



Comhairle Contae Thiobraid Árann
Tipperary County Council

Proposed Material Alterations of the Draft LAP

**Draft Carrick-on-Suir & Environs
Local Area Plan 2025 - 2031**

Tipperary County Council Planning Policy and Projects Unit
February 2025



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1.0 Introduction

On 22 January 2025, 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 Carrick-on-Suir Local Area Plan 2025-2031 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 Carrick-on-Suir Local Area Plan 2025-2031;
- 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;
- Appendix A to this Part included the Draft Town Centre First Plan, which forms part of the Proposed Material Alterations to the Draft Carrick-on-Suir Local Area Plan 2025-2031;
- Appendix B to this Part includes the updated Justification Test carried out on foot of submissions and the recommendations of the Chief Executive.

On 10 February 2025, the Elected Members of Tipperary County Council resolved to amend the Draft LAP in accordance with the recommendations of the Chief Executive Report, as well as additional further amendments.

2.0 How to read this Document & the Proposed Material Alterations

This document sets out the Proposed Material Alterations (PMAs) of the Draft Carrick-on-Suir Local Area Plan 2025 and reflects 'Part 2' of the CE report shared with Elected Members on

22 January 2025. The PMAs and reasons for same are set out hereunder. The PMAs follow from the resolution of the Elected Members at the plenary meeting of Tipperary County Council on 10 February 2025. As outlined above, the Elected Members resolved to amend the Draft LAP having regard to the CE Report and additional further amendments agreed following the workshop with the Carrick-on-Suir Municipal District members on Thursday, 23rd January 2025.

Sections 3-9 below set out the PMAs, and each PMA includes a unique identifier. Numerical identifiers (1, 2 etc.) indicates changes recommended and adopted. The following references indicate where a change was agreed and adopted by Elected Members post the issuing of the CE Report (EM1, EM2 etc.). Where both references are included, this signifies where there has been a change recommended and adopted in the CE Report and further altered by changes adopted by the Elected Members. The CE's Report is provided as part of this consultation. As set out above, the CE's Report sets out the submissions received, a summary of each submission, and recommendations with regard to each submission. The numerical identifiers referenced below are also used in the recommendations part of each submission in the CE's report.

The following format is used to illustrate the PMAs:

'Crossed-out'	Text to be Deleted
'Normal text'	Text to remain as is
'Text in red'	Text to be added to the Draft Plan on foot of recommendations within CE Report
'Crossed-out in red'	Text recommended to be added within CE Report but deleted on foot of amendments by Elected Members
'Text in green'	Text to be added to the Draft Plan on foot of amendments by Elected Members
'Double-strike through'	Text in Draft to be deleted on foot of amendments by Elected Members

3.0 Proposed Amendments to Written Statement

No.	Location	Amendment Description	Reason	Page
1	Non-Technical Summary	<p>Public participation is important to the process of plan preparation. 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 February 2025 or make recommendations for changes to the Proposed LAP. If proposed changes are materially different to the Draft LAP, a further round of public consultation may take place, <u>specifically on those changes proposed</u>. 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.</p> <p>Public participation is important to the process of plan preparation. 23 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 Summer 2025.</p>	To reflect the status of the LAP	2
2	Section 2.4.3	<p>Amend Section 2.4.3 as follows:</p> <p>As outlined in the Land Use Zoning Objectives in Chapter 9, the purpose of ‘Strategic Reserve’ zoning is to ensure to availability of “long-term strategic and sustainable development sites” for the future growth of Carrick-on-Suir.</p>	To address Recommendation 1 of the OPR submission	23

		<p>The development of these areas in a piecemeal or discordant way would prejudice the sustainable future development of the town. New development in lands zoned strategic reserve will not therefore generally be permitted. Where exceptional circumstances apply that would justify the development of these lands within the lifetime of the Plan, the applicant will be required to demonstrate how the remaining lands within the 'Strategic Reserve' land use zoning could be developed sustainably and cohesively.</p>		
3	Section 2.5	<p>Amend Policy 2.1 as follows:</p> <p>Require the retrofitting of existing structures on brownfield sites, unless it is demonstrated that retrofitting is unfeasible, or redevelopment of the site would provide positive carbon impact through the re-design, construction and use stages of a new building, compared with retrofitting - having due regard to the need to conserve protected structures, archaeological monuments, historic fabric generally, and protected species of biodiversity value.</p>	To address a point made in submission by Department of Housing, Local Government & Heritage (DoHLGH).	24
4	Section 3.1	<p>Amend Section 3.1 as follows:</p> <p>The Carrick-on-Suir Town Centre First Plan (Appendix 7) is due to be was completed in late 2024 February 2025 and will support, and be incorporated into, the final Carrick-on-Suir Local Area Plan 2025-2031 (Appendix 7).</p>	To address a point made in submission by the CosTDC.	26
5	Section 3.3	<p>Amend title of section 3.3 as follows:</p> <p>3.3 Land Activation and Strategy for Vacancy, Dereliction and Regeneration</p>	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke.	27

<p>6</p> <p>EM1</p>	<p>Section 3.3.1</p>	<p>Amend Section 3.1.1 as follows:</p> <p>It is an objective of this LAP to facilitate the development of the Goldcrop Site. This should include the preparation of a site development brief for the Goldcrop Site which should have regard to the surrounding lands. Funding has been secured under the EU Just Transition Fund to develop a masterplan for the site. in consultation with the community and relevant stakeholders.</p> <p>Any Development Brief prepared for the site should have regard to the planning criteria set out in Appendix 3. Funding has been secured under the EU Just Transition Fund to develop a masterplan for the site.</p>	<p>To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke. In the interest of proper planning and sustainable development of the town.</p>	<p>28</p>
<p>7</p>	<p>Section 3.3</p>	<p>Add to Section 3.3 as follows:</p> <p>3.3.4 Dereliction</p> <p>The presence of vacant and derelict buildings contributes to a negative image within the town centre and within the Architectural Conservation Area. The Council will seek to actively engage with building owners with a view to agreeing with them what works are required to prevent the property becoming or remaining derelict. National funding schemes are in place to address vacancy, decay, dereliction and make town centres attractive and desirable places to live, work, visit and invest.</p> <p>The Council will use the statutory powers available through the Derelicts Sites Act, Housing Act, Urban Regeneration and Housing Act, and Finance Act (Residential Zoned Land Tax) to actively pursue the regeneration and renewal of Carrick-on-Suir town centre. The Vacant Homes Officer and Town</p>	<p>To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke.</p>	<p>28</p>

		Regeneration Officer working together with the Town Centre First Town Team will tackle dereliction under the vision and actions set out in the Town Centre First Plan (appendix 7) which will greatly enhance the economic vitality and viability of the town centre.		
8	Section 3.7	Amend Policy 3.6 as follows: Support new development which enhances the setting of Carrick-on-Suir town centre, including its architectural, archaeological and historical heritage and character, and facilitates compact growth, high quality urban design, connectivity and active travel as opportunities arise.	To address a point made in submission by Department of Housing, Local Government & Heritage (DoHLGH).	32
9 EM2	Section 3.7	Add Objective to Section 3.7 as follows: Objective 3H Encourage and facilitate the reuse and regeneration of derelict buildings in the town centre for retail, commercial , residential, and other mixed uses and other strategic purposes, including car parking, and where necessary through appropriate legislative mechanisms/instruments and / or by supporting the progression and delivery of projects funded by the Rural Regeneration and Development Fund and other appropriate funds.	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke. In the interest of proper planning and sustainable development of the town.	33
10 EM3	Section 3.7	Amend Objective 3G in Section 3.7 as follows: Objective 3G	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke. In the	33

		Identify suitable locations for car, campervan and coach parking to support businesses and grow tourism, including for tourism purposes , within the town, including on lands close to the Primary Care Centre and Ormond Castle with access off the existing road network. Also, to and examine the possibility of adapting existing car parks to provide for coach parking bays - having due regard to the Sustainable Transport Plan and safety, along with the needs of businesses and traders in the town.	interest of proper planning and sustainable development of the town.	
11	Section 4.1.3	Amend Section 4.1.3 as follows: 4.1.3 Stable Lane Digital & Enterprise Hub Enterprise Town House A key town centre regeneration target outlined in the Carrick-on-Suir Regeneration Plan is the expansion of the existing highly successful Stable Lane Digital and Enterprise Hub Enterprise Town House facilities operated by CoSTEDC on New Street, in the centre of Carrick-on-Suir.	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke	36
12 EM4	Section 4.2.2	Amend Section 4.2.2 as follows: There is a significant landbank in this location zoned for 'Employment' use, and it is considered appropriate to zone land in this location for this purpose to preserve the strategic nature of the land and ensure other inappropriate and piecemeal development in this location does not hamper the future employment use of the lands. The lands, however, must be developed in a To ensure these lands are developed in a phased, cohesive and sequential	To address Recommendation 6(v) of the OPR submission. In the interest of proper planning and	37

		<p>manner, to avoid leapfrogging development, the following principles will apply to the development of these lands:</p> <ul style="list-style-type: none"> • Lands must be developed in a sequential manner, and leapfrogging will not be permitted; • New development proposals will be required to examine the existing landscape and character context, and demonstrate how new development proposals will be consistent with this context in terms of use, scale, mass, architecture and landscaping; <p>New development proposals should wherever possible, provide suitable will be required to provide active travel infrastructure and link into existing active travel routes.</p>	sustainable development of the town.	
13	Section 4.3	<p>Amend Section 4.3 as follows:</p> <p>The Tipperary ‘Marketing, Experience & Destination Development Plan’, 2016 - 2021 sets out a development strategy for tourism in County Tipperary. This is further developed by ‘Tipperary Transforming – Tourism Product Development Plan 2020 – 2030’ (Tipperary Tourism and Tipperary County Council), a 10-year vision statement for tourism development. These promote Tipperary as national leader in ‘Responsible Tourism’.</p> <p>Ireland’s Ancient East Regional Tourism Development Strategy 2021-2027 includes a key objective to support sustainable tourism by the development of a network of visitor facing connected greenways, blueways, tracks and trails. The national strategy for the tourism sector, ‘People, Place and Policy – Growing Tourism to 2025’ recognises the importance of improving the range and quality of activities for visitors in order to continue to grow tourism</p>	To address a point made in submissions from Cllr David Dunne and Cllr Kieran Bourke and CoSTDC	38

		<p>including investment in facilities such as greenways and supporting facilities and other outdoor recreational activities.</p> <p>Carrick-on-Suir is ideally located as a trailhead on the Suir Blueway Tipperary and in close proximity to the spectacular natural environments and experiences of the Comeragh Mountains, Slievenamon and the Linguan Valley. An enormous opportunity exists to connect the Blueway to the Waterford Greenway by providing a recreational trail to connect Carrick-on-Suir to Portlaw and Kilmeadan, Co Waterford. This project represents a project of strategic importance for the South-East region.</p>		
14 EM5	Section 4.3	<p>Amend Section 4.3 as follows:</p> <p>Carrick-on-Suir benefits from active community driven tourism planning and investment. CoSTEDC have developed and published 'Vision 2030'. The document is a strategy plan for the tourism and economic development of Carrick-on-Suir. The new tourism and community initiative 'Explore Carrick-on-Suir' features a strong marketing campaign and events program and aims to boost tourism by showcasing the rich heritage, vibrant culture and strong community spirit of Carrick-on-Suir and its hinterlands. The campaign will establish Carrick-on-Suir as a central hub offering ready access to key attractions and activities in the wider region including the Rock of Cashel, Cahir Castle, Clonmel, Munster Vales, Thoroughbred Country, the Linguan Valley and Comeragh Mountains.</p>	To address a point made in submission from CoSTEDC. In the interest of proper planning and sustainable development of the town.	38

<p>15</p> <p>EM6</p>	<p>Section 4.3</p>	<p>Amend the text as follows:</p> <p>4.3.1 Ormond Castle</p> <p>The unique Ormond Castle, which was largely built between the 14th and mid-16th centuries, is strategically positioned on the River Suir and historically commanded vital access to Clonmel and Waterford. It is Ireland's only major Elizabethan unfortified dwelling from the Tudor period still in existence. The Long Gallery contains some of the finest decorative plasterwork to be seen in the country. Ormond Castle is a national monument in the care of the Office of Public Works, on behalf of the State. Major upgrades to Ormond Castle were completed in 2019, through Fáilte Ireland's strategic partnership with the Office of Public Works (OPW) and the Department of Culture Heritage and the Gaeltacht. The works included the restoration of the physical structure and a new interpretative scheme, building on its existing reputation with visitors as one of the key sites on the Butler trail and positioning it as a key attraction within Ireland's Ancient East and the Munster Vales.</p> <p>The Castle sits in extensive public parkland adjoining the River Suir and is easily accessible to the Town Centre. The Ormond Castle Quarter Improvement Scheme sets out key objectives for the redevelopment of the Ormond Castle Quarter area and its importance to heritage and tourism in the town. Key objectives are creating better connectivity between the Castle with the Main Street, the upgrading of the Castle Park as a tourism asset and the connectivity of the area with the River Suir. Castle Park is currently</p>	<p>To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke. In the interest of proper planning and sustainable development of the town.</p>	<p>39</p>
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		undergoing enhancements to repurpose the park as a high-quality Amenity and Biodiversity Park. There is further scope to develop a new amenity park and car park between Ormond Castle and the River Suir that would increase connectivity and leverage the opportunities presented by the Castle and the waterway. This would enrich the outdoor recreational offering of the town with Ormond Castle at its core, whilst also developing Ormond Castle as a Regional Tourism attraction in Ireland's Ancient East, in co-operation with the OPW and Failte Ireland.		
16	Section 4.4	<p>Amend Section 4.4 as follows:</p> <p>Objective 4F</p> <p>Work with project partners, including the Minister for Housing, Local Government & Heritage, Fáilte Ireland and the OPW to develop the Ormond Castle Quarter, new visitor accommodation, cultural activities and events to support the tourism industry in the town. Any works to Ormond Castle shall be subject to Ministerial Consent under Section 14 of the National Monuments Act 1930 (and Amendments).</p>	To address a point made in submissions from Department of Housing, Local Government & Heritage (DoHLGH) and Cllr David Dunne and Cllr Kieran Bourke.	41
17	Section 4.4	<p>Amend Section 4.4, Objective 4H and add Objective 4K as follows:</p> <p>Amending Objective 4H</p>	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke.	41

		<p>Support and facilitate the development of a greenway connection between the Suir Blueway Tipperary and the Waterford Greenway, including improved or additional cycle and pedestrian links over the River Suir.</p> <p>Objective 4K</p> <p>Increase the tourist accommodation capacity of Carrick-on-Suir by supporting and facilitating the development of a diversity of tourist accommodation, and particularly hotel accommodation in the town centre.</p>		
18 EM7	Section 4.4	<p>Amend Objective 4I as follows:</p> <p>Build synergies between Carrick-on-Suir and the tourism assets of the Munster Vales, the Butler Trail, Thoroughbred Country and Irelands Ancient East and promote and expand physical and cultural tourism linkages with neighbouring areas and towns including the Irish Walled Towns network.</p>	To address a point made in submission by Department of Housing, Local Government & Heritage (DoHLGH). In the interest of proper planning and sustainable development of the town.	41
19	Section 5.1	<p>Amend Section 5.1 as follows:</p> <p>The ‘Development Strategy’ for the town has established a framework to facilitate compact residential development on lands zoned within the town centre area and areas close to existing services. The Council will also seek to promote compact growth through the re-use and re-development of vacant</p>	To address a point made in submission by Uisce Eireann.	42

		properties, regeneration sites, brownfield and infill sites. Where large-scale residential development is proposed, developers must adopt a cohesive master planning type approach to the delivery of infrastructure. In particular, †The Council will seek to incentivise the creation of the town centre as a living neighbourhood, encourage and direct new development to the town centre and adjoining areas and support compact growth and the revitalisation of town centre neighbourhoods.		
20	Section 5.1	Amend Section 5.1 as follows: The ‘Development Strategy’ for the town has established a framework to facilitate compact residential development on lands zoned within the town centre area and areas close to existing services. The Council will also seek to promote a mix of housing types, including serviced sites where appropriate, and will support compact growth through the re-use and re-development of vacant properties, regeneration sites, brownfield and infill sites.	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke.	42
21 EM8	Section 5.1.1	Amend the text as it relates to ‘2.Carrickbeg’ as follows: The lands at Coolnamuck Road represent a significant landbank within Carrickbeg for new residential development. The lands are well-located, in close proximity to the town centre. However, given the constraints associated with the medieval layout of Carrickbeg, the development and delivery of the entire landholding is likely to require additional transport-related infrastructure. The redevelopment of these lands must be supported by a	In the interest of proper planning and sustainable development of the town. These issues should evolve out of masterplan work and	44

		<p>comprehensive masterplan for the lands, identifying a sustainable approach to the phasing and infrastructure delivery requirements for the lands. The proposed Masterplan for the site must set out:</p> <ul style="list-style-type: none"> • That vehicular access to the site from the Coolnamuck Road will be provided for at the western end of the Coolnamuck Road; • The provision of an active travel route onto Rack Hill towards Carrickbeg; • The provision of an active travel bridge, linking into the Suir Blueway on the northern side of the Suir, subject to feasibility and funding; • The provision of public amenity and recreation space and a playground on southern banks of the River Suir, as well as water-based and water compatible community recreation infrastructure, subject to feasibility. 	should not be included at such an early point in the process. There is potential to make these lands undevelopable.	
22	Section 5.2	<p>Amend Section 5.2 as follows:</p> <p>‘Social Infrastructure’ relates to the provision of services and facilitates which are essential for health, wellbeing and the social development of a town. Social infrastructure and community facilities include but are not limited to schools, health services, community facilities, burial grounds, sports and recreational activities.</p>	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke.	46
23 EM9	Section 5.6	Amend Policy 5.2 as follows:	In the interest of proper planning and	52

		<p>Require the preparation of a masterplan for the landbank of ‘New Residential’ zoned land on the northern side of the Coolnamuck Road. A masterplan must provide:</p> <ol style="list-style-type: none"> 1) provide for a co-ordinated and phased approach to delivery and sequencing of residential development, public open space, playground / play spaces, road access, active travel and permeability; and 2) provide an evidence-based assessment to demonstrate that there is adequate capacity in the existing road network to accommodate transport impact from further proposed development OR the phased delivery of required transport infrastructure delivery; 3) be consistent with the principles set out in Section 5.1 of this LAP <p>Any identified transport upgrade requirements are to be provided as part of the proposed development, in accordance with the phasing plan for the lands. The masterplan must be informed and guided by all relevant environmental considerations, including the need the manage and mitigate (where necessary) the potential effects development in this area may have on the Lower River Suir SAC.”</p>	sustainable development of the town. These issues should evolve out of masterplan work and should not be included at such an early point in the process. There is potential to make these lands undevelopable.	
24 EM10	Section 5.6	<p>Amend Objective 5H as follows:</p> <p>Seek the development of additional recreational and amenity spaces and associated car parking in Carrickbeg and on lands between Ormond Castle</p>	To address a point made in submission from Cllr David Dunne and Cllr	

		and adjacent to the River Suir, having due regard to environmental constraints and sensitivities in this area.	Kieran Bourke. In the interest of proper planning and sustainable development of the town.	
25 EM11	Section 5.6	Amend additional Objective 5J (subsequent to Amendment 25) as follows: Seek to provide appropriate Develop new amenity spaces or playgrounds in the Clairin and Green Hill Village areas.	To address Observation 1 of the OPR submission. In the interest of proper planning and sustainable development of the town.	54
26	Section 6.1	Amend Section 6.1 as follows: Any new residential or employment developments (including expansion of existing) in Carrick-on-Suir will also need to provide active travel infrastructure throughout the proposed developments and allow for connections to any future adjacent developments, which will connect to the proposed set of measures outlined in the Sustainable Transport Plan. This will ensure that connectivity across the network is maintained and enhanced as Carrick-on-Suir is developed into the future.	To address a point made in submission from the Department of Transport	56

		Making a town fully accessible for all members of the community is essential for achieving sustainable mobility. Delivering universal accessibility requires the adoption of ‘whole journey approach’ to all elements of a person’s journey from the starting point to destination. This includes consideration of elements of the built environment, supporting infrastructure and transport; footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters.																						
27	Section 6.3	Amend Table 11 in Section 6.3 as follows: Greenway: Support delivery of the connection from the Suir Blueway Tipperary to the Waterford Greenway (Kilmeadan) including improved or additional cycle and pedestrian links over the River Suir.	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke.	59																				
28 EM12	Section 6.3	<div>Amend Table 11 in Section 6.3 (also in Appendix 2) as follows:</div> <table><tr><th colspan="4">Table of Sustainable Travel and Public Realm Projects (non-Exhaustive list)</th></tr><tr><th>Intervention No.</th><th>Road No./Name</th><th>Proposed Intervention</th><th>Timeframe</th></tr><tr><td colspan="4">Castle Street Public Realm Improvement Active Travel Measures</td></tr><tr><td>ST-01</td><td>Castle Street</td><td>Pedestrian Improvements: Castle Street cul-de-sac, upgrading of public realm, replacement of street lighting and signage</td><td>Short</td></tr><tr><td colspan="4">Sean Kelly Square Public Realm Improvement Active Travel Measures</td></tr></table>	Table of Sustainable Travel and Public Realm Projects (non-Exhaustive list)				Intervention No.	Road No./Name	Proposed Intervention	Timeframe	Castle Street Public Realm Improvement Active Travel Measures				ST-01	Castle Street	Pedestrian Improvements: Castle Street cul-de-sac, upgrading of public realm, replacement of street lighting and signage	Short	Sean Kelly Square Public Realm Improvement Active Travel Measures				To address a point made in submissions from the OPR and the NTA and Cllrs Dunne and Bourke (see change to ST-27). In the interests of proper and sustainable development of the town.	57-60
Table of Sustainable Travel and Public Realm Projects (non-Exhaustive list)																								
Intervention No.	Road No./Name	Proposed Intervention	Timeframe																					
Castle Street Public Realm Improvement Active Travel Measures																								
ST-01	Castle Street	Pedestrian Improvements: Castle Street cul-de-sac, upgrading of public realm, replacement of street lighting and signage	Short																					
Sean Kelly Square Public Realm Improvement Active Travel Measures																								

		ST-02	Sean Kelly Square	Pedestrian Improvement: realignment of existing carriageways and footpaths and the widening of footpaths and improvement of pedestrian facilities with prioritised crossing points	Short
		ST-03	Sean Kelly Square	Pedestrian Improvement: Implementation of public realm works.	Short
		ST-04	Sean Kelly Square	Demand Management: Rationalisation of parking	Short
		Ormond Castle Park Ecological & Amenity Improvement Scheme Active Travel Measures			
		ST-05	Castle Park	Pedestrian & Cycle Improvement: Creation of a gathering space by the Ormond Castle entrance, with reinforced grass surface defined by low native hedge, seats, cycle stands, water bottle refill station.	Short
		ST-06	Castle Park	Pedestrian Improvement: Resurfacing of spine footpath and increased width to 3m wide.	Short

		ST-07	Castle Park	Pedestrian Improvement: Loop footpath with informal seating areas	Short
		Carrick-on-Suir Regeneration Plan – Active Travel Measures			
		ST-08	North Quay	Continue the Suir Blueway from Sean Healy Park to Ormond Castle along North Quay, connecting the existing cycle network from the west of town to the town centre, Carrickbeg and east of town.	Short
		ST-09	North Quay	Traffic Calming: sections of shared surface treatment	Short
		ST-10	North Quay	Pedestrian improvement: Series of build-outs to the West of Old Bridge (on Riverside) to create additional space for pedestrians	Short
		ST-11	Main Street	Traffic Calming: Reduction to one lane, reduced lane width, series of raised tables and lateral deflections in road alignment	Short
		ST-12	Main Street / Dillon Bridge	Pedestrian improvement: Redesign junction at Main Street and Dillon Bridge, to provide a	Short

				traffic calmed environment, with priority for pedestrians			
		ST-13	Main Street	Pedestrian improvement: introduce series of raised tables and lateral deflections in road alignment at designated pedestrian crossing points	Short		
		ST-14	Main Street	Pedestrian improvement: Introduce controlled crossing point	Short		
		ST-15	New Street / Main Street	Traffic Calming: Reduction to one lane on section westbound from New Street to Main Street	Short		
		ST-16	Main Street	Demand Management: Reduction in on street spaces, retention of disabled parking and loading bays	Short		
		ST-17	Bridge Street	Traffic Calming: shared surface treatment	Short		
		ST-18	Bridge Street	Pedestrian improvement: Controlled crossing point	Short		
		ST-19	Strand Lane	Improve linkage from Strand Lane car park to Main Street via Oven Lane	Short		
		ST-20	Strand Lane	Traffic Calming: shared surface treatment	Short		

		ST-21	Chapel Street	Traffic Calming: shared surface treatment	Short			
		ST-22	Oven Lane	Pedestrian improvement: Public realm works and improve lighting	Short			
		ST-23	Town Centre	Cycle Parking: 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.	Short			
		ST-24	Stable Lane Car Park	Cycle Parking for 12 no. bicycles	Medium			
		ST-25	Stable Lane Car Park	2 no. electric vehicle charging points	Medium			
		ST-26	Stable Lane Car Park	Provision of off-street car parking spaces and improved pedestrian linkages.	Medium			
		Greenway Network						
		ST-27	Greenway	Greenway: Facilitate and Support delivery of the connection from the Suir Blueway Tipperary to the Waterford Greenway (Kilmeadan) including the delivery of and improved cycle and pedestrian links over the River Suir	Long			

		Cycle Network Improvements					
		ST-28	LAP area	Cycle Parking: the provision of high-quality secure cycle parking at appropriate locations throughout the LAP area. To be delivered when opportunity arises with regeneration and new development in line with guidance set out within the National Cycle Manual.			Medium-Long
		ST-29	N24 East/ Tinavane	Cycleway: Work in co-operation with Kilkenny County Council to improve active travel facilities on the Tybroughney Road to facilitate active travel connection to the Carrick-on-Suir Rugby club.			Long
		ST-30	N24 East/ Tinavane	Cycleway: Co-operate with Kilkenny County Council to support cycle way connection between Carrick-on-Suir and the N24/Tower Road Junction, to achieve interurban link to Pilltown.			Long
		Permeability Measures					

		ST-31	Knocknaconnery /Green Hill Village	Permeability Measures: Work with landowners and developers to provide Pedestrian and Cycle Link between Greenhill Village (East) and Cregg Road	Medium
		ST-32	Ballyrichard	Permeability Measures: Work with landowners and developers to incorporate appropriate pedestrian and cycle links in future development between Cregg Road and Ballyrichard Road	Long
		Carrickbeg Measures			
		ST-33	Carrickbeg	Permeability Measures: Work with stakeholders to provide Waterfront pedestrian & cycle linkages where feasible	Long
		ST-34	Carrickbeg	Public Transport: Work with NTA to examine the possibility of extending some routes or investigating new options for Carrickbeg	Medium
		ST-35	Carrickbeg	Pedestrian improvement: Seek the development of an off-street Carpark on Waterford Road.	Long

		ST-36	LAP area	Cycle Parking: the provision of high-quality secure cycle parking at appropriate locations throughout the LAP area. To be delivered when opportunity arises with regeneration and new development in line with guidance set out within the National Cycle Manual.	Medium-Long		
29	Section 6.4.1	<p>Amend Section 6.4.1 as follows:</p> <p>Where a requirement for the river crossing is identified, the Council may identify a reservation corridor to the west of the town to provide for future connectivity. Such future interconnecting routes should be integrated within the urban fabric in line with DMURS so that a sense of place is maintained and to prevent severance between adjoining areas. Any feasibility study should examine the potential for subsequent road space reallocation including the future use of Old Bridge as a dedicated sustainable transport bridge.</p>				To address a point made in submissions from the NTA	61
30	Section 6.6	<p>Amend Policy 6.9 of the Draft LAP as follows:</p> <p>Policy 6.9-8</p> <p>Safeguard the N24 and require new development proposals on or affecting national roads within the Plan area to have regard to national, regional and</p>				To address Recommendation 4(iii) of the OPR submission	63

		local policies and guidelines as set out in Section 6.5, and Policy 12 – 4 of the Tipperary County Development Plan 2022-2028.		
31	Section 6.6	<p>Amend Objective 6G of the Draft LAP as follows:</p> <p>Seek opportunities to improve permeability in existing developed areas in accordance with NTA’s Permeability Best Practice Guide, and where the opportunity exists, require that new development incorporates pedestrian and cycle routes to increase permeability for walking and cycling within the neighbourhoods identified in Figure 8 and the wider area, and as outlined in Map 1 within Appendix 2 of this Plan.</p>	To address Recommendation 4(ii) of the OPR submission	63-64
EM13	Section 6.6	<p>Amend Section 6.6 to add Objective 6K:</p> <p>Objective 6K: Investigate the feasibility of delivery a new vehicular street to the south of the Ormond Castle linking the Pill Road to the Town Centre.</p>	The development and regeneration of the North Quay including the Goldcrop site, outlined in this Local Area Plan and the Town Centre First Plan will place servicing constraints on an area of the town that will have increased vibrancy and activity. In order to facilitate the development of this area, and acknowledging the physical constraints of the medieval structure of the	63-64

			town core, new vehicular routes may be required to support the successful development of this area, particularly to remove HGVs and servicing vehicles from the town core. This stated objective, would allow for consideration of the options, including vehicular routes to address potential future servicing of these regeneration areas. A new vehicular route may also facilitate future tourism parking to the east of the town.	
32	Section 7.1.	<p>Amend Section 7.1 to insert a new subsection as follows:</p> <p>7.1.2 Development in the Nearshore</p> <p>The River Suir is tidal to a point upstream of the Local Plan Area and as such, the marine environment is subject to the Marine Area Planning Act 2021. MARA, the Maritime Area Regulatory Authority, has a statutory function in considering and granting Maritime Area Consent and Licence applications. Blueways, river crossings and river related projects may require Maritime</p>	<p>To address a point made in submissions from the Maritime Area Regulatory Authority (MARA)</p>	66

		Usage Licence (MUL) or Maritime Area Consent (MAC) prior to seeking planning permission.		
33	Section 7.1.	Amend Section 7.1. as follows: 7.1.2 7.1.3 7.1.3 7.1.4 7.1.4 7.1.5 7.1.5 7.1.6	Subsequent numbering changes arising from Amendment no. 28 above	66-68
34 EM14	Section 7.3	Amend Section 7.3 to add Policy 7.13 as follows: Seek to pPreserve and protect trees and tree groupings as identified in Section 7.1.4 that are considered significant landscape features within the Plan area.	To address Observation 2 (ii) of the OPR submission and in the interest of proper planning and sustainable development of the town.	72
35	Section 7.3	Amend Section 7.3 to add Objective 7G as follows: Review and update as appropriate the Record of Protected Structures for Carrick-on-Suir, and amalgamate the RPS for Carrick-on-Suir into the Record of Protected Structures for the Tipperary County Development Plan 2022-2028.	To address Observation 2 (i) of the OPR submission	73

36	Section 8.1	<p>Amend Section 8.1. as follows:</p> <p>The Council recognises the role of domestic scale renewables and appropriately scaled renewable energy development in meeting local demand and supports the principle of on-site energy generation for self-consumption.</p> <p>A secure and resilient supply of energy is critical to the functioning and growth of Carrick-on-Suir. The main energy networks serving the town are electricity and gas. The Council recognises that future upgrades are required to the electricity grid and network, as outlined in Eirgrid's 'Shaping Our Electricity Future Roadmap'. The ESB's Networks strategy will support future programmes in order to facilitate the electricity targets, set out in the Government's CAP 2024 and the National Energy and Climate Plan 2021-2030.</p>	To address a point made in submissions from the DECC	74
37 EM15	Section 8.2.1	<p>Amend Section 8.2.1, as follows:</p> <p>Carrick-on-Suir is served by the Carrick-on-Suir Water Resource Zone (WRZ). Uisce Éireann has indicated that there is potential spare capacity. Some capacity constraints exist however and connection applications to Uisce Éireann will be assessed on an individual basis considering their specific load requirements. Uisce Éireann publishes Water Supply Capacity Registers annually for each county. The latest capacity register for the county was published in June 2023 and indicates that the Carrick-on-Suir Water Resource Zone (WRZ) has potential spare capacity available. Some capacity constraints exist however, Connection applications will be assessed on an</p>	To address a point made in submission by Uisce Éireann. In the interest of proper planning and sustainable development of the town. UE's submission states that there is potential spare capacity, but then says that there	

		individual basis considering their specific load requirements. Significant rehab works to the water supply network were completed in the town in 2022. Local network upgrades would need to be delivered to provide capacity to individual sites, these can be customer driven/funded in accordance with Uisce Éireann's Connections Charging Policy.	are capacity constraints. They go on to state that capacity is available in the main networks supplying the town. They are requesting that we put in vague wording without clear evidence.	
38 EM16	Section 8.2.1	Amend Section 8.2.1, as follows: Significant rehab works to the water supply network were completed in the town in 2022. Local network upgrades would need to be delivered to provide capacity to individual sites, these can be customer driven/funded in accordance with Uisce Éireann's Connections Charging Policy. The Council will support Uisce Eireann in the delivery of upgrade works to the water network in the regeneration area of the town prior to the regeneration works taking place.	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke. In the interest of proper planning and sustainable development of the town.	
39	Section 8.2.2	Amend Section 8.2.2, as follows: Uisce Éireann is responsible for the collection, treatment and disposal of public wastewater. Uisce Éireann publishes Water Supply Wastewater	To address a point made in submission by Uisce Éireann.	75

		<p>Capacity Registers annually for each county. The latest capacity register for the county was published in June 2023 and indicates that the Carrick-on-Suir Wastewater Treatment Plant (WWTP) currently has capacity to cater for growth. Local network upgrades may be required in some areas to provide capacity to individual sites. These will be customer driven/funded in accordance with the requirements of the Uisce Éireann's Connections Charging Policy. Ongoing improvement works are required in the town to ensure adequate separation of foul and surface water, and to service of lands identified for development over the lifetime of this LAP.</p>		
40	Section 8.3	<p>Amend Section 8.3, as follows:</p> <p>The Council and Uisce Éireann are is responsible for the on-going maintenance and monitoring of the stormwater network (stormwater/surface water sewers) sustainable drainage systems and will seek to maintain drainage having consideration to Water Sensitive Urban Design and application of a nature-based Sustainable Urban Drainage Systems (SUDS) approach. It is the policy of Uisce Éireann to maximise the capacity of existing collection systems for foul water. Therefore, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted. The removal of stormwater from combined sewers as part of roads, public realm, residential or other developments must be incorporated in new developments where feasible.</p>	To address a point made in submission by Uisce Éireann.	75

		<p>The Council will require new development in Carrick-on-Suir to provide separate foul and surface water drainage systems and to incorporate water sensitive urban design and nature-based SUDS. The provisions of ‘Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas’ (Water Sensitive Urban Design) Best Practice Interim Guidance Document (DHLGH, 2022); and the ‘Nature Based Management of Urban Rainwater and Urban Surface Water Discharges - A National Strategy’ (DHLGH, 2024); the ‘Design Manual for Urban Roads and Streets’ Advice Note 5: Road, and Street Drainage using Nature Based Solutions Design’ (2023); and the ‘National Transport Authority’s Greening and Nature-based SuDS for Active Travel Schemes’ (2023); and any reviews there off, will apply.</p>		
41	Section 8.6	<p>Amend Policy 8.2, as follows:</p> <p>Support the sustainable and efficient use of existing capacity in water service; permit new connections to the Carrick-on-Suir public water and waste water supply; and safeguard the integrity of the water supply and waste water network. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Uisce Éireann Connections Charging Policy and Uisce Éireann’s Connections and Developer Service process. New connection applications to the public water and wastewater infrastructure should be submitted directly to Uisce Éireann.</p>	To address a point made in submission by Uisce Éireann.	78

42	Section 8.6	<p>Amend Policy 8.4(d), as follows:</p> <p>Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. The minimum design level requirements for fluvial flooding set out in Table 6.4 of the accompanying SFRA shall be employed. The Flood Risk Assessments shall apply the precautionary approach recommended in the Guidelines and shall be informed by the advice on the expected impacts of climate change and the allowances to be provided for future flood risk management provided in the OPW's (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein.</p>	To address a point made in submission by the OPW.	79
EM17	Section 8.6	<p>Amend Objective 8E as follows:</p> <p>Support and work in co-operation with the Office of Public Works in the design, development, and implementation and delivery of upgrades to the Suir River/ Carrick-on-Suir Flood Relief Scheme.</p>	In the interest of proper planning and sustainable development of the town.	80

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4.0 Proposed Amendments to the Appendix 1: Serviced Land Assessment

No.	Location	Amendment Description	Reason	Page																								
43	Section 2.2	<div>Update Table 2 with revised Land Use Zoning Quantum as follows:</div> <table><tr><th colspan="2">Table 2: Proposed Landuse Zone Type as set out in the Draft Carrick-on-Suir LAP</th></tr><tr><th>New Land zoning Type</th><th>Ha</th></tr><tr><td>Existing Residential</td><td>90.34</td></tr><tr><td>New Residential</td><td>31.29 30.63</td></tr><tr><td>Strategic Reserve</td><td>10.39</td></tr><tr><td>Urban Core</td><td>47.96 17.04</td></tr><tr><td>Regeneration</td><td>0.95</td></tr><tr><td>Employment</td><td>53.63</td></tr><tr><td>Community Services & Infrastructure</td><td>30.99 31.86</td></tr><tr><td>Open Space & Recreation</td><td>35.15 35.21</td></tr><tr><td>Amenity</td><td>14.90</td></tr><tr><td>Town Environs</td><td>551.02 551.69</td></tr></table>	Table 2: Proposed Landuse Zone Type as set out in the Draft Carrick-on-Suir LAP		New Land zoning Type	Ha	Existing Residential	90.34	New Residential	31.29 30.63	Strategic Reserve	10.39	Urban Core	47.96 17.04	Regeneration	0.95	Employment	53.63	Community Services & Infrastructure	30.99 31.86	Open Space & Recreation	35.15 35.21	Amenity	14.90	Town Environs	551.02 551.69	To update quantum of lands in line with land use zoning changes and provide correction	3
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44	Section 2.2	<div>This provides for 31.29 30.63ha of land dedicated for ‘New Residential’ use only (not including urban core or mixed-use zoning types and infill sites within existing residential areas). In addition, 10.39ha of land has been identified as ‘Strategic Reserve’ and in time, subject to delivery of infrastructure. This ‘Strategic Reserve’ will become available for development, to ensure a pipeline of suitable lands beyond the lifetime of the Draft Plan.</div>	To update quantum of lands in line with land use zoning changes	4																								

45	Section 2.4	Update Table 3 with revised Land Use Zoning Quantum as follows:	To update quantum of lands in line with land use zoning changes and provide correction	6																								
<table><tr><th colspan="3">Table 3: Area of land in Carrick-on-Suir capable of accommodating new residential development</th></tr><tr><th>Land zoning</th><th>Area (ha)</th><th>Description</th></tr><tr><td>Tier 1 New Residential</td><td>31.29</td><td>Serviced Land</td></tr><tr><td>Tier 2 New Residential</td><td>30.63</td><td>Lands that are serviceable¹ within the lifetime of the LAP</td></tr><tr><td>Strategic Reserve</td><td>10.39</td><td>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>Urban Core</td><td>17.96 17.04</td><td>Mixed Use, including Residential</td></tr><tr><td>Existing Residential</td><td>90.34</td><td>Can provide for residential development</td></tr><tr><td>Regeneration</td><td>0.95</td><td>Mixed Use, including Residential</td></tr></table>					Table 3: Area of land in Carrick-on-Suir capable of accommodating new residential development			Land zoning	Area (ha)	Description	Tier 1 New Residential	31.29	Serviced Land	Tier 2 New Residential	30.63	Lands that are serviceable ¹ within the lifetime of the LAP	Strategic Reserve	10.39	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	17.96 17.04	Mixed Use, including Residential	Existing Residential	90.34	Can provide for residential development	Regeneration	0.95	Mixed Use, including Residential
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¹ Subject to the approval of Uisce Éireann on a case by case basis

5.0 Proposed Amendments to the Appendix 2: Sustainable Transport Plan

No.	Location	Amendment Description	Reason	Page
46	Section 1.0	The purpose of the STP is to examine how people travel in Carrick-on-Suir at present, to inform where new development will go, reduce greenhouse gas emissions (GHG emissions), and to support investment in public transport and active travel measures (i.e. walking and cycling) in the town. Its other key function is to guide investment in initiatives and infrastructure improvements, as funding allows, during the lifetime of the plan. A non-exhaustive list of actions that may be delivered, subject to receipt of funding through the NTA's Active Travel Investment Programme, Rural Regeneration and Development Fund, Town and Village Renewal Fund, and other investment programmes etc is set out within Section 5 of this document.	To address a point made in submission by NTA.	3
47	Section 2.1	Amend Section 2.1 to insert new subsection as follows: 2.1.6 National Cycle Network (2024) The National Cycle Network (NCN), issued by TII, proposes a cycle network of approximately 3,500 km, linking over 200 cities, towns and villages and up to 2.8 million people nationally. The NCN is composed of 85 corridors, integrating existing and planned greenways and other cycling infrastructure such as the Eurovelo routes, as well as an extensive new network of safe cycle routes along existing roads. It will also link to destinations such as transport hubs, centres of education, employment, leisure and tourist destinations, making it easier and safer for people throughout the country to choose cycling as part of their daily activities. The aim of the plan is that 80% of households and nearly 90% of jobs will be located within 5 km of the network.	To address a point made in submission by TII.	5

		Carrick-on-Suir is identified in the plan as a secondary node with a link to Clonmel and proposed corridor links to Limerick and Waterford/ Dungarvan (EuroVelo 1 route).		
48	Section 2.1	Amend Section 2.1, numbering change to subsections subsequent to above amendment: 2.1.6 7 2.1.7 8 2.1.8 9	Subsequent to above amendment	5-6
49	Section 2.3	Amend Section 2.3, insert new subsections as follows: 2.3.8 Section 28 Ministerial Guidelines ‘Spatial Planning and National Roads Guidelines for Planning Authorities’ (DoECLG, 2012) The guidelines set out planning policy considerations relating to development affecting national primary and secondary roads, including motorways and associated junctions, outside the 50-60 kmph speed limit zones for cities, towns and villages. These guidelines seeks to protect the investment in the capacity of national roads through appropriate policies and local planning. 2.3.9 The Treatment of Transition Zones to Towns and Villages on National Roads (TII, DN-GEO-03084) The guidelines describe the requirements that shall be implemented on National Roads on the approaches to towns and villages in terms of the provision of traffic calming measures and pedestrian & cycle facilities. It supplements the information provided in the Design Manual for Urban Roads and Streets (DMURS) which is applicable within the Centres of towns and villages on National Roads.	To address a point made in submission by TII.	9

50	Section 5.0	<div>Amend Section 5.0, Table 5.1 as follows:</div> <table><tr><td>Key Objectives for Cycling</td><td><ul style="list-style-type: none">• Connect the existing cycle network along the West-East Spine through the town core• Increase mode share for all trips• Improve cycling infrastructure with a focus on connecting residential areas to schools, workplaces, town centre, bus stops and train station and improving• Improve safety for cyclists in Carrick-on-Suir• Provide secure bicycle parking in all new developments including public realm (see cycle parking standards set out in Tipperary CDP Development Management Standards Volume 3)• Support the rollout of the proposed Carrick-on-Suir Urban Cycle Network as outlined in 'Cycle Connects'</td></tr></table>	Key Objectives for Cycling	<ul style="list-style-type: none">• Connect the existing cycle network along the West-East Spine through the town core• Increase mode share for all trips• Improve cycling infrastructure with a focus on connecting residential areas to schools, workplaces, town centre, bus stops and train station and improving• Improve safety for cyclists in Carrick-on-Suir• Provide secure bicycle parking in all new developments including public realm (see cycle parking standards set out in Tipperary CDP Development Management Standards Volume 3)• Support the rollout of the proposed Carrick-on-Suir Urban Cycle Network as outlined in 'Cycle Connects'	To address a point made in submissions from the NTA	33				
Key Objectives for Cycling	<ul style="list-style-type: none">• Connect the existing cycle network along the West-East Spine through the town core• Increase mode share for all trips• Improve cycling infrastructure with a focus on connecting residential areas to schools, workplaces, town centre, bus stops and train station and improving• Improve safety for cyclists in Carrick-on-Suir• Provide secure bicycle parking in all new developments including public realm (see cycle parking standards set out in Tipperary CDP Development Management Standards Volume 3)• Support the rollout of the proposed Carrick-on-Suir Urban Cycle Network as outlined in 'Cycle Connects'									
51	Section 5.3	<div>The following table and map set out a non-exhaustive list of actions that may be delivered subject to receipt of funding through the NTA's Active Travel Investment Programme and other investment programmes, for example the Rural Regeneration and Development Fund, Town and Village Renewal Fund, Town Centre First Funding, etc.</div> <table><tr><th colspan="3">Table 5.2: Sustainable Travel Measures (non-Exhaustive list)</th></tr><tr><th>Road No./Name</th><th>Proposed Intervention</th><th>Timeframe</th></tr></table>	Table 5.2: Sustainable Travel Measures (non-Exhaustive list)			Road No./Name	Proposed Intervention	Timeframe	To address a point made in submission by NTA.	41
Table 5.2: Sustainable Travel Measures (non-Exhaustive list)										
Road No./Name	Proposed Intervention	Timeframe								

6.0 Proposed Amendments to the Appendix 3: Regeneration Sites

No.	Location	Amendment Description	Reason	Page
52 EM18	Site 1, Goldcrop	<p>Amend Site 1, Goldcrop Site, The Quay as follows:</p> <p>The Council received Part 8 approval for the demolition of the existing structures on the site, to prepare the site for future re-development. It is an objective of this LAP to facilitate the development of the Goldcrop Site. This should include the preparation of a site development brief for the Goldcrop Site which should have regard to surrounding lands in consultation with the community and relevant stakeholders. Funding has been secured under the EU Just Transition Fund to develop a masterplan for the site. Any Development Brief prepared for the site should seek to reflect the masterplan and have regard to the planning criteria set out below.</p>	To address a point made in submission from Cllr David Dunne and Cllr Kieran Bourke. In the interest of proper planning and sustainable development of the town.	2
53 EM19	Appendix 3	<p>Amend Site 1, Goldcrop Site, The Quay as follows:</p> <p>Key Planning Criteria</p> <ul style="list-style-type: none"> This strategic town centre site is zoned 'Urban Core' and is capable of accommodating a high-quality mixed-use development. The site has excellent potential for both town centre and residential uses, in line with a future masterplan, that will contribute to the revitalisation of underutilised lands within the town centre area. 	To address Recommendation 2 of the OPR submission. In the interest of proper planning and sustainable development of the town.	2

		<ul style="list-style-type: none"> • A high standard of urban design is required for this prominent site with an emphasis on creating a strong urban edge, particularly fronting onto the river, and maximising the water-front setting of the site. Both the built form and the public realm are required to be of a very high standard with regard to its overall design and use of materials employed. • The capacity of the site should be maximised, and residential development of the site should accord with the residential densities set out in Section 3.3.3 of the ‘Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities’ 		
54	Site 1, Tirlan	<p>Amend Site 2, Tirlan, Carrickbeg as follows:</p> <p>Key Planning Criteria</p> <ul style="list-style-type: none"> • The site is zoned ‘Urban Core’ and ‘Open Space and Recreation’. The section of the site zoned ‘Open Space and Recreation’ shall be used as a biodiversity park, which is currently under development. The section of the site zoned ‘Urban Core’ is suited to a range of town centre uses including residential uses. • New development shall provide active street frontages and shall also provide an appropriate active riverside frontage addressing the River Suir, with public amenity / public realm space on the northern side of the site. 	To address Recommendation 2 of the OPR submission	4

		<ul style="list-style-type: none"> The capacity of the site should be maximised, and residential development of the site should accord with the residential densities set out in Section 3.3.3 of the ‘Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities’ 		
55	Site 3, North Quay Site/ Strand Lane	<p>Amend Site 3, North Quay Site / Strand Land as follows:</p> <p>Key Planning Criteria</p> <ul style="list-style-type: none"> The site is zoned ‘Urban Core’ and presents an opportunity for the delivery of a high-quality mixed-use or residential quayside development fronting the River Suir. Redevelopment should exhibit quality design which addresses the river, acknowledges the character and history of the area (including the nearby ACA) and includes strong and attractive building lines and active street frontages. The capacity of the site should be maximised, and residential development of the site should accord with the residential densities set out in Section 3.3.3 of the ‘Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities’ 	To address Recommendation 2 of the OPR submission	6
56	Site 4, Former Mart Site	<p>Amend Site 4, Former Mart Site as follows:</p> <p>The site is located at the junction of John Street and New Road and is bounded by the Mill River to the west and the railway line to the north. The</p>	To address comments made in Submission No. 7 by Cllr Dunne and Cllr Bourke	7

		<p>site consists of the former livestock mart lands and an operating commercial business and yard on John Street. Part of the site is identified as being at risk of flooding.</p> <p>Key Planning Criteria</p> <ul style="list-style-type: none"> The site is zoned 'Regeneration' and is suitable for a mix of uses, and should include high-density employment uses and residential uses, that will create synergies with the Urban Core. 		
57	Site 5, North Quay / Strand Land	<p>Amend Site 5, North Quay / Strand Land as follows:</p> <p>Key Planning Criteria</p> <ul style="list-style-type: none"> The site is zoned 'Urban Core' and presents an opportunity for the delivery of a high-quality quayside development fronting the River Suir. Given the surrounding land uses, it is considered that residential uses would be most appropriately located on the site, though other 'Urban Core' uses may be supported. Redevelopment should exhibit quality design which addresses the river, acknowledges the character and history of the area (including the nearby ACA) and includes strong and attractive building lines and active street frontages. The capacity of the site should be maximised, and residential development of the site should accord with the residential densities 	To address Recommendation 2 of the OPR submission	9

		set out in Section 3.3.3 of the ‘Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities’		
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7.0 Proposed Amendments to the Appendix 7: Town Centre First Plan

No.	Amendment Description	Reason
58	To include the Carrick-on-Suir Town Centre First Plan in its entirety, as indicated in the Draft Plan. The TCF Plan is appended to this document as Appendix A as a separate attachment in full.	To include the recently drafted TCF Plan for Carrick-on-Suir, as flagged in the Draft LAP

8.0 Proposed Amendments to the Appendix 10: Strategic Flood Risk Assessment


No.	Location	Amendment Description	Reason	Page
59	Section 3.8	Amend Section 3.8, as follows: It is noted that the OPW is currently transitioning to regional based climate models that reflect the likely varied impacts throughout the island of Ireland. This is likely to be implemented during the lifetime of the LAP.	To address a point made in submission by the OPW.	19
60	Section 4.2.1	Amend Section 4.2.1 as follows: Recent guidance from the OPW on the PFRA flood mapping indicates that the fluvial, coastal and groundwater datasets are is considered superseded by more recent data sources (outlined in subsequent sections), while PFRA pluvial mapping is not intended to be updated as the OPW holds the position that it is not appropriate to map flooding from pluvial sources through a national scale assessment, and as such, the PFRA dataset should no longer be used. There are no watercourses within the Plan Area that are mapped by the PFRA, that are not included in mapped data sets of subsequent studies. The PFRA is therefore not used in the preparation of the Carrick-on-Suir & Environs Flood Zones. The original maps as prepared by the OPW are available in Appendix E for reference purposes only. PFRA indicative flood mapping	To address Recommendation 5(i) of the OPR submission	26

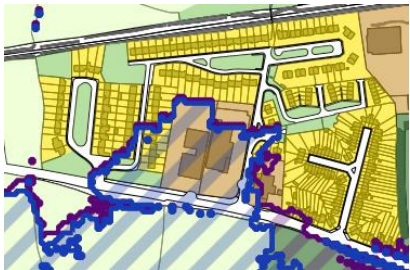
		indicates that minor areas of land within and surrounding the Plan Area may be affected by pluvial flooding.		
61	Section 6.6.1	<p>Amend Section 6.6.1, as follows:</p> <p>It is noted that the OPW is currently transitioning to regional based climate models that reflect the likely varied impacts throughout the island of Ireland. This is likely to be implemented during the lifetime of the LAP.</p>	To address a point made in submission by the OPW.	42
62	Section 7.2	<p>Amend Section 7.2, as follows:</p> <p>The SFRA will be reviewed and updated every six years in line the County Development Plan review process. Additionally, outputs from future studies and datasets may trigger a review and update of the SFRA during the lifetime of the 2025-2031 Local Area Plan. With regard to climate change, the OPW is currently transitioning to regional based climate models that reflect the likely varied impacts throughout the island of Ireland. This is likely to be implemented during the lifetime of the proposed local area plan.</p>	To address a point made in submission by the OPW.	47
63	Section 6.7	<p>Amend Section 6.7, as follows:</p> <p>It is noted that updates to the above documents and / or new published documents during the lifetime of the SFRA are to be</p>	To address a point made in submission by the OPW.	44

		<p>implemented as part of Development Management where appropriate.</p> <p>The following sections outline SuDS principles that are to be followed as part of any future development within Carrick-on-Suir. Regional SuDS (i.e. catchment-wide rather than site-specific) could be considered through a Rainwater Management Plan for the settlement in line with the DHLGH guidance listed above which requires settlements / urban areas to undertake RMPs within a specified timeline.</p>		
64	Section 2.6	<p>Amend Section 2.6, by adding a note following Table 2.3 as follows:</p> <p>Note on Land Use Zoning Objectives and Matrix per Tipperary County Council: The limitation described in this note applies to a relatively small number of instances where Flood Risk Zones A and B overlap with certain Land Use Zoning objectives. Uses under all Land Use Zoning Objectives (apart from where the Justification Test outlined in the Flood Risk Management Plan has been passed) shall be limited to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B (as per the Flood Risk Management Guidelines), and detailed site-specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives.</p>	To address Recommendation 5(iv) & 5(v) of the OPR submission	13

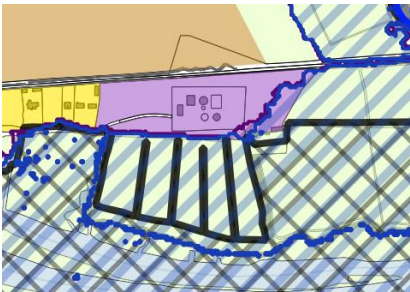
65	Appendix F	The Justification tests in Appendix F of the SFRA to be updated. Replace justification tests as follows:	To address Recommendation 5(iv) & 5(v) of the OPR submission	Appendix F
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Ref: JT-01	Justification Test (All criteria must be passed for the test to be passed)			
Site Zoning in Draft Plan Flood Zone	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022			
	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result	
	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: No. It should be noted that current uses on the land make a significant contribution to the vitality of the town.	3) These lands are largely developed. Not all criteria of the Justification test have been met. However, to reflect and support current usage and the less vulnerable development type, it is considered appropriate to retain the zoning designation. Policy 8.4 of the Plan would significantly limit the further	FAIL- however, see Plan Policy 8.4 and Note on Land Use Zoning and Matrix, Section 9 of the LAP	
	(ii) Comprises significant previously developed and/or under-utilised lands: Yes, the lands are largely developed.			
	(iii) Is within or adjoining the core of an established or designated urban settlement: Yes. Lands are within the development boundary.			
	(iv) Will be essential in achieving compact and sustainable urban growth:			
Lands on Clonmel Road associated with existing commercial properties, Clearys Topline, Lidl and Auto Power/Circle K garage				


 <p>Zoning: Employment Flood Zone: A & B</p>	<p>Yes. The existing uses provide important daily services for the town and as such are essential to achieving compact and sustainable urban growth.</p> <p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>The employment lands support important existing services and amenities and as such it is considered appropriate to retain the zoning within the development boundary.</p>	<p>development on these lands. Any development proposals which provide for new buildings etc on the subject lands will be required to be supported by a Site Specific Flood Risk Assessment.</p>	
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Ref: JT-02	Justification Test (All criteria must be passed for the test to be passed)		
Site Zoning in Draft Plan Flood Zone	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022		
	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
Lands associated with existing residential development on Clonmel Road.  Zoning: Existing Residential Flood Zone: A limited area of existing residential is within Flood Zone A \ B	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes, the lands are existing residential lands within the development boundary of Carrick-on-Suir. The existing residential zoning adjacent to the town core is essential for the regeneration and vitality of the urban settlement.	3) These lands are largely developed and only a minor part of the lands are within the flood zone A and B The lands are currently occupied by existing residential communities and it is considered reasonable that the Plan provide for the extension/alteration of residential properties. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment. Policy 8.4 of the Plan would limit the further development on these lands.	Pass
	(ii) Comprises significant previously developed and/or under-utilised lands: Yes. The lands comprise of existing residential development.		
	(iii) Is within or adjoining the core of an established or designated urban settlement: Yes, lands within the development boundary of Carrick-on-Suir and adjoining the urban core.		
	(iv) Will be essential in achieving compact and sustainable urban growth: Yes. Retention of existing residential lands will maintain and vibrant and cohesive settlement. The type of development envisaged to occur would include small scale developments such as domestic extensions and alterations.		

	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>The zoning designation 'existing residential' reflects the existing use at the location. As such, this use cannot be fulfilled at an alternative location.</p>		
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Ref: JT-03	Justification Test (All criteria must be passed for the test to be passed)			
Site Zoning in Draft Plan Flood Zone	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022			Overall Result
	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below	3) SFRA recommendation integrated into the Plan for management of risk?		
Lands associated with existing Wastewater Treatment Plant at Lower Ballylynch.  Zoning: Community Services and Infrastructure	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes. The zoning of these lands for Community Services Facilities is required to achieve the proper planning and sustainable development of Carrick-on-Suir.	3) These lands are largely developed as essential utility infrastructure. 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. Parts 1 and 2 of the test found that it is considered appropriate to retain the existing zoning for the site. Policy 8.4 of the Plan would restrict the further development on the minor section of lands that lie within flood zone A and B.	Pass	
	(ii) Comprises significant previously developed and/or under-utilised lands: Yes – the subject lands are already developed as a Wastewater Treatment Plant which serves as an essential service.			
	(iii) Is within or adjoining the core of an established or designated urban settlement: Yes, lands are within the development boundary of Carrick-on-Suir.			
	(iv) Will be essential in achieving compact and sustainable urban growth: Yes, the land zoning supports critical infrastructure and is essential in achieving compact and sustainable urban growth.			

<p>Flood Zone: A limited area to the East and South is within Flood Zone A \ B</p>	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>It is considered appropriate to retain the zoning within the development boundary. Note is made of the limited overlap with Flood zone A and B and the critical nature of the existing development.</p>		
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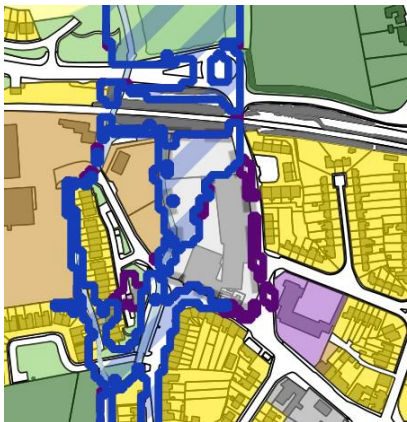
Ref: JT-04	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site Zoning in Draft Plan Flood Zone	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022		
	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
Lands associated with existing commercial / enterprise at the Johns Street /Townparks. 	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes. The zoning of these lands for Employment is required to achieve the proper planning and sustainable development of Carrick-on-Suir.	3) These lands are largely developed. Only a minor part of the site is located within Flood Zone A and B.	Pass
	(ii) Comprises significant previously developed and/or under-utilised lands: Yes. The lands are largely developed with development that is described as less vulnerable.	Part 1 & 2 of the test found that it is considered appropriate to retain the zoning designation.	
	(iii) Is within or adjoining the core of an established or designated urban settlement: Yes. The lands adjoin the town centre and are within the development boundary.	Policy 8.4 of the Plan would significantly limit the further development on lands that have a flood risk. In addition to this Flood Risk Assessment any development proposals which provide for new buildings etc on the subject lands will be required to be supported by a Site-Specific Flood Risk Assessment.	
	(iv) Will be essential in achieving compact and sustainable urban growth: Yes. The provision of employment uses are essential in supporting the vibrancy of the town.		
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement: Yes. The lands are under existing development and it is considered appropriate to retain the zoning within the settlement boundary.		
Zoning: Employment Flood Zone: A limited area adjacent to the Glen & Mill River is within Flood Zone A \ B			

Ref: JT-05	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site Zoning in Draft Plan Flood Zone	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022		
	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
Lands associated with existing residential development at Willowvale, Lower Ballylynch.  Zoning: Existing Residential Flood Zone: A and B	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes, the lands are existing residential lands within the development boundary of Carrick-on-Suir. The existing residential zoning adjacent to the town core is essential for the regeneration and vitality of the urban settlement.	3) These lands are largely developed. The lands are currently occupied by existing residential development and it is considered reasonable that the Plan provide for the extension of residential properties within these areas. The type of development envisaged to occur would include small scale developments such as domestic extensions and alterations. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment. Policy 8.4 of the Plan would	Pass
	(ii) Comprises significant previously developed and/or under-utilised lands: Yes. The lands comprise of existing residential development. The SFRA indicates that of the existing residential development, one property falls within Flood Zone A and an additional two within flood Zone B.		
	(iii) Is within or adjoining the core of an established or designated urban settlement: Yes. The lands adjoin the town centre and are within the development boundary.		
	(iv) Will be essential in achieving compact and sustainable urban growth: Yes. Retention of existing residential development will maintain a vibrant and cohesive settlement.		
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:		


	The zoning designation 'existing residential' reflects the existing use at the location. As such, this use cannot be fulfilled at an alternative location.	significantly limit the further development on these lands.	
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Ref: JT-06	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site Zoning in Draft Plan Flood Zone	<p>1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP?</p> <p>Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022</p>		
	<p>2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:</p> <p>Subcriteria i) to v) below</p>	<p>3) SFRA recommendation integrated into the Plan for management of risk?</p>	Overall Result
<p>Lands associated with existing Fire Station, Clonmel Road.</p>  <p>Zoning: Community Services and Infrastructure</p> <p>Flood Zone: A large part of the site is within Flood Zone B. A small part of the site is within Flood Zone A.</p>	<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:</p> <p>Yes. The zoning of these lands for Community Services Facilities is required to achieve the proper planning and sustainable development of Carrick-on-Suir.</p> <p>(ii) Comprises significant previously developed and/or under-utilised lands:</p> <p>Yes – the subject lands are already developed as a fire station which serves as an essential service.</p> <p>(iii) Is within or adjoining the core of an established or designated urban settlement:</p> <p>Yes. The lands adjoin the town centre and are within the development boundary.</p> <p>(iv) Will be essential in achieving compact and sustainable urban growth:</p> <p>Yes, the land zoning supports critical infrastructure and is essential in achieving compact and sustainable urban growth.</p>	<p>3) These lands are fully developed, facilitating the provision of an essential public service.</p> <p>Part 1 & 2 of the test found that it is considered appropriate to retain the zoning designation.</p> <p>Policy 8.4 of the Plan would significantly limit the further development on these lands.</p>	Pass

	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>The critical infrastructure is in place. It is considered appropriate to retain the zoning within the development boundary.</p>		
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Ref: JT-07	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site Zoning in Draft Plan Flood Zone	<p>1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP?</p> <p>Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022</p>		
	<p>2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:</p> <p>Subcriteria i) to v) below</p>	<p>3) SFRA recommendation integrated into the Plan for management of risk?</p>	Overall Result
<p>Lands associated with former Mart, John Street/ New Street.</p>  <p>Zoning: Regeneration Flood Zone: A and B</p>	<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:</p> <p>Yes. These lands are characterised as town centre brownfield and will support regeneration and expansion of the centre of the urban settlement.</p>	<p>3) The flood mapping indicates extents for the Flood Zone A and B within the site. This impacts the northwest corner of the site and the New Road and Sir Johns Road, to the east and south of the site. The subject land is zoned as Regeneration. Any future development in the zone should follow the sequential approach. In addition to this Flood Risk Assessment any development proposals which provide for new buildings etc on the subject lands will be required to be supported by a Site Specific Flood Risk Assessment. Furthermore, Policy 8.4 of the Plan would significantly limit the</p>	Pass
	<p>(ii) Comprises significant previously developed and/or under-utilised lands:</p> <p>Yes. This is under-utilised lands.</p>		
	<p>(iii) Is within or adjoining the core of an established or designated urban settlement:</p> <p>Yes. The site adjoins the settlement core.</p>		
	<p>(iv) Will be essential in achieving compact and sustainable urban growth:</p> <p>Yes, the land zoning supports regeneration of a key town centre brownfield site and is essential in achieving compact and sustainable urban growth.</p>		
	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>Yes. It is considered appropriate to retain the zoning within the settlement boundary.</p>		


		development of the sections of the site within flood zone A or B.	
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Ref: JT-08	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site Zoning in Draft Plan Flood Zone	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022		
	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v)	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
<p>Lands associated with existing primary school at New Road.</p>  <p>Zoning: Community Services and Infrastructure Flood Zone: A minor part of the site to the West is within Flood Zone B</p>	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes. The lands zoned for Community Services Facilities is required to achieve the proper planning and sustainable development of Carrick-on-Suir.	3) These lands are largely developed. Only a minor part of the site, at the western boundary is located within Flood Zone B. A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP. The SFRA outlines the measures integrated into LAP to adequately manage flood risks. 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.	Pass
	(ii) Comprises significant previously developed and/or under-utilised lands: Yes – the subject lands are developed as a long established school.		
	(iii) Is within or adjoining the core of an established or designated urban settlement: Yes. The site adjoins the settlement core.		
	(iv) Will be essential in achieving compact and sustainable urban growth:		

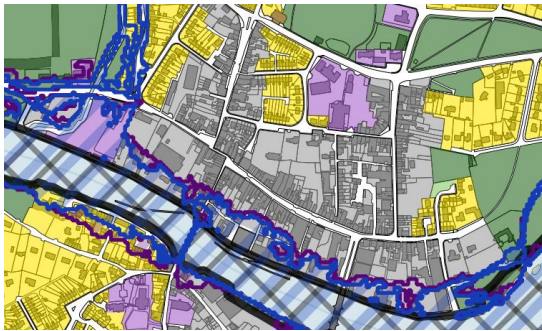
	Yes, the land zoning supports educational services and is essential to support a growing population and in achieving compact and sustainable urban growth.		
	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>The zoning designation supports important existing services and as such it is considered appropriate to retain the zoning within the development boundary.</p>		

Ref: JT-09	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022		
Zoning in Draft Plan	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
Flood Zone	Subcriteria i) to v) below		
Lands associated with existing residential use at John Street, Mill St, Orchard Crescent (Townsparks) and South Quay (Carrickbeg).	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes, the lands are existing residential lands within the development boundary of Carrick-on-Suir. The existing residential zoning adjacent to the town core is essential for the regeneration and vitality of the urban settlement.	3) These lands are mostly developed. The land forms an intrinsic part of the settlement adjacent to the urban core. A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP. The SFRA outlines the measures integrated into LAP to adequately manage flood risks. 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. Furthermore, some of these lands are protected by the Carrick-on-Suir Flood Relief Scheme that provides for a 2% Annual Exceedance Probability Standard	Pass
	(ii) Comprises significant previously developed and/or under-utilised lands: Yes. The lands comprise of existing residential development.		
	(iii) Is within or adjoining the core of an established or designated urban settlement: Yes, lands within the development boundary of Carrick-on-Suir and adjoining the urban core.		
	(iv) Will be essential in achieving compact and sustainable urban growth: Yes. Retention of existing residential lands will maintain and vibrant and cohesive settlement. The type of development envisaged to occur would		


 <p>Zoning: Existing Residential Flood Zone: A and B</p>	<p>include small scale developments such as domestic extensions and alterations.</p> <p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>The zoning designation 'existing residential' reflects the existing use at the location. As such, this use cannot be fulfilled at an alternative location.</p>	<p>of Protection. Benefitting areas are mapped in this SFRA.</p>	
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Ref: JT-10	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site Zoning in Draft Plan Flood Zone	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
Lands associated with Hospital and Primary Health Care Centre, Wastewater infrastructure and existing car park, Pill Road.  Zoning: Community Services and Infrastructure Flood Zone: A and B	<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes. The lands zoned for Community Services and Infrastructure is required to achieve the proper planning and sustainable development of Carrick-on-Suir.</p> <p>(ii) Comprises significant previously developed and/or under-utilised lands: Yes – the subject lands are developed as a long established health services and wastewater infrastructure.</p> <p>(iii) Is within or adjoining the core of an established or designated urban settlement: Yes. The site adjoins the settlement core.</p> <p>(iv) Will be essential in achieving compact and sustainable urban growth: Yes, the land zoning supports health services and essential infrastructure and is essential to support a growing population and in achieving compact and sustainable urban growth.</p>	3) These lands are largely developed and include essential community services. Part of the lands are within Flood Zone A and B. A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP. The SFRA outlines the measures integrated into LAP to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained by flood	Pass

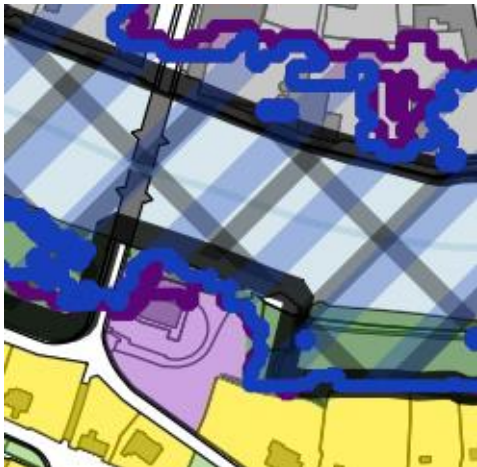
	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>The zoning designation supports important existing services and as such it is considered appropriate to retain the zoning within the development boundary.</p>	<p>risk. 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. Policy 8.4 of the Plan would significantly limit the further development on these lands.</p>	
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Ref: JT-11	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP?		
Zoning in Draft Plan	Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022		
Flood Zone	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
Lands within the settlement core at North Quay / Castle Lane (Townparks)	<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:</p> <p>Yes, Urban Core zoning in the town centre is essential to facilitate regeneration and vitality of the town centre.</p> <p>(ii) Comprises significant previously developed and/or under-utilised lands:</p> <p>Yes. The lands are previously developed supporting mixed uses with some areas that were in previous use and are underutilised.</p> <p>(iii) Is within or adjoining the core of an established or designated urban settlement:</p> <p>Yes the lands are in the town centre within the settlement boundary.</p> <p>(iv) Will be essential in achieving compact and sustainable urban growth:</p>	<p>3) These lands consist of previously developed land supporting mixed uses and areas that are underutilised. The land forms an intrinsic part of the settlement core. A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP.</p> <p>Parts 1) and 2) of the test found that it is considered appropriate to retain existing zoning. 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. Furthermore, much of these lands are protected by the Carrick-on-Suir Flood Relief Scheme that provides for a 2% Annual Exceedance Probability Standard of Protection. Benefitting areas are mapped in this SFRA. Criteria for redevelopment of the regeneration sites are set out in Appendix 3. Any future development should be subject to an FRA</p>	Pass
 <p>Zoning: Urban Core Flood Zone: A and B</p>			


	Yes. The zoning is essential to achieving compact and sustainable urban growth.	<p>which should follow the general guidance provided in Section 6 of the SFRA and must specifically address the following:</p> <ul style="list-style-type: none"> • The sequential approach should be applied and highly vulnerable infill and redevelopment shall not be permitted in Flood Zone A or B; <p>FRA should address climate change scenarios in relation to FFLs and potential mitigation measures;</p> <ul style="list-style-type: none"> • Finished floor levels should comply with the minimum standards set out in Table 6.4 of the SFRA. 	
	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>It is considered appropriate to retain the Urban Core zoning within the historic centre of the town.</p>		

Ref: JT-12	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site Zoning in Draft Plan Flood Zone	<p>1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP?</p> <p>Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022</p>		
	<p>2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below</p>	<p>3) SFRA recommendation integrated into the Plan for management of risk?</p>	Overall Result
<p>Lands within the urban core at South Quay / Lower Waterford Road (Carrickbeg)</p> 	<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement:</p> <p>Yes, Urban Core zoning in the town centre is essential to facilitate regeneration and vitality of the town centre.</p> <p>(ii) Comprises significant previously developed and/or under-utilised lands:</p> <p>Yes. The lands are a mix of previously developed premises supporting mixed uses and some areas that are underutilised.</p> <p>(iii) Is within or adjoining the core of an established or designated urban settlement:</p> <p>Yes, the lands are in the town centre within the settlement boundary.</p> <p>(iv) Will be essential in achieving compact and sustainable urban growth:</p>	<p>3) The land forms an intrinsic part of the settlement core. A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP.</p> <p>Parts 1) and 2) of the test found that it is considered appropriate to retain existing zoning.</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. It should be noted that much of these lands are protected by the Carrick-on-Suir Flood Relief Scheme that provides for a 2% Annual Exceedance Probability Standard of Protection. Benefitting areas are mapped in this SFRA. Criteria for redevelopment of the regeneration sites are set out in Appendix 3.</p> <p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 6 of the SFRA and must specifically address the following:</p>	Pass


Zoning: Urban Core Flood Zone: A and B	Yes. The zoning is essential to achieving compact and sustainable urban growth.	<ul style="list-style-type: none"> • The sequential approach should be applied and highly vulnerable infill and redevelopment shall not be permitted in Flood Zone A or B; • FRA should address climate change scenarios in relation to FFLs and potential mitigation measures; • Finished floor levels should comply with the minimum standards set out in Table 6.4 of the SFRA. 	
	(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement: It is considered appropriate to retain the Urban Core zoning within the historic centre of the town.		

Ref: JT-13	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site Zoning in Draft Plan Flood Zone	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022		
	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
Lands associated with Wastewater pumping station South of Dillons Bridge (Carrickbeg)  Zoning: Community Services and Infrastructure Flood Zone: A minor part of the land is within Flood Zone A and B.	(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes. The zoning of these lands for Community Services Facilities is required to achieve the proper planning and sustainable development of Carrick-on-Suir.	3) These lands are fully developed, facilitating the provision of an essential public service. Part 1 & 2 of the test found that it is considered appropriate to retain the zoning designation. Policy 8.4 of the Plan would significantly limit the further development on these lands.	Pass
	(ii) Comprises significant previously developed and/or under-utilised lands: Yes – the subject lands are already developed as a Wastewater Infrastructure which serves as an essential service.		
	(iii) Is within or adjoining the core of an established or designated urban settlement: Yes, lands are adjoining the central core within the development boundary of Carrick-on-Suir.		
	(iv) Will be essential in achieving compact and sustainable urban growth: Yes, the land zoning supports critical infrastructure and is essential in achieving compact and sustainable urban growth.		

	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>The infrastructure is located specifically to supporting the drainage system of the town. It is considered appropriate to retain the zoning within the development boundary.</p>		

Ref: JT-14	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022		
Zoning in Draft Plan	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
Flood Zone			
Lands associated with existing residential development at Woodvale Road /Pill Rd.	<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes, the lands are existing residential lands within the development boundary of Carrick-on-Suir. The existing residential zoning adjacent to the town core is essential for the regeneration and vitality of the urban settlement.</p> <p>(ii) Comprises significant previously developed and/or under-utilised lands: Yes. The lands comprise of long established existing residential development.</p> <p>(iii) Is within or adjoining the core of an established or designated urban settlement: Yes, lands within the development boundary of Carrick-on-Suir and close to the urban core.</p> <p>(iv) Will be essential in achieving compact and sustainable urban growth: Yes. Retention of existing residential lands will maintain and vibrant and cohesive settlement. The type of development envisaged to occur would include small scale developments such as domestic extensions and alterations.</p>	<p>3) The lands are currently occupied by existing residential development and it is considered reasonable that the Plan provide for the extension/alteration of residential properties within these areas. The acceptability or otherwise of levels of any residual risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment. Part 1 & 2 of the test found that it is considered appropriate to retain the zoning designation.</p> <p>Policy 8.4 of the Plan would significantly limit the further development on these lands.</p>	Pass
 <p>Zoning: Existing Residential Flood Zone: Within flood zone B and a minor part within flood zone A</p>			


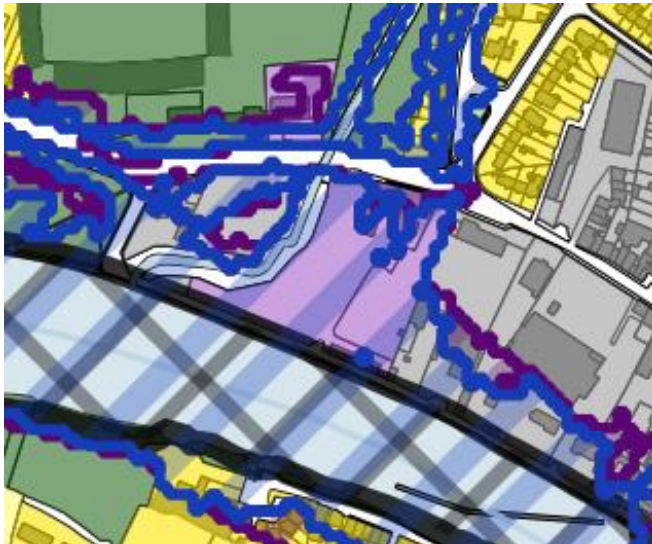
	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>The zoning designation 'existing residential' reflects the existing use at the location. As such, this use cannot be fulfilled at an alternative location.</p>		
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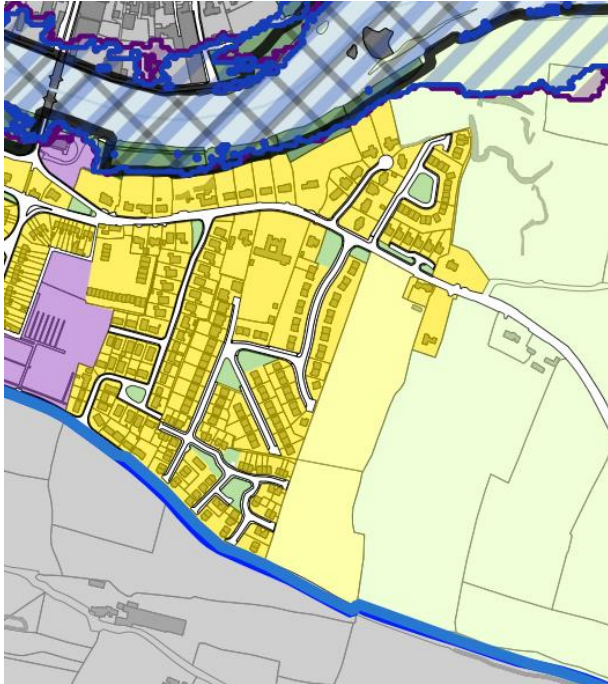
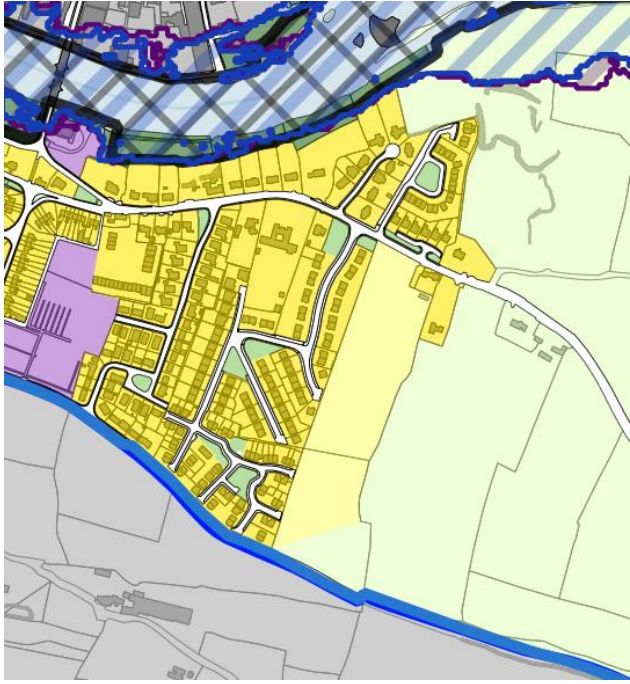
Ref: JT-15	Justification Test Ref: (All criteria must be passed for the test to be passed)		
Site	1) Is the settlement targeted for growth under the RSES, existing CDP and/or Draft CDP? Yes - Carrick-on-Suir is designated as a 'District Town', as set out in the Core Strategy of the Tipperary CDP 2022		
Zoning in Draft Plan	2) The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: Subcriteria i) to v) below	3) SFRA recommendation integrated into the Plan for management of risk?	Overall Result
Flood Zone			
Lands associated with a primary school development at North Quay/Greystone Street.	<p>(i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement: Yes. The zoning of these lands for Community Services and Infrastructure is required to facilitate expansion and achieve the proper planning and sustainable development of Carrick-on-Suir.</p> <p>(ii) Comprises significant previously developed and/or under-utilised lands: Yes. The lands are previously developed as a primary school.</p> <p>(iii) Is within or adjoining the core of an established or designated urban settlement: Yes. The lands are adjoining the town centre core and within the development boundary.</p> <p>(iv) Will be essential in achieving compact and sustainable urban growth: Yes. The zoning is essential to achieving compact and sustainable urban growth.</p>	<p>3) These lands consist of previously developed land supporting educational facilities. The land forms an intrinsic part of the settlement core. A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP.</p> <p>Parts 1) and 2) of the test found that it is considered appropriate to retain existing zoning.</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. Furthermore, much of these lands are protected by the Carrick-on-Suir Flood Relief Scheme that provides for a 2% Annual Exceedance Probability Standard of Protection. Benefitting areas are mapped in this SFRA.</p> <p>Criteria for redevelopment of the regeneration sites are set out in Appendix 3.</p>	Pass
 <p>Zoning: Community Services and Infrastructure Flood Zone: A & B</p>			

	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement:</p> <p>The land zoning supporting educational uses linked to the existing development are considered appropriate to retain.</p>	<p>Any future development should be subject to an FRA which should follow the general guidance provided in Section 6 of the SFRA.</p>	
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9.0 Proposed Amendments to the Maps

9.1 Land Use Zoning Map

No.	Amendment Description	Reason
66	<p>Amend the zoning on the site of the new Gaelscoil development from 'Urban Core' to 'Community Services and Infrastructure'.</p> <p>Draft LAP</p>  <p>Proposed Amendment</p> 	<p>To address a point made in submission by the Department of Education.</p>

<p>67</p>	<p>Amend the zoning at a location in Carrickbeg on the R680 Waterford Road, to change the zoning objective of a parcel of land to the south East of the site. Zoning objective changes from New Residential to Town Environs</p> <p>Draft LAP</p>  <p>Proposed Amendment</p> 	<p>On information received in submission by Gas Networks Ireland.</p>
<p>68</p>	<p>Amend the zoning of land at the park to the South East of Dillon Bridge from 'Community Services and Infrastructure' to 'Open Space and Recreation'.</p>	<p>To address a point made in submission by Office of the Planning Regulator and to</p>

	<p>Draft LAP</p>  <p>Proposed Amendment</p> 	<p>remove area of land within flood zones from 'Community Services and Infrastructure' use.</p>
69	Remove 'Mixed Use' from Map legend	<p>To provide clarity in Map and remove zoning designation not used in plan.</p>

9.2 Built Heritage Map

No.	Amendment Description	Reason
70	Amend 'Built Heritage' Map to relabel as 'Built Heritage and Archaeology'	To address Other Matters point (iv) of the OPR submission

9.3 Town Centre and Regeneration Map

No.	Amendment Description	Reason
71	Amend 'Town Centre and Regeneration Map' to relabel as 'Town Centre and Regeneration Sites'	To address Other Matters point (v) of the OPR submission