

# Carrick-on-Suir Local Area Plan 2025-2031

Pre-draft Public Consultation  
Issues Paper



**What is your vision for the  
future of Carrick-on-Suir?**

Make your submission by 4pm on  
Tuesday, 4th June, 2024.

## Public Drop-in Event

Meet with planning officials preparing the  
Carrick-on-Suir plan.

Where: Carrick-on-Suir Library  
Date: Wednesday 15th May 2024  
Time: 3-7pm



Comhairle Contae Thiobraid Árann  
Tipperary County Council

# What is a Local Area Plan?

Tipperary County Council is preparing a Local Area Plan for Carrick-on-Suir which will set out the land use strategy and investment objectives for the town to ensure a good quality of life for its community, support employment and homes, and do so sustainably and successfully.

A Local Area Plan is a policy document adopted by a local authority in order to guide the spatial development of a town or place. These policy documents sit at the 'local' tier of planning policy, below the National Planning Framework 2018, the Southern Regional Spatial and Economic Strategy 2020 and the Tipperary County Development Plan 2022-2028. Local Area Plans have legal status and are adopted in accordance with the requirements of The Planning and Development Act 2000 (as amended).

Local Area Plans must focus on delivering outcomes for local communities in consultation with local communities. They are important policy instruments in seeking town centre rejuvenation and growth, and should not seek to repeat the requirements of other policy documents but should focus on local issues, and seek to include measures to deliver these objectives.

The Carrick-on-Suir Local Area Plan 2025-2031 is being prepared to replace the Carrick-on-Suir Town Development Plan 2013 and will be adopted by Elected Members of the Council.

## How will the process work?

There are three stages in the process of adopting a Local Area Plan:

- The 'Pre-Draft' stage
- The 'Draft Plan' stage
- The 'Material Alterations' Stage

Public Consultation takes place at each stage of the Plan. We're currently at the 'Pre-Draft' stage in the adoption of the Carrick-on-Suir Local Area Plan 2025-2031.

### STAGE 1

- Information Gathering
- Stakeholder Consultation and Engagement
- Screening and Scoping as part of Environmental Assessments
- Preparation of the 'Draft Plan' and associated reports

### STAGE 2

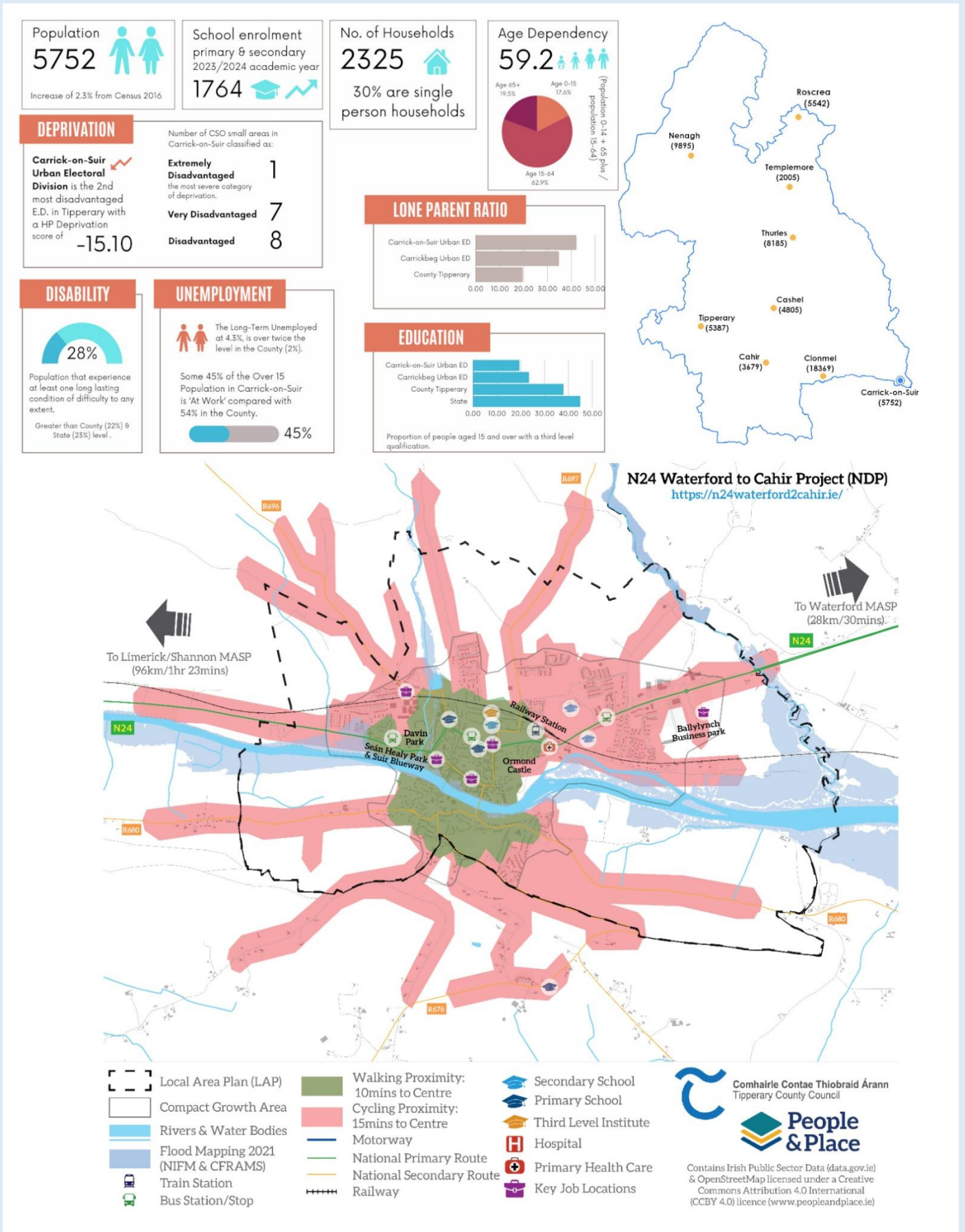
- Formal commencement of the Local Area Plan
- Publication of the 'Draft Local Area Plan'
- Public Consultation
- Preparation of the Chief Executive Report on submissions received
- Elected Members resolve to make or amend the Local Area Plan

### STAGE 3

- Publication of the 'Material Alterations' to the Draft Local Area Plan
- Public Consultation
- Preparation of the Chief Executive Report
- Adoption of the final Local Area Plan
- Local Area Plan takes effect 6 weeks after adoption

# Carrick-on-Suir in Context

The Tipperary County Development Plan 2022-2028 designates Carrick-on-Suir as a *District Town*, having an important role in supporting the hinterland and the Key Town of Clonmel and in particular in supporting local economic activity, and in providing housing and services.



# Key Issues and Questions

## Overall Vision

The Carrick-on-Suir Local Area Plan 2025-2031 will set out a spatial planning vision for the town to 2031, building on the vision of the town as set out in the County Development Plan. The collaborative vision for the town will be outlined in a series of planning policies and objectives that will attract investment and inform future development.



Key Questions to inform the vision might include:

- What should Carrick-on-Suir look like when we consider geography, environment, community and economy and what are the objectives and policies that can meet these goals?
- What are the key features of Carrick-on-Suir that contribute to its success and how can we maximise the potential of these assets?

## Town Centre and Regeneration

The Local Area Plan will seek to focus investment and development on 'Compact Growth' and a 'Town Centre First' approach, in line with national, regional and local policy. The success and vibrancy of the town centre in 2031 will be a key performance indicator of the Plan.



Key Questions to inform **Town Centre and Regeneration** development might include:

- How can we use the Plan to help revitalise and regenerate the town centre?
- Are there specific policies that should be pursued to address vacancy, improve public realm etc.?
- Are there vacant areas, key sites or projects that should be targeted?

## Climate Action & Biodiversity

Climate change will have diverse and wide-ranging impacts on our environment, society, economic sectors and natural resources. Adapting to climate change and ensuring we can mitigate against the effects of climate change will be critically important for the sustainable development of the town.



### Key Questions for Climate Action and Biodiversity:

- What changes do we need to make to adapt to and mitigate the effects of climate change?
- How can we utilise this plan to reduce energy use / increase energy generation / make use of clean energy sources?
- Are there specific interventions that are required to ensure an ecologically diverse and sustainable town?

## Homes and Community

Providing high-quality affordable homes, in the right location, of the right type and size is a critical part of building and developing sustainable communities. Ensuring we have the social and community infrastructure to meet existing and future needs of the people of Carrick-on-Suir is also important.

### Key Questions for Homes and Community:

- What are the priorities for Carrick-on-Suir, in terms of housing location, size, type and tenure?
- Are there specialist housing types required?
- Is Carrick-on-Suir lacking critical social, community or sports infrastructure?
- Are there assets within the town that could be developed to support community development and need?



## Employment and Economy

A key issue for Carrick-on-Suir is the retention of its workforce by the development of new employment opportunities. Ensuring jobs are available and the town continues to grow and support employment will be a key objective for the Local Area Plan.

### Key Questions for Employment and Economy:

- What, in your opinion, are the economic and competitive strengths of Carrick-on-Suir, and how can we utilise these strengths to incentivise investment?
- Are there infrastructural supports or services required to support economic activity and employment generation in Carrick-on-Suir?
- Are there specific measures or policies that the Local Area Plan should include to support employment? E.g. identifying locations for specific uses

## Transport and Movement

Co-ordination of transport and land use planning will play a pivotal role in the sustainable development of Carrick-on-Suir, to ensure a more efficient transport network is implemented and people are encouraged to utilise more active modes of travel.

### Key Questions for Transport and Movement:

- What policy measures could be included to reduce our need for travel?
- Is there strategic infrastructure required to support the use of sustainable modes of transport?
- Are there particular locations within the town that are difficult to navigate on foot or by bike?
- Are there specific interventions that are required to ensure accessibility for all and encourage the use of active travel modes?



## Tourism and Recreation

Carrick-on-Suir has significant tourism potential as a trail head of the Suir Blueway Tipperary and as a heritage town with the flagship attraction of Ormonde Castle. Tourism forms a significant portion of the economy of the town and the town has significant potential to build on existing tourism and recreation assets.



Key Questions for **Tourism and Recreation**:

- What can the Local Area Plan do to support tourism in Carrick-on-Suir?
- Are there areas of the town, or linkages that could be created, to develop tourism and recreational potential?
- Are there specific areas of tourism that should be targeted e.g. heritage, leisure, activity tourism, and how can the Local Area Plan facilitate these?

## Built Heritage

Carrick-on-Suir has an extensive wealth of built heritage assets in the town, a number of which are recognised as National Monuments or Protected Structures. The quality of the built heritage in the town offers opportunities to utilise this heritage to regenerate the core areas of the town, as well as maximising the visitor experience to the town.



Key Questions for **Built Heritage**:

- How can the Local Area Plan incentivise or encourage heritage-led regeneration?
- Does the protected status of buildings within the town inhibit their potential? And if so, how? Are there uses you consider suitable for unused buildings of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest?
- Are there specific interventions that are required, or safeguards that should be included within the Plan to protect the built environment into the future?

# How to make your submission:

The 'Pre-Draft' public consultation on the Carrick-on-Suir Local Area Plan 2025-2031 is now open until 4pm on Tuesday, 4 June 2024, and you can make submissions on the Plan in writing:

- Online: <https://consultations.tipperarycoco.ie/consultations>

- In writing:

Carrick-on-Suir Local Area Plan,  
Planning Department,  
Civic Offices,  
Limerick Road,  
Nenagh,  
Co. Tipperary,  
E45 A099

Carrick-on-Suir Local Area Plan,  
Planning Department,  
Civic Offices,  
Emmett Street,  
Clonmel,  
Co. Tipperary,  
E91 N512

All submissions received during this pre-draft stage will be considered by the Council in developing the Draft Carrick-on-Suir Local Area Plan in Autumn 2024.

You can also contact the Planning Office on (0818) 065 000 to discuss your thoughts on the Plan. We look forward to hearing from you!



Remember to make your submission by 4pm on Tuesday, 4th June 2024.

You can use the QR code to open the consultation webpage :



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