



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

# **Proposed Material Alterations to the Draft LAP**

**Draft Thurles & Environs  
Local Area Plan 2024 - 2030**

Tipperary County Council Planning Policy and Projects Unit  
September 2023



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## 1.0 Introduction

On 6 October 2023, in accordance with the requirements of s20(3)(c) of The Planning and Development Act 2000 (as amended), the Chief Executive Report (CE report) for the Draft Thurles Local Area Plan 2024-2030 was shared with all the Elected Members of Tipperary County Council. The CE Report was provided in two parts:

Part 1 included:

- a list of the persons who made submissions on the Draft Thurles Local Area Plan 2024-2030;
- a summary of all recommendations, submissions and observations made by the Office of the Planning Regulator and any other persons; and
- the Chief Executive's opinion, recommendations and summary of amendments in relation to the matters raised

Part 2 included:

- the specific amendments recommended by the Chief Executive to the Written Statement, Appendices, Environmental Reports, and Maps; and
- the specific amendments recommended by the Elected Members to same.

On 27 October 2023, the Elected Members of Tipperary County Council resolved to amend the Draft LAP in accordance with their own amendments and the recommendations contained within the Chief Executive Report.

## 2.0 How to read this Document & Proposed Material Alterations

This document sets out a list of proposed alterations to the Draft Plan within Sections 3.0 to 8.0 and reflects 'Part 2' of the CE report shared with Elected Members on 6 October 2023. 'Part 1' of the CE report is published alongside this document, to provide information on the process and context of the development of the LAP, as well as the Chief Executive's summary, consideration and recommendation on each of the submissions received.

Each alteration outlined in Sections 3.0 to 8.0 has:

- 1) a specific 'Number' - which can be cross-referenced to the CE report;
- 2) 'Location' - which can be crossed referenced to the Draft LAP;
- 3) 'Amendment Description' - which can be crossed referenced to the Draft LAP;
- 4) 'Reason' for the amendment; and
- 5) 'Page Number' - which can be crossed referenced to the Draft LAP;


Each alteration is numbered chronologically, with reference to where the alteration appears in the Draft LAP. The following format is used to illustrate alterations. The list below includes for proposed alterations arising from consideration of the submissions received during the statutory consultation

period, amendments by Elected Members and for alterations arising out of status and referencing updates.


<del>'Crossed-out'</del>	<b>Text to be Deleted</b>
'Normal Text'	<b>Text to Remain as is</b>
<b>'Text in Red'</b>	<b>Text to be added to the Draft Plan</b>
<b>Text in Green</b>	<b>Text to be added to the Draft Plan – Additional Amendment resolved by Elected Members</b>

### 3.0 Proposed Amendments to Written Statement

1	Non-Technical Summary	<p><del>Public participation is important to the process of plan preparation, and after the public consultation period for the Draft LAP has ended, the Council will consider all submissions received. At this time, the Council may either adopt the draft LAP in November 2023 or make recommendations for changes to the Draft LAP. If proposed changes are materially different to the Draft LAP, a further round of public consultation may take place, specifically on those changes proposed. Any further submissions received at this stage would again be considered by the Council and the LAP would, in this case, take effect in spring 2024.</del></p> <p>Public participation is important to the process of plan preparation. 27 submissions were received on the Draft LAP and following consideration of same a number of recommended changes to the Draft LAP are proposed. A further round of public consultation on the proposed amendments is required and any further submissions received would be considered by the Council and the final Local Area Plan would take effect in Spring 2024.</p>	To reflect the status of the LAP	iii
2	Section 1.2	<p>Insert new footnote 2: The SEA accounts for all measures set out within the LAP boundary. It should be noted that the LTP (Appendix 2) includes measures outside the LAP boundary.</p>	To specify the extent of the SEA.	8
3	Section 1.3	<p>Add the following paragraph of text at the end of Section 1.3:</p> <p>The draft LAP has been assessed against its impact on the receiving environment through the SEA and AA processes. The plan has also been subject to a strategic flood risk assessment taking account of the most up to date flood risk information available.</p> <p>The policies and objectives of this draft LAP have been framed in a manner to ensure consistency with the provisions of the NPF, RSES and TCDP 2022-2028.</p>	To further promote the objective of facilitating the delivery of climate resilient and sustainable	10

		<p>This provides for a compact approach to growth with the aim of facilitating the delivery of climate resilient and sustainable communities in the town.</p> <p>To ensure the above provisions have been implemented successfully throughout this plan, specific 'Climate Positive Objectives' have been highlighted with the climate symbol .</p>	communities in Thurles.										
4	Section 1.4.1	<p>Include text to end of first paragraph: Thurles is identified as a 'Key Town' within the Southern RSES, with the 445-hectare site at Lisheen, Thurles will be a significant national economic and employment driver following its designation as one of six sites within the EU for piloting the next generation of the bio-economy, including bio-energy and bio-technology. Thurles will be the focus of associated residential growth and growth in its service and enterprise base.</p>	To address recommendation of the SRA submission.	10									
5	Section 2.2	<p>Paragraph 2: A new 'Climate Action Plan' for Tipperary County Council will be prepared by the Council in 2023, and will also seek to support the roles of communities and other sectors in achieving their climate adaptation and mitigation targets. Tipperary County Council will continue to collaborate with the Tipperary Energy Agency (TEA), and other relevant energy agencies, to ensure the Local Authority Climate Action Plan, and this Local Area Plan, reflect the ambitions of the National Climate Action Plan.</p>	To acknowledge continued collaboration between TCC and TEA and commitment to the LACAP	17									
6	Section 2.4.3 Table 2.5	<table border="1"> <thead> <tr> <th colspan="3">Table 2.5: Land use zoning that can accommodate new residential growth</th> </tr> <tr> <th>Land zoning</th> <th>Area (ha)</th> <th>Maximum <del>Indicative</del> Housing Delivery capacity</th> </tr> </thead> <tbody> <tr> <td>New Residential</td> <td>48.19 45.95</td> <td>Calculated at 100% Residential = <del>1,205 units</del> 1,149 units</td> </tr> </tbody> </table>	Table 2.5: Land use zoning that can accommodate new residential growth			Land zoning	Area (ha)	Maximum <del>Indicative</del> Housing Delivery capacity	New Residential	48.19 45.95	Calculated at 100% Residential = <del>1,205 units</del> 1,149 units	To address recommendation of the OPR submission (23) along with allowing for flexibility in densities for Residential, Urban Core and Regeneration zoned lands.	23
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<b>7</b>	Section 2.4.3 Paragraph 3	After consideration in the SLA (Appendix 1) excess lands that were previously designated for 'New Residential' use have been designated as 'Strategic Reserve' ( <del>20.60</del> <b>24.7</b> ha), and where appropriate lands previously zoned for new residential use have been rezoned for uses other than 'New Residential'. Maps 1A and 1B set out the proposed land zoning map for the Town.	To address recommendation of the OPR submission (23)	23															
<b>8</b>	Section 2.4.3 Table 2.6	<table border="1"> <thead> <tr> <th colspan="3"><b>Table 2.6: Land use zoning areas (Ha)</b></th> </tr> <tr> <th><b>Land zoning</b></th> <th><b>Area (ha)</b></th> <th><b>Description</b></th> </tr> </thead> <tbody> <tr> <td><b>New Residential</b></td> <td>48.19 <b>45.95</b></td> <td>For New Residential use</td> </tr> <tr> <td><b>Strategic Reserve</b></td> <td>20.60 <b>24.79</b></td> <td>Long-Term Strategic and Sustainable Development Site. Sites that will deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Development Plan Guidelines)</td> </tr> <tr> <td><b>Regeneration</b></td> <td>1.02</td> <td>Mixed use, including Residential</td> </tr> </tbody> </table>	<b>Table 2.6: Land use zoning areas (Ha)</b>			<b>Land zoning</b>	<b>Area (ha)</b>	<b>Description</b>	<b>New Residential</b>	48.19 <b>45.95</b>	For New Residential use	<b>Strategic Reserve</b>	20.60 <b>24.79</b>	Long-Term Strategic and Sustainable Development Site. Sites that will deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Development Plan Guidelines)	<b>Regeneration</b>	1.02	Mixed use, including Residential	To address recommendation of the OPR submission (23)	24
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		<b>Urban Core</b>	39.99	Mixed use, including Residential		
<b>9</b>	Section 2.5 Objective 2H	<p><b>Continue to collaborate</b> Engage with the Tipperary Energy Agency, and other relevant energy agencies, to develop targeted energy and climate action measures within the geographic area of the local area plan, <b>including support for the electrification of heating under the National Residential Retrofit Plan.</b></p>			To address the submissions received by Department of Environment, Climate and Communications and the TEA	26
<b>10</b>	Section 2.5 Objective 2I	<p>Add Objective 2I as follows:  <b>Provide support, data and information where available to developers seeking to develop or be part of district heating and centralised biomass/biogas boiler / heatpump systems, whether private/public or mixture of both.</b></p>			To address a point made in TEA submission.	26
<b>11</b>	Sections: 2.5, 3.7, 4.4, 5.9, 6.6, 7.3, 8.6	<p>Assign a climate symbol  to the following climate positive objectives:</p> <p>2A, 2B, 2H, 2H, 2I            3A, 3B, 3C, 3D, 3E            4B,            5A, 5B, 5E            6C, 6D, 6E, 6F, 6H            7A, 7B, 7C            8A, 8B, 8C, 8D</p>			To further promote the objective of facilitating the delivery of climate resilient and sustainable communities in the town.	26 34 43 55 62 69 77
<b>12</b>	Section 3.2	<p>Insert new sentence to Regeneration Sites and Regeneration Areas</p> <p>These are specific areas of the town centre-built fabric for significant redevelopment, consolidation and regeneration activity. <b>Planning applications for development in areas that benefit from the existing flood relief scheme or are located in 0.1% AEP National CFRAM extents, including for all relevant regeneration sites listed in Appendix 3 of the LAP, will be required to submit a site-specific flood risk assessment.</b></p>			To address submission by OPW	28

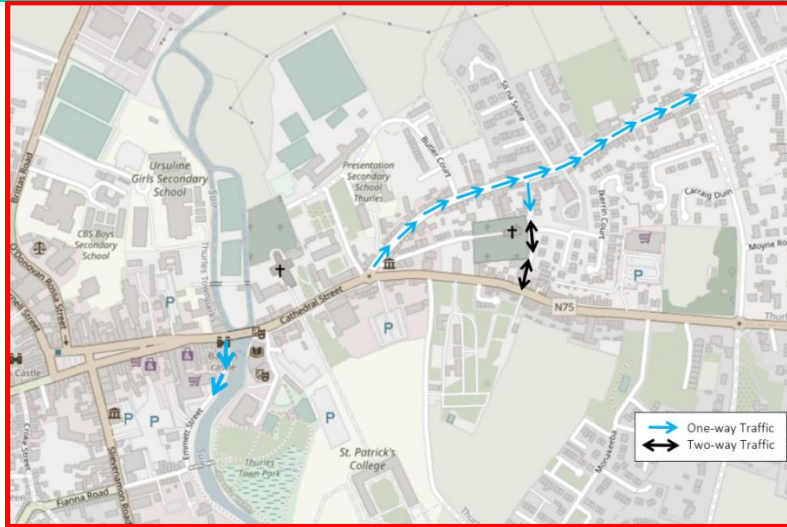


13	Section 5.3.2	<p><b>One-off Housing in the Town and Town Environs</b></p> <p>Single housing units will be facilitated throughout the town on serviced and infill sites and assessed on a case by case basis in line with development management standards. Lands zoned 'Town Environs' are under urban pressure and have an important role in the long-term growth of Thurles. Whilst they are not required for town growth and expansion at present, in due course the town may grow and additional lands may be required.</p> <p>The primary use of these lands shall be agriculture in line with the land use zoning matrix as set out in Chapter 9. <del>In exceptional circumstances, w</del>With consideration on a case by case basis, a single house may be permitted <del>for a person with an economic need directly associated with agriculture, where there is no alternative site available,</del> in the limited circumstances outlined under Policy 5.2.</p>		48
14	Section 5.5.1 Footnote 10	<p>According to the Department of Education, school place requirements are calculated as follows: Primary level equates to <del>11.5%</del> 10.25% of population and <del>25</del> 23 students per classroom, and Post-primary are assessed at 7.5% of population numbers (2022/2024), these figures are subject to regular reviews.</p>	To ensure the most up to date information is being used.	49
15	Section 5.9 Policy 5.7	<p>Insert Policy Support educational, community-led, postal infrastructure and cultural projects which enhance the social and economic well-being of residents of the town and improve the quality of the environment in the town.</p>	To address a point made in submission by An Post.	55
16	Section 5.9 Objective 5F	<p>Ensure the continued operation and expansion of schools in Thurles <del>on lands zoned for 'Community Services and Infrastructure'</del>, in line with the 'Provision of Schools and the Planning System Code of Practice' (DoE, 2008).</p>	To recognise that existing schools are located other land-use zones.	55
17	Section 5.8	<p>5.8 Digital Connectivity and Telecommunications</p>	To more accurately describe the Section	53

<p><b>18</b></p>	<p>Section 5.9 Policy 5.2</p>	<p>Amend:</p> <p><del>Support</del> <b>Permit</b> new dwellings on lands zoned for 'Town Environs' <sup>1</sup> where the applicant meets (i) an 'Economic Need' (see TCDP Table 5.3 and Planning Policy 5 – 11), and there is no availability of alternative sites, or (ii) a 'Social Need' (see TCDP Table 5.3 and Planning Policy 5 - 11), where the proposed site has been in the ownership of immediate family members for a minimum of 10 years, and there is no availability of alternative sites.</p> <p>An existing and/or shared domestic dwelling entrance of the applicant's family dwelling should be used, where practicable, and it will meet sightline requirements set out in TCDP Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access.'</p> <p>Inset the following footnote to the amended Policy 5.3:</p> <ul style="list-style-type: none"> <li>- <sup>1</sup> 'Town Environs' are a 'rural area' for the purposes of Policy 5.2 of this Plan and in the context of Table 5.3 and Policy 5-11 of the TCDP. Policies 5-12 (Ribbon Development) and 5-13 (Strategic Regional Roads) of the TCDP will apply to all lands zoned 'Town Environs'. Applicants with exceptional medical circumstances will be considered on a case-by-case basis in accordance with Table 5.3 of the TCDP.</li> </ul>	<p>To provide for limited and appropriate rural residential development.</p>	<p>54</p>
<p><b>19</b></p>	<p>Section 5.9 Objective 5K</p>	<p>Insert new objective:</p> <p><b>Support and facilitate the provision of telecommunications infrastructure in Thurles, subject to safety and amenity requirements.</b></p>	<p>To address the submission received by Department of Environment, Climate and Communications</p>	<p>55</p>
<p><b>20</b></p>	<p>Section 6.0</p>	<p>This LAP along with the Local Transport Plan (LTP) set out in Appendix 2, will inform site briefs, new development and future investment in infrastructure and will include interventions for:</p>	<p>To address the submission of the NTA and to provide further</p>	<p>56</p>

	<ol style="list-style-type: none"> <li>1. Active Travel</li> <li>2. Public Transport</li> <li>3. Traffic Management Solutions</li> <li>3. Demand Management</li> <li>4. Roads</li> </ol> <p>Section 6.1 – Future Demand for Travel                  Using an evidence-based approach, the LTP, based on the ABTA methodology (Area Based Transport Assessment (ABTA) Guidance Notes 2018, NTA), was used to guide and inform suitable infrastructure and policy measures to ensure that the projected growth in population and employment is achieved in a sustainable manner. The LTP takes a considered approach that considers the needs of residents, students, businesses, commuters and visitors as well as the future development aspirations. A key component was identifying opportunities for smarter travel choices which will enable more people to travel by sustainable modes.</p> <p>Section 6.2 – Options Development                  The LTP outlines the options developed to overcome some of the weaknesses and constraints identified in the baseline assessment and achieve the defined objectives for the LTP. The options list was developed in collaboration with the diverse project working group. The options development process followed the Department of Transport’s National Investment Framework for Transport in Ireland (NIFTI) modal and intervention hierarchies. As such, options for applicable measures were first considered in relation to active modes (walking and cycling), followed by public transport and finally vehicular traffic. Options were also initially focused on maintaining, optimising and improving existing facilities before considering the construction of new infrastructure.</p>	integration between the LAP and LTP	
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21	Section 6.1	<p>Insert the following new paragraph at the end of Section 6.1:</p> <p>The Council will seek to apply a 'whole journey approach' to make public transport fully accessible to people with disabilities'. This refers to all elements that constitute a journey from the starting point to destination including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters in line with relevant Guidance from the Department of Transport (refer to Policy 12-1 in the Tipperary County Development Plan 2022-2028).</p>	To promote fully accessible public transport	57
22	Section 6.1 Paragraph 3	<p>The Council is preparing the design of an Active Travel Route for Thurles linking schools to the town centre and the train station so that a modal shift to walking and cycling is achieved for school and other trips. A summary of the key active travel interventions contained in the LTP are shown below in Figure 12. For the full list of all measures, see Appendix C of the LTP. The implementation of active travel measures is not contingent on the completion of new roads schemes. The development of new and improved roads and the delivery of active travel measures will happen in parallel.</p>	To provide further integration between the LAP and LTP and to address the comments of the NTA, OPR and TII.	57
23	Section 6.3	<p>Insert new section 6.3 <b>Traffic Management Solutions</b></p> <p>There are two main traffic management solutions identified in the LTP focused on supporting walking and public realm improvements as well as the performance and safety of the road network. They both involve implementing a one-way traffic operation as shown below on Emmett Street and Mitchell Street/Ikerrin Road. These interventions are proposed to improve safety, facilitate active travel and enhance the public realm.</p>	To provide cross referencing and further integration between the LAP and LTP	58



*Emmett St and Mitchel St one-way traffic operations*

**24**

Section 6.3

Insert Table

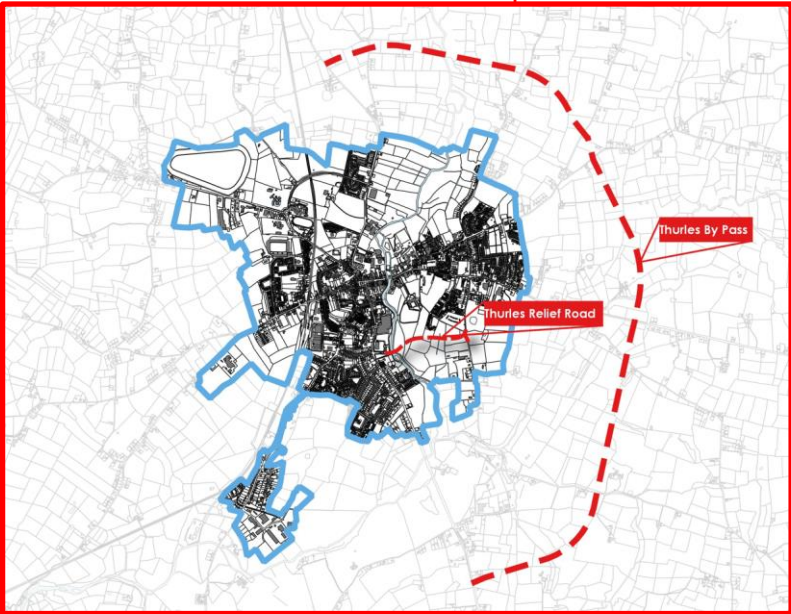
**LTP Demand Management Interventions**

<b>Intervention</b>	<b>Source</b>	<b>Description</b>
School Mobility Management Plans (MMPs)	Policy Direction	The town has several schools. Travel Plans can be developed to encourage more sustainable trip making.
Workplace Mobility Management Plans (MMPs)	Policy Direction	The town has a number of significant employment centres: Dew Valley Foods, TUS Thurles, County Council. Travel Plans can be developed

To provide cross referencing and further integration between the LAP and LTP

59

				for these employment centres to encourage more sustainable trip making.			
		Safer Routes to School & School Streets	Policy Direction	As the active travel measures are delivered, they will provide safe access for children choosing to walk and cycle to school. Outside schools should include engineering details to encourage safe driver behaviour and ensure a calmed traffic environment. Exact details on proposed school street works will be defined at the individual project level.			
		Park & Stride	Policy Direction	Examine potential of implementing Park & Stride within Thurles			
		Rationalisation of on street parking on sections of national roads within town centre	Thurles LTP Project Team; Consultation	Rationalisation of on street parking on sections of national roads within the town centre to maintain the strategic function of the national road network			
		Diversion of HGV traffic on Brittas Road	Thurles LTP Project	Divert northbound HGV traffic SW along Parnell Street, away from N62 Cuchulainn Road, improving safety of			

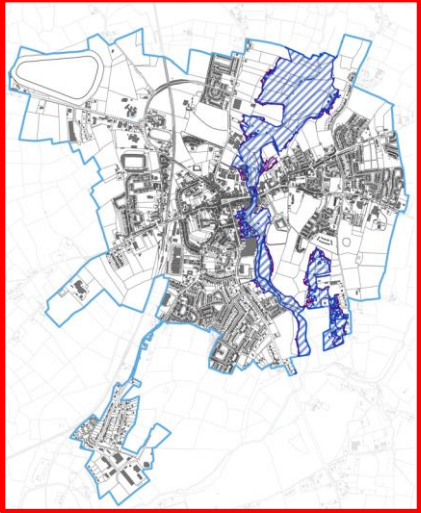
			Team; TCC; Consultation	N62 Brittas Road and adjacent school fronts.			
		30KPH Speed Limit	Walking and Cycling Strategy	Reduced speed limit in town centre and in residential areas. Guidance is expected to be published on a national level which will help inform a reduction to 30kph speed limit in town centres, the LTP proposal should match this.			
25	Section 6.4.2	<p>Insert <b>LTP Roads Interventions Map</b></p> 			To provide cross referencing and further integration between the LAP and LTP	60	
26	Section 6.4.2	<p>6.4.2 Local Transport Plan</p> <p>The road options identified in the LTP incorporates feedback from the Baseline Assessment phase of the LTP study (including public consultation) which in</p>			To provide cross referencing and further	61	

		<p>particular highlighted a number of safety concerns at Liberty Square due to the conflict between HGV traffic and pedestrians and cyclists. If delivered, they would benefit the town by removing a high level of strategic traffic that traverses the town daily.</p> <p>The limited number of road-based options developed for Thurles (Table 6.3) have considered the importance of performance and safety of the road network up to 2040, and have been proposed to ensure the future road network is appropriate to serve the town’s needs.</p> <p>Insert Table 6.1</p> <table border="1" data-bbox="479 616 1671 1385"> <thead> <tr> <th colspan="2" data-bbox="479 616 1671 671"><b>Table 6.1: LTP Roads Interventions</b></th> </tr> <tr> <th data-bbox="479 671 1350 727"><b>Location</b></th> <th data-bbox="1350 671 1671 727"><b>Intervention</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="479 727 1350 788">Link Road between N62 Slievenamon Road and Mill Road</td> <td data-bbox="1350 727 1671 788">New Link Road</td> </tr> <tr> <td data-bbox="479 788 1350 1243">N62 Slievenamon Road</td> <td data-bbox="1350 788 1671 1243">Upgrades to the surfacing, footpath, entry-ways, and parking spots; with an emphasis on improving pedestrian and cyclist movements and safety which is already progressed by TCC and has Part 8 approval</td> </tr> <tr> <td data-bbox="479 1243 1350 1385">Liberty Square</td> <td data-bbox="1350 1243 1671 1385">Potential to examine adding pedestrian crossings and</td> </tr> </tbody> </table>	<b>Table 6.1: LTP Roads Interventions</b>		<b>Location</b>	<b>Intervention</b>	Link Road between N62 Slievenamon Road and Mill Road	New Link Road	N62 Slievenamon Road	Upgrades to the surfacing, footpath, entry-ways, and parking spots; with an emphasis on improving pedestrian and cyclist movements and safety which is already progressed by TCC and has Part 8 approval	Liberty Square	Potential to examine adding pedestrian crossings and	<p>integration between the LAP and LTP</p>	
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			enhanced bus stop infrastructure		
		Eastern Town Bypass	Town Bypass connecting the N62 to the north and south, and the N75 to the east		
<b>27</b>	New Section 6.5	<p>Add new Section after 6.5 after 6.4.2</p> <p><b>Section 6.5 – Implementation</b></p> <p>The LTP contains a range of transport solutions to support the sustainable compact growth of Thurles as set out in the draft Local Area Plan. The sequencing of measures within the LTP seeks to provide existing and future residents of Thurles with a range of sustainable travel choices. The LTP provides a strong emphasis on the upfront delivery of active travel and public transport measures, supported by a range of demand management measures encouraging sustainable travel behaviours.</p> <p>Included within the LTP is an overview of the mechanism for delivery for the identified transport projects, followed by the proposed phasing of the Thurles transport measures providing commentary on impacts and dependencies. The LTP presents the mode share ambitions for Thurles aligned with regional policy as well as a strategy for monitoring the implementation of the LTP measures.</p>		To address a point made in OPR, NTA and TII submissions.	60
<b>28</b>	Section 6.6 Policy 6.2	Support the implementation of the active travel <del>and demand management</del> measures identified in <b>Figure 12</b> and in the Local Transport Plan (Appendix 2) and require proposals for new development to compliment and demonstrate how they will integrate with the provisions of the Local Transport Plan.		To provide cross referencing and further integration between the LAP and LTP.	61
<b>29</b>	Section 6.6	<p>Add Policy</p> <p>Support the implementation of the traffic management solutions identified in <b>Table 6.1</b> and the Local Transport Plan (Appendix 2)</p>		To provide further integration	62

	Policy 6.10		between the LAP and LTP	
<b>30</b>	Section 6.6 Policy 6.11	Add Policy Support the implementation of the demand management measures identified in Table 6.2 and the Local Transport Plan (Appendix 2)	To provide further integration between the LAP and LTP	62
<b>31</b>	Section 6.6 Policy 6.12	Add Policy Require the provision of secure bicycle parking in all new developments including public realm (see cycle parking standards set out in Development Management Standards Volume 3) in accordance with the principles of Universal Design and in line with the National Cycle Manual.	To address the submission of the NTA and to provide for the promotion of sustainable transport	62
<b>32</b>	Section 6.6 Objective 6G	Control the proliferation of non-road traffic signage on and adjacent to national roads within the LAP area in accordance with TII Policy on Provision of Tourist & Leisure Signage on National Roads (March 2011) and in accordance with the Spatial Planning and National Road Guidelines for Planning Authorities 2012, DoECLG (or any update thereof).	To address the submission of TII	62
<b>33</b>	Section 8.2.2	<del>The Thurles Wastewater Treatment Plant has a high design capacity, with a current (2020) load of 15,000 (PE)15. Uisce Éireann have indicated that there is capacity to cater for projected population growth in Thurles.</del> Based on the latest Uisce Éireann capacity registers, published in June 2023, it was found that there is wastewater treatment capacity available to support the 2030 projected population for Thurles.	In accordance with UÉ submission and to ensure up to date information is used.	71
<b>34</b>	Section 8.5 Figure 17	Insert updated Flood Zone Map	To address recommendation of the OPR and OPW submissions	73

				
<b>35</b>	Section 8.6 Policy 8.4	Require that all development proposals in Thurles integrate SUDS and nature-based solutions to SUDS as part of an overall sustainable urban drainage and urban greening approach (refer also to Section 3.5 of the accompanying SFRA, “Sustainable Urban Drainage Systems and Surface Water Guidance and Strategy”), unless they are demonstrated to be operationally unfeasible to the satisfaction of the Council	To address recommendation of the OPW	75
<b>36</b>	Section 8.6 Policy 8.5	Add point f) f) Any planning application within Defended Areas (refer to SFRA for more details) shall demonstrate that residual risks have been considered and include measures are for their management as appropriate.	To ensure a sustainable approach to flood risk management	76
<b>37</b>	Section 8.6 Policy 8.8	Insert new Policy Require that grid connection routing for renewable energy development proposals should avoid materially impacting the road network, where possible.	To address TII submission	76
<b>38</b>	Section 8.6	Support with and work in co-operation with the Office of Public Works in the design, development and implementation of the Thurles Flood Relief Scheme	To ensure a sustainable approach to	77

	Objective 8D	and contribute towards the protection of key flood risk infrastructure, such as the flood wall along Suir Walk, from interference or removal.”	flood risk management													
39	Section 10.2	<p>Monitoring and Evaluation of LAP Objectives</p> <p>Monitoring procedures of the LAP objectives will be carried out in accordance with the Local Planning and Development Implementation Plan contained in Appendix 7 to the LAP. <del>are being developed in line with Section 16.3 and Policy 16-1 of the TCDP 2022. It is proposed that the monitoring regime implemented for the TCDP is extended to include for the policies and objectives of the LAP to ensure a consistent monitoring methodology is used.</del></p> <p>Insert the following as a new Appendix to the LAP:</p> <table border="1" data-bbox="479 703 1673 1321"> <thead> <tr> <th colspan="3" data-bbox="479 703 1673 778"><b>Local Planning and Development Implementation Plan</b></th> </tr> <tr> <th data-bbox="479 778 680 890"><b>Objective No.</b></th> <th data-bbox="680 778 1301 890">Objective Text</th> <th data-bbox="1301 778 1673 890">Implementation</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="479 890 1673 965"><b>Chapter 2 – Planning and Development Strategy</b></td> </tr> <tr> <td data-bbox="479 965 680 1321"><b>Objective 2A</b></td> <td data-bbox="680 965 1301 1321">Support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate, in accordance with the Tipperary Climate Action Plan 2023 (when complete).</td> <td data-bbox="1301 965 1673 1321">Incremental delivery throughout the Plan period, as local community groups seek the assistance of the local authority in implementing schemes or seek planning permission</td> </tr> </tbody> </table>	<b>Local Planning and Development Implementation Plan</b>			<b>Objective No.</b>	Objective Text	Implementation	<b>Chapter 2 – Planning and Development Strategy</b>			<b>Objective 2A</b>	Support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate, in accordance with the Tipperary Climate Action Plan 2023 (when complete).	Incremental delivery throughout the Plan period, as local community groups seek the assistance of the local authority in implementing schemes or seek planning permission		83
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		<p><b>Objective 2B</b></p>	<p>Work in partnership with community groups in the regeneration and revitalisation of Thurles and to actively seek and secure funding and investment under available national and regional investment and funding programmes in line with the development strategy as set out.</p>	<p>Delivery through identification of (i) projects included in the LAP and other local plans; (ii) appropriate community groups to support these projects; and (iii) appropriate national, regional and local funding programmes</p>		
		<p><b>Objective 2C</b></p>	<p>Support and facilitate the development of lands in collaboration with landowners and service providers for residential and employment development over the lifetime of the LAP.</p>	<p>To be progressed during the lifetime of the plan.</p>		
		<p><b>Objective 2D</b></p>	<p>Actively respond to the specific need in Thurles for affordable housing and housing units for one and two-bedroom units, through the delivery of local authority social and affordable housing programmes and through the implementation of funds and programmes available from central government to support the delivery of new homes.</p>	<p>Ongoing delivery by Local Authority throughout the Plan period based on need as per Housing Needs Demand Assessment and Housing Directorate.</p>		

		<p><b>Objective 2E</b></p>	<p>Monitor the scale, type, tenure and location of constructed and permitted developments in Thurles to ensure compliance with the Core Strategy and to achieve the delivery of strategic plan-led and coordinated balanced development within the town.</p>	<p>To be reported annually through the core strategy monitoring.</p>		
		<p><b>Objective 2F</b></p>	<p>Support the provision of third level student accommodation in appropriate locations in Thurles, including on-campus, and of appropriate design (including adequate communal facilities and external communal space), to meet demand for student housing generated by TUS and MIC Thurles Campuses, and in accordance with the National Student Accommodation Strategy.</p>	<p>Pro-active engagement with TUS/MIC and stakeholders. Ongoing through lifetime of the plan.</p>		
		<p><b>Objective 2G</b></p>	<p>Undertake Town Centre Health Checks periodically, in accordance with the methodology set out in the Heritage Council’s guidance, in order to ascertain the quantum of vacant building stock in the town centre.</p>	<p>To be carried out periodically subject to resources, and as part of baseline assessment for TCF plan.</p>		
		<p><b>Objective 2H</b></p>	<p>Continue to collaborate with the Tipperary Energy Agency, and other relevant energy agencies, to develop targeted energy and climate action measures within the geographic area of the local area plan, including support</p>	<p>Engagement ongoing as appropriate projects within LAP area emerge.</p>		

			for the electrification of heating under the National Residential Retrofit Plan.			
		<b>Objective 2I</b>	Provide support, data and information where available to developers seeking to develop or be part of district heating and centralised biomass/biogas boiler / heatpump systems, whether private/public or mixture of both.	Ongoing implementation as per objective, in conjunction with objective 2H.		
<b>Chapter 3 – Town Centre Strategy</b>						
		<b>Objective 3A</b>	Support the Town Regeneration Officer and any future Town Team in the preparation and implementation of a collaborative Town Centre First Plan for Thurles that will build on the Thurles Town Centre Renewal Strategy and recent work and successful funding applications to date, and to provide a framework for which further funding will be sought.	To be progressed in line with local authority schedule and resourcing.		
		<b>Objective 3B</b>	Support landowners with potential sites for regeneration and development through the Council’s planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme etc.	Ongoing throughout the plan. Dedicated webpage to be set up with all relevant information and points of contact listed.		

		<p><b>Objective 3C</b></p>	<p>Offer support to landowners and planning agents, to help overcome planning obstacles to the occupation and reuse of vacant upper floors and commercial units in the town centre; and develop best practice guidance in the re-use of upper floors.</p>	<p>Implemented through pre planning service in conjunction with Vacant Homes Officer.</p> <p>Guidance document to be prepared in the short term.</p>		
		<p><b>Objective 3D</b></p>	<p>Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.</p>	<p>To be progressed through the lifetime of plan. Regeneration funding streams to be maximised.</p>		
		<p><b>Objective 3E</b></p>	<p>Progress and develop on the collaborative vision as set out in the Thurles Town Centre Masterplan Proposals.</p>	<p>To be progressed through the lifetime of plan. Funding opportunities for regeneration of vacant properties to be maximised.</p>		
		<p><b>Objective 3F</b></p>	<p>Support the re-location of the farmer’s market to Thurles Market Quarter, once the development is complete.</p>	<p>Implement per RRDF funding.</p>		



Chapter 4 – Economic Development Strategy		
<b>Objective 4A</b>	Enable enterprise and employment development in Thurles, through the spatial planning framework of this LAP and the economic support frameworks of the LECP, Leader LDS and provided by the Local Enterprise Office of the Council.	Assess proposals as per policies, objectives and standards of the LAP.
<b>Objective 4B</b>	Promote and support the growth and development of Lisheen Bioeconomy Campus as an important employment location with strong ties to Thurles, maximising its residential and employee potential.	To be progressed through the lifetime of plan. Just Transition Funding opportunities to be maximised.
<b>Objective 4C</b>	Promote and support the development and use of the Archerstown Industrial Estate and N62 Technology Park, through the work of the Local Enterprise Office, and to maintain the parks as high-quality settings for employment uses with active travel linkages with the town centre and residential areas.	Assess proposals as per policies, objectives and standards of the LAP.  Explore funding from NTA and other sources to develop active travel linkages to the business parks.
<b>Objective 4D</b>	Support the development of arts and cultural activities, new visitor accommodation and activity-based leisure activities to support the tourism industry in the town; and promote and	Ongoing implementation as per objective and as

			expand physical and cultural tourism linkages with neighbouring areas and towns.	funding becomes available.		
		<b>Objective 4E</b>	Support the delivery of a sports campus in Thurles, in line with the Tipperary Transforming Heritage Theme and its 'Hero Product' concept, thus adding value and enhancing the visitor experience. The key focus is to provide a unique sporting product for people all over Ireland to enjoy.	Ongoing implementation as per objective.		
		<b>Objective 4F</b>	Support the delivery of a tourism product linked to the GAA and Semple Stadium.	Ongoing implementation as per objective.		
<b>Chapter 5 – Sustainable Communities</b>						
		<b>Objective 5A</b>	Support the local community and relevant sectors in engaging in programmes such as 'the SEAI Sustainable Energy Community' through the provisions of the Tipperary Climate Action Plan and Delivering Climate Action 2030 (CCMA, 2021). In preparing sectoral adaptation plans and sustainable energy and climate action initiatives, including in the preparation of an Energy Master Plan and in the	Point of contact to be provided from Planning Section to SEAI/Community regarding renewable energy and climate adaption initiatives, to inform of planning requirements that may arise regarding same.		

			identification and use of local renewable energy sources.		
		<b>Objective 5B</b>	Support the development of innovative projects that contribute to a just transition from fossil fuels and aligning with the criteria of the Just Transition Fund.	Ongoing implementation as per objective.	
		<b>Objective 5C</b>	Support the continued expansion of third level institutions and their associated supporting residential requirements within Thurles.	Ongoing implementation as per objective, in conjunction with objective 2F.	
		<b>Objective 5D</b>	Support and promote the development of Thurles as an attractive Third Level Town for the wider region.	Ongoing implementation as per objective.	
		<b>Objective 5E</b>	Develop, in conjunction with the Council’s Active Travel Team, interconnectivity and linkages within, and between the neighbourhoods as identified in Section 5.2.1 and the town centre, the train station, employment areas and local schools and colleges.	Implemented through funding from NTA and required as part of application proposals for new development within identified neighbourhoods.	
		<b>Objective 5F</b>	Ensure the continued operation and expansion of schools in Thurles, in line with the ‘Provision of Schools and the Planning System Code of Practice’ (DoE, 2008).	Ongoing implementation as per objective.	

		<b>Objective 5G</b>	Work with Age-Friendly Ireland in implementing the strategies and objectives of Tipperary Age-Friendly Strategy.	Ongoing implementation as per objective.		
		<b>Objective 5H</b>	Consult with local community groups, including the PPN and broad-based organisations such as Comhairle na nÓg, as part of the development of local policies and strategies.	Ongoing implementation as per objective. Pro-active engagement through SPC.		
		<b>Objective 5I</b>	Secure high-quality digital connectivity in Thurles in line with the National Broad Band Plan and enable digital technology in line with the Tipperary Digital Strategy 2018 – 2023.	Dedicated planning team member to respond to licence application proposals within LAP area that form part of NBS.		
		<b>Objective 5J</b>	Support the delivery of a Digital Hub as a high-quality facility for new employment and enterprise.	Ongoing implementation as per objective.		
		<b>Objective 5K</b>	Support and facilitate the provision of telecommunications infrastructure in Thurles, subject to safety and amenity requirements.	Ongoing implementation as per objective.		
<b>Chapter 6 – Transport and Connectivity</b>						

		<p><b>Objective 6A</b></p> <p>Seek to secure funding for the development of the Thurles Bypass linking the N62, N75 and R498.</p>	<p>Ongoing in conjunction with Council’s Roads Section and Thurles Municipal District.</p>		
		<p><b>Objective 6B</b></p> <p>Seek to secure funding for the development of the Inner Relief Road (as indicated on Map 1) to provide connectivity between the N62 (Slievenamon Road) and the N75 (Mill Road).</p>	<p>Ongoing in conjunction with Council’s Roads Section and Thurles Municipal District.</p>		
		<p><b>Objective 6C</b></p> <p>Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the LTP as outlined in Appendix 2 (and any review thereof).</p>	<p>Ongoing in conjunction with Council’s Active Travel Team.</p>		
		<p><b>Objective 6D</b></p> <p>Collaborate with the NTA and Irish Rail to consider how the rail service, infrastructure and facilities can be better tailored to the needs of the community.</p>	<p>Pro active engagement with stakeholders on All Ireland Rail Strategy. Ongoing promotion of improvement of rail services throughout duration of LAP.</p>		
		<p><b>Objective 6E</b></p> <p>Collaborate with the NTA, national and local bus service providers to consider how the bus service, infrastructure and facilities can be better tailored to the needs of the community, including for a</p>	<p>Pro-active engagement with NTA, stakeholders and services providers.</p>		

			consideration of the nature and location of public bus stops.	Ongoing through lifetime of the plan		
		<b>Objective 6F</b>	Achieve the modal shift target as set out in the LTP (Appendix 2) through collaboration with the community and transport sectors over the life time of this LAP.	Seek funding from NTA to undertake active travel schemes as identified in LTP. Monitor modal shift use on implementation of schemes.		
		<b>Objective 6G</b>	Control the proliferation of non-road traffic signage on and adjacent to national roads within the LAP area in accordance with TII Policy on Provision of Tourist & Leisure Signage on National Roads (March 2011) and in accordance with the Spatial Planning and National Road Guidelines for Planning Authorities 2012, DoECLG (or any update thereof).	Through active Enforcement of unauthorised signage and through DM function.		
		<b>Objective 6H</b>	Seek opportunities to improve permeability in existing developed areas in accordance with NTA's Permeability Best Practice Guide, and where the opportunity exists, including those identified in the Local Transport Plan (Appendix 2), require that new development incorporates pedestrian and cycle routes to increase permeability for walking and cycling within the neighbourhoods identified in Figure 10 and the wider area. An	Ongoing through DM function as new applications come forward.		

		evidence-based justification, to the satisfaction of the planning authority, must be provided with a planning application where the opportunity for increased permeability for the wider area exists but is not being delivered through the application site.			
Chapter 7 – Recognising Our Local Heritage					
	<b>Objective 7A</b>	Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity and conservation value of the river corridor.	Ongoing as per objective.		
	<b>Objective 7B</b>	Work in partnership with stakeholders and the local community in the delivery of projects for Thurles in the Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) and the proposed Tipperary Greenway and trail Strategy and seek funding opportunities as they arise.	Ongoing as per objective.		
	<b>Objective 7C</b>	Support the completion of Thurles 'Looped River Walk'.	Ongoing as per objective.		
Chapter 8 – Infrastructure, energy and Utilities					

		<p><b>Objective 8A</b></p>	<p>Continually progress, in conjunction with Uisce Éireann, water supply and sewer rehabilitation activities, capital maintenance activities, etc in line with the Thurles Drainage Area Plan and Wastewater Infrastructure Plan, and to continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.</p>	<p>Early engagement with Uisce Éireann regarding any road improvement/public realm works that will present opportunity to rehabilitate sewers, separate combined sewers as part of scheme.</p>		
		<p><b>Objective 8B</b></p>	<p>Integrate a Nature Based Approach to SUDS, with a focus on biodiversity as part of new public realm and public sector development.</p>	<p>Part 8 Protocol updated to require Nature Based drainage proposals as part of all Public Realm schemes developed by Local Authority. Short term objective.</p>		
		<p><b>Objective 8C</b></p>	<p>Support the sustainable management of waste and enable a significant reduction in the production of waste in Thurles, in line with the principles of the Waste Action Plan for a Circular Economy (DECC, 2021).</p>	<p>Ongoing as per objective.</p>		
		<p><b>Objective 8D</b></p>	<p>Support with and work in co-operation with the Office of Public Works in the design, development and implementation of the Thurles Flood Relief Scheme</p>	<p>Ongoing as per objective.</p>		



<b>Chapter 10 – Monitoring and Evaluation</b>				
<b>Objective 10A</b>	Undertake a programme of monitoring and evaluation of the LAP over its lifetime in accordance with the monitoring framework and methodology prepared for the TCDP 2022.	Ongoing as per objective.		

## 4.0 Elected Members Proposed Amendments to Written Statement

<b>EM1</b>	Objective 3G	New Objective: Support the provision of car parking spaces in suitable locations within the town including pocket carparks and multi-storey carparks as appropriate.	To ensure the LAP supports the continued growth and development of Thurles' established sporting tradition.	34
<b>EM2</b>	Section 5.4	Additional Paragraph as follows: TÚS, TCC, Tennis Ireland, Thurles Tennis Club and Tipperary GAA County Board have been working in partnership to develop proposals for a multi-million euro Regional Sports Campus in Thurles to bring forward to construction stage. The development will incorporate a mixture of international standard facilities which	To ensure the LAP supports the continued growth and development of Thurles'	48

	<p>Objective 5K</p>	<p>will be available to national, regional and local athletes and teams. The campus will facilitate the hosting of international competitions in a new tennis centre while also providing community focused facilities such as playing pitches, a walking and running track.</p> <p>Associated New Objective: Support the development of a Regional Sports Campus at Technological University Shannon, Thurles through continued collaboration with the project stakeholders and to seek funding opportunities for its delivery through the Large Scale Sports Infrastructure Fund (or other means).</p>	<p>established sporting tradition.</p> <p>To ensure the LAP supports the continued growth and development of Thurles' established sporting tradition.</p>	<p>55</p>
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## 4.0 Proposed Amendments to the Appendix 1: Serviced Land Assessment

No.	Location	Amendment Description	Reason	Page																								
40	Table 1	Amendments to Sites 5, 8, 15, 17, 28 & 30 in the Residential SLA table to ensure consistency in how sites are evaluated.	To address the recommendations of the OPR submission.	7 - 10																								
41	Map 1	Amend Site 24 boundary of Residential SLA Map to capture full extent of zoned land.	To address the recommendations of the OPR submission.	11																								
42	2.2	<table border="1"> <thead> <tr> <th>New Land zoning Type</th> <th>Ha</th> </tr> </thead> <tbody> <tr> <td>Existing Residential</td> <td><del>161.70</del> 149.88</td> </tr> <tr> <td>New Residential</td> <td><del>48.19</del> 45.95</td> </tr> <tr> <td>Strategic Reserve</td> <td><del>20.60</del> 24.79</td> </tr> <tr> <td>Urban Core</td> <td>39.99</td> </tr> <tr> <td>Regeneration</td> <td>1.02</td> </tr> <tr> <td>Mixed Use</td> <td>26.93</td> </tr> <tr> <td>Employment</td> <td><del>58.21</del> 58.07</td> </tr> <tr> <td>General Industry</td> <td>12.56</td> </tr> <tr> <td>Community Services and Infrastructure</td> <td><del>73.46</del> 73.53</td> </tr> <tr> <td>Amenity</td> <td>50.75</td> </tr> <tr> <td>Town Environs</td> <td><del>127.10</del> 133.93</td> </tr> </tbody> </table>	New Land zoning Type	Ha	Existing Residential	<del>161.70</del> 149.88	New Residential	<del>48.19</del> 45.95	Strategic Reserve	<del>20.60</del> 24.79	Urban Core	39.99	Regeneration	1.02	Mixed Use	26.93	Employment	<del>58.21</del> 58.07	General Industry	12.56	Community Services and Infrastructure	<del>73.46</del> 73.53	Amenity	50.75	Town Environs	<del>127.10</del> 133.93	To address the recommendations of the OPR submission.	3
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43	2.2	<p>This provides for <del>48.19</del> <b>45.95 ha</b> lands dedicated for 'New Residential' use only (not including urban core or mixed use zoning types and infill sites within existing residential areas). An additional <del>20.60</del> <b>24.79</b> ha has been identified as 'Strategic Reserve' and in time, subject to delivery of infrastructure this 'Strategic Reserve' will become available for development.</p>	To address the recommendations of the OPR submission.	3																								
44	2.4	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="584 483 1507 571">Area of land in Thurles capable of accommodating new residential development</th> </tr> <tr> <th data-bbox="584 571 853 659">Land zoning</th> <th data-bbox="853 571 999 659">Area (ha)</th> <th data-bbox="999 571 1507 659">Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="584 659 853 751">Tier 1 New Residential</td> <td data-bbox="853 659 999 751"><del>48.19</del></td> <td data-bbox="999 659 1507 751">Serviced Land</td> </tr> <tr> <td data-bbox="584 751 853 839">Tier 2 New Residential</td> <td data-bbox="853 751 999 839"><b>45.95</b></td> <td data-bbox="999 751 1507 839">Lands that are serviceable<sup>1</sup> within the lifetime of the LAP</td> </tr> <tr> <td data-bbox="584 839 853 1107">Strategic Reserve</td> <td data-bbox="853 839 999 1107"><del>20.60</del> <b>24.79</b></td> <td data-bbox="999 839 1507 1107">Long-Term Strategic and Sustainable Development Site. Sites that may deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Guidelines)</td> </tr> <tr> <td data-bbox="584 1107 853 1161">Urban Core</td> <td data-bbox="853 1107 999 1161">39.99</td> <td data-bbox="999 1107 1507 1161">Mixed use, including residential</td> </tr> <tr> <td data-bbox="584 1161 853 1216">Mixed Use</td> <td data-bbox="853 1161 999 1216">26.93</td> <td data-bbox="999 1161 1507 1216">Mixed use, including residential</td> </tr> <tr> <td data-bbox="584 1216 853 1262">Regeneration</td> <td data-bbox="853 1216 999 1262">1.02</td> <td data-bbox="999 1216 1507 1262">Mixed use, including residential</td> </tr> </tbody> </table>	Area of land in Thurles capable of accommodating new residential development			Land zoning	Area (ha)	Description	Tier 1 New Residential	<del>48.19</del>	Serviced Land	Tier 2 New Residential	<b>45.95</b>	Lands that are serviceable <sup>1</sup> within the lifetime of the LAP	Strategic Reserve	<del>20.60</del> <b>24.79</b>	Long-Term Strategic and Sustainable Development Site. Sites that may deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Guidelines)	Urban Core	39.99	Mixed use, including residential	Mixed Use	26.93	Mixed use, including residential	Regeneration	1.02	Mixed use, including residential	To address the recommendations of the OPR submission.	5
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<sup>1</sup> Subject to the approval of Irish Water on a case by case basis

<b>45</b>	3.2				To address the recommendations of the OPR submission.	6
		<b>Land zoning</b>	<b>Area (ha)</b>	<b>Description</b>		
		<b>Employment</b>	<del>58.21</del> 58.07	To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism. Provide for distribution, warehouse, storage and logistics facilities where appropriate access to a major road network is available.		
		<b>General Industry</b>	12.56	To provide for heavy/specialised industrial development.		
		<b>Mixed Use</b>	26.93	Provide for mixed uses and services, that may include retail, civic and commercial development. A retail impact assessment will be required for retail warehousing proposals outside of existing retail warehouse parks, and for proposals for large-scale comparison/convenience stores. Residential use will only be appropriate where high-quality residential amenity can be provided.		

<b>46</b>	Table 2	Amendments to Sites 2, 3, 4, 5 & 12 in the Employment SLA table to ensure consistency in how sites are evaluated.	To address the recommendations of the OPR submission.	12 & 13
<b>47</b>	Map 2	Add site 15 to SLA map and SLA table	To ensure sufficient land is available for employment growth.	13 & 14
<b>48</b>	2.3	<ul style="list-style-type: none"> <li>Foul and Surface Water Infrastructure (Irish Water Uisce Éireann datasets)</li> </ul>	Error correction	4
<b>49</b>	Section 2.4 Footnote	Subject to the approval of Irish Water Uisce Éireann on a case by case basis	Error correction	5

Table 1: SLA for Lands available for new residential development

Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Category Score
Ref	Area Ha	Roads	Foot-path	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/T1/T3 Excess
1	4.96	√	√	√	×	√	√	×	×	×	×	Rezone TE
2	1.06	√	√	√	√	√	×	×	×	×	×	Rezone CSI
3	3.26 7.44	√	√	√	√	√	×	×	×	×	×	T1
4	2.24	√	√	√	√	√	×	×	×	×	×	T1

Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Category Score
	3.66											
5	4.57	√	√	√	*√	√	√	×	×	√	×	T1
6	3.33	√	√	√	×	√	√	×	×	√	×	T1
7	0.63	×	×	×	×	×	×	×	×	√	×	Rezone ER
8	8.93	√	√	√	×	√	×	×	×	×	√×	SR
9	5.91	√	√	√	×	√	×	×	×	×	×	SR
10	2.04	√	√	√	×	√	√	×	×	×	√	T1
11	5.75	√	√	√	×	√	√	×	√	√	×	T1
12	0.86	√	√	√	×	√	√	×	√	√	×	T1 and Rezone Amenity
13	1.97	√	√	√	√	√	√	×	√	√	×	T1 – Additional Provision
14	2.52	√	√	√	×	√	×	×	×	×	×	Rezone Employment
15	4.07	√	√	√	×	×	×	×	×	√	×	SR <b>Rezoned Employment</b>

Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Category Score
16	1.75	✓	✓	✓	✗	✓	✓	✗	✗	✓	✗	SR
17	1.06	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	<del>T1</del> ER
18	1.62	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	T2
19	0.12	✓	✓	✓	✗	✓	✓	✗	✓	✓	✗	Rezone CSI
20	5.25	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	T1
21	0.10	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	Rezone ER
22	1.27	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T1
23	0.93	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	Rezone ER
24	<del>0.71</del> 1.56	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗	T1
25	3.22	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗	T1
26	1.95	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	Rezone TE
27	6.18	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	Rezone TE
28	0.21	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	Rezone ER UC



Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Category Score
29	1.09	√	√	√	×	√	√	×	√	√	√	T1
30	0.67	√	√	√	×	√	√	×	√	×	√	SR ER
31	0.44	√	√	√	×	√	√	×	×	√	√	Rezone ER
32	0.86	√	√	×	×	√	×	×	×	×	×	Rezone TE
33	0.80	×	×	×	×	×	×	×	×	×	×	Rezone TE
34	0.87	√	√	×	×	√	×	×	×	×	×	Rezone TE
35	9.95	√	√	√	√	√	√	×	√	√	×	T1
36	2.43	√	√	√	√	√	√	√	√	√	√	Rezone ER

Map 1: SLA for Lands available for new residential development

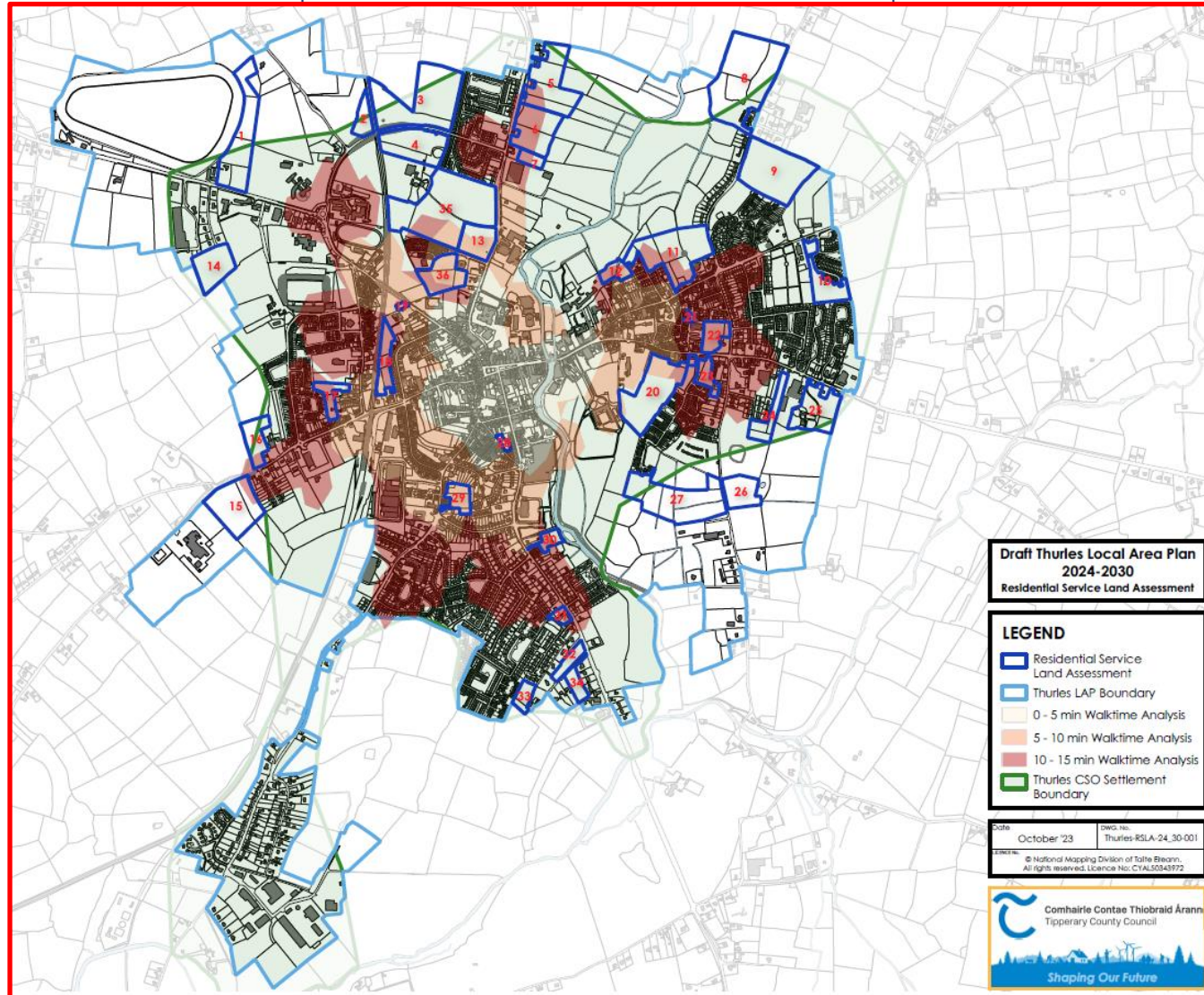


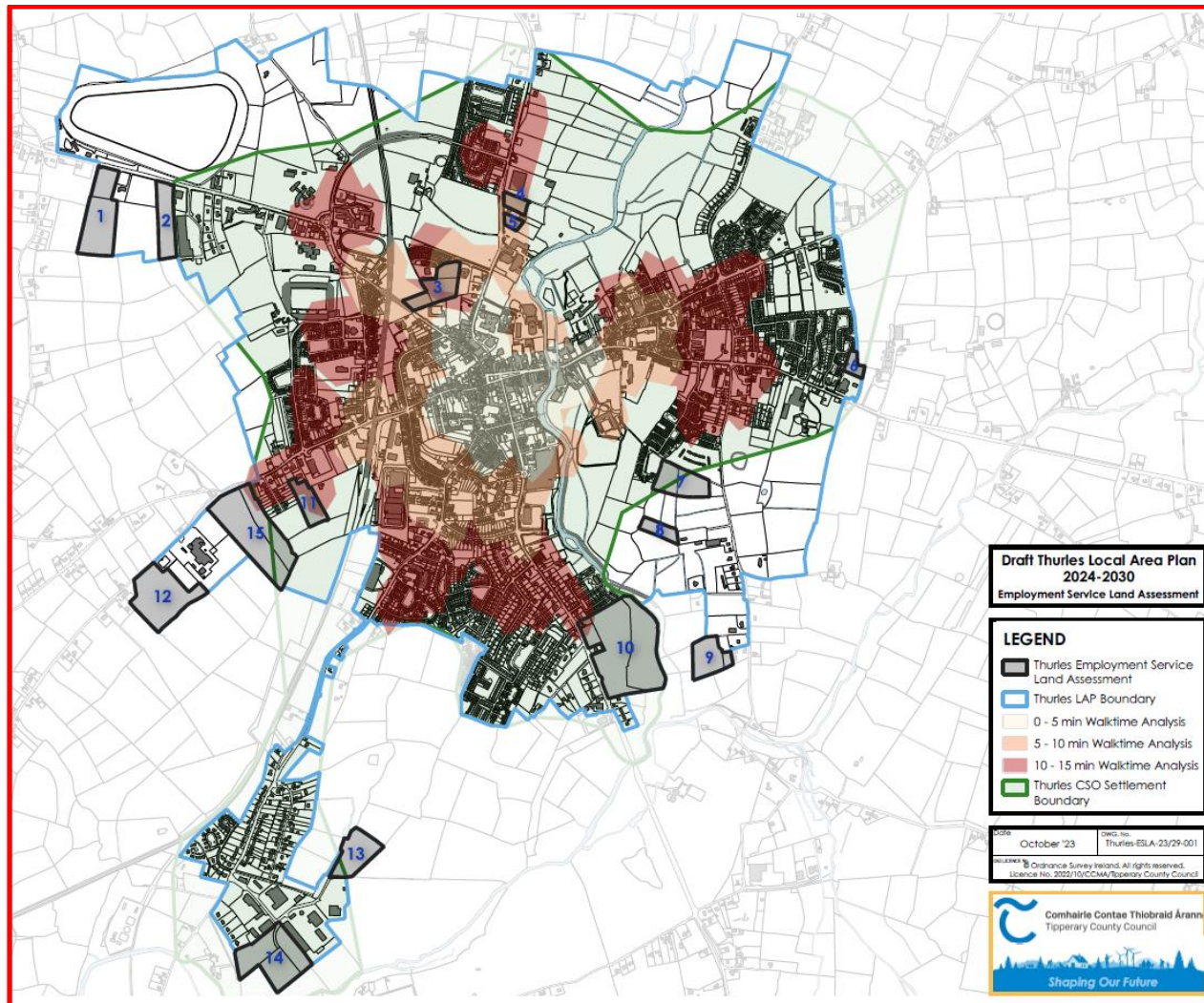
Table 2 SLA for lands available for employment use

Site reference		Availability of Infrastructure at the site						Assessment including consideration of Sustainable Planning Criteria	Recommendation
Site reference	Area Ha	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Comment	
1	4.78	√	√	√	×	×	×	Greenfield site to west of playing pitches. Link road	Employment
2	2.46	√	√	√	×	√	×	West of Stakelums	Employment Mixed Use
3	2.57	√	√	√	×	√	√	South of fire station - rapid build housing	Rezone ER and CSI
4	<del>1.24</del> 0.66	√	√	√	√	√	√	Partial Flood Zone	Rezone Employment and TE (Flood)
5	<del>0.82</del> 0.38	√	√	√	√	√	√	Partial Flood Zone	Rezone Employment and TE (Flood)
6	0.63	√	√	√	×	√	√	Expired pp. for mixed use development incl. housing pp15600184	Employment
7	2.68	√	√	√	×	×	√	LA housing to north PL2/50/203 - flooding - Link Road	Rezone Town Environs

8	0.98	√	×	√	×	×	×	Flood risk	Rezone Town Environs
9	2.31	√	×	√	×	×	×	Flood Zone	Rezone Town Environs
10	11.34	√	√	√	×	√	√	10 yr pp 18600481 light industrial development	Employment
11	1.68	√	√	√	×	√	√	Submission re. nursing home development	Mixed Use
12	5.22	√	*√	×	×	×	×	Dew Valley Foods	General Industry
13	2.71	√	×	×	×	√	×	Cabragh Business Park	Employment
14	5.48	√	×	×	×	√	×	Cabragh Business Park	Employment
15	7.85	√	√	×	×	×	×	East of Dew Valley Foods	Employment



Map 2: SLA for Lands available for New Employment Development



## 6.0 Proposed Amendments to the Appendix 2: Local Transport Plan

No.	Location	Amendment Description			Reason	Page
50	Section 2.2 Table 2.1	Include bullet under National Level: <b>Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012).</b>			To address the TII submission.	12
51	Section 3.3 Figure 3.1	Amend zoning map to reflect proposed changes.			On foot of submissions addressed in Part 1.	43
52	Section 6.6 Table 6.7	Option	Intervention	Description	To increase modal shift in favour of cycling and to address NTA submission	86
		DM17	Cycle Parking	The LTP recommends the provision of high quality secure cycle parking at appropriate locations to be delivered in line with guidance set out within the National Cycle Manual.		
		DM18	Parking Standards	It is recommendation of the LTP that parking requirements for new developments will be in line with the standards set out within the County Development Plan with reduced levels of parking sought in highly accessible locations with good access to services and public transport opportunities. Any proposal for reduced level of		

				parking shall be accompanied by robust justification.		
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## 7.0 Proposed Amendments to the Appendix 3: Regeneration Sites

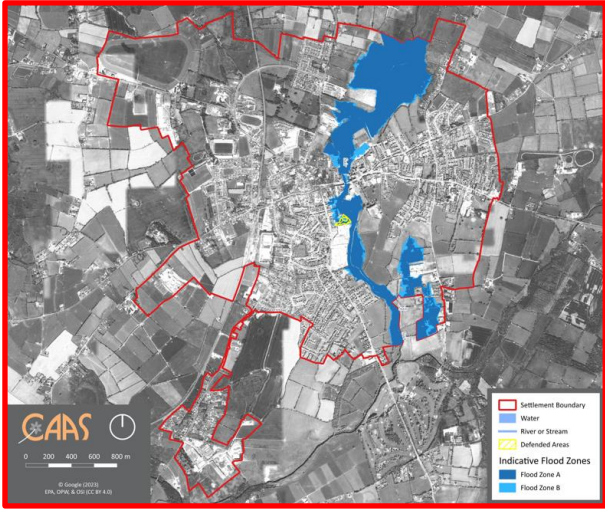
No.	Location	Amendment Description	Reason	Page




## 8.0 Proposed Amendments to the Appendix 4: SEA Environmental Report

No.	Location	Amendment Description	Reason	Page
53	Figure 4.15	Include the following footnote: For more information, please refer to <a href="http://www.archaeology.ie">www.archaeology.ie</a>	To provide a link for further information and in the interest of consistency with all Tipperary LAPs	48

## 9.0 Proposed Amendments to the Appendix 7: Strategic Flood Risk Assessment

No.	Location	Amendment Description	Reason	Page
54	Appendix 2	<p>Update the Draft LAP SFRA Flood Zone mapping in the Draft LAP and SFRA document.</p> 	To address the OPW submission.	28 - 34
55	Section 2.2	<p>The provision of flood protection measures can significantly reduce flood risk. However, the Ministerial Guidelines require that the presence of flood protection structures should be ignored in determining flood zones. This is because of risks relating to failure and severe flood vents that exceed design capacity (the risk of severe events is exacerbated with climate change). Notwithstanding this, new development can proceed in areas that are at elevated levels of flood risk subject to the Justification Test provided for by the Guidelines being passed, which takes into account proposals to manage flood risk, such as the development of defences. Although insurance can be</p>	To address the recommendations set out in the OPW submission.	7

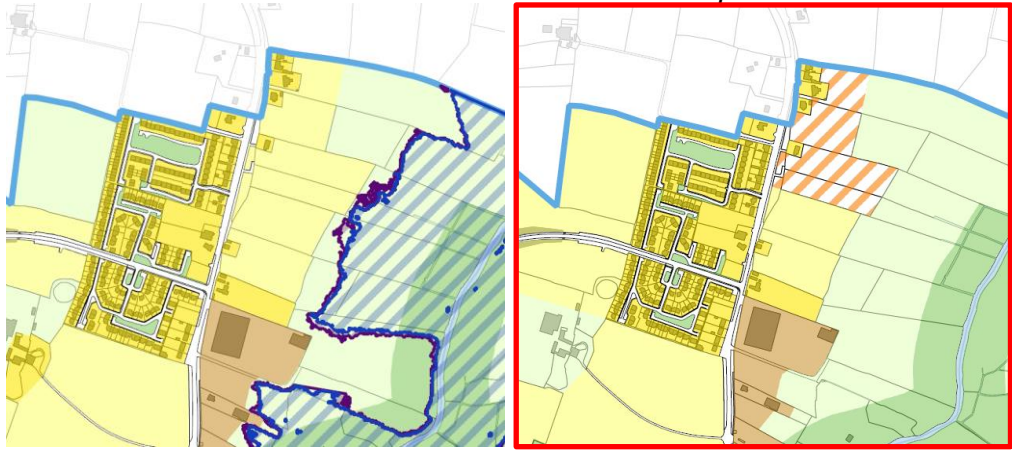
		<p>challenging to attain in these instances. A flood wall provides a 1% Annual Exceedance Probability standard of protection to an area to the west of Suir Walk (the Defended Area is mapped at Appendix II). Residual risks remain in this area as, for example, the failure of the wall could occur and/or a severe flood event that exceeds a flood design standard could overtop the wall. Policy 8.5 of the Draft Plan requires that any planning application within Defended Areas shall demonstrate that residual risks have been considered and include measures for their management as appropriate. Furthermore, the Council will contribute towards the protection of the wall from interference or removal (Objective 8D).”</p>		
<b>56</b>	Section 2.4 Table 3	<p>Update the reference in the SFRA to the OPW’s website from <a href="http://www.cfram.ie">www.cfram.ie</a> to <a href="http://www.floodinfo.ie">www.floodinfo.ie</a></p>	Error correction in accordance with OPW submission.	8
<b>57</b>	Table 4 Justification Tests Second Test	<p>Insert new maps with updated flood zones</p>  <p>Amend Zoning: Urban Core &amp; Community Infrastructure and Services</p> <p>Amend Flood Risk Assessment box:</p> <p>The LAP is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and</p>	To provide for undefended flood zones in accordance with OPW submission.	14

		<p>the LAP contains a number of specific policies and objectives in this regard.</p> <p>Furthermore, some of these lands are protected by flood defences that provide for a 1% Annual Exceedance Probability Standard of Protection. Defended areas are mapped in Appendix II of this SFRA.</p> <p>Add new footnote 3:</p> <p>A flood wall provides a 1% Annual Exceedance Probability standard of protection to an area to the west of Suir Walk (the Defended Area is mapped at Appendix II). Residual risks remain in this area as, for example, the failure of the wall could occur and/or a severe flood event that exceeds a flood design standard could overtop the wall. Policy 8.5 of the Draft Plan requires that any planning application within Defended Areas shall demonstrate that residual risks have been considered and include measures for their management as appropriate. Furthermore, the Council will contribute towards the protection of the wall from interference or removal (Objective 8D).</p>		
<p><b>58</b></p>	<p>Table 4 Justification Tests Fifth Test</p>	<p>Lands associated with existing Thurles Shopping Centre Amend Flood Risk Assessment box:</p> <p>The LAP is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and the LAP contains a number of specific policies and objectives in this regard.</p> <p>Furthermore, some of these lands are protected by flood defences that provide for a 1% Annual Exceedance Probability Standard of Protection. Defended areas are mapped in Appendix II of this SFRA</p> <p>Add new footnote 4:</p>		

		<p>A flood wall provides a 1% Annual Exceedance Probability standard of protection to an area to the west of Suir Walk (the Defended Area is mapped at Appendix II). Residual risks remain in this area as, for example, the failure of the wall could occur and/or a severe flood event that exceeds a flood design standard could overtop the wall. Policy 8.5 of the Draft Plan requires that any planning application within Defended Areas shall demonstrate that residual risks have been considered and include measures for their management as appropriate. Furthermore, the Council will contribute towards the protection of the wall from interference or removal (Objective 8D).</p>		
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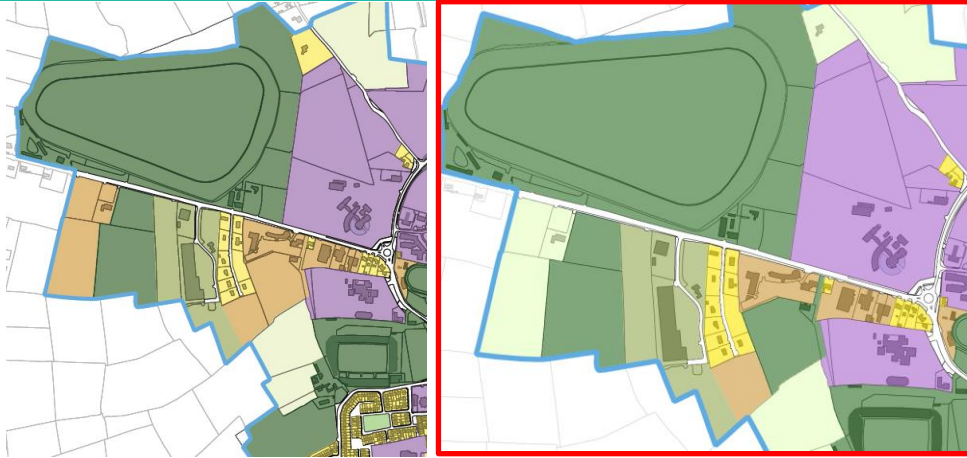
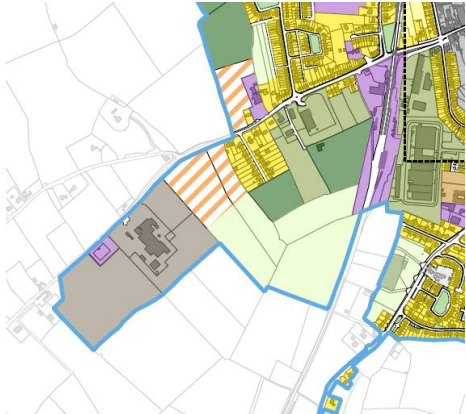
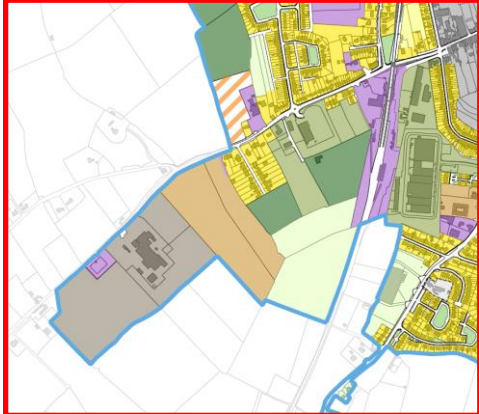
## 10.0 Proposed Amendments to the Maps

### 7.1 Land Use Zoning Map

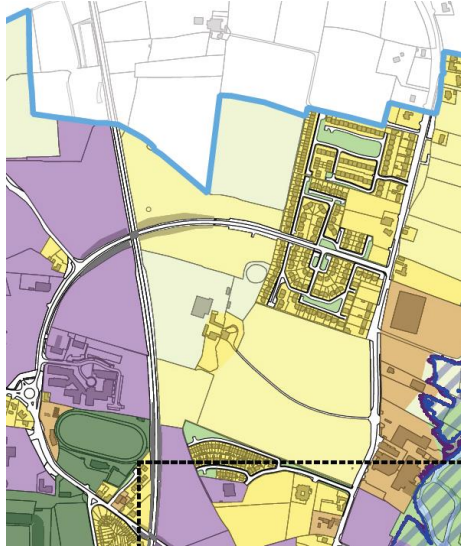
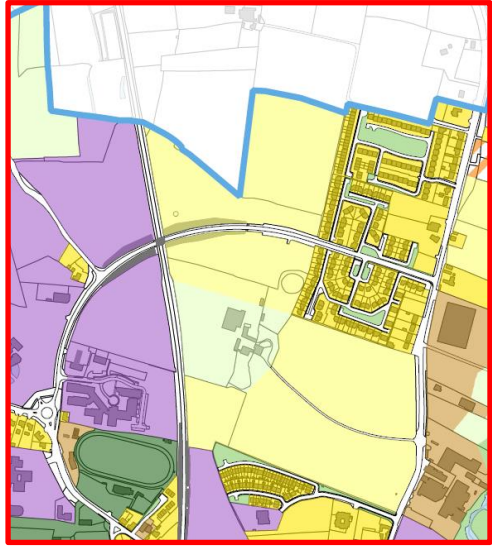
No.	Location	Amendment Description	Reason	Page
59	Zoning Map	<p>Amend the zoning objective of site 5 from New Residential to Strategic Reserve.</p> <p><i>Draft LAP</i></p> 	<p>To address the recommendation of the OPR submission (23) and in the interest of compact growth and sustainable development.</p>	
60	Zoning Map	<p>Amend the zoning objective of site 25 from New Residential to Strategic Reserve.</p> <p><i>Draft LAP Amendment</i></p> <p><i>Proposed</i></p>	<p>To address the recommendation of the OPR submission (23) and in the interest of compact growth and sustainable development.</p>	





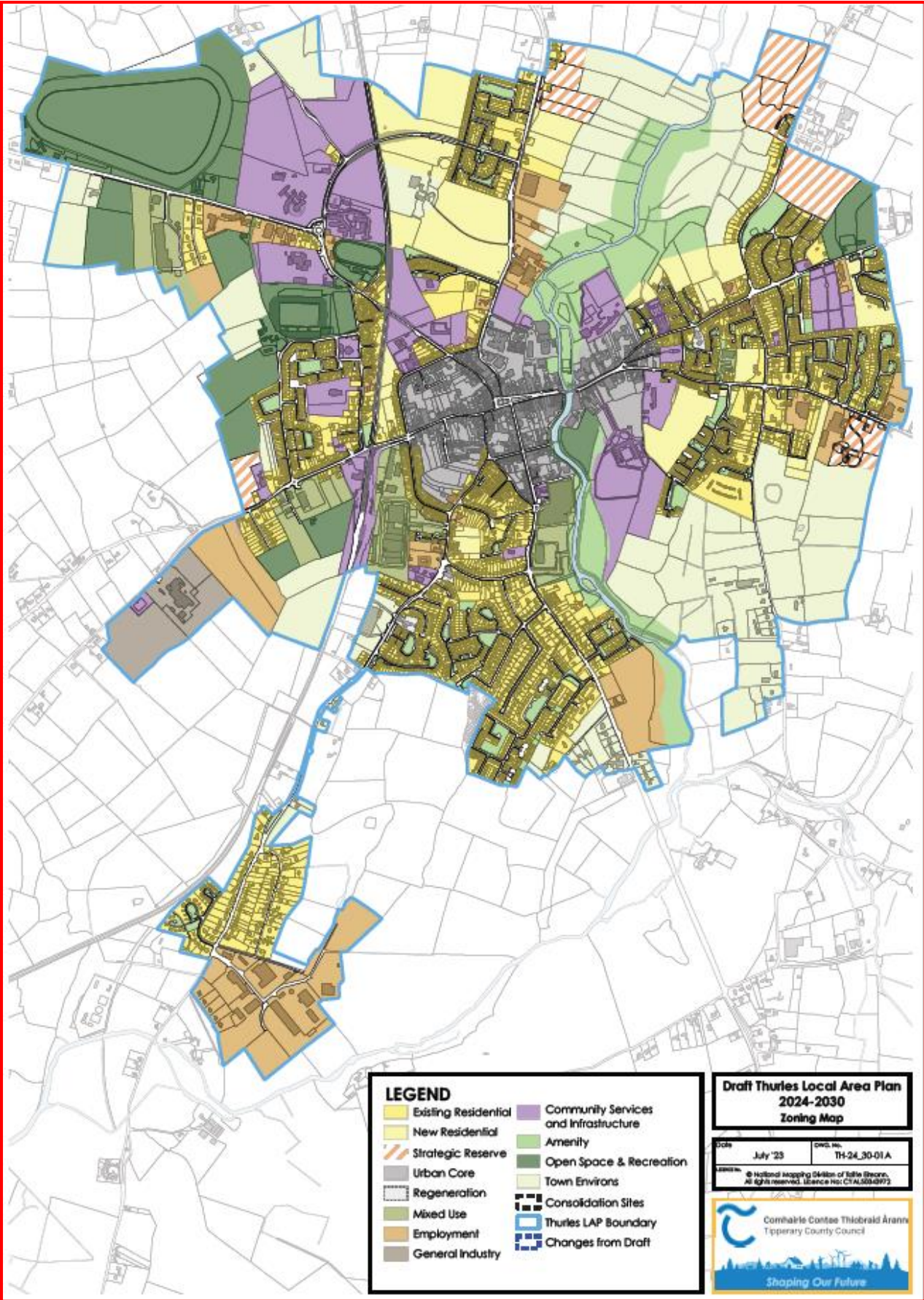
				
<b>63</b>	Zoning Map	<p>Amend the zoning objective of Site 15 from Strategic Reserve to Employment</p> <p><i>Draft LAP</i></p>  <p><i>Proposed Amendment</i></p> 	To ensure a sufficient amount of land zoned for 'Employment' purposed over the lifetime of the LAP.	
<b>64</b>	Zoning Map	<p>Amend zoning objective to north of site 5 and south of site 4 from Town Environs to New Residential.</p>	To allow for an adequate supply of	



		<p><i>Draft LAP Amendment</i></p> 	<p><i>Proposed</i></p> 	<p>land to accommodate growth of the lifetime of the LAP and to reflect the correct boundary of ownership.</p>	
<p><b>65</b></p>	<p>Zoning Map</p>	<p>Amend the employment zoning south of Intreo from Employment to Amenity.</p>	<p><i>Draft LAP</i></p>	<p>To facilitate an existing amenity use.</p>	<p><i>Proposed Amendment</i></p>



Proposed Amended Zoning



**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	Changes from Draft
General Industry	

**Draft Thurles Local Area Plan  
2024-2030  
Zoning Map**

Date	July '23	DWG. No.	TH-24_30-01A
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Comhairle Contae Thibraid Árann  
 Tipperary County Council  
 Shaping Our Future