



RYAN ARCHITECTURAL SOLUTIONS Ltd.

Architectural Technologists & Planning Consultants

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Planning Section
Tipperary County Council
Civic Offices
Limerick Road,
Thurles

Subject: Draft Thurles & Environs Local Area Plan 2024 - 2030
Submission on behalf of [REDACTED] regarding lands at Dublin Road,
Glebe, Thurles Co. Tipperary.

Your Ref no.

Our Ref no
23-0701

Date:
11 September 2023

Dear Sir/Madam,

This submission is made on behalf of [REDACTED],
[REDACTED], Co. Tipperary.

This submission is made in response to a notice give pursuant to Section 12(1)(b) of the planning & Development Act 200-2020 that Tipperary County Council have prepare a Draft Thurles & Environs Local Area Plan 2024 – 2030.

This submission related to the lands as indicated on the attached map, of just under 0.11 hectares or thereabout outline in RED.

The existing development plan have zoned the land Low density New Residential my client feels that to re-zone a part of the land as shown on the attached maps S-01 (outline in RED), will benefit not only the proposed development but the adjoining existing housing development of the following:

- Ard Carraig
- Willowmere Drive
- Elmwood
- Hazelwood Grove
- Windsor Grove
- The Glebe

My clients requesting that the site outline in red be re-zoned for commercial/retail or employments in order to facilitate a café shop to serve the estates as currently the only similar development (ie Café type shop) are more that 10 – 15 min walk from these development

We would hope that council will take this into consideration when finalising the zoning maps as this land can be serviced with all services. And with the previous planning permission granted on the adjacent lands Planning ref no. [REDACTED] and [REDACTED], this would benefit the


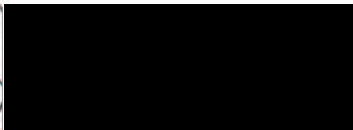


proposed development and potential employment to people in the locality and give a social outlet to elderly in the area.

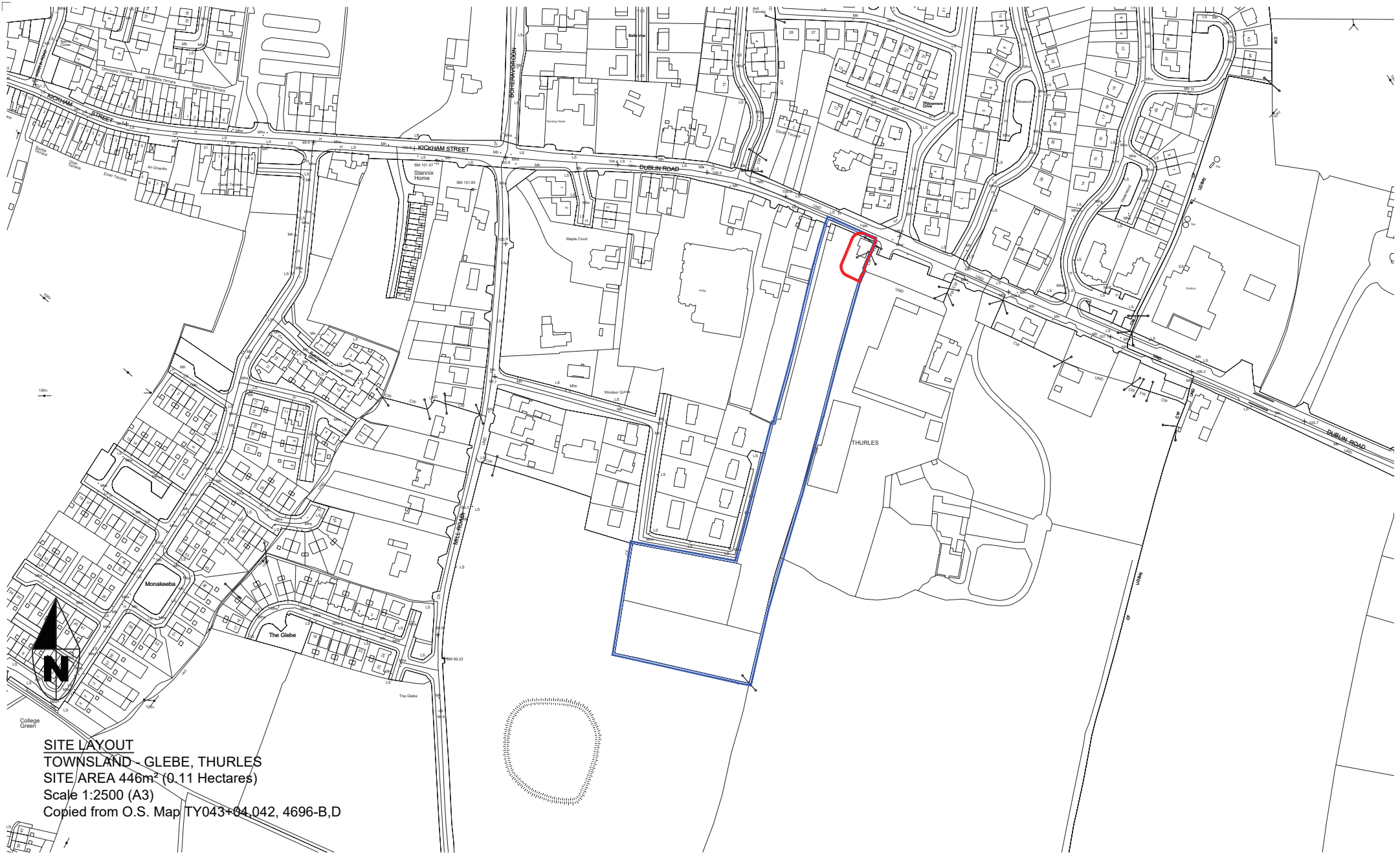
Therefore, the reason for this submission is to ask the Planning Department of Tipperary County Council to reconsider the Draft Development plan and zone the entire site of lands "mixed use or Retail/commercial "

I trust the above meets with your approval, if you require any further information please contact the undersigned

Your faithfully



Sean Ryan
(on behalf of Clients)

Attachments: S-1 Land ownership map
S-2. Current Zoning Map
S-3. Proposed Zoning Map



SITE LAYOUT
TOWNSLAND - GLEBE, THURLES
SITE AREA 446m² (0.11 Hectares)
Scale 1:2500 (A3)
Copied from O.S. Map TY043+04,042, 4696-B,D

NOTES:
 ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS. ANY VARIATIONS OR DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE DESIGNER BEFORE ANY WORKS PROCEED.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK PROCEEDS. DO NOT SCALE USE FIGURED DIMENSIONS ONLY.
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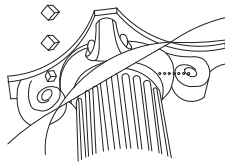
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Project:



Drawn By:
SAR

Scale:
1/2500

Date:
Aug 23

Stage:

information

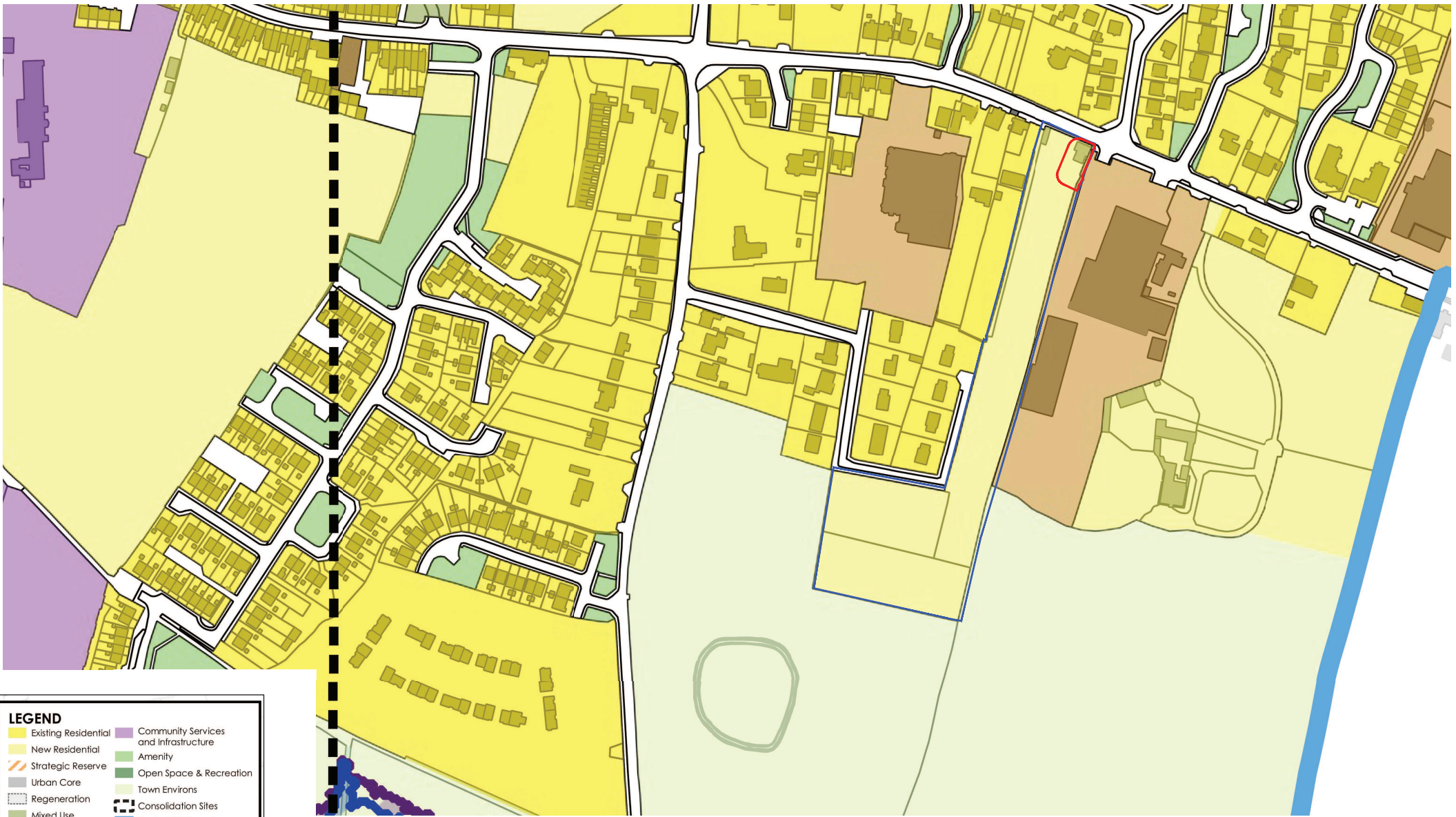
Title:

Site Location Map-Landownership

Job No.
23-0701

Drg. No:
S-01

Issue
A



LEGEND	
Existing Residential	Community Services and Infrastructure
New Residential	Amenity
Strategic Reserve	Open Space & Recreation
Urban Core	Town Environs
Regeneration	Consolidation Sites
Mixed Use	Thurles LAP Boundary
Employment	Flood Zone A
General Industry	Flood Zone B

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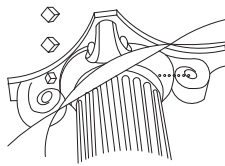
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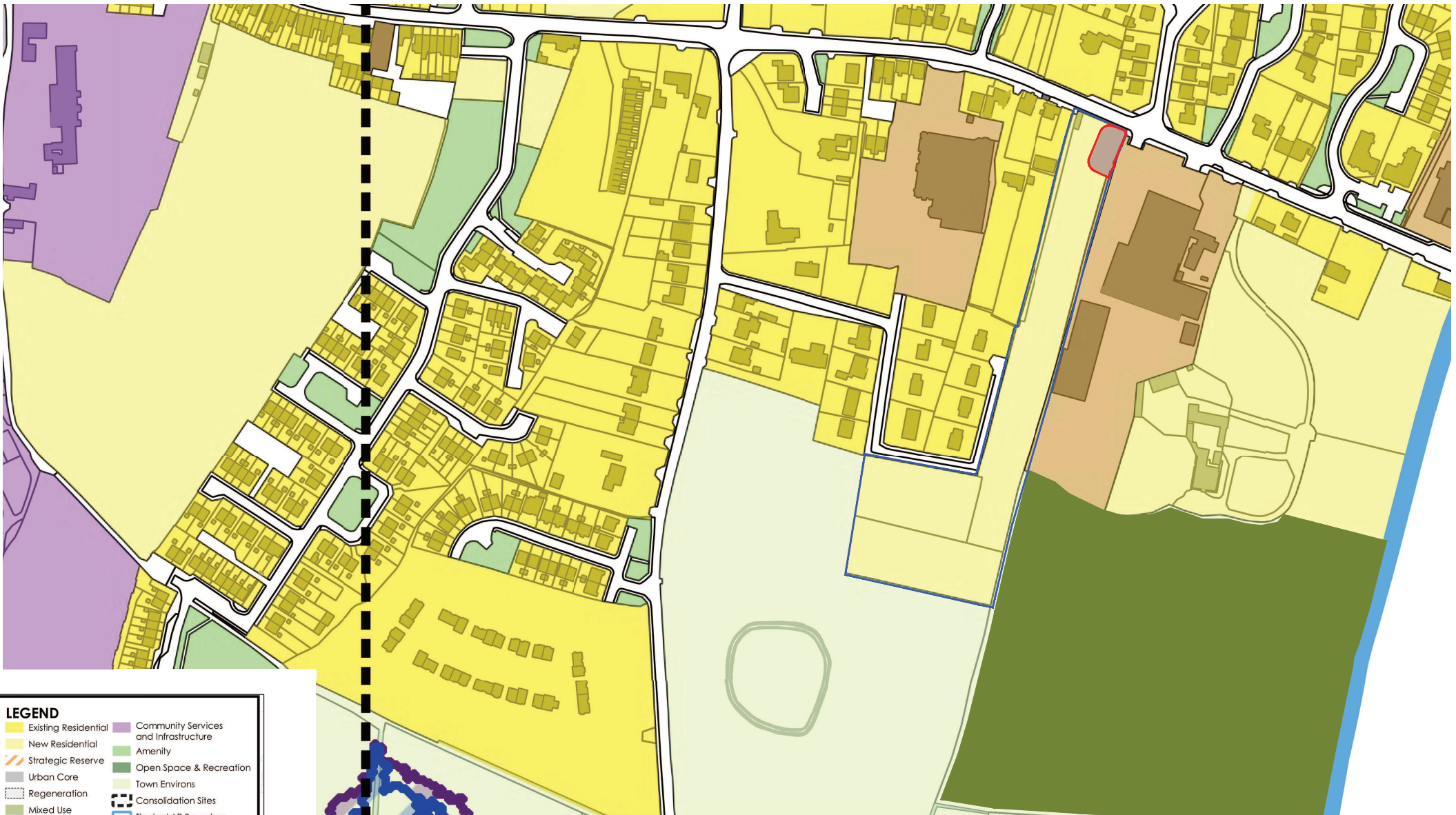
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Site Location Map-Zoning Map

Job No.
23-0701

Drg. No:
S-02

Issue
A



LEGEND

Existing Residential	Community Services and Infrastructure
New Residential	Amenity
Strategic Reserve	Open Space & Recreation
Urban Core	Town Environs
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Mixed Use	Thurles LAP Boundary
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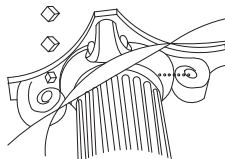
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Site Location Map-Zoning Map		
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23-0701	S-03	A