



Comhairle Contae Thiobraid Árann
Tipperary County Council

A new Tipperary County Development Plan 2022 - 2028

Issues Paper



Shaping Our Future





Shaping Our Future

The process of preparing the new Tipperary County Development Plan 2022 – 2028 is commencing and we want to hear from you – our communities, our businesses, our citizens – about what you think the main issues should be.

This will be the first County Development Plan prepared by Tipperary County Council, following the merger of North and South Tipperary County Council in 2014. We now have a unique opportunity to develop an ambitious shared vision for the 'Premier' county, building on our natural resources, our economic assets and supporting our innovative communities, with a framework to guide the sustainable development of our county to 2028 and beyond. The Plan will outline how we will seek to deliver for all our citizens and communities, through protecting our environment, maintaining the viability of our towns, villages and rural communities and supporting job creation.

The preparation of a County Development Plan is one of the most important functions of the

Council and is shared process where public participation and engagement will be key to its success. The Plan is a two year process, where at three key stages your input will be invited. We sincerely hope that you will make your contribution and help shape the future of Tipperary.

This Issues Paper sets out an overview of the key issues for you to consider, including how we can plan for housing, economic development, transport and community services.

Our next County Development Plan will also need to be responsive to how we manage our energy consumption and adapt to climate change across all these sectors, and in Tipperary



Development Plan Process

September 2020
to August 2021

August 2021
to May 2022

May 2022
to September 2022



Stage 1

Pre-Draft

- ~ Public Participation
- ~ Chief Executive Report
- ~ Directions from Elected Members
- ~ Prepare Draft Plan



Stage 2

Draft Plan

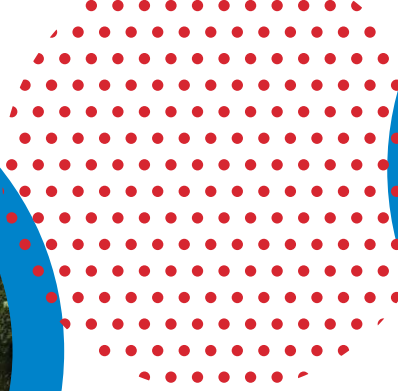
- ~ Public Participation
- ~ Chief Executive Report
- ~ Directions from Elected Members
- ~ Prepare Amendments to Draft Plan



Stage 3

Amendments to Draft Plan

- ~ Public Participation
- ~ Chief Executive Report
- ~ Directions from Elected Members
- ~ Adoption of the final Plan



we have strong reputation in placing climate action at the heart of all our policies and strategies. We want to hear your views on how we can create a low-carbon economy and society, reduce our energy use and dependence on fossil fuels, and create new jobs based on a green economy.

The Plan is being prepared during an unprecedented and challenging time for our society living with the Covid-19 pandemic. We will need to be responsive to challenges and identify opportunities to support economic recovery and the renewal of our towns and villages.

**Get involved
and have
your say!**

This Issues Paper seeks to encourage public debate and to act as a guide on all these issues. You may consider it covers everything or there may be other issues you wish to be considered.

We look forward to hearing your thoughts, feedback and ideas on shaping the future of Tipperary.

The opportunities for your participation will be advertised in the following ways;



Public notices on the Tipperary County Council website
www.tipperarycoco.ie/cdp



Notifications through the Tipperary Public Participation Network
www.ppntipperary.org



Public notices in local newspapers



Notifications on the Planning Twitter account
[@planningtipp](https://twitter.com/planningtipp)

Closing date for submissions
4.00pm on Monday 16th November 2020



Planning Tipperary – ‘It’s for all of Us’

The new Tipperary County Development Plan 2022 – 2028 will set out a spatial planning framework for the development and enhancement of our towns, villages, landscapes, rivers and heritage as well as the vibrant economic and employment sectors of Tipperary. It will consider our communities and their specific housing, social and employment needs and will plan for emerging issues such as our aging population and the need for a low-carbon economy. We want to know what your vision is for Tipperary in 2028 and beyond.



What is your vision for Tipperary 2028?

Log on to www.tipperarycoco.ie/cdp

The Plan itself is a suite of documents (including written statements, appendices and maps) that will express your input, and national and regional planning policy. The Plan does not itself come with a budget, rather it sets out the framework for investments and change that may be driven by a wide range of sources including; local authority own development, investment by central government, private sector investment etc.



Low-Carbon Society and Climate Action



Climate Change is the greatest global threat to our natural environment and our way of life. The effects of the changing climate have been seen most recently in Tipperary in the form of extreme weather events, including high winds during Storm Ellen, heavy snow fall during Storm Emma and drought conditions in 2018. Addressing this challenge requires significant changes in how we plan and develop our towns and rural areas, and how we work, live, travel and access services.

The Government has committed to achieving a national target of zero greenhouse gas emissions by 2050. Our next County Development Plan will need to include measures to meet this target; including planning for low-carbon homes and commercial developments with low heating and travel demands, the facilitation of more sustainable modes of transport and supporting reduced energy consumption across all our sectors.

Tipperary County Council is a member of the EU 'Covenant of Mayors', a local government movement for climate and energy actions launched in 2008 and committed to achieving and exceeding the EU climate and energy targets. Already a leader in terms of meeting public sector energy efficiency targets, the Council has significantly reduced its consumption of energy across its services through behavioural changes, and investment in technologies such as solar installations on multiple public buildings, energy efficient lighting and low energy infrastructure.

The move towards a low-carbon economy and society will have benefits for us, including healthier communities, cleaner air, warmer homes, new jobs, and a more sustainable economy for the long term. With your support and input, we can set out a new approach to a low-carbon Tipperary in how we live, travel and work over the lifetime of the Plan to 2028 and beyond.



Tell us how you think the transition to a low carbon society can be best achieved?



Did you know that...

In Ireland in 2018, energy from **renewable sources made up 11%** of the total national energy requirement relative to a 2020 **target of 16%**. **89%** of the nation's energy came from **imported fossil fuels**, transport was the largest energy consumer followed by the residential and industrial sectors.



What Guides our Plan?

The County Development Plan forms part of a hierarchical tier of Plans prepared at a national and regional level. The planning legislation governing the preparation of the Plan requires compliance with a range of objectives including those on population, land zoning, climate and environmental issues. The Plan also provides an opportunity for Tipperary to contribute to national and regional development using its strengths, including our towns, our connectivity and our natural resources.



Project Ireland 2040 – National Planning Framework

The National Planning Framework, published in 2018, is a 20-year strategic planning document to guide regional and local planning, and establishes **a shared set of goals for communities across the country**. The National Planning Framework provides for a single vision and key National Strategic Outcomes and in-turn influences the development of the regions.

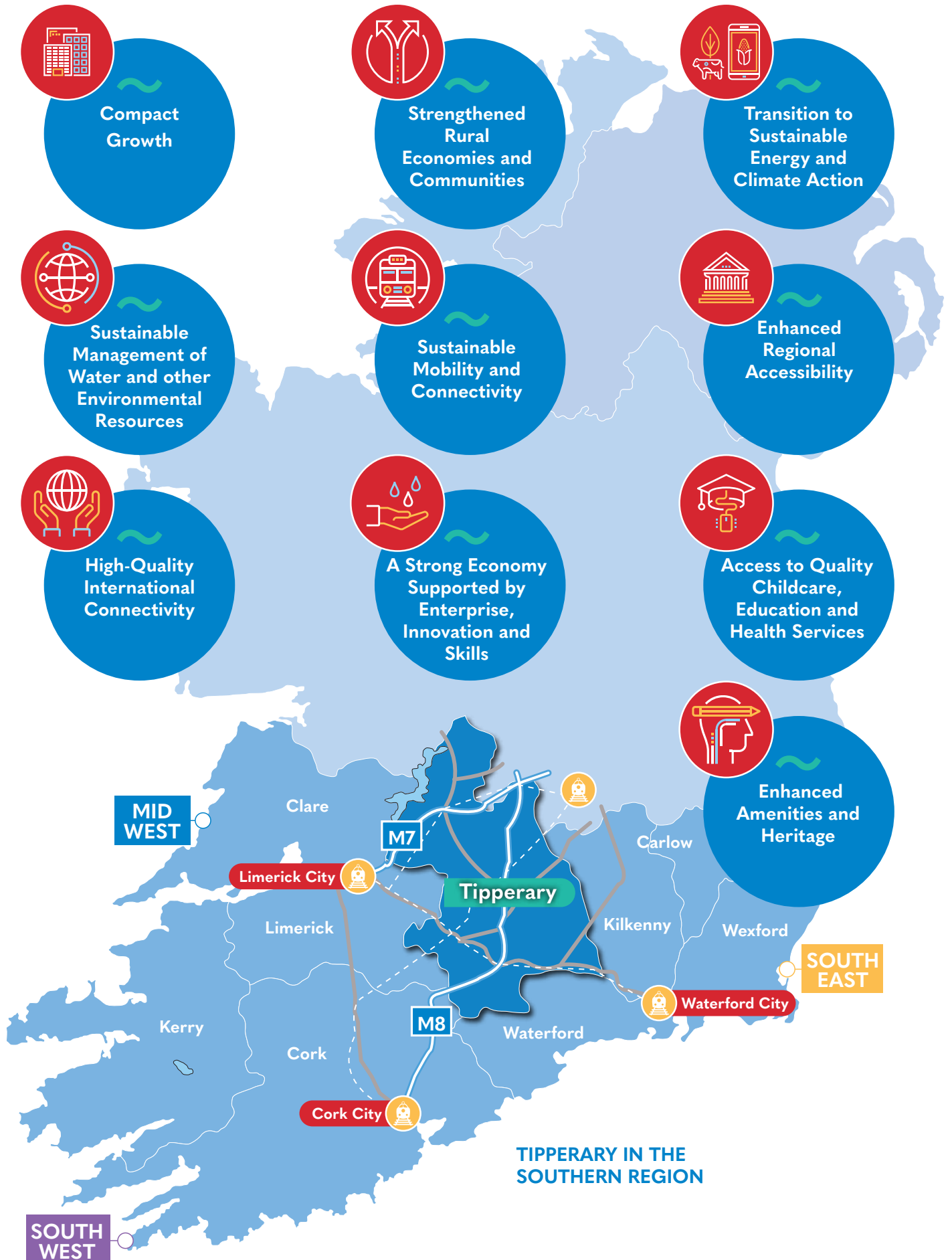
The Southern Regional Spatial and Economic Strategy

The Southern Regional Spatial and Economic Strategy, published in 2020, is a 12 year planning framework for the delivery of the objectives of the National Planning Framework in the Southern Region. A key component of the Southern Regional Spatial and Economic Strategy is to **strengthen the settlement structure of the Region and to capitalise on the individual and collective strengths of our cities, towns and rural areas**. Tipperary is located at the heart the Region, with key strategic connectivity to all major cities. The Southern Regional Spatial and Economic Strategy also recognises our strong urban settlements with Clonmel, Nenagh and Thurles identified as 'Key Towns' and drivers of economic growth.

Our Plan must reflect the vision of Project Ireland 2040 and set out a blueprint for public capital investment for Tipperary

REGIONAL PLANNING OBJECTIVES

The County Development Plan will deliver our **shared National and Regional Goals** and priorities as outlined in the National Planning Framework and the Southern Regional Spatial and Economic Strategy.





People and Places

The population of our county and our settlements are key considerations in plan-making. Tipperary is the sixth-largest of the 32 counties by area and the 12th largest by population with 159,553 persons.



Our towns and villages are the backbone to the social and rural fabric of our county and are vital to the future stability of our communities. Over the last census period, population growth occurred in the towns of Nenagh, Cashel, Ballina and Newport. However, the populations of the large towns of Clonmel, Carrick on Suir, Tipperary Town and Templemore decreased. It is also notable that there are many small villages in our County, with at least 70 having a population of less than 150 persons.

The Plan will need to consider how we can support the growth of our towns and villages and attract new residents, community services, jobs and investment. In particular, there is an opportunity to plan for groups or networks of towns and villages with similar strengths and specialisms, which when combined, provide opportunities for our communities.





The National Planning Framework identifies that **the population of Tipperary is to grow by 24,500 persons by 2031**. The County Development Plan will consider how this population will be allocated across our towns, villages and rural areas. The Plan must also include an evidence based 'Core Strategy' and Housing Strategy to identify where future residential development should be prioritised, the type of housing to be built, and where land should be zoned to meet housing and population targets. A Housing Needs Demand Assessment will be carried out to support this process. A key challenge of the Plan over its lifetime will be the delivery of quality new homes in our towns and villages.

What do you think?

- ~ How can we ensure the vitality and vibrancy of our towns?
- ~ How do we attract new residential and economic growth to our rural villages?
- ~ Do you do most of your shopping and business in your local town or do you go to the larger cities?
- ~ Are you concerned that shops and services in your local town or village are at risk of closure?
- ~ How should vacancy, reuse and refurbishment of vacant houses be encouraged?
- ~ What type of housing is required to reflect our different requirements?
- ~ Can the Plan help ensure safe and engaging living environments as we age?
- ~ How can we deliver residential development that will support sustainable transport and connectivity?
- ~ How can the Plan protect rural areas under pressure from demand for one-off houses?



In your opinion

Do you think adapting to a world with Covid-19 will impact on how we live and do business in the long-term? How can we plan for this?





It is important to develop innovative retail and commercial environments

Economy, Enterprise and Regeneration

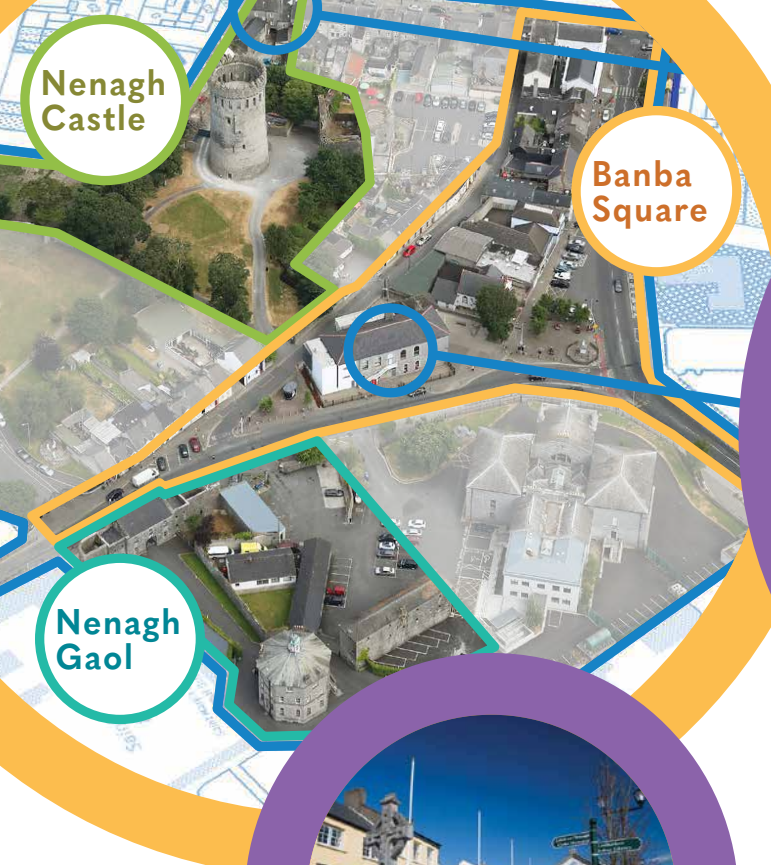


Urban living and Place-Making

Our town and village centres are at the heart of our business, cultural and social life. We depend on them for social and cultural activities, for business and services, for tourism and recreational facilities and they contain important evidence of the fabric of our own past. The National Planning Framework has identified the growth and revitalisation of our town centres to be national priority, by promoting the development of brownfield and underutilised sites, and high quality development which enhances and respects the historic and cultural fabric of our streetscapes.

The role and function of the town centre has changed significantly over recent decades, with a clear decline in local services provision driven by a move towards on-line shopping and the digital provision of services that would traditionally have been provided in the town centre. In addition, town and village centres are no longer the residential and community hubs that they were, leading to residential vacancy.

Over the next decade and considering the era of Covid-19, we will need to re-imagine our town and village centres, by promoting a new vision for them **as sought-after commercial and cultural hubs with sustainable living opportunities for all types of families.**



Supported by Project Ireland 2040, in particular the Urban and Rural Regeneration and Development Funds, the Council has a key role, **to work in collaboration with the public and private sector, to drive transformative regeneration and revitalisation projects to help bring life to our town centre.** Since the publication of Project Ireland 2040, the Council and its partners has welcomed the support of Government Departments for many strategic projects, including Regional Sport Hubs, Enterprise and Cultural Centres, 'Hero' Tourism Destination Experiences and transformative public realm projects.

The Plan will seek to provide a policy framework for our towns to leverage and build on this investment and the Council will continue to work in partnership to make the projects a success. The Plan will also consider new opportunities to build on existing investment and identify regeneration priorities for our towns and rural communities in collaboration with Government Departments, and public and private stakeholders.

The way we shop has changed, this has had an impact on the traditional role of town centres





Economy and Employment

Tipperary has a strategic advantage in its location in the Region, its strong connectivity to Dublin and to the southern regional cities of Cork, Limerick and Waterford. The growth of these Regional Cities, are a key component of our national strategy, and they are targeted for significant growth and economic development to balance the disproportionate growth of the Greater Dublin Area. Many of Tipperary's towns and rural areas are located in the zone of influence of these cities, and benefit from access to higher educational opportunities, diverse job opportunities and cultural and social services. Tipperary also supports the development of the Cities through our highly skilled graduates, economic specialisation in areas such as pharmaceuticals and sustainable energy and by providing access to quality natural environments.

The Plan will identify how these linkages with our Regional Cities can be strengthened through partnership, collaboration and infrastructural development.



Tourism

The tourism economy is important to Tipperary, and in recent years visitor numbers and revenue from tourism have increased. **Tipperary is now marketed as part of two Fáilte Ireland destination brands – Ireland’s Ancient East and Ireland’s Hidden Heartlands. Tipperary is also part of the multi-county Munster Vales and the Lough Derg Lakelands brands.** The iconic Rock of Cashel is ranked 16th in terms of national visitor attractions and is only one of many heritage focused attractions. Tipperary is strong in terms of ‘activity’ based tourism with outdoor assets including the Suir Blueway, the Lough Derg Lakelands and the Munster Vales.



The Strategic Tourism Marketing, Experience & Destination Development Plan for Tipperary 2016-2021, identifies objectives including a zonal approach to destination development, with the enhancement of towns and villages, and public realm enhancement, orientation and tourism services.

The Council, its partners and the many stakeholders involved in driving tourism recognise the potential it offers in terms of investment and employment. The Plan will have a role in the protection of tourism assets and landscape, in enabling appropriate development to support tourism needs, and in public realm enhancement in towns and villages.



Renewable Energy and Circular Economy

The traditional linear model whereby we consume resources and generate high waste volumes to be sent to landfill is unsustainable. Regional policy is now focused on building a circular economy which recognises that all resources are scarce, and aims to maintain the value of all products, materials and resources through reuse, renewal and repair.

Tipperary is a leader in terms of renewable energy development and produced a detailed Renewable Energy Strategy in 2016.

Tipperary is in the top five counties in terms of electrical generation from wind energy in Ireland. In addition, there are approximately 15 commercial solar farms permitted in the county. There are four grid connected hydro-electric installations generating electricity from water power.

The Regional Spatial and Economic Strategy states that a Bio-energy Implementation Plan will be developed to support a move towards better use of our biomass resources including, timber, energy crops and waste materials. These resources will contribute towards our energy, heating and transport needs. Tipperary will be instrumental in the region through the new Bioeconomy Research Centre at the National Bioeconomy Campus in Lisheen, Co. Tipperary. The Centre will aim to address significant challenges and opportunities for the Irish and global bioeconomy – including dairy, horticulture, forestry, fisheries, marine biodiscovery, food waste and municipal solid biowaste.

What do you think?

- ~ What do you think are Tipperary's strengths in terms of economic growth? How can a spatial planning framework help to harness these?
- ~ How can we re-imagine our towns to grow employment within them?
- ~ What are the future job opportunities that we should be targeting?
- ~ Will more people work from home in the future, how can we plan for this?
- ~ How can the Plan support the concept of a circular economy and minimise waste production and the environmental impacts of how we live.
- ~ Where should large-scale inward investment be directed?
- ~ Can you suggest how local employment could be encouraged and supported?
- ~ What infrastructure do we need to put in place for economic development?
- ~ How can the Plan maintain the county's rural character whilst supporting innovation?
- ~ Can rural communities benefit from new forms of rural development, for example, wind and solar farms?



In your opinion

How can we halt the economic decline of our towns and villages?





The Plan must ensure that a balance is achieved between land use and development and the protection of our environment

Environment, Ecology and Water Systems



Water and Flooding

A healthy river basin catchment provides high quality drinking water and supports local livelihoods such as agriculture, food production, tourism and water based recreational activities. It also sustains and supports water-dependent ecosystems. However, our water resources are vulnerable, with agriculture having the greatest impact on water quality with urban wastewater discharge also a significant factor.

The River Basin Management Plan 2018 identifies water bodies that need focused actions to improve water quality and these actions are implemented by a dedicated state agency known as the Local Authority Waters Programme. This Office supports and coordinates public bodies and stakeholders to address water quality, including working with communities on a catchment basis.

The Plan will consider the impacts of development on water quality and will work with the Local Authority Waters Programme on policies to protect and improve water quality, including through the 'Blue-Dot' catchments programme.

The national Catchment Flood Risk Assessment and Management programme sets out measures to address flooding in towns in the coming years and the Council will work with the Office of Public Works and manage new development to reduce flood risk.

We are all connected to and dependant on natural water bodies, be it our local river, lake, a swimming place or our own drinking water supply.



Landscape

Tipperary has a diverse landscape made up of mountains and uplands, rivers and lakes, forests and peatlands, historic towns and villages. These are living, working and historical environments and home to communities and nature. **The Plan has a role to play in ensuring balance in the protection, management and planning of the landscape.** The interplay between the amenity and scenic value of our landscapes and the function of the county as an arena for living and working will be addressed the Landscape Character Assessment section of the Plan.

Natural Ecosystems and Biodiversity

Natural resources, both living and non-living, provide many important services. Some of these are well known including food, fibre and fuel provision, and resources that benefit people through recreation and tourism, for example peatlands, uplands and rivers. Others are not so well known and include carbon storage, purification of air and water, flood protection, soil formation and nutrient cycling. **The combined services provided by the natural environment are vital to our well-being and are also sensitive to change.**

The Plan will incorporate and address biodiversity protection, water management and climate action as a normal feature of all future development. In addition it will promote green and blue corridors for the movement of wildlife in our towns and encourage the retention and creation of features of biodiversity value, such as woodlands, hedgerows, earth banks, watercourses and wetlands.

What do you think?

- ~ What are the main environmental issues facing Tipperary? What additional measures should be taken to protect the environment?
- ~ How can spatial planning make a real difference in terms of Climate Action? What measures should be included to ensure that the county can be climate resilient?
- ~ How can we prevent further deterioration in water quality and restore our water quality to at least good status?
- ~ How can native biodiversity be encouraged in urban areas i.e. along riverbanks, in parks and urban spaces, along transport routes and floodplains?
- ~ In addition to investment in structural flood relief works, what can to be done to reduce flood risk on a catchment level?
- ~ What measures or strategies can be included in the Plan to support the protection and enhancement of our environment in our daily lives?



In your opinion

What are the 'Jewels in the Crown' of Tipperary in terms of landscape i.e. the Glen of Aherlow, shores of Lough Derg etc that should be protected from inappropriate development?



It will be a key aim of the Plan to direct new population growth to areas with existing public services and facilities

Connectivity, Transport and Infrastructure



Infrastructure

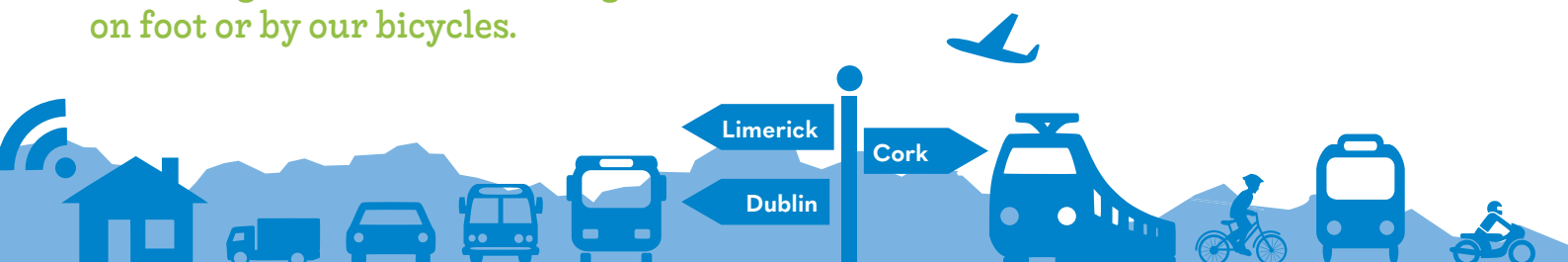
The provision of infrastructure is vital to attracting economic development, protecting the environment and improving quality of life. Tipperary's central location in the region is enhanced by excellent road and rail connectivity to the cities of Dublin, Cork, Limerick and Waterford together with other significant urban centres.

The county has an extensive public water supplies and waste water treatment systems under the management of Irish Water, an extensive gas network managed by Ervia and an electricity network managed by the ESB. This infrastructure is critical for the socio-economic development of the county and to support the quality of life of our citizens.

Over the lifetime of the Plan, climate change is likely to place significant pressures on our existing infrastructure and will inform decisions on where our investment should be directed in areas of transport, water supply and energy generation.

The Plan will have an important role in the protection of existing infrastructure, and in identifying and enabling new infrastructure investment across the county.

Almost all of our journeys are now by our private cars with only 12% of us regularly travelling to work school/college on foot or by our bicycles.



Transport and connectivity

Tipperary has a strategic central location on major road transport corridors including the M8, M7 and N24 and has three active rail lines - Limerick Junction to Dublin, Limerick Colbert to Ballybrophy and Waterford to Limerick Junction. Many of the rail stations still retain their Victorian character, and are a significant asset to these towns with potential to contribute to transport and tourism networks.

The Regional Spatial and Economic Strategy supports the role of passenger rail services as part of a multi-modal public transport network and supports greater reliance on the use of rail to move freight in the region. In particular, Limerick Junction is considered an important regional asset connecting the Dublin, Cork, Limerick and Waterford rail corridors. In terms of strategic roads, Transport Infrastructure Ireland and its partners have commenced work on pre-appraisal and early planning to deliver improvement in regional accessibility along the N24 corridor between the cities of Waterford and Limerick.

The Regional Spatial and Economic Strategy also provides a framework for the integrated development of sustainable transport infrastructure, including walking, cycling and public transport to accommodate the necessary switch from the private car in line with government transport policy.

This will be dealt with through a complex set of mechanisms including; the appropriate location of new development, funding for walking and cycling infrastructure, educational and social supports and changes in where and how we live etc.

It will be a key aspect of the Plan to direct new population growth to areas with existing public services and facilities. Investment in new or additional infrastructure such as roads, heating and water services will be informed by national, regional and local planning policy in collaboration with national service providers such as Transport Infrastructure Ireland, the Sustainable Energy Authority of Ireland and Irish Water.

What do you think?

- ~ How can we plan for the efficient and sustainable movement of people, goods and services within, to and from the county?
- ~ Do you think that the strategic location of Limerick Junction may be a future opportunity for Tipperary and the rail line?
- ~ What role has the national rail network in terms of transport needs in Tipperary?
- ~ Do you think infrastructure for Electric Vehicles should form part of new development?
- ~ How can the Plan protect the carrying capacity of major routes?
- ~ Do you think that Covid-19 will result in a lasting change in how we travel?
- ~ How can we bring about a widespread move towards more sustainable and less wasteful use of water and energy utilities?
- ~ How can we adapt our water infrastructure to cope with the effects of a changing climate?



In your opinion

How can we support the use of sustainable modes of transport, including walking and cycling, in our Plan



2020 has been a great year for outdoor recreational activities and has seen people of all ages taking to our cycle ways and walkways



Our Quality of Life

Access to Community Facilities

Central to the development of our towns and villages is the provision of services including schools, childcare, libraries, healthcare, open space and amenity, playgrounds etc. The development of these, along with an increased sense of safety and security in our towns and villages, will encourage people to live in these areas and in turn revitalise our settlements.

The Plan review process will assess the need for community services and facilities in partnership with stakeholders as appropriate. The expansion and redevelopment of existing community services such as schools and sports facilities will be encouraged in the first instance before progressing to Greenfield development. The Plan may identify lands to facilitate new community facilities where needed and we want to hear your views on what community services and facilities are needed across the county.



Arts, Culture and Built Heritage

Tipperary's towns are full of historical character associated with their Norman and ecclesiastical heritage and these features are important in driving heritage based regeneration and tourism programmes. The Plan is required to incorporate a Record of Protected Structures and Architectural Conservation Areas to ensure and promote the protection of built heritage. In this respect a complete review of the existing Record of Protected Structures and Architectural Conservation Areas for the county will be carried out (excluding the areas covered by the existing Town Development Plans as these will be reviewed separately). The Plan is also required to set out planning policy designed to promote and protect our heritage and encourage its use and enjoyment.

Green and Blue Infrastructure

2020 has been a great year for outdoor recreational activities and has led to every generation taking to their bikes and on foot to our walkways and cycle ways. Over 50,000 movements were recorded on the new Suir Blueway at Clonmel in June 2020; and shows the increasing demand for such infrastructure.

The Regional Spatial and Economic Strategy actively supports a network of connected 'greenways' and 'blueways' for walking routes and commuter cyclists in addition to recreational functions. The 'Green and Blue Infrastructure Roadmap for Tipperary Waterways' aims to enhance green and blue infrastructure, focused on Lough Derg and the River Suir. Combined with the Munster Vales and Butler Trail, the Suir Blueway is a successful and significant amenity asset to the county, illustrating the increasing demand for such infrastructure.

The Lough Derg Marketing Group has also developed a programme for multi-activity recreational trails in the Lough Derg Lakelands area and it is expected that this will attract significant visitor numbers to the area. The Council, with its partners, will continue to identify new routes and seek funding from central government to deliver these assets in our county

What do you think?

- ~ **What community, recreational and cultural facilities are planned for your town or village?**
- ~ **Do you have any suggestions regarding how these could be improved or used more efficiently?**
- ~ **How do we encourage sensitive reuse of redundant or derelict Protected Structures or buildings with heritage value?**



In your opinion

In terms of the development of a network of Green and Blueways across the country, have you any suggestions or comments on how this may be achieved?



Protecting our Environment

Every decision on new development, for example, where it should be located, how big should it be, processes to be used, traffic generated etc. has potential to impact on its surrounding natural, physical and social environment. Therefore, **in preparing the Plan, the impacts of change as a result of new development must be considered at each step in the process.** This will ensure that the implementation of the Plan will not result in a negative or adverse impact on the environment. *There are three formal environmental processes.*

1. Strategic Environmental Assessment (SEA)
2. Appropriate Assessment (AA)
3. Strategic Flood Risk Assessment (SFRA)

Reports prepared as a result of these assessments will be published for your consideration at the key stages in the Plan-making processes.



Have your say!

This Stage 1 consultation process runs from **Friday 18th September 2020 to Monday 16th November 2020**. Submissions or observations must be submitted by **4pm on Monday 16th November 2020** in one of the following ways.



On-line Via the on-line form at www.tipperarycoco.ie/cdp



Email Send us an email at: cdp@tipperarycoco.ie



In writing to either:

County Development Plan Review,
Planning Policy and Projects Unit,
Tipperary County Council,
Civic Offices, Nenagh, Co. Tipperary
E45A099

OR

County Development Plan Review,
Planning Policy and Projects Unit,
Tipperary County Council,
Civic Offices, Clonmel, Co. Tipperary
E91N512

If you have any queries or require more detail, contact us by email at cdp@tipperarycoco.ie or by phone 0761 06 5000.

**Closing Date
for Submissions
4.00pm Monday
16th November
2020**

Important points to remember

- ~ Please insert the heading '*County Development Plan Review*' on your submission.
- ~ Submission or observations can be on a topic that you think is relevant to the proper planning and sustainable development of County Tipperary.
- ~ Submissions on landzoning cannot be considered at this stage. There will be an opportunity to make submissions on landzoning after the Draft County Development Plan is published.
- ~ Please make sure your submission in one medium only i.e. by post, email or on-line. You may include a map if you wish to refer to particular locations.
- ~ Please include your name and address on a separate page to your submission content in order to assist the Council in complying with the Data Protection Acts 1988 (as amended) and the General Data Protection Regulations 2018.
- ~ Please note that all submissions received will be published on the Council website.



Did you know?

Children or groups and associations representing the interests of children are particularly welcome to make submissions or observations.



Comhairle Contae Thiobraid Árann
Tipperary County Council



Get Involved, make a submission, keep up-to-date on the plan process at www.tipperarycoco.ie/cdp



via Twitter
[@planningtipp](https://twitter.com/planningtipp)



via email at
cdp@tipperarycoco.ie



or call us at
0761 06 5000

Next Steps

Following this consultation process, a report on submissions received will be prepared by the Chief Executive, presented to the Elected Members and made available on the Council website.

