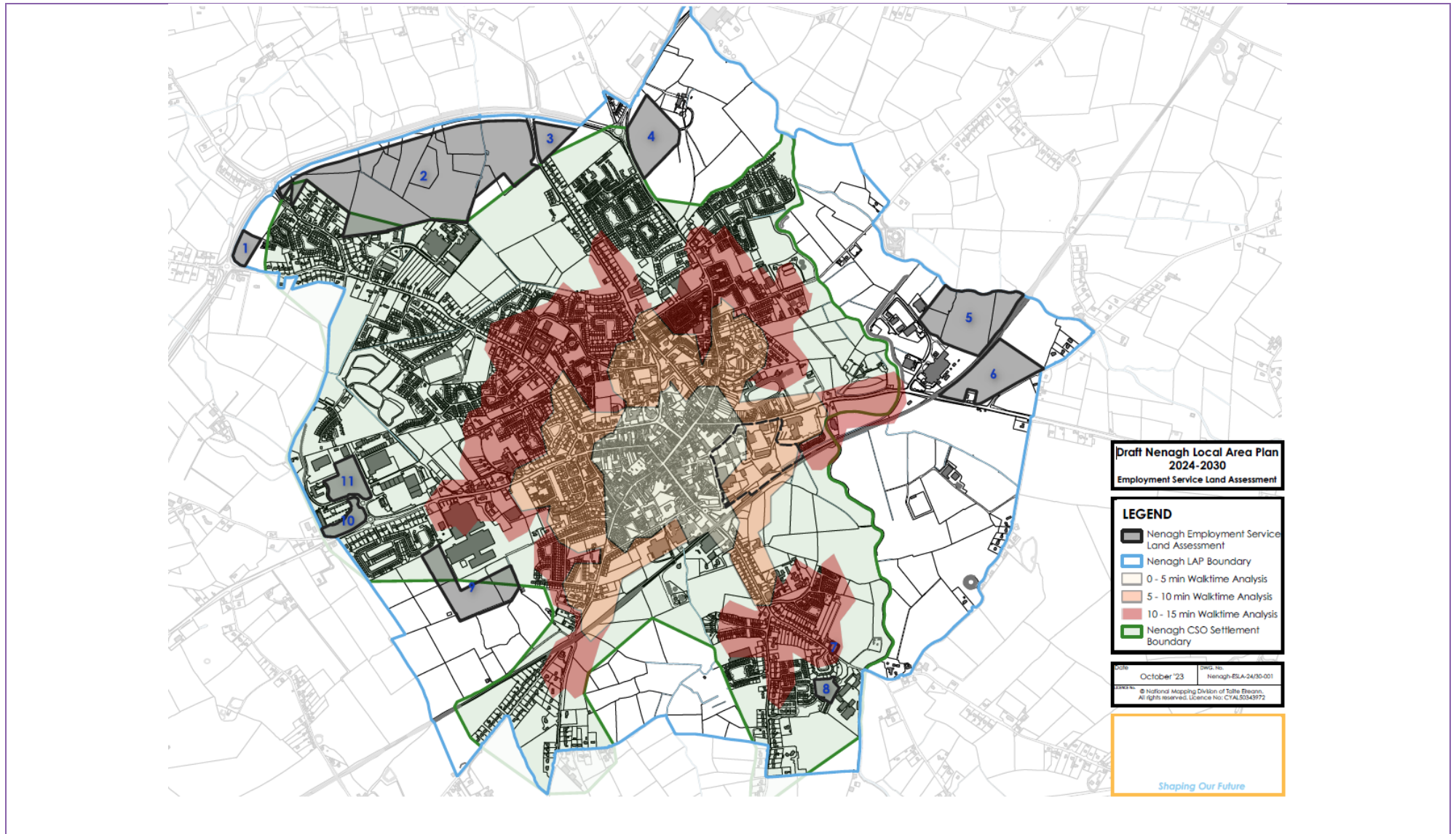
Date: October '23	DWG. No.: Nenagh-ESLA-24/30-001
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Shaping Our Future

50	Section 4.0	Update Table 2 insofar as it relates to the Site 6 as follows:	To respond to submission from the OPR and address updates and inconsistencies	11-12
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Site reference		Availability of Infrastructure at the site						Assessment including Consideration of Sustainable Planning Criteria	Recommendation
Site reference	Area Ha	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Comment	Tier 1 or Tier 2
6	5.77 6.70	✓	✓	✓	✗	✗	✗	Well serviced site which will benefit from Active travel links; Waste water infrastructure would need to be develop-led	T2

51	Section 4.0	Update SLA Map for Employment Lands insofar as it relates to the Site 6:	To respond to submission from the OPR	13
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5.0 Proposed Amendments to the Appendix 2: Local Transport Plan


No.	Location	Amendment Description	Reason	Page									
52	Section 2.2 Table 2.1	Insert the following under the 'Guidance Documents' section: Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012)	To address TII submission	11/12									
53	Section 6.5 Table 6.6	Add the following points to Table 6.6: <table border="1" data-bbox="577 624 1514 1351"> <thead> <tr> <th>Option</th> <th>Intervention</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>DM10</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>DM11</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 transport opportunities. Any</td> </tr> </tbody> </table>	Option	Intervention	Description	DM10	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.	DM11	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	To increase modal shift in favour of cycling to address NTA submission on Thurles & Clonmel LTP reports	90
Option	Intervention	Description											
DM10	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.											
DM11	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		
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7.0 Proposed Amendments to the Appendix 6: Strategic Flood Risk Assessment

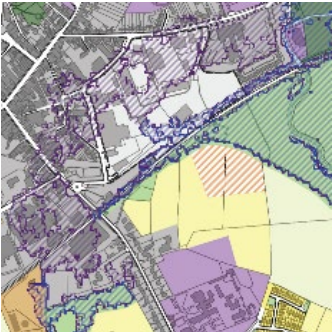
No.	Location	Amendment Description	Reason	Page
54	Section 2.2	<p>Add the following paragraph:</p> <p>An embankment provides a 0.1% Annual Exceedance Probability standard of protection to an area at Lisbunney Industrial Estate (the Defended Area is mapped at Appendix II). Residual risks remain in this area as, for example, the failure of the embankment could occur and/or a severe flood event that exceeds a flood design standard could overtop the embankment. Policy 8.5 of the Draft Plan 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 embankment from interference or removal (Objective 8D).</p>	To address comments from OPW	7
55	Section 2.4 Table 3	<p>This assessment has considered all types of flooding, including that which can occur from rivers, the sea and estuaries, heavy rain, groundwater, the failure of infrastructure, and so on. It has also considered the impacts flooding can have on people, property, businesses, the environment and cultural assets. Further information on the purpose and development of the OPW PFRA Maps are available on www.cfram.ie www.floodinfo.ie.</p>	To address comments from OPW	9



56	Section 2.4 Table 4	Replace Table 4 Justification Tests, with the following Table:	To address comments from the OPR and OPW	15-17
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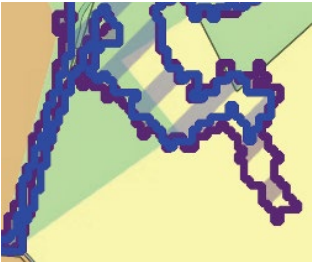
Site	Zoning in Draft Plan Note that the meaning of zoning objectives has been influenced by the SFRA process and these meanings are explained in the Plan, including through the provisions repeated in this SFRA report.	Flood Zone	Justification Test (Fails, if one of the following fails; all must be passed for the test to be passed)			Overall Result
			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 ² ?	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?	
	Employment	A and B	Yes – Nenagh is designated as a 'Key Town'. As set out in the Core Strategy of the Tipperary CDP 2022	Lisbunny Industrial Estate is a critical employment site for Nenagh. The site is located just within a short walk time distance of the town centre and plans for a segregated cycleway to the estate and the town centre will soon be implemented. The lands have proximate access to water, water run-off to the nearby rivers (subject to	These lands are largely developed. Policy 8.5 of the Plan would significantly limit the further development on these lands. Furthermore, much of these lands are protected by flood defences that provide for a 0.1% Annual Exceedance Probability Standard of Protection ³ . Defended areas are mapped in Appendix II of this SFRA.	Pass



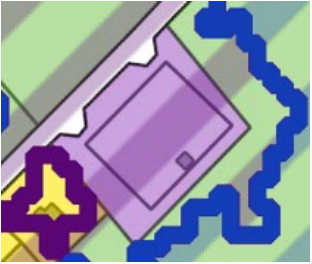
² (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; (ii) Comprises significant previously developed and/or under-utilised lands; (iii) Is within or adjoining the core of an established or designated urban settlement; (iv) Will be essential in achieving 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.



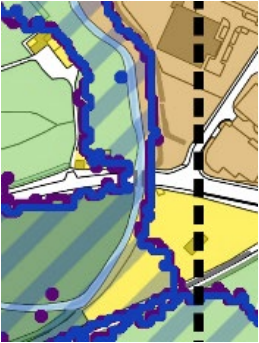
³ An embankment provides a 0.1% Annual Exceedance Probability standard of protection to an area at Lisboney Industrial Estate (the Defended Area is mapped at Appendix II). Residual risks remain in this area as, for example, the failure of the embankment could occur and/or a severe flood event that exceeds a flood design standard could overtop the embankment. Policy 8.5 of the Draft Plan 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 embankment from interference or removal (Objective 8D).


				environmental assessment), gas, power (critical sub-station infrastructure is located nearby) and broadband – all infrastructure attractive to industry. As such, the lands represent the best serviced land within Nenagh, to support employment and the sustainable growth of the town.		
<p>Various parts of the town centre; mixed uses</p> 	Urban Core and Regeneration	A and B	Yes – Nenagh is designated as a 'Key Town'. As set out in the Core Strategy of the Tipperary CDP 2022	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 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.	Pass
Lands associated with existing wastewater treatment plant	Employment	A and B	Yes – Nenagh is designated as a 'Key Town'. As set out in the Core Strategy	This land use zoning proposal fulfils all required sub criteria and would contribute towards overall sustainable, compact and balanced regional development by inclusion as	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.	Pass

			<p>of the Tipperary CDP 2022</p>	<p>part of the - as confirmed by the Planning Department.</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>Lands associated with existing Nenagh Leisure Centre</p> 	<p>Community and Services Infrastructure</p>	<p>A and B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. 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 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>
<p>Lands associated with existing St. Joseph's CBS</p>	<p>Community and Services Infrastructure</p>	<p>B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. 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</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>	<p>Pass</p>

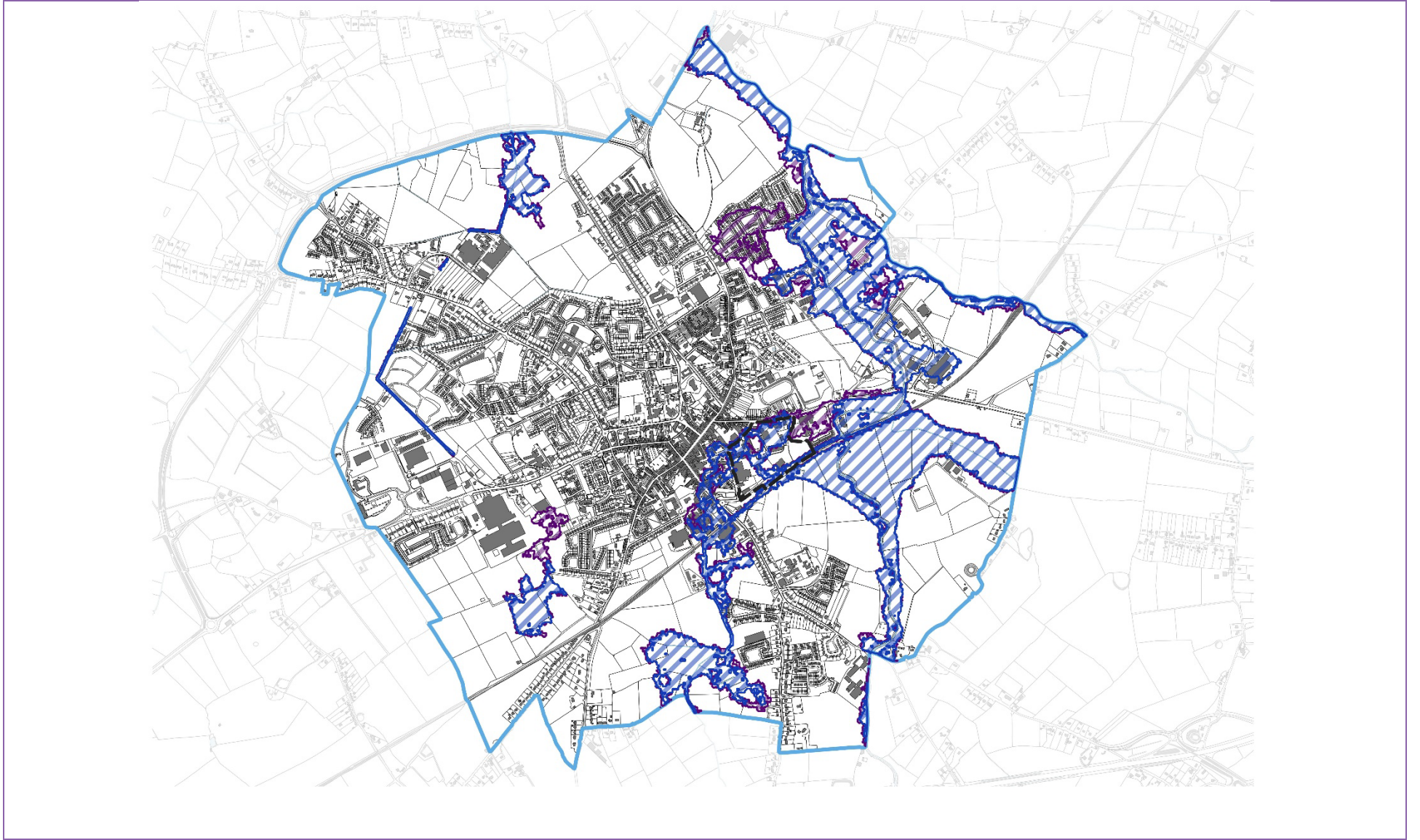
				<p>part of the - as confirmed by the Planning Department.</p>	<p>approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained 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>Lands associated with existing residential development</p> 	<p>New Residential</p>	<p>B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. 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. 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>
<p>Lands zoned Residential</p> 	<p>New Residential</p>	<p>A and B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. As set out in the Core Strategy of the Tipperary CDP 2022</p>	<p>No</p>	<p>Planning permission has recently been secured on these lands, utilising a Site-Specific Flood Risk Assessment at the Development Management stage. It is therefore considered by the Council appropriate that these lands remained zoned. Additional text included with regard to this site into Section 8.5 of the LAP</p>	<p>FAIL</p>

<p>Lands associated with existing commercial development - Springfort Industrial Park</p> 	<p>Employment</p>	<p>B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. 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 Arrabawn Homevalue Nenagh</p> 	<p>Employment</p>	<p>A and B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. 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 electricity transmission infrastructure</p> 	<p>Community Services and Infrastructure</p>	<p>A and B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. 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 wastewater treatment plant</p> 	<p>Community Services and Infrastructure</p>	<p>A and B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. 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 development - Nenagh Plant Hire</p> 	<p>Employment</p>	<p>A and B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. 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 residential developments</p> 	<p>New and Existing Residential</p>	<p>A and B</p>	<p>Yes – Nenagh is designated as a 'Key Town'. 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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56a	Appendix II	Include the following map with includes flood risk in Defended Areas	To address comments from the OPR and OPW	30-35

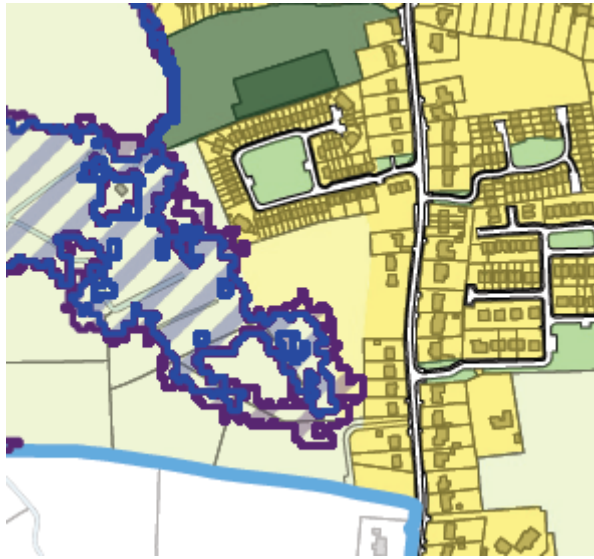


8.0 Proposed Amendments to the Maps

8.1 Land Use Zoning Map

No.	Amendment Description	Reason
57	<p>Change 'Strategic Reserve' to 'New Residential' and 'Open Space and Recreation'</p> 	<p>See response to submissions from OPR. Tome D'arcy and Nenagh Lawn Tennis Club</p>
58	<p>Change two sites on the R500 from 'Existing Residential' to 'Town Environs'</p>	<p>See response to submissions from OPR, Andrew Mackey & Thomas Harty and Pauline Harty.</p>

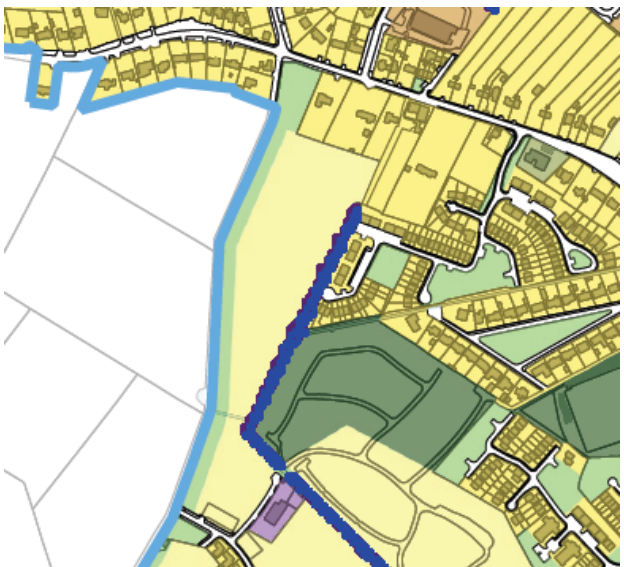
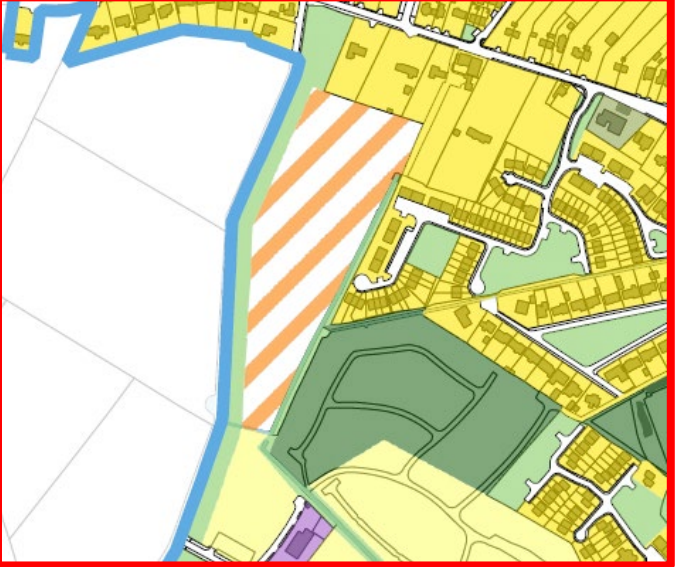
		
59	Change 'New Residential' to 'Strategic Reserve'	See response to submission from OPR

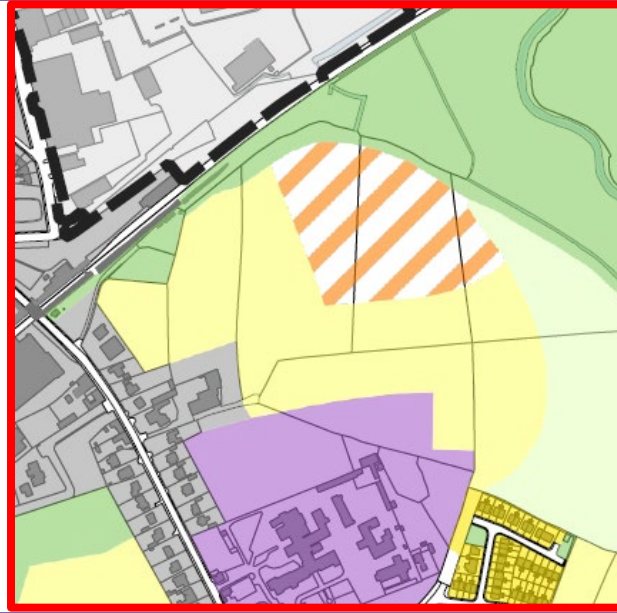
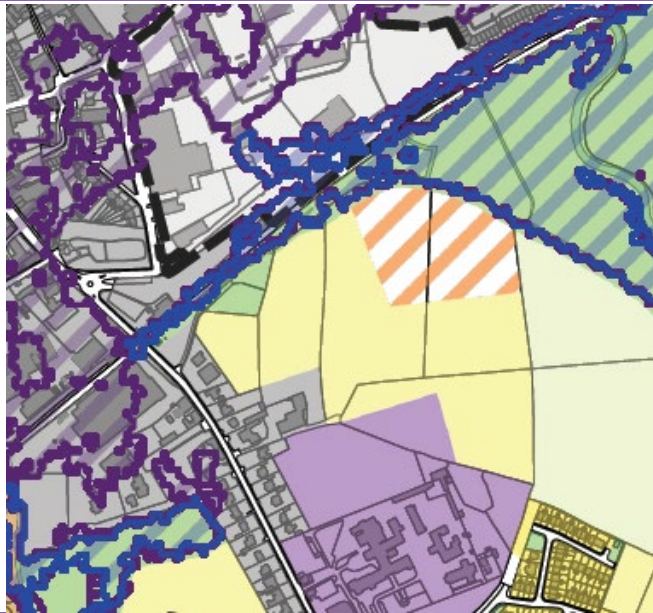


60

Change 'New Residential' to 'Strategic Reserve'

See response to submission from OPR

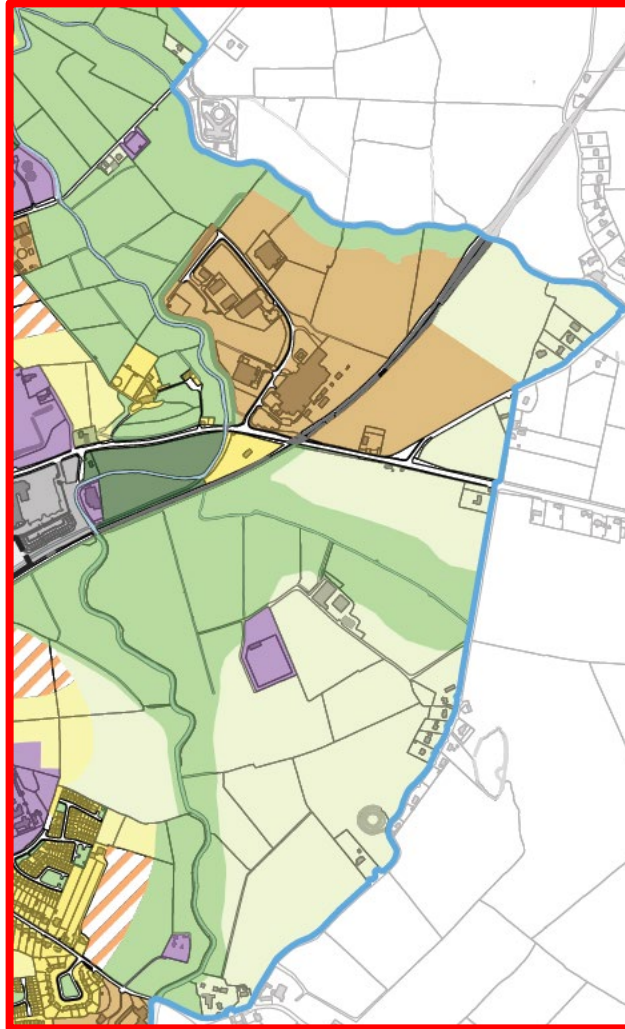
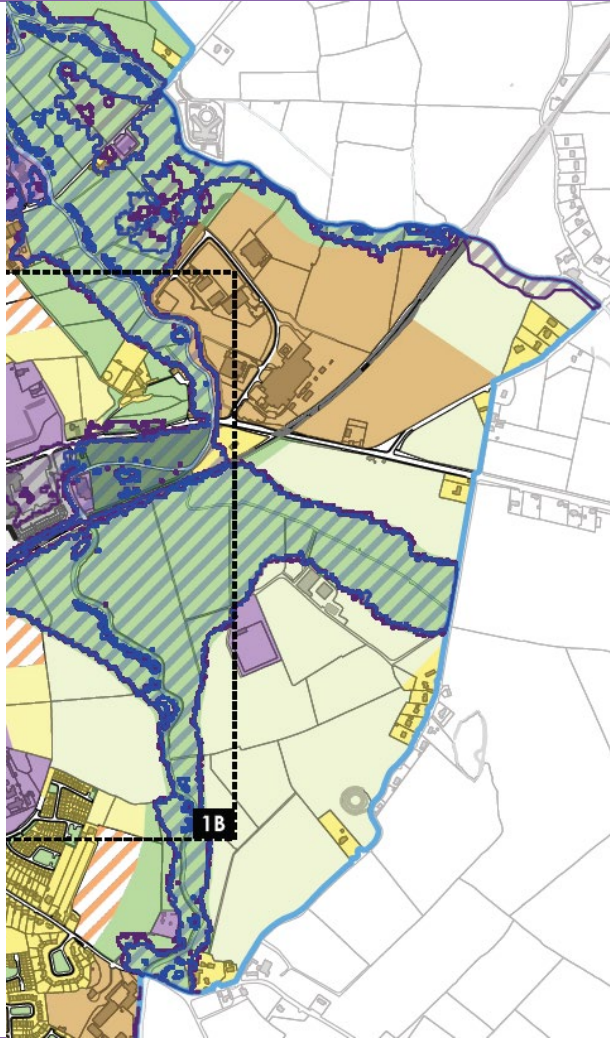
			
<p>61</p>	<p>Change:</p> <ul style="list-style-type: none"> (i) 'New Residential' to 'Strategic Reserve'; (ii) 'Town Environs' to 'New Residential'; (iii) 'Town Environs' to 'Strategic Reserve'; (iv) 'New Residential' to 'Community Service and Infrastructure'; (v) 'Community Service and Infrastructure' to 'Urban Core' 	<p>See response to submissions from OPR and Lisbunny Development Limited</p>	



62

Change 'Existing Residential' to 'Town Environs' for peripheral sites

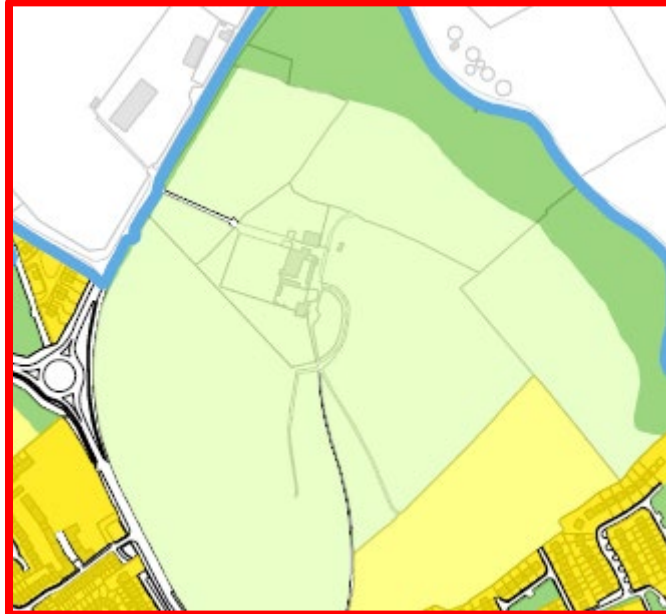
See response to submission from OPR



63

Change 'Existing Residential' to 'Town Environs' for peripheral sites

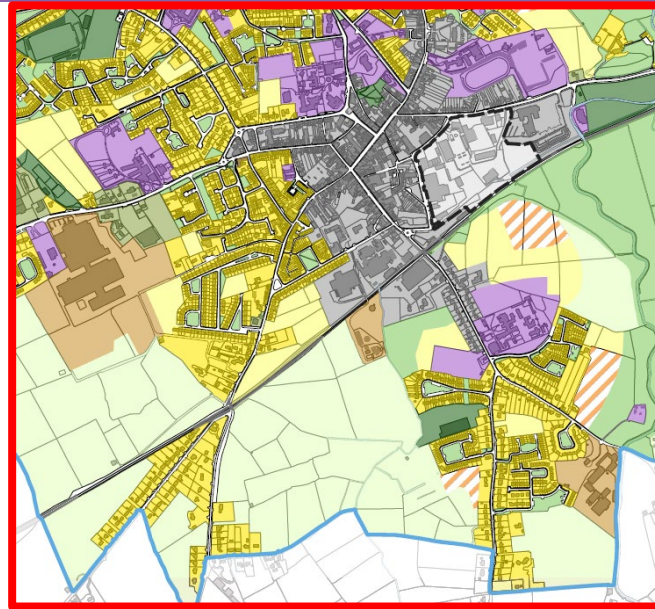
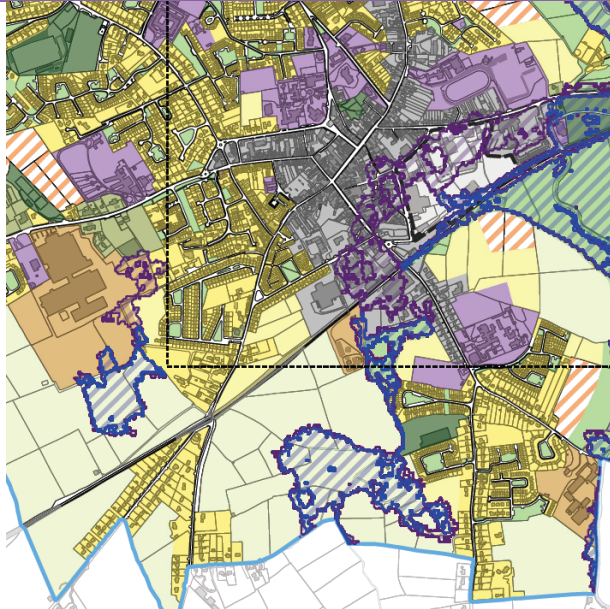
See response to submission from OPR



64

Change 'Existing Residential' to 'New Residential' for sites not yet developed (See Sites 13, 14, 15, 19, 21, 22, 29 and 36 in the SLA)

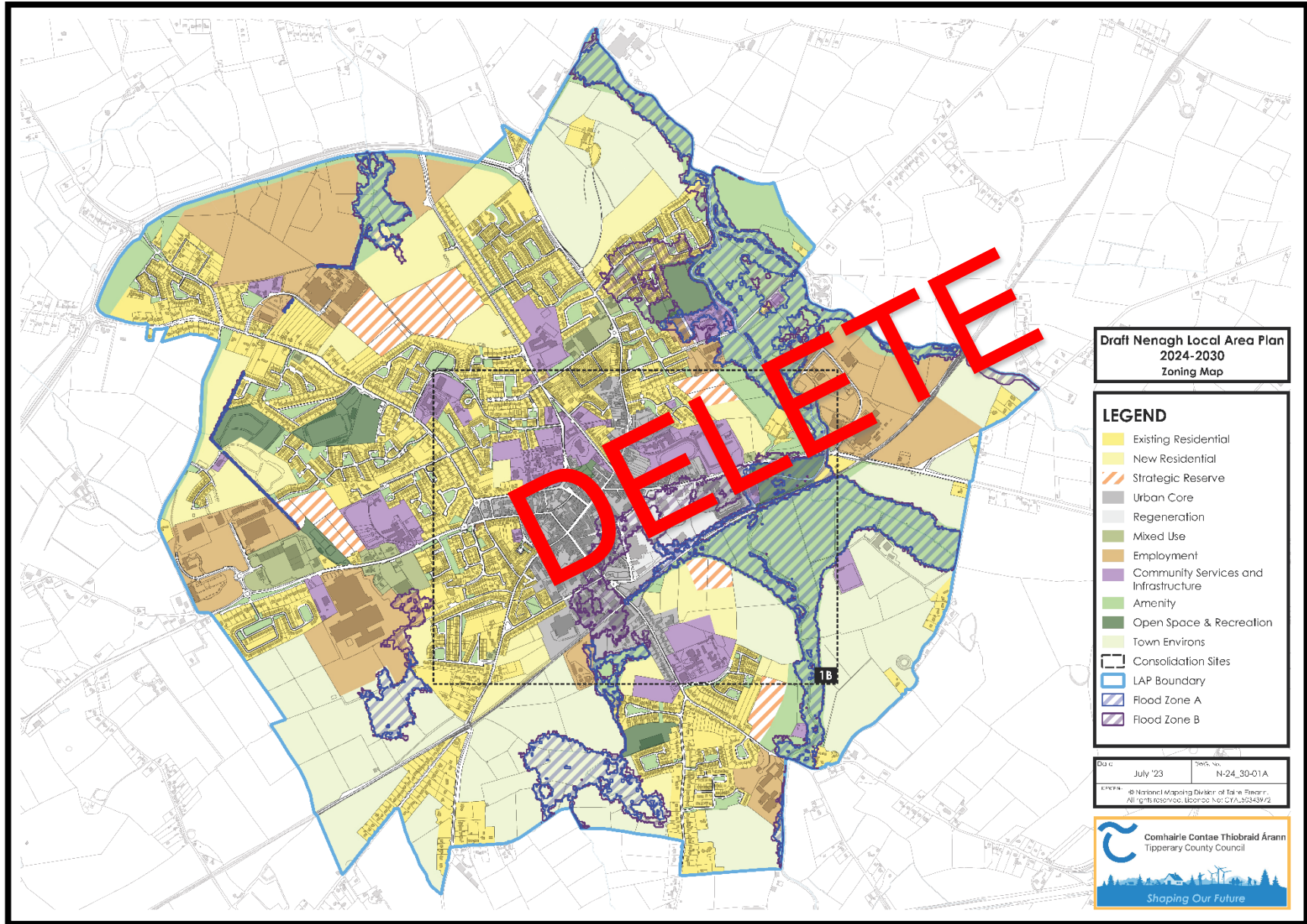
See response to submission from OPR

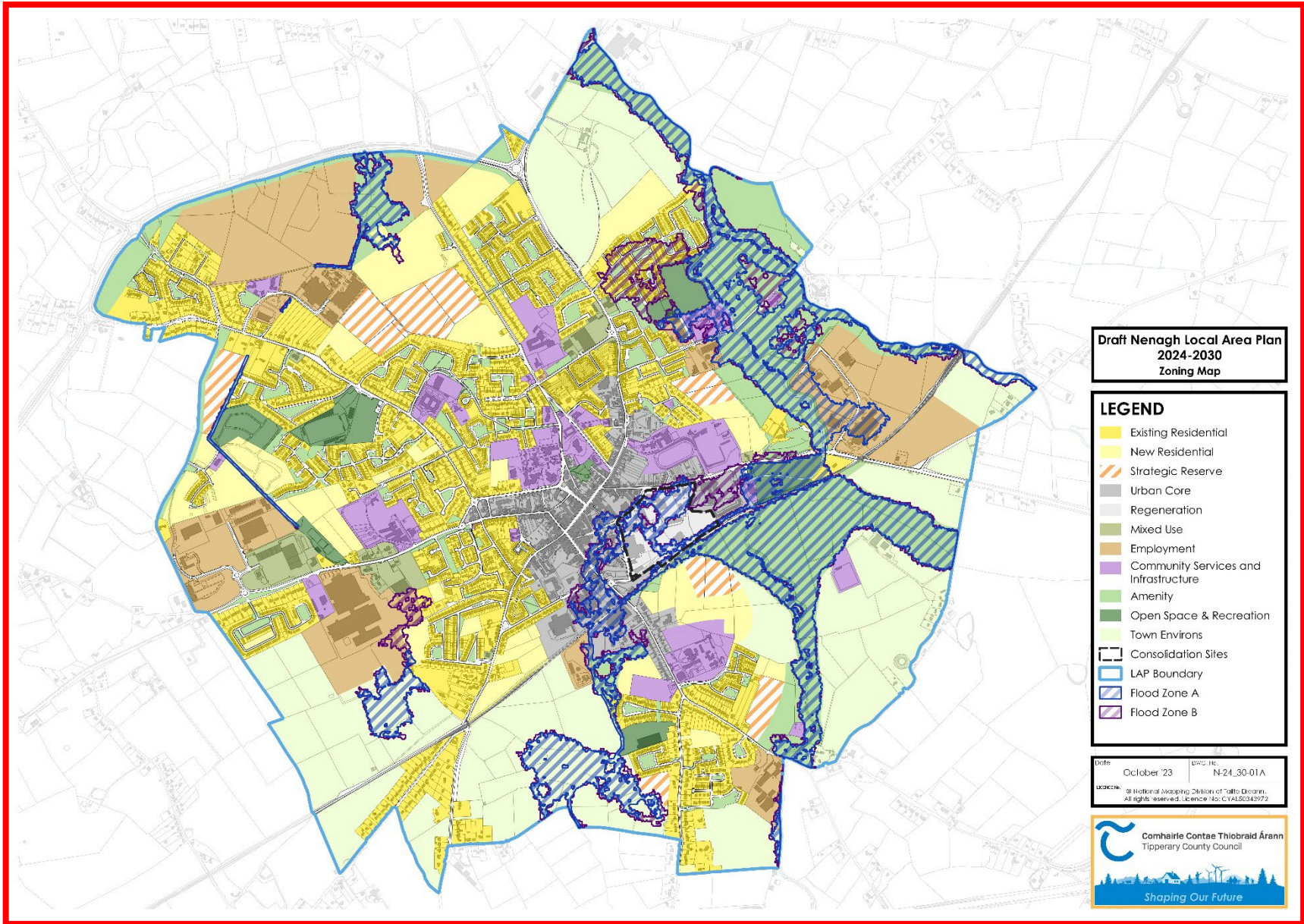


65

Replace the Land Use Zoning Map as follows:

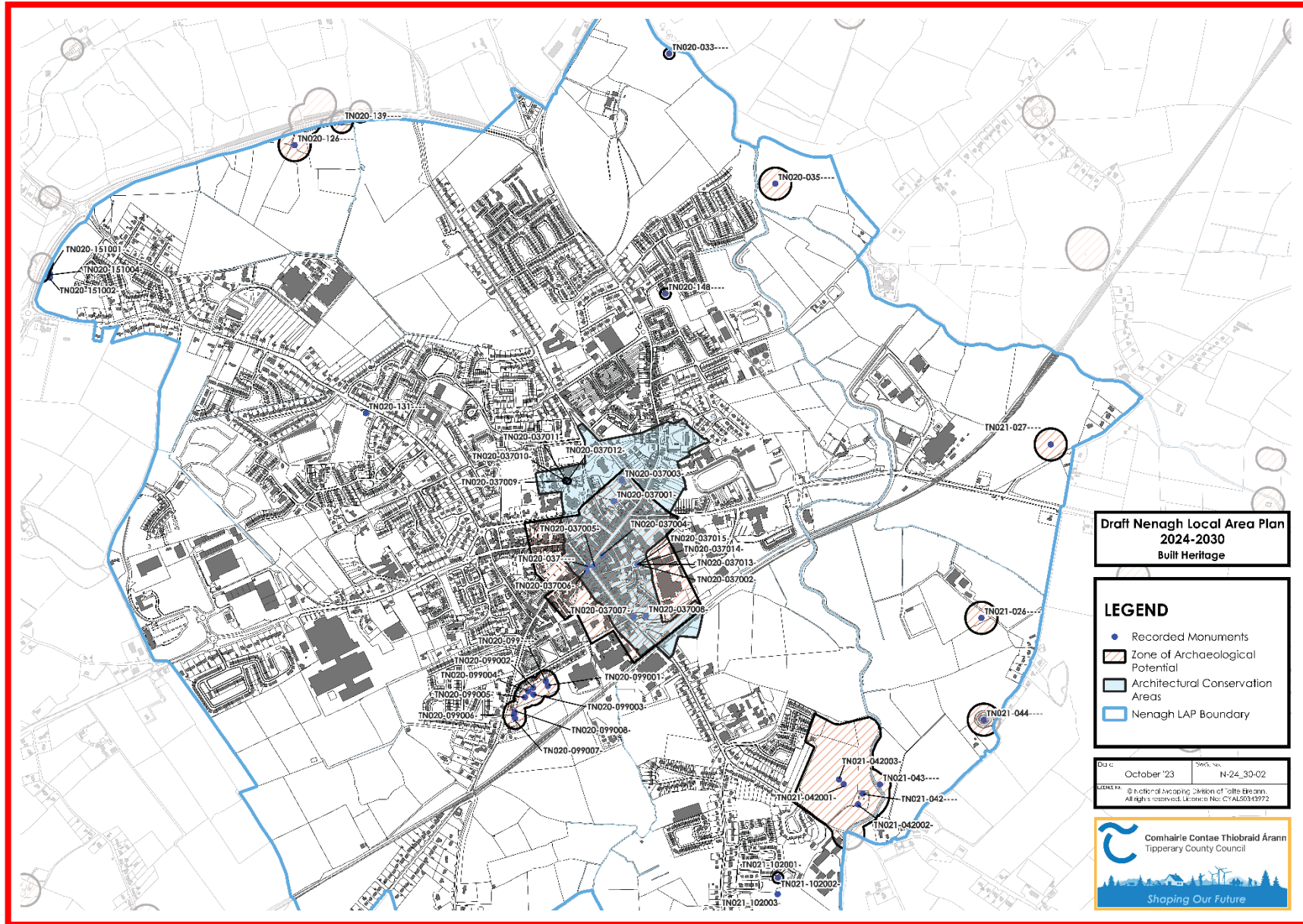
To update the complete map in accordance with all the changes proposed.





8.2 Built Heritage Map

No.	Amendment Description	Reason
66	Amend the legend on the Map change label 'Recorded Monument' in place of 'National Monument'	To address comments made the Department of Housing, Local Government & Heritage (DoHLGH)



**Draft Nenagh Local Area Plan
2024-2030
Built Heritage**

LEGEND

- Recorded Monuments
- ▨ Zone of Archaeological Potential
- ▭ Architectural Conservation Areas
- ▭ Nenagh LAP Boundary

REV. C.	DATE	REV. N.	DATE
	October '23		N-24_30-02
<small>DESIGNED BY: Tipperary County Council, Division of Planning & Development All rights reserved. Licence No: CYAL50343972</small>			



8.3 Town Centre and Regeneration Map

No.	Amendment Description	Reason
67	Extend the Primary Retail Area to include Cecil's Walk and Quintin's Way	To address comments made in submission by Rosemary Joyce

