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A new Submission has been received to the Draft Clonmel Local Area Plan 2024-2030

**Submission ID:** CLAP-5

**First Name:** Darragh

**Last Name:** Ryan

**Organisation:**

**Email Address:** [REDACTED]

**Address:** [REDACTED]

[REDACTED]

**Eircode:**

**County:** [REDACTED]

**Submission Text:** It is my opinion that Clonmel LAP must follow on in line with the adopted Tipperary County development plan 2022-2028 section 5.5, the plan which details how the NPF and 'Our Rural Future', Ireland's Rural Development Policy 2021-2025', (DRCD, 2021) support the need to plan for sustainable communities and strengthen our rural communities. This will be achieved through attracting new residents to live in rural settlements, to encourage and promote the reuse of vacant homes and to make provision for housing in the countryside for those who demonstrate a need to live in our rural areas. The plan further details that in 'Areas under Urban Influence', it will 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.

Please include the social need for one-off housing in rural environs area of Clonmel to enable young local working families the opportunity to build on their own land as I have recently been allowed to do just across the border in Waterford. Failure to do so will force my peers, friends and colleagues to leave the Clonmel area due to the housing crisis.

We also need more residential developments in the town of Clonmel and Cahir to support the growing industry.

Modern Methods of Construction (MMC) such as Light Gauge Steel should be embraced to help solve the housing crisis.

There is a local company, [REDACTED] which has capacity to build homes and apartments and should be engaged to do more within the county.

The lack of availability of houses for rent and for affordable homes is damaging the economic outlook for the area.

Yours faithfully,  
Darragh Ryan

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