

Submission for Keith & Shirley Conway - Lands at [REDACTED]

We are asking to change the land to residential from agricultural as open country side for a one off house for [REDACTED] under social needs to live in a rural area as they all work in the area and are direct descendant and who own the land. This land is a gap site in an existing series of housing and will provide much needed housing and meet the National Planning Framework 2040 to provide provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in the rural area and still allow for the growth of Clonmel Town. The draft plan policy is extremely restrictive and does not align with the National Plan.

This site is currently also subject to a large amount of antisocial behaviour which includes animal welfare issues and would greatly benefit to development.

See references to the plans below.

1. 5.5 Residential Development in the Open Countryside The NPF and & Our Rural Future

Ireland & Rural Development Policy 2021-2025

The approach outlined below will apply: * In & Areas under Urban Influence & facilitate the provision of single housing in the countryside based on the core consideration of demonstrable & **economic or social** need to live in a rural area.

2. The National Planning Framework project Ireland 2040.

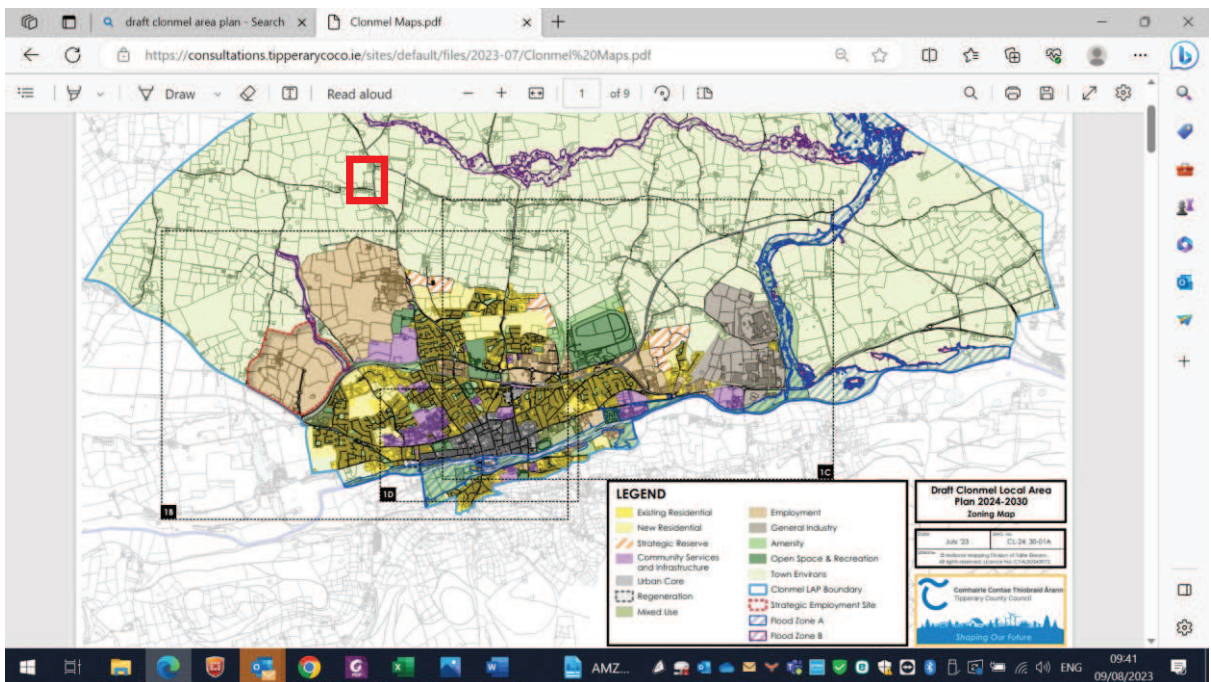
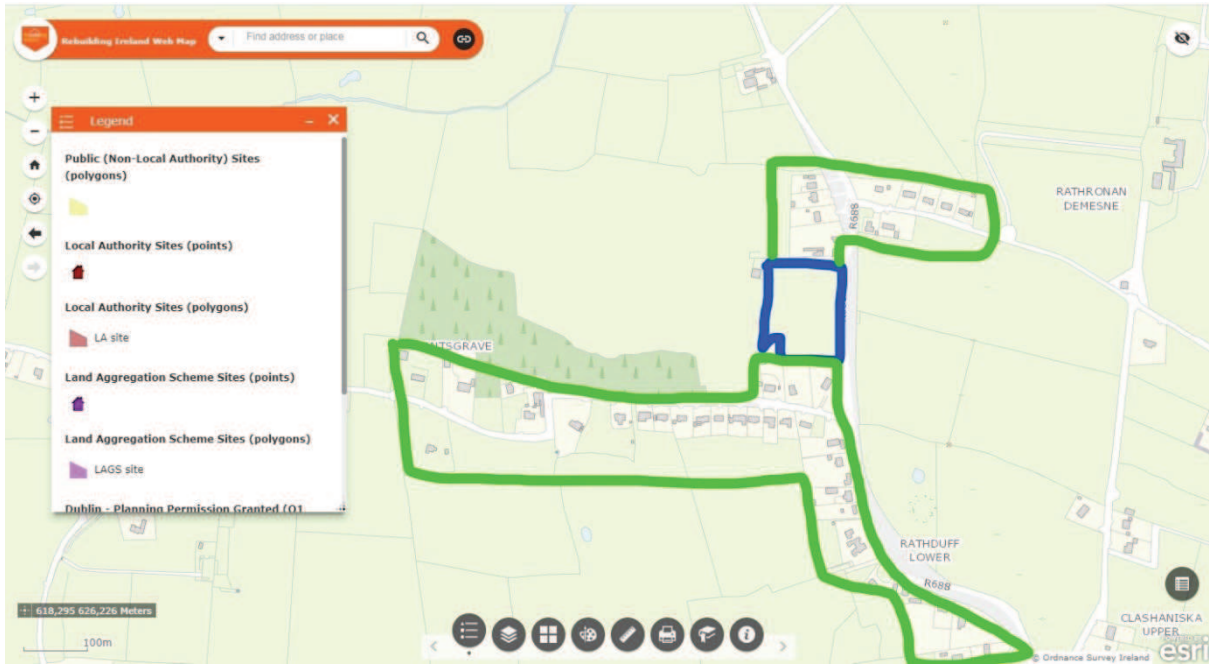
The plan will facilitate the provision of single housing in the countryside based on the core consideration of demonstrable **economic or social** need to live in the rural area.

3. In the Southern Regional Spatial and Economic Strategy 2020,

Plans will have regard for the viability of smaller towns and rural settlements. Core consideration of demonstrable **economic, social, or local exceptional** need to live in a rural area and sitting, environmental

4. Tipperary County development plan 2022-2028 section 5.5,

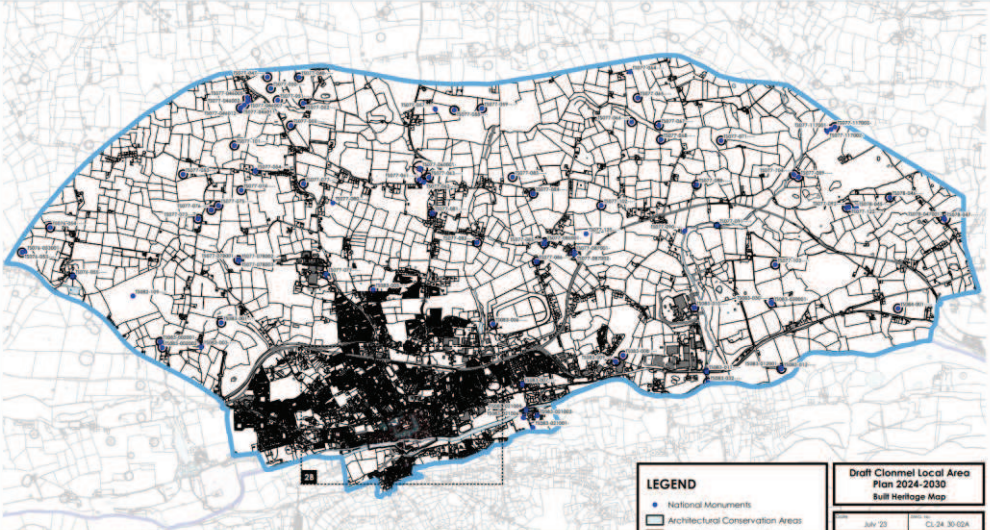
The plan details how the NPF and & Our Rural Future & Ireland & Rural Development Policy 2021-2025 single housing in the countryside based on the core consideration of demonstrable & **economic or social** & need to live in a rural area.



draft clonmel area plan - Search x Clonmel Maps.pdf x +

https://consultations.tipperarycoco.ie/sites/default/files/2023-07/Clonmel%20Maps.pdf

Draw Read aloud 5 of 9



LEGEND

- National Monuments
- Architectural Conservation Areas

Draft Clonmel Local Area Plan 2024-2030
Bull Heritage Map

July 23 12:24 36/106k

09:43
09/08/2023