



**TO: Clonmel Local Area Plan,
Planning Department,
Tipperary County Council.**

RE: Submission on Draft Clonmel Local Area Plan 2024-2030

The Housing Department wish to make the following submission in relation to the Draft Clonmel Local Area Plan 2024-2030 which is on display until 11th September 2023.

Section 2.4 of Draft Clonmel Local Area Plan refers to the Tipperary County Council Traveller Accommodation Programme 2019-2024 (TAP). This Programme, following an assessment of housing need, established the existing and projected accommodation needs for the Traveller Community.

The requirements for the County of Tipperary are set out below together with the accommodation provided to-date. Specific breakdown for the Clonmel area is also included.

	Standard Housing Including RAS/Leased	Group Housing	Halting Sites	Single Rural Dwelling/ Acquisition	Total
County Tipperary	58	15	8	9	90
Provided at 31/08/2023	96	8	3	16	123
Clonmel & Environs Requirement	8	4	1	1	14
Provided in Clonmel at 31/08/2023	9	0	0	1	10

As you can see from the table above the Council has not yet delivered any specific group housing or halting sites in the Clonmel area while a need for same has been identified.

The TAP states that where feasible the preferred option in terms of the type of accommodation requested will be considered. At present there are three existing traveller accommodation sites which need to be extended to cater for the increased number of occupants on these sites. Under the Joint Committee on Key Issues Affecting the Traveller Community the report recommends that accommodation provision should take into account cultural considerations such as Traveller Household size and allow future generations to remain living in proximity to their family.

These families have all indicated a preference to continue to reside at their current location and the Housing Department are of the opinion that extending these sites will cater for their housing needs, free up other social housing units for other traveller families and provide the families with their preferred option of accommodation which is an objective in the TAP.

The three sites in question are:

- Heywood Road Halting Site
- Condon's Cross Clonmel
- Brook Crescent Group Housing Site

Heywood Road Halting Site

The Housing Department is considering options around a potential extension to the Heywood Road Halting Site by an additional 4 bays. It is proposed to construct these bays, where possible, within the confines of the existing Halting Site and accommodation of the bays will be by persons who already reside there. It is not intended that the current halting site area will be extended as part of this process.

Brook Crescent

The housing Department is considering options around a potential extension to the existing Group Housing in Brook Crescent Estate to provide an additional 3 units to accommodate persons from the existing 3 houses and will enable the area to be rejuvenated and secured as well as meeting the accommodation needs of existing new family formation occupants.

Condon's Cross

Condon's Cross has been occupied for over 20 years and four families reside there. There is a mixture of authorised and unauthorised accommodation units on site. The Housing Department are considering options to design Group Housing to accommodate the existing families on site and regularise the full site. This development will be designed in such a way to enhance the area as well as meeting the accommodation the needs of the existing occupants.

In accordance with the TAP should the above proposals be progressed and new accommodation units provided, sufficient supports will be given to the tenants to ensure they can meet the terms of their tenancy in full and caretaking supports are and will continue to be in place.

A new Traveller Accommodation Plan will be drafted in 2024 for consideration of the full Council and the proposals identified above will be part of that discussion. It is noted that Objective 2F of the Draft Plan states

Objective 2F Implement the Tipperary County Council Traveller Accommodation Programme 2019-2023 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

The Housing Department recommends that the LAP be aligned to take account of the objectives of the TAP specifically to enable the proposed accommodation works as described above to be able to proceed.

Signed: _____

**Sinéad Carr,
Director of Services.**

Date: 5 Sept 2023

