

Kenneally, Elaine

From: Tipperary County Council - Consultation Portal <socialmedia@tipperarycoco.ie>
Sent: 31 March 2025 13:34
To: Planning Policy
Subject: Webform submission from: Draft Carrick-on-Suir Local Area Plan 2025-2031
Proposed Material Alterations

CAUTION FROM TIPPERARY COUNTY COUNCIL IT SECTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

"Please be aware that although the From address of this email suggests that it has come from within your organisation, it was in fact sent from an external source, and therefore may not be genuine. Please treat with caution. Verbally verify with the sender or an IT administrator before taking any actions based on it. This warning has been inserted by the Topsec email filter".

Submission ID: DCOSLAP--11

Submitted on Mon, 31/03/2025 - 13:34

Submitted by: Anonymous

Submitted values are:

Name

Uisce Eireann

Your Email

spatialplanning@water.ie

Address

24-26 Colvill House
Talbot Street
Dublin. D01 NP86
Ireland

Details of organisation, group or company represented (where relevant)

Uisce Eireann

Address of land to which the submission refers, if relevant (please also attach a map):

Details are included in the attached submission document

Comments

Uisce Eireann submission RE: Proposed Material Alterations to the Draft Carrick-on-Suir Local Area Plan 2025-2031.
Details are included in the attached submission document

Planning Department
Tipperary County Council
Civic Offices
Limerick Road
Nenagh
Co. Tipperary
E45 A099

Uisce Éireann
Teach Colvill
24-26 Sráid Thalbóid
Baile Átha Cliath 1
D01 NP86
Éire

Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86
Ireland

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

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

31.03.2025

25_UE_FP_10_Carrick-on-Suir_Draft LAP_Proposed MAs

Re: Proposed Material Alterations to the Draft Carrick-on-Suir Local Area Plan 2025-2031

A Chara,

Uisce Éireann welcomes the opportunity to comment on the Proposed Material Alterations to the Draft Carrick-on-Suir Local Area Plan 2025-2031 (Draft LAP). We welcome the inclusion of Proposed Material Alterations arising from your consideration of our initial submission on the Draft LAP. Our observations and comments on the proposed amendments in relation to public water services are below and we will continue to engage with the planning department as the LAP process progresses.

Uisce Éireann welcomes the proposed amendments to Section 4.2.2 (Three Bridges Business Park & Ballylynch Business Park) of the Draft LAP regarding the significant landbank zoned for employment uses and the requirement to ensure these lands are developed in a phased, cohesive and sequential approach. We also welcome the proposed amendments to Section 5.1 (Residential Development) of the Draft LAP to require a master planning type approach to the delivery of infrastructure for large scale residential development. This would ensure that sequential connections to water supply and wastewater infrastructure could be undertaken in the most efficient manner.

Our comments on the proposed amendments to the written statement (Section 3.0 of the Proposed Material Alterations) and proposed amendments to the maps (Section 9.0 of the Proposed Material Alterations) are below. We have no comments on the Carrick-on-Suir Town Centre First Plan.

3.0 Proposed Amendments to Written Statement

The table overleaf provides suggested changes to sections relating to water services in the Proposed Material Alterations.

Text included in the Proposed Material Alterations	Comments
	(Suggested additional text in blue and deletions in striketrough)
<p>Section 8.2.1</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 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.</p>	<p>Uisce Éireann publishes Water Supply Capacity Registers annually for each county. The latest capacity register for the county was published in June 2023 December 2024 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 individual basis considering their specific load requirements.</p> <p>Uisce Éireann's Water Supply Capacity Register provides an indication of available water supply in County Tipperary. Capacity registers are updated on an annual basis and are subject to change throughout the year.</p>
<p>Section 8.2.1</p> <p>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.</p>	<p>No changes required, other than replacing Eireann with Éireann</p>
<p>Section 8.2.2</p> <p>Uisce Éireann is responsible for the collection, treatment and disposal of public wastewater. Uisce Éireann publishes Water Supply Wastewater 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</p>	<p>Uisce Éireann is responsible for the collection, treatment and disposal of public wastewater. Uisce Éireann publishes Water Supply Wastewater Treatment Capacity Registers annually for each county. The latest capacity register for the county was published in June 2023 December 2024 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</p>

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.	to ensure adequate separation of foul and surface water, and to service of lands identified for development over the lifetime of this LAP. Uisce Éireann's Wastewater Treatment Capacity Register provides an indication of available capacity at Wastewater Treatment Plants in County Tipperary. Capacity registers are updated on an annual basis and are subject to change throughout the year.
Section 8.3	Uisce Éireann has no comments on the amended text.
Policy 8.2 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.	In order to clarify the requirements of Policy 8.2 and the roles of the council and Uisce Éireann, we suggest the following changes to the policy: Support the sustainable and efficient use of existing capacity in water services; support permit new connections to the Carrick-on-Suir public water and waste water wastewater supply; and safeguard the integrity of the water supply and waste water wastewater 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.

9.0 Proposed Amendments to the Maps

In regard to the proposal to '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'', it is not clear which part of the site would be removed from the Community Services and Infrastructure zone, although the rezoning appears to relate to the northeastern corner of the site and the eastern boundary of the site. One of the reasons for this change is to 'remove area of land within flood zones from 'Community Services and Infrastructure' use'. However, we note that the site passed the Justification Test included in the Proposed Material Alterations and 'Part 1 & 2 of the test found that it is considered appropriate to retain the zoning designation'.

As noted in the Justification Test, the site is already developed as 'Wastewater Infrastructure' which serves as an essential service, and 'These lands are fully developed, facilitating the provision of an essential public service'. Uisce Éireann agrees with the comment in the Justification Test – rezoning the land may restrict works associated with the wastewater infrastructure that may be required in the future. We oppose the rezoning of any part of the site to Open Space and Recreation.

Uisce Éireann has no comments on any other zoning changes included in the Proposed Material Alterations.

Yours faithfully,

Catherine Kelly

Forward Planning Team
Asset Strategy