



Comhairle Contae Thiobraid Árann
Tipperary County Council



Tipperary County Council is preparing a new Local Area Plan for Thurles which will set out the land use strategy and investment objectives for the town to ensure a good quality of life for its community, to support employment and homes, and to do so sustainably and successfully.

We're currently at the 'Pre-Draft' stage and we want your views on how we can achieve these key objectives for the town and shape the vision for the future of Thurles. Your submissions will inform the proposed Thurles Local Area Plan which will be published in Summer 2023.

Consultation will run from 04 November 2022 to 05 December 2022; there's also a chance to come and discuss the plan with planning officials at The Source Library, Thurles from 3-7pm on 15 November 2022 or by phone during the consultation period.

You can make submissions on the Plan making process online, by email or in writing. Further details are available on the Council's website at: www.tipperarycoco.ie/planning/local-area-plans/consultation and are set out at the back of this Issues Paper.

We look forward to hearing from you!

A new Local Area Plan for Thurles
November 2022

What is a Local Area Plan?

A Local Area Plan is a policy document adopted by a local authority in order to guide the spatial development of a town or place. These policy documents sit at the 'local' tier of planning policy, below the National Planning Framework 2018, the Southern Regional Spatial and Economic Strategy 2020 and the Tipperary County Development Plan 2022-2028. Local Area Plans have legal status and are adopted in accordance with the requirements of The Planning and Development Act 2000 (as amended).

Local Area Plans must focus on delivering outcomes for local communities in consultation with local communities. They are important policy instruments in seeking town centre rejuvenation and growth, and should not seek to repeat the requirements of other policy documents but should focus on local issues, and seek to include measures to deliver these objectives.

The Thurles Local Area Plan 2024-2030 is being prepared to replace the Thurles Town Development Plan 2012 and will be adopted by Elected Members of the Council.

How will the process work?

There are three stages in the process of adopting a Local Area Plan:

- The 'Pre-Draft' stage
- The 'Draft Plan' stage
- The 'Material Alterations' Stage

Public Consultation takes place at each stage of the Plan. We're currently at the 'Pre-Draft' stage in the adoption of the Thurles Local Area Plan 2024-2030.

STAGE 1

- Information Gathering
- Stakeholder Consultation and Engagement
- Screening and Scoping as part of Environmental Assessments
- Preparation of the 'Draft Plan' and associated reports

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STAGE 2

- Formal commencement of the Local Area Plan
- Publication of the 'Draft Local Area Plan'
- Public Consultation
- Preparation of the Chief Executive Report on submissions received
- Elected Members resolve to make or amend the Local Area Plan

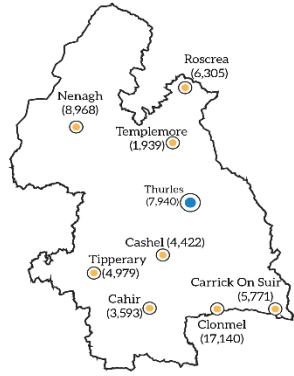
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STAGE 3

- Publication of the 'Material Alterations' to the Draft Local Area Plan
- Public Consultation
- Preparation of the Chief Executive Report on submissions received
- Adoption of the final Local Area Plan
- Local Area Plan takes effect 6 weeks after adoption

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Thurles in Context



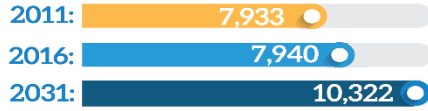
Thurles Population in 2016
7,940

+7 (+0.1%) from 2011
+2,382 (+30%) 2016 to 2031



5% of Co. Tipperary (159,553)
3rd largest settlement by population in Co. Tipperary

CDP Population Projections



Housing 2016

3,204 Households 3,860 units Housing Stock

CDP Housing Projections

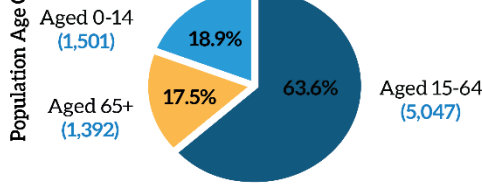
+822 (+21%) 2016 to 2031



Homes & Housing

57.3 Age Dependency Rate*

(Pop 0-14 + 65plus / Pop 15-64)



Population Age Cohort



Education Attainment (Pop Aged 15+)*

13% No Formal/Primary
18.4% Lower Secondary
15.8% Higher Secondary
20.1% Technical/Apprenticeship
10.9% Third Level (Degree)
14.1% Third Level (Post-Grad/PhD)
Note: excludes not stated and other

Education

Jobs and Commuting



Resident Workers* (3,914)

1.01 Jobs Ratio*

Jobs to Resident Workers

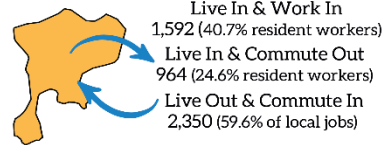


Local Jobs* (3,942)

Jobs located within the Settlement

Note: Based on Tipperary Co Co Commuter Profile

Commuter Flows*



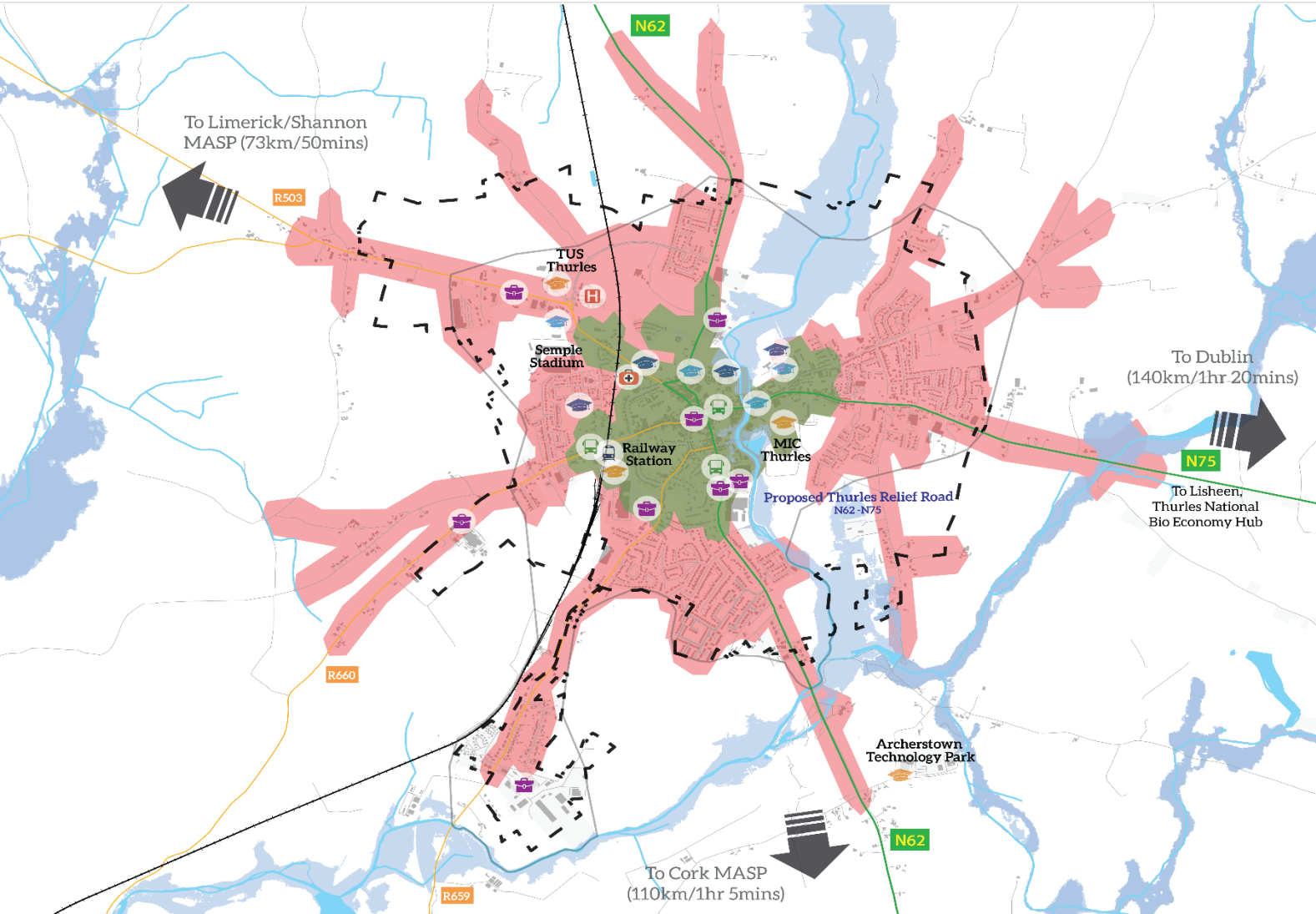
Getting to Work*



16.2% (463)
2.1% (61)
2.5% (72)
72.1% (2,057)

Note: excludes not stated, other and from home

* Data sourced from CSO Census 2016



- Local Area Plan (LAP)
- Compact Growth Area
- Rivers & Water Bodies
- Flood Mapping 2021 (NIFM & CFRAMS)
- Train Station
- Bus Station/Stop

- Walking Proximity: 10mins to Centre
- Cycling Proximity: 15mins to Centre
- Motorway
- National Primary Route
- National Secondary Route
- Railway

- Secondary School
- Primary School
- Third Level Institute
- Hospital
- Primary Health Care
- Key Job Locations

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People & Place

Contains Irish Public Sector Data (data.gov.ie) & OpenStreetMap licensed under a Creative Commons Attribution 4.0 International (CCBY 4.0) licence (www.peopleandplace.ie)

Key Issues and Questions

Overall Vision

The Thurles Local Area Plan 2024-2030 will set out a spatial planning vision for the town to 2030, building on the vision of the town as set out in the County Development Plan. The collaborative vision for the town will be outlined in a series of planning policies and objectives that will attract investment and inform future development.

Key Questions to inform the **Overall Vision** might include:

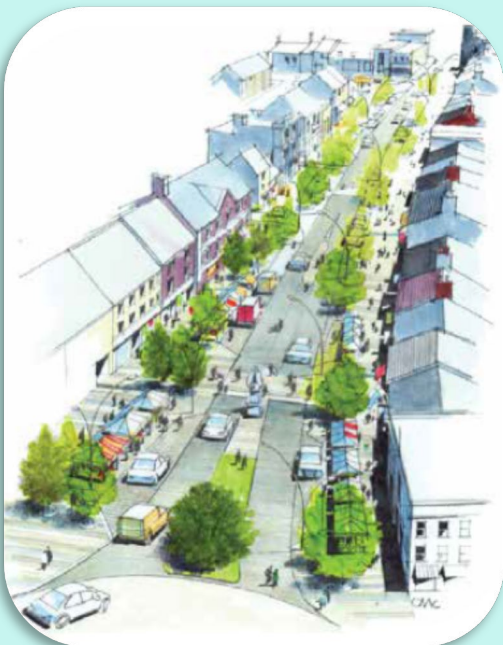
- What should Thurles look like geographically, environmentally, socially and economically and what are the objectives and policies we can include to target these goals?
- What are the key features of Thurles that contribute to its success and how can we maximise the potential of these assets?



Town Centre and Regeneration

The Local Area Plan will seek to focus investment and development on 'Compact Growth' and a 'Town Centre First' approach, in line with national, regional and local policy. The success and vibrancy of the town centre in 2030 will be a key performance indicator of the Plan.

Key Questions to inform **Town Centre and Regeneration** development might include:



- How can we use the Local Area Plan to help to regenerate the town centre?
- Are there specific policies that should be pursued to address vacancy, improve public realm etc.?
- Are there vacant areas, key sites or projects that should be targeted for intervention?

Key Issues and Questions

Climate Action & Biodiversity

Climate change will have diverse and wide-ranging impacts on our environment, society, economic sectors and natural resources. Adapting to climate change and ensuring we can mitigate against the effects of climate change will be critically important for the sustainable development of the town.



Key Questions for **Climate Action and Biodiversity**:

- How can we build resilience in our built environment to adapt to and mitigate the effects of climate change? What changes do we need to make?
- How can we utilise this land use plan and strategy to reduce energy use / increase energy generation / make use of clean energy sources?
- Are there specific interventions that are required to ensure an ecologically diverse and sustainable town?

Homes and Community

Providing high-quality affordable homes, in the right location, of the right type and size is a critical part of building and developing sustainable communities. Ensuring we have the social and community infrastructure to meet existing and future needs of the people of Thurles is also important.

Key Questions for **Homes and Community**:

- What are the priorities for Thurles, in terms of housing location, size, type and tenure?
- Are there specialist housing types required?
- Is Thurles lacking critical social, community or sports infrastructure?
- Are there assets within the town that could be developed to support community development and need?



Key Issues and Questions

Employment and Economy

Thurles currently has almost 4,000 jobs within the town and is home to the Technological University of the Shannon (TUS) and Mary Immaculate College (MIC Thurles). Ensuring jobs are available and the town continues to grow and support employment will be a key objective for the Local Area Plan.



Key Questions for **Employment and Economy**:

- What, in your opinion, are the economic and competitive strengths of Thurles, and how can we utilise these strengths to incentivise investment?
- Are there infrastructural supports or services required to support economic activity and employment generation in Thurles?
- Are there specific measures or policies that the Local Area Plan should include to support employment? E.g. identifying locations for specific uses

Transport and Movement

Thurles Local Transport Plan is currently being prepared in order to guide the future transport and mobility needs of Thurles and to help inform the strategic land-use vision for the town. Co-ordination of transport and land use planning will play a pivotal role in the sustainable development of Thurles. The Local Area Plan will set objectives and policies to ensure a more efficient strategic transport system is implemented while encouraging people to utilise more active modes of travel.

Key Questions for **Transport and Movement**:

- What measures could be included to reduce our need for travel?
- Is there strategic infrastructure required to support the use of sustainable modes of transport?
- Are there particular locations within the town that are difficult to navigate on foot or by bike?
- Are there specific interventions that are required to enhance accessibility for all and encourage the use of active travel modes?



Key Issues and Questions

Tourism and Recreation

Thurles has significant tourism potential given the extensive sporting, historical, cultural and social history of the town, and popular tourism assets like Semple Stadium. Tourism contributes to the economy of the town and there is significant potential to build on existing tourism and recreation assets.



Key Questions for **Tourism and Recreation**:

- What can the Plan do to support tourism in Thurles?
- Are there areas of the town, or linkages that could be created, to develop tourism and recreational potential?
- Are there specific areas of tourism that should be targeted e.g. heritage, leisure, activity tourism, and how can the Local Area Plan facilitate these?

Built Heritage

Thurles has an extensive wealth of built heritage assets in the town, a number of which are recognised as National Monuments or Protected Structures or as being in an Architectural Conservation Area. The quality of the built heritage in the town offers opportunities to utilise this heritage to regenerate the core areas of the town, as well as get the community's views on the buildings that should be protected within the town.



Key Questions for **Built Heritage**:

- How can the Local Area Plan incentivise or encourage heritage-led regeneration of the town?
- Does the protected status of buildings within the town inhibit their potential? And if so, how? Are there uses you consider suitable for unused buildings of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest?
- Are there specific interventions that are required, or safeguards that should be included to protect the built environment into the future? E.g. safeguarding views and aspects?

How to get involved

The 'Pre-Draft' public consultation on the Thurles Local Area Plan 2024-2030 is now open until **4pm on Monday, 5 December 2022**, and you can make submissions on the Plan in the following ways:

- Online: <https://consultations.tipperarycoco.ie>
- Email: Thurleslap@tipperarycoco.ie
- In writing: Thurles Local Area Plan, Planning Department, Nenagh Civic Offices, Limerick Road, Nenagh, Co. Tipperary, E45 A099

All submissions received during this stage will be considered by the Council in developing the Draft Thurles Local Area Plan in Summer 2023.

We will also be hosting a public information session in The Source Library, Cathedral St., Townparks, Thurles from **3-7pm on 15 November 2022**. Please come along and join us to discuss the future of Thurles. You can also contact the Planning Office on (0818) 065 000 to discuss your thoughts on the Plan. We look forward to hearing from you!!



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