

Tipperary Town Local Area Plan 2025-2031

Pre-draft Public Consultation
Issues Paper



What is your vision for the future of Tipperary Town?

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

Public Drop-in Event

Meet with planning officials preparing the Tipperary Town plan.

Where: Tipperary Town Library
Date: Tuesday 14th 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 Tipperary Town which will set out the land use strategy and development objectives for the town. The Tipperary Town Local Area Plan 2025-2031 will replace the Tipperary Town & Environs Development Plan 2013-2019 and will be adopted by the Elected Members of the Council.

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.

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 Tipperary 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

1

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

2

STAGE 3

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

3

Tipperary Town In Data

Population
5387



Increase of 8% from Census 2016

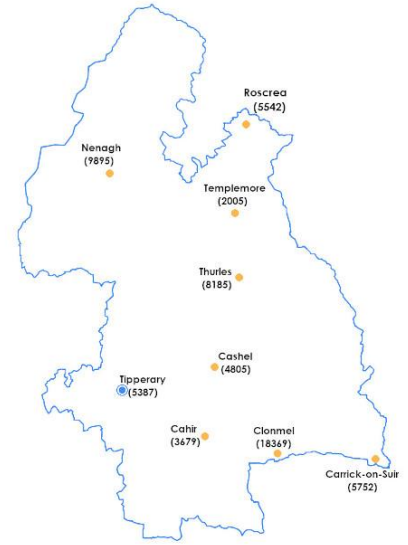
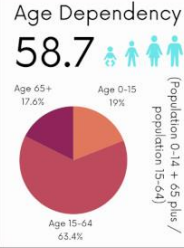
School enrolment
primary & secondary
2023/2024 academic year
1928



No. of Households
2292



36% are single person households



DEPRIVATION

Tipperary East Urban Electoral Division is the most disadvantaged E.D. in Tipperary County with a HP Deprivation score of **-17.30**



Number of CSO small areas in Tipperary Town classified as:

Extremely Disadvantaged 2
Very Disadvantaged 3
Disadvantaged 13

DISABILITY



Population that experience at least one long lasting condition of difficulty to any extent.

Greater than County (22%) & State (25%) level.

UNEMPLOYMENT

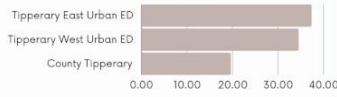


The Long-Term Unemployed at 5%, is over twice the level in the County (2%).

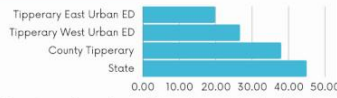
Some 46% of the Over 15 Population in Tipperary Town is At Work compared with 54% in the County.



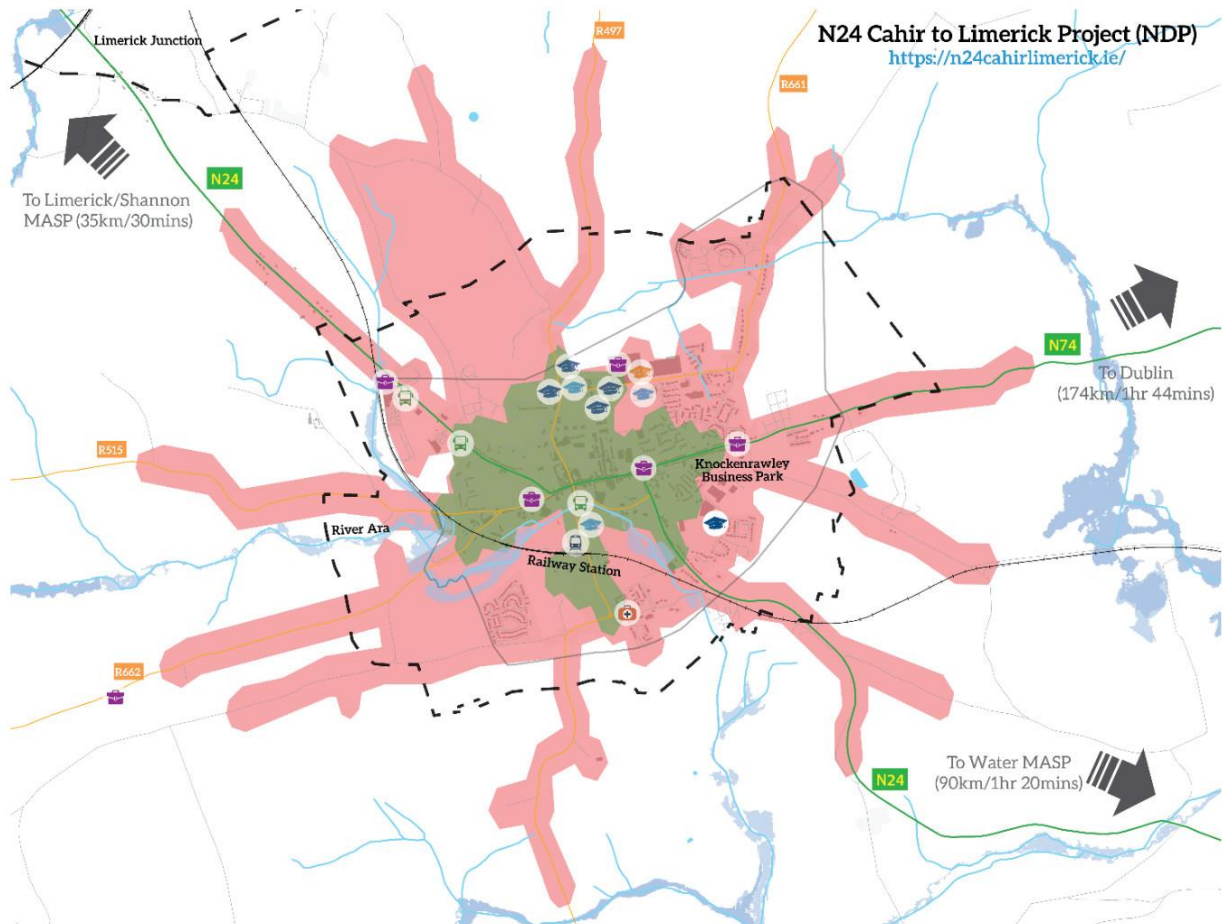
LONE PARENT RATIO



EDUCATION



Proportion of people aged 15 and over with a third level qualification.



- Local Area Plan (LAP)
- Compact Growth Area
- Rivers & Water Bodies
- Flood Mapping 2021 (NIFM & CFRAMS)
- Train Station
- Bus Station/Stop

- Walking Proximity: 10mins to Centre
- Cycling Proximity: 15mins to Centre
- Motorway
- National Primary Route
- National Secondary Route
- Railway

- Secondary School
- Primary School
- Third Level Institute
- Hospital
- Primary Health Care
- Key Job Locations

Comhairle Contae Thiobraid Árann
Tipperary County Council

People & Place

Contains Irish Public Sector Data (data.gov.ie) & OpenStreetMap licensed under a Creative Commons Attribution 4.0 International (CCBY 4.0) licence (www.peopleandplace.ie)

Key Issues and Questions

Overall Vision

The Tipperary Town 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 Tipperary County Development Plan and the Tipperary Town Revitalisation Task Force Strategy & Action Plan to 2035. The collaborative vision for the town will be outlined in a series of planning policies and objectives that will encourage compact growth and regeneration and attract investment to the town.



Key Questions to inform the vision might include:

- What is your vision for the future development of Tipperary Town and what could this Plan specifically target to help achieve this vision?
- What are the key features of Tipperary Town that contribute to its special character and how can we maximise the potential of these assets?
- What aspects of the town require policy intervention to target investment into specific areas?

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 and building on the Tipperary Town Revitalisation Task Force Strategy & Action Plan to 2035. 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 the Plan help revitalise and regenerate the town centre?
- Are there any actions that could be pursued to address vacancy, attract new uses, improve public realm, etc.?
- Are there vacant areas, key sites or projects that should be specifically targeted for intervention / regeneration?

Key Issues and Questions

Climate Action & Biodiversity

Climate change will have 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 & Biodiversity**:

- How can we build resilience in our built environment to adapt to and mitigate the effects of climate change? What changes do we need to make?
- How can we utilise this land use plan and strategy to reduce energy consumption / 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 Tipperary Town is also important.



Key Questions for **Homes and Community**:

- What housing is required in Tipperary Town, in terms of location, type and tenure? Are there specialist housing types required?
- Is Tipperary Town lacking any critical social, community or sports infrastructure? Are community facilities required for any particular age-group?
- What additional facilities / uses / infrastructure do you think are required to facilitate a 10-minute settlement?

Key Issues and Questions

Employment and Economy

Tipperary Town had a long tradition in trading, particularly in relation to its rich agricultural hinterland but has experienced economic decline in recent years. Ensuring the town supports employment and that jobs are available will be a key objective for the Local Area Plan.



Key Questions for **Employment and Economy**:

- How can this Plan support and facilitate new business and employment in Tipperary Town?
- Are there infrastructural supports or services required to support economic activity and employment generation in Tipperary Town?
- Are there specific areas or sectors in the town that should be targeted for future employment growth?
- Are there any special features of the town that could be harnessed for economic growth?

Transport and Movement

Co-ordination of transport and land use planning will play a pivotal role in the sustainable development of Tipperary Town. Alongside the development of the Local Area Plan, a Local Transport Plan will be developed for Tipperary Town to ensure a more efficient strategic transport system 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?
- What infrastructure needs to be improved and prioritised to unleash the town's potential?
- 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?



Key Issues and Questions

Tourism and Recreation

Tipperary Town has significant tourism potential due to its rich heritage, cultural, sporting and natural assets including the Glen of Aherlow, Galtee Mountains, Tipperary Hills, River Ara, Tipperary Racecourse and the built heritage of the town. These assets need to be harnessed to grow and develop the tourism economy in the town.



Key Questions for **Tourism and Recreation**:

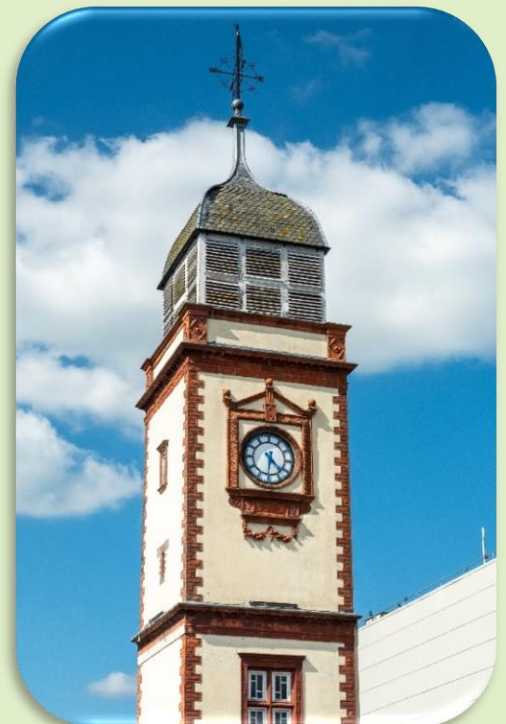
- What can the Plan do to support tourism in Tipperary Town?
- Are there areas of the town, or linkages that could be created, to develop tourism and recreational potential?
- Are there specific areas of tourism that should be targeted for development e.g. visitor accommodation, outdoor pursuits, culinary tourism, water-based activities, culture and heritage, etc.?

Built Heritage

Tipperary Town has an extensive wealth of built heritage assets in the town, a number of which are recognised as Protected Structures. The quality of the built heritage in the town centre offers opportunities for regeneration.

Key Questions for **Built Heritage**:

- How can the Local Area Plan incentivise or encourage heritage-led regeneration?
- 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? e.g. safeguarding views and aspects?



How to make your submission:

The 'Pre-Draft' public consultation on the Tipperary Town 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:

Tipperary Town Local Area Plan, Planning Department,
Civic Offices,
Limerick Road,
Nenagh,
Co. Tipperary,
E45 A099

Tipperary Town Local Area Plan, Planning Department,
Civic Offices,
Emmett Street,
Clonmel,
Co. Tipperary,
E91 N512

All submissions received during this stage will be considered by the Council in developing the Draft Tipperary Town 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 :



Public Drop-in Event

Meet with planning officials preparing the Tipperary Town plan.

Where: Tipperary Town Library
Date: Tuesday 14th May 2024
Time: 3-7pm