



Comhairle Contae Thiobraid Árann
Tipperary County Council

Tipperary County Development Plan 2022 – 2028

Serviced Land Assessment



2

Volume 2 ~

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Shaping Our Future



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1.0 Introduction

This is the Serviced Land Assessment (SLA) prepared to support the Tipperary County Development Plan 2022 – 2028 (the Plan). The National Planning Framework (NPF) seeks to link the zoning of land with the availability of infrastructure required to facilitate new development, implemented through a tiered approach to land use zoning that will differentiate between zoned land that is serviced, and zoned land that is serviceable within the lifetime of the Plan.

The purpose of the SLA is to promote sustainable growth and the revitalisation of the towns and villages of Tipperary in a plan-led manner. The SLA applies a standardised and evidence-based approach to land zoning, for both ‘New Residential’ and for ‘Enterprise and Employment’ uses, by assessing the infrastructural capacity of land, coupled with the principles of the NPF to promote compact sustainable growth within the settlements of the county.

The Core Strategy for the Plan sets out the Settlement Hierarchy. The SLA provides an assessment of each of the identified Local Towns and Service Centres. Based upon the SLA, the Core Strategy, and other environmental and planning considerations, a zoning framework has been developed for each of the Local Towns and Service Centres with populations that exceed 400 persons¹.

For each of the ‘Key’ and ‘District’ towns identified within the Settlement Hierarchy, the planning authority will develop Local Area Plans (LAPs) following the adoption of the Plan². Each of these settlements is currently served by a Town Development Plan or LAP.

2.0 Policy Context & Methodology

The NPF has provided a framework to promote the principles of compact sustainable growth and to seek to ensure effective linkages between the zoning of land and the availability of infrastructure. A standardised methodology to zoning is provided in Appendix 3 of the NPF and key national policy provisions are outlined below:

Tiered Approach to Assessment

National Planning Objective 72(a) requires local authorities to apply a standardised approach to zoning, to identify lands that are serviced (Tier 1) and land that are serviceable within the lifetime of the Plan (Tier 2). Where lands do not fall within Tier 1 or Tier 2, they may not be zoned for development. Within

¹ Based on Census 2016

² The Cahir Local Area Plan 2021-2027 was adopted on 12th April 2021

each of the Local Towns and Service Centres with populations in excess of 400 persons, the SLA seeks to identify the infrastructural and planning capacity of sites for ‘New Residential’ development and for ‘Employment and Enterprise’ development.

Sequential Approach and Sustainable Development

The NPF also recognises that the availability of physical infrastructure should not be the sole determinant of the zoning of land. In relation to the prioritising of development lands, Section 10.2 of the NPF states that *‘there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development’*.

Population Growth

The Core Strategy, in accordance with population targets provided by the NPF, will support combined population growth in the Local Towns, Service Centres, Local Service Centres and Settlement Nodes of approximately 5,101 additional persons up to 2028. In order to support and focus sustainable residential growth, in tandem with the delivery of infrastructure and community facilities, a land-zoning framework is provided for 15 lower tier settlements (Table 1.1) outlining an approximate quantum of land to support this growth in each of these settlements.

Site Identification

The SLA identifies all undeveloped sites each of the Local Towns and Service Centres with a population in excess of 400 persons.

Table 1.1: Local Towns and Service Centres

Local Towns	Ballina, Fethard, Newport
Service Centres	Ardfinnan, Ballyclerihan, Borrisokane, Borrisoleigh, Clogheen, Cloughjordan, Holycross, Killenaule, Kilsheelan, Mullinahone, Portroe, Twomileborris

Within each of the settlements, all undeveloped lands currently zoned for ‘New Residential’ and ‘Employment and Enterprise’ uses, and other sites contiguous to the build areas of the settlement, were identified for detailed review and assessment.

Site Assessment

All sites identified for assessment and review have been appraised based on infrastructural requirements and land use criteria.

Each site within each settlement is assessed under 7 headings; 3 related to the planning sustainability (compact growth, public transport and co-originated development) and 4 related to physical infrastructure (adequate (1) roads; (2) footpaths, (3) waste water and (4) water supply to service the development).

With respect to planning related criteria, each site is attributed “✓” (the site meets the specified criteria set out in Table 1.4) or “x” (the site does not meet the specified criteria set out in Table 1.4). If a site fails to meet 2 or more planning criteria, it is discounted from the consideration and shall not be zoned.

With respect to the physical infrastructure, each site is attributed a rating of “1” (fully serviced currently), “2” (services could be provided if development occurred within the lifetime of the Plan) and “0” (services are not available and will not be available within the lifetime of the Plan). If a site scores “0” in any of the criteria for physical infrastructure, it is discounted from the consideration and shall not be zoned.

All remaining sites which are not discounted from the assessment (whether Tier 1 or Tier 2) are available equally for zoning. Where the quantum of lands available for zoning exceeds the quantum of lands required to meet need, a sequential approach is adopted to the zoning of lands, whereby those lands located most proximate to the settlement core are selected for zoning.

‘Additional Provision’

It is set out in the Draft Development Plan Guidelines for Planning Authorities (DHLGH, 2021) that in providing housing sites for development within settlements, it may be necessary to zone more serviced land and sites for residential (or a mixture of residential and other uses), than would equate to meeting precisely the projected housing demand for that settlement. This approach recognises that a degree of choice in development sites to be provided locally, is desirable to avoid restricting the supply of new housing development through inactivity on a particular landholding or site. The Core Strategy (Table 2.4 Core Strategy and Table 2.5 Population Growth and Zoning for the Service Centres >400 persons,

Chapter 2 Volume 1) has provided for ‘Additional Provision’ with respect to land zoning for residential use in the Local Towns and Service Centres (with zonings).

Table 1.2: Settlements where ‘additional provision’ has been applied			
Settlement Type	Settlements	Additional Persons to 2028	County Growth Share
Local Towns	Ballina, Newport, Fethard	1152	7.0%
Service Centres	Ardfinnan, Balyclerihan, Borrisokane, Borrisoleigh, Clogheen, Clouhgjordan, Holycross, Killenaule, Kilsheelan, Mullinahone, Portroe, Twomileborris	617	3.8%

Each of these settlements is targeted to grow over the lifetime of the Plan. In providing for additional provision, consideration has been given in the Site Assessment process to the following relevant criteria:

- Housing supply and population targets for the relevant six-year development plan period, and the location and level of servicing of lands already zoned for development.
- The need to ensure a minimum of 30% of all new residential development must comprise brownfield or infill development within the boundary/built footprint of the existing built-up area.
- Sequential development patterns, town centre first principles, proximity to services and facilities and the need to reduce carbon emissions.

Table 1.3: Infrastructure Requirements	
Score	Infrastructure Requirements
1	Existing infrastructure can support the development of the site, subject to on-site works, some minor works at access points or linking into available existing systems.
2	Some off-site works are required but could be delivered as part of a planning application to develop the site or capital investment is identified to facilitate development over the course of the Plan.
0	The land could not reasonably be serviced over the course of the plan and capital investment works have not been identified to meet the infrastructural need to develop the site over the course of the Plan. These sites are discounted, and no further assessment is made.

Table 1.4: Planning and Land Use Criteria	
Characteristic	Description

Compact Growth	Proximity of the site to the town / village centre and services
Public Transport	Whether public transport modes are available within proximity of the site or connected walking & cycle routes provide easy access to public transport and services
Co-ordinated Development	That the development of the land will contribute to or complete the strategic development of the wider area

Each site is addressed in turn in the assessment as below.

3.0 New Residential Use – Local Towns

1. Ballina

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	2.36	1	1	1	2	✓	✓	✓
Site 2.2	2.16	2	2	1	2	✓	✓	✓
Site 2.3	3.8	2	2	1	2	✓	✓	✓
Site 2.4	2.04	2	2	1	2	✓	✓	✓
Site 2.5	0.94	1	2	1	2	✓	✓	✓
Site 2.6	0.98	2	2	1	2	✓	✓	✓
Site 2.7	1.22	2	2	1	2	✓	✓	✓
Site 2.8	5.49	2	2	1	2	✓	✓	✓

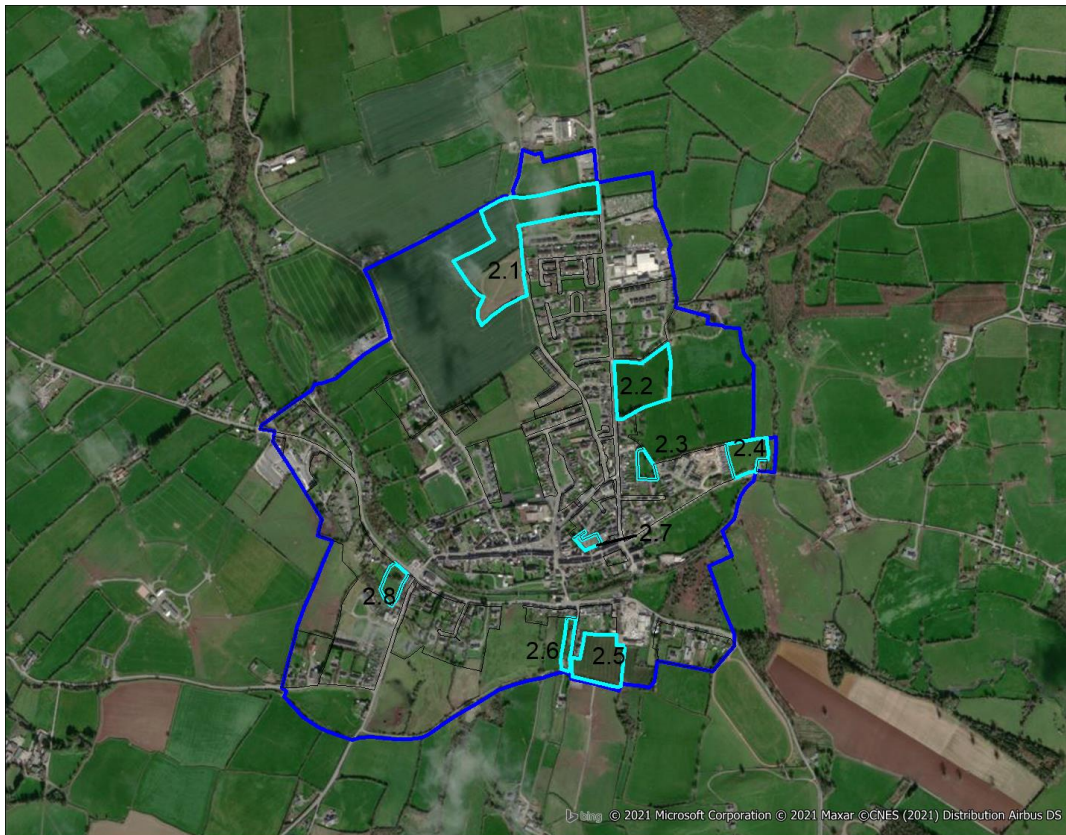


Sites Selected for New Residential Zoning

Tier 2 Lands 2.3, 2.4 (partial), 2.6, 2.7

2. Fethard

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	5.57	1	1	1	2	✓	✓	✓
Site 2.2	2.2	1	1	1	2	✓	✓	✓
Site 2.3	0.33	1	2	2	2	✓	✓	✓
Site 2.4	0.89	2	1	1	2	✓	✓	✓
Site 2.5	1.67	2	2	2	2	✓	✓	✓
Site 2.6	0.36	2	2	2	2	✓	✓	✓
Site 2.7	0.2	2	2	1	2	✓	✓	✓
Site 2.8	0.49	1	2	1	2	✓	✓	✓



Sites Selected for New Residential Zoning

Tier 2 Lands 2.1 (partial), 2.2, 2.3, 2.4, 2.7 (Zoned for TC Use), 2.8

3. Newport

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	4.52	1	1	1	2	✓	✓	✓
Site 2.2	2.68	1	1	1	2	✓	✓	✓
Site 2.3	0.15	1	1	1	2	✓	✓	✓
Site 2.4	1.9	1	1	1	2	✓	✓	✓
Site 2.5	2.54	1	1	1	2	✓	✓	✓
Site 2.6	1.84	1	2	1	2	✓	✓	✓
Site 2.7	1.09	1	2	1	2	✓	✓	✓
Site 2.8	1.74	1	1	1	2	✓	✓	✓
Site 2.9	9.42	1	2	1	2	✓	✓	✓
Site 2.10	0.75	2	2	1	2	✓	✓	✓



Sites Selected for New Residential Zoning

Tier 2 Lands 2.1 (partial), 2.2, 2.6, 2.7, 2.9 (partial)

4.0 New Residential Use – Service Centres

1. Ardfinnan

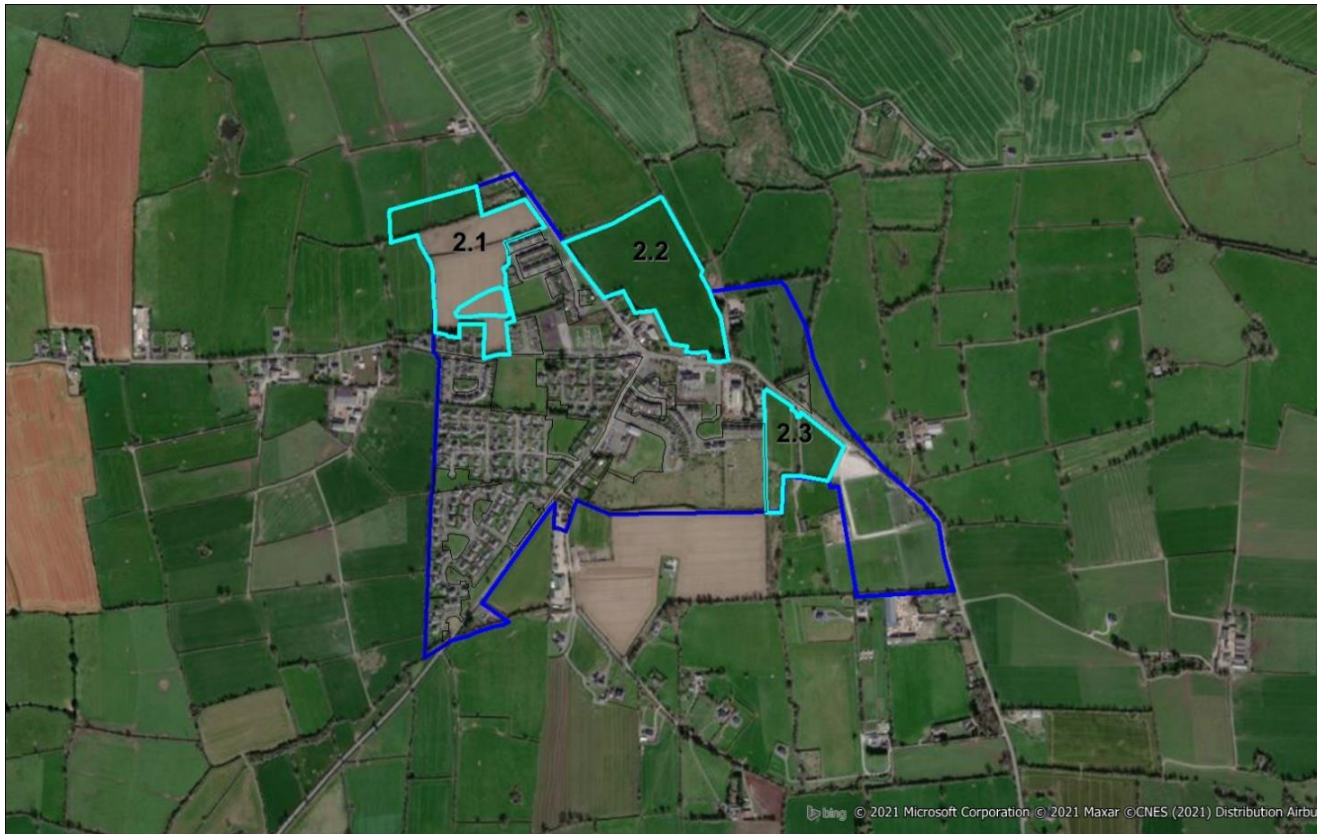
Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	4.3	1	2	1	2	✓	✓	✓
Site 2.2	2.14	1	1	1	2	✓	✓	✓
Site 2.3	3.15	1	2	1	2	✓	✓	✓



Sites Selected for New Residential Zoning	
Tier 2 Lands	2.1 (partial), 2.2, 2.3 (partial)

2. Ballyclerihan

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	5.79	1	2	1	2	✓	✓	✓
Site 2.2	6.1	1	2	1	2	✓	✓	✓
Site 2.3	2.5	1	2	1	2	✓	✓	✓



Sites Selected for New Residential Zoning	
Tier 2 Lands	2.1 (partial), 2.2 (partial), 2.3 (partial)

3. Borrisokane

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
<u>Town Centre</u>								
TC1	6.74	1	1	1	1	✓	✓	✓
<u>Tier 1 Lands</u>								
Site 1.1	3.5	1	1	1	1	✓	✓	✓
Site 1.2	2.19	1	1	1	1	✓	✓	✓
<u>Tier 2 Lands</u>								
Site 2.1	2.1	1	2	1	1	✓	✓	✓
Site 2.2	0.53	1	2	1	1	✓	✓	✓
Site 2.3	1.69	1	2	1	1	✓	✓	✓
Site 2.4	0.15	1	2	1	1	✓	✓	✓
Site 2.5	1.69	1	2	1	1	✓	✓	✓
Site 2.6	1.84	1	2	1	1	✓	✓	✓

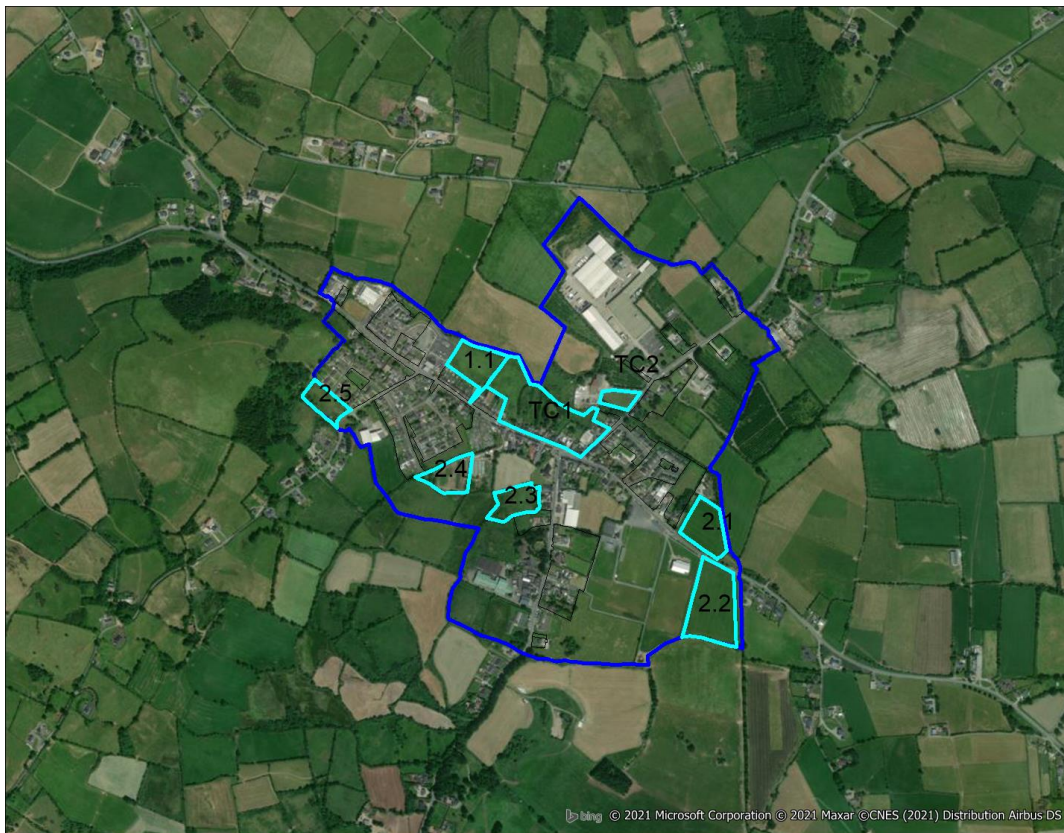


Sites Selected for New Residential Zoning

Tier 1 Lands	TC1 (zoned for Town Centre), 1.1 (partial), 1.2 (partial)
Tier 2 Lands	2.1, 2.4

4. Borrisoleigh

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Town Centre								
TC1	3.91	1	1	1	1	✓	✓	✓
TC2	0.42	1	1	1	1	✓	✓	✓
Tier 1 Lands								
Site 1.1	1.27	1	1	1	1	✓	✓	✓
Tier 2 Lands								
Site 2.1	1.3	1	2	1	1	✓	✓	✓
Site 2.2	2.54	1	2	1	1	×	✓	×
Site 2.3	0.97	2	2	2	2	✓	✓	✓
Site 2.4	0.98	2	2	2	2	✓	✓	✓
Site 2.5	0.76	1	2	1	1	×	✓	✓



Sites Selected for New Residential Zoning

Tier 1 Lands	TC1 (Zoned for Town Centre -partial), TC2 (Zoned for Town Centre), 1.1 (partial)
Tier 2 Lands	2.1 (partial), 2.3, 2.4

5. Clogheen

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	0.32	1	1	1	1	✓	✓	✓
Tier 2 Lands								
Site 2.1	1.62	1	1	1	2	✓	✓	✓
Site 2.2	15.5	1	2	1	1	✓	✓	✓
Site 2.3	7.84	1	2	1	2	✓	✓	x



Sites Selected for New Residential Zoning

Tier 1 Lands	1.1
Tier 2 Lands	2.1 (partial), 2.2 (partial)

6. Cloughjordan

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	0.32	1	2	1	2	✓	✓	✓
Site 2.2	0.77	1	2	1	1	✓	✓	✓
Site 2.3	1.03	1	2	1	2	✓	✓	✓
Site 2.4	5.99	2	2	1	2	✓	✓	✓
Site 2.5	1.8	2	2	1	1	✓	✓	✓
Site 2.6	3.31	2	2	2	2	✓	✓	✓
Site 2.7	2.68	2	2	1	2	✓	✓	✓
Site 2.8	1.86	1	2	1	1	✓	✓	✓



Sites Selected for New Residential Zoning

Tier 2 Lands 2.2, 2.7, 2.8

7. Holycross

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	5.77	2	2	1	1	✓	x	✓
Site 2.2	2.12	1	2	1	1	✓	x	✓
Site 2.3	3.71	1	2	1	2	✓	x	✓
Site 2.4	8.61	1	2	1	1	✓	x	✓
Site 2.5	1.03	1	2	1	1	✓	x	✓
Site 2.6	4.09	1	2	1	1	✓	x	✓



Sites Selected for New Residential Zoning

Tier 2 Lands 2.3 (partial), 2.4 (partial), 2.5 (partial)

8. Killenaule

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	1.26	1	1	1	1	✓	x	✓
Site 1.2	2.57	1	1	1	1	✓	x	✓
Tier 2 Lands								
Site 2.1	4.33	1	2	1	1	✓	x	✓
Site 2.2	1.55	1	2	1	1	✓	x	✓
Site 2.3	2.09	1	2	1	1	✓	x	✓
Site 2.4	1.44	1	2	1	2	x	x	x
Site 2.5	0.96	1	2	1	2	x	x	x
Unserviced Sites								
Site 0.1	1.13	1	2	1	0	x	x	x



Sites Selected for New Residential Zoning	
Tier 1 Lands	1.1, 1.2 (partial)
Tier 2 Lands	2.1 (partial), 2.3 (partial)

9. Kilsheelan

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	7.13	1	1	1	1	✓	✓	✓
Site 1.2	0.2	1	1	1	1	✓	✓	✓
Tier 2 Lands								
Site 2.1	2.59	1	1	1	2	✓	✓	✓
Site 2.2	5.1	1	2	1	1	✓	✓	✓
Unserviced Sites								
Site 0.1	1.35	1	2	1	0	x	✓	x

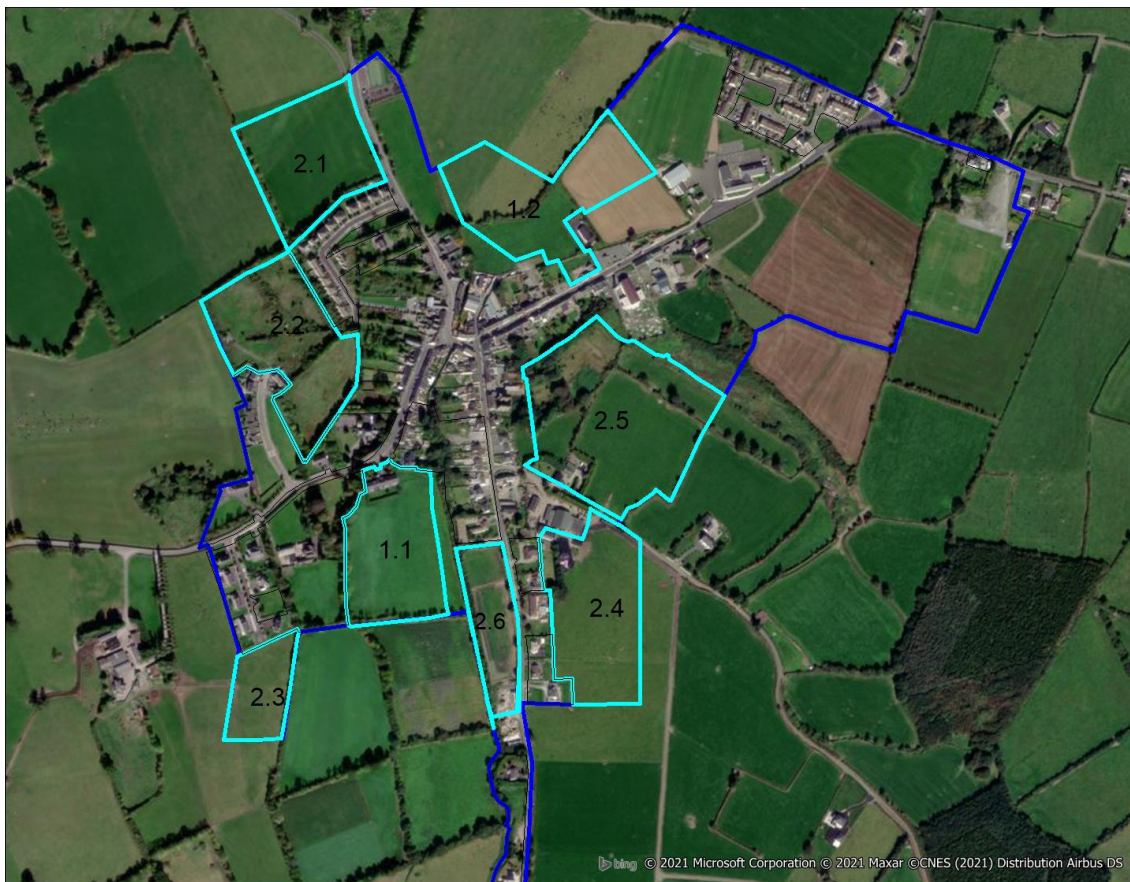


Sites Selected for New Residential Zoning

Tier 1 Lands	1.1 (partial), 1.2
Tier 2 Lands	2.1

10. Mullinahone

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	2.36	1	1	1	1	✓	x	✓
Site 1.2	2.84	1	1	1	1	✓	x	✓
Tier 2 Lands								
Site 2.1	2.41	1	2	2	2	✓	x	✓
Site 2.2	2.85	1	1	2	2	✓	x	✓
Site 2.3	0.97	1	1	2	2	✓	x	✓
Site 2.4	2.72	2	2	2	2	✓	x	✓
Site 2.5	2.41	2	2	2	1	✓	x	✓
Site 2.6	0.94	1	2	1	1	✓	x	✓



Sites Selected for New Residential Zoning

Tier 1 Lands	1.2 (partial)
Tier 2 Lands	2.2, 2.6 (partial)

11. Portroe

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	2.16	1	2	1	1	✓	x	✓
Site 2.2	2.24	1	2	1	1	✓	x	✓
Site 2.3	0.84	2	2	2	2	✓	x	✓
Site 2.4	1.06	2	2	1	1	x	x	✓
Site 2.5	0.29	2	2	2	2	✓	x	✓
Site 2.6	2.32	2	2	1	2	✓	x	✓
Site 2.7	0.14	2	2	1	1	✓	x	✓
Site 2.8	0.18	1	2	1	1	✓	x	✓
Site 2.9	0.1	1	2	1	1	✓	x	✓
Unserviced Sites								
Site 0.1	0.19	2	2	1	0	✓	x	x



Sites Selected for New Residential Zoning

Tier 2 Lands 2.1, 2.2 (partial), 2.5, 2.9

12. Twomileborris

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	1.9	1	1	1	1	✓	x	✓
Site 1.2	0.69	1	1	1	1	✓	x	✓
Site 1.3	0.21	1	1	1	1	✓	x	✓
Site 1.4	0.34	1	1	1	1	✓	x	✓
Site 1.5	1.7	1	1	1	1	✓	x	✓
Tier 2 Lands								
Site 2.1	1.01	1	2	1	1	✓	x	✓
Site 2.2	1.59	1	2	1	1	✓	x	✓
Site 2.3	0.77	2	2	2	2	✓	x	✓
Site 2.4	2.26	2	2	1	1	x	x	✓



Sites Selected for New Residential Zoning	
Tier 1 Lands	1.1 (partial), 1.2, 1.3, 1.4, 1.5 (partial)
Tier 2 Lands	2.2, 2.3

5.0 Enterprise and Employment Lands – Local Towns

1. Ballina

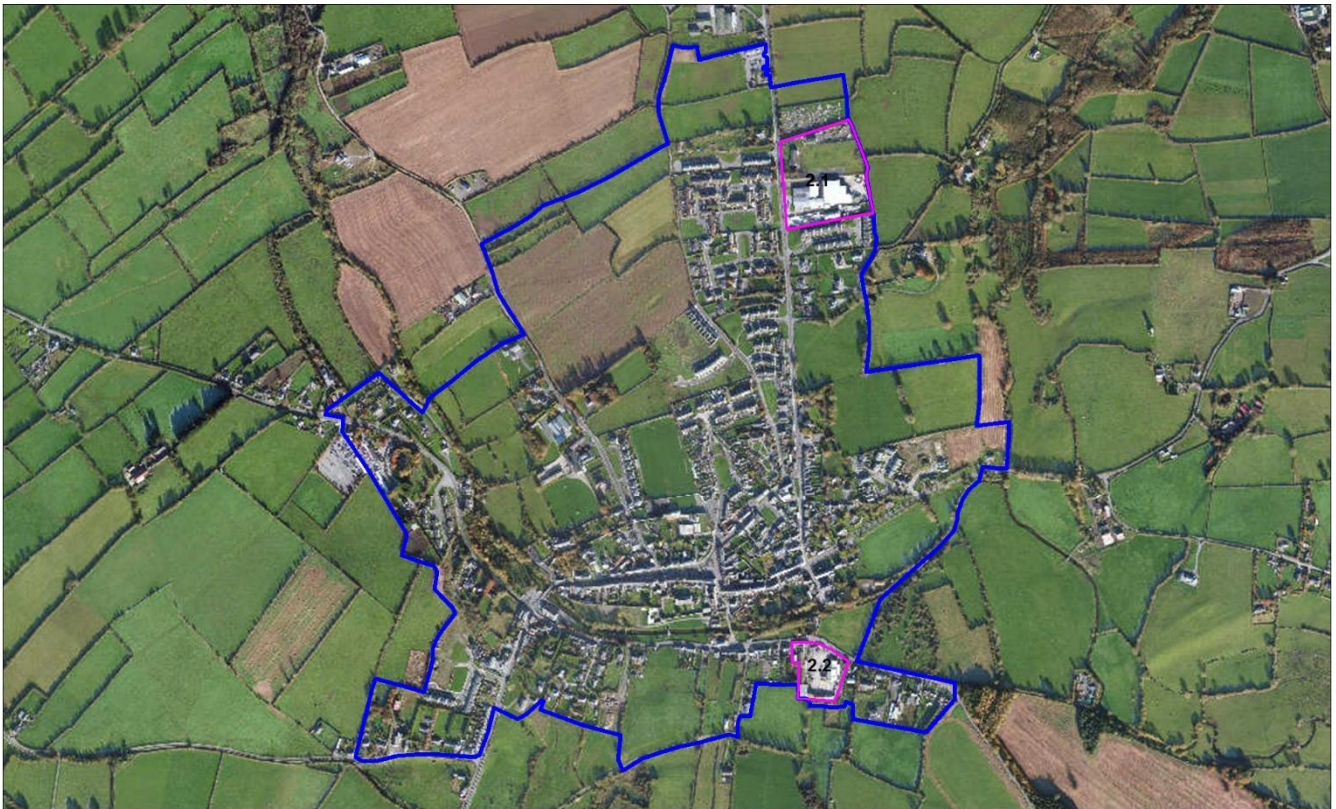
<u>Site</u>	<u>Area</u> (ha)	<u>Roads</u>	<u>Footpath</u>	<u>Water</u> <u>Supply</u>	<u>Waste</u> <u>Water</u>	<u>Compact</u> <u>Growth</u>	<u>Public</u> <u>Transport</u>	<u>Co-ordinated</u> <u>Development</u>
<u>Tier 1 Lands</u>								
Site 1.1	0.18	1	1	1	1	✓	✓	✓
Site 1.2	0.5	1	1	1	1	✓	✓	✓
<u>Tier 2 Lands</u>								
Site 2.1	0.62	2	2	1	1	✓	✓	✓
Site 2.2	1.76	2	2	1	1	✓	✓	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 1 Lands	1.1, 1.2
Tier 2 Lands	2.1, 2.2

2. Fethard

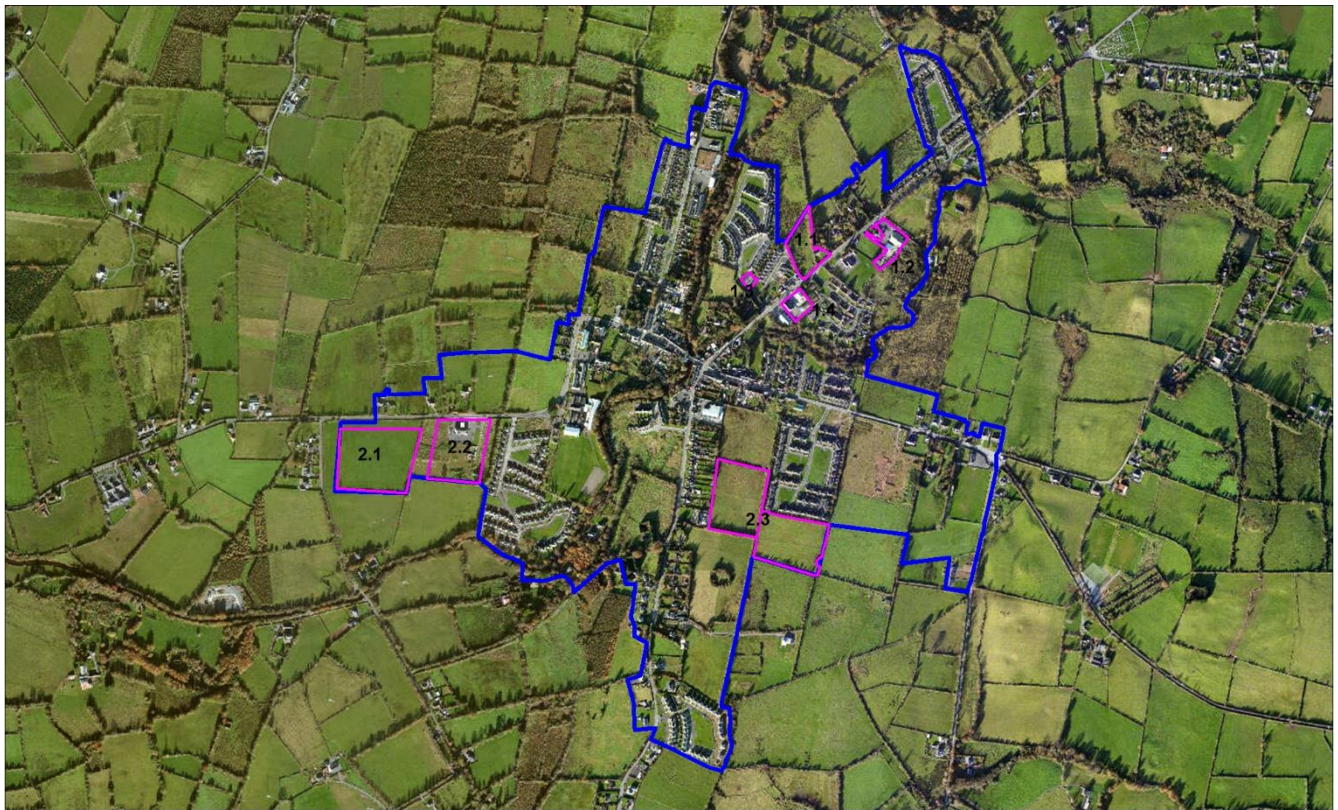
Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	3.34	1	2	1	2	✓	✓	✓
Site 2.2	1.08	2	2	1	2	✓	✓	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 2 Lands	2.1, 2.2

3. Newport

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	1.08	1	1	1	1	✓	✓	✓
Site 1.2	0.67	1	1	1	1	✓	✓	✓
Site 1.3	0.11	1	1	1	1	✓	✓	✓
Site 1.4	0.42	1	1	1	1	✓	✓	✓
Tier 2 Lands								
Site 2.1	3.55	1	2	1	2	✓	✓	✓
Site 2.2	2.45	1	1	1	2	✓	✓	✓
Site 2.3	5.2	2	2	1	1	✓	✓	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 1 Lands	1.1, 1.2, 1.3, 1.4
Tier 2 Lands	2.1, 2.2, 2.3

6.0 Enterprise and Employment Lands – Service Centres

1. Ardfinnan

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	14.8	1	2	1	1	✓	x	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 2 Lands	2.1

2. Ballyclerihan

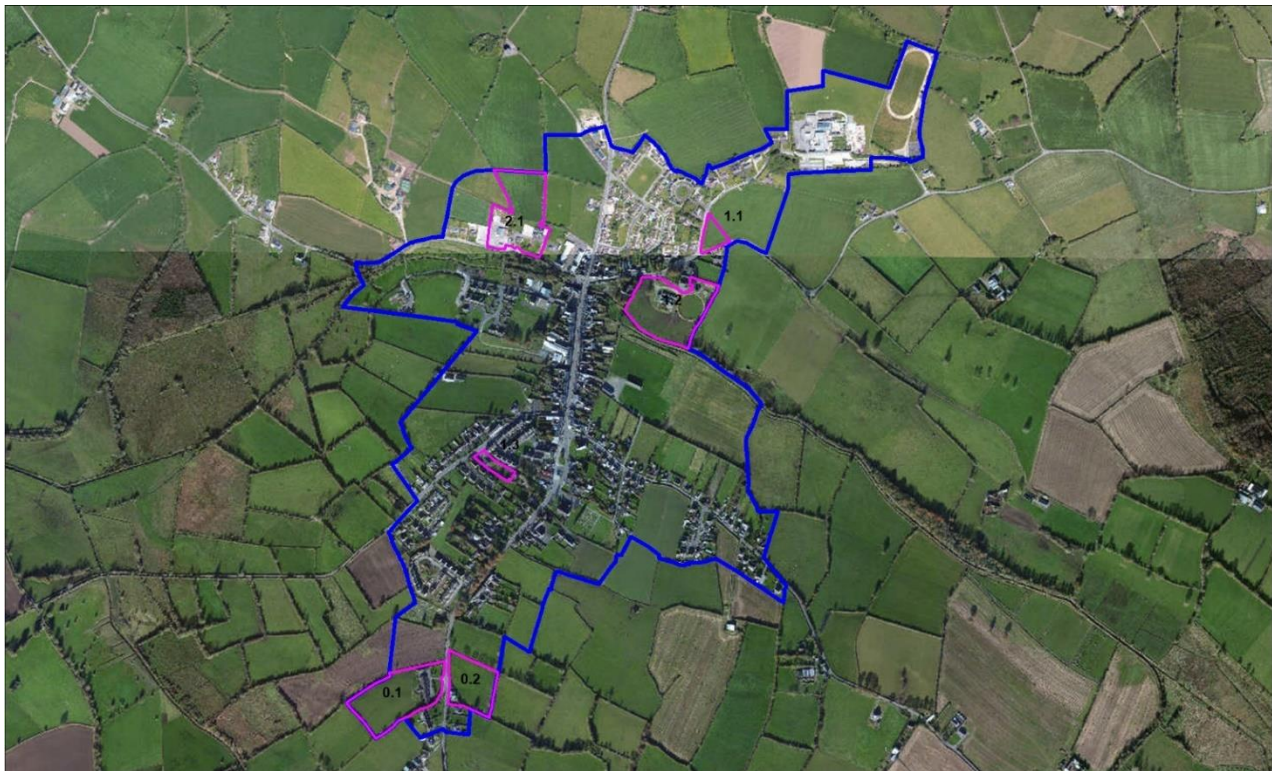
Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	3.4	1	2	1	2	✓	✓	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 2 Lands	2.1

3. Borrisokane

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	0.41	1	1	1	1	✓	✓	✓
Site 1.2	2.86	1	1	1	1	✓	✓	✓
Site 1.3	0.32	1	1	1	1	✓	✓	✓
Tier 2 Lands								
Site 2.1	0.15	1	2	1	1	✓	✓	✓
Unserviced Sites								
Site 0.1	1.69	1	2	1	1	×	×	×
Site 0.2 ³	1.84	1	2	1	1	×	×	×



Sites Selected for Employment and Enterprise Zoning

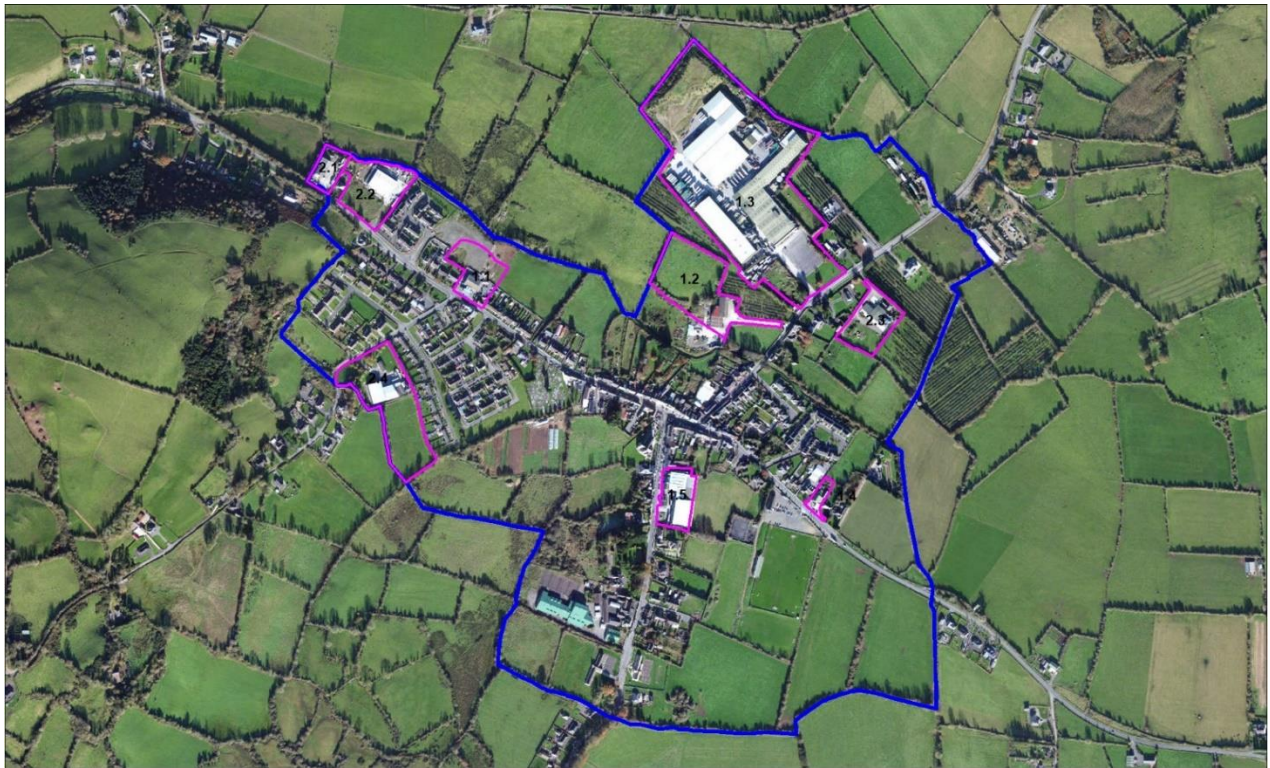
Tier 1 Lands 1.1, 1.2 (partial), 1.3

Tier 2 Lands 2.1

³ A small portion of this site is in Employment use as a Service Station

4. Borrisoleigh

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	0.81	1	1	1	1	✓	✓	✓
Site 1.2	1.81	1	1	1	1	✓	✓	✓
Site 1.3	9.19	1	1	1	1	✓	✓	✓
Site 1.4	0.17	1	1	1	1	✓	✓	✓
Site 1.5	0.67	1	1	1	1	✓	✓	✓
Tier 2 Lands								
Site 2.1	1.14	1	2	1	2	✓	✓	✓
Site 2.2	0.86	1	2	1	1	✓	✓	✓
Site 2.3	0.76	1	2	1	2	✓	✓	✓
Site 2.4	2.06	1	2	1	1	✓	✓	✓



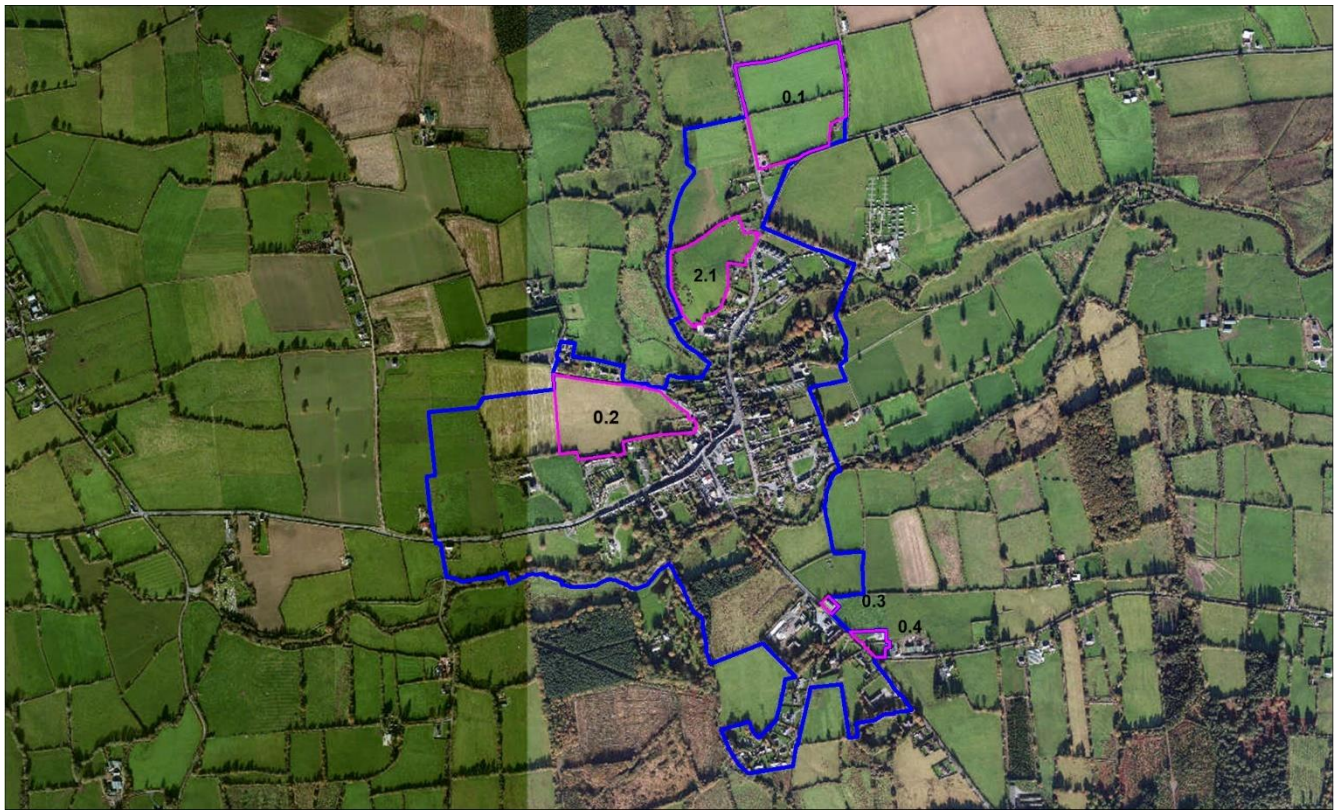
Sites Selected for Employment and Enterprise Zoning

Tier 1 Lands 1.1, 1.2, 1.3, 1.4, 1.5

Tier 2 Lands 2.1, 2.2, 2.3, 2.4

5. Clogheen

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	3.39	1	2	1	2	✓	✓	✓
Unserviced Sites								
Site 0.1 ⁴	6.42	1	1	1	0	✗	✗	✗
Site 0.2	5.15	0	0	1	1	✓	✓	✓
Site 0.3	0.1	1	2	1	0	✗	✗	✗
Site 0.4	0.42	1	2	1	0	✗	✗	✗



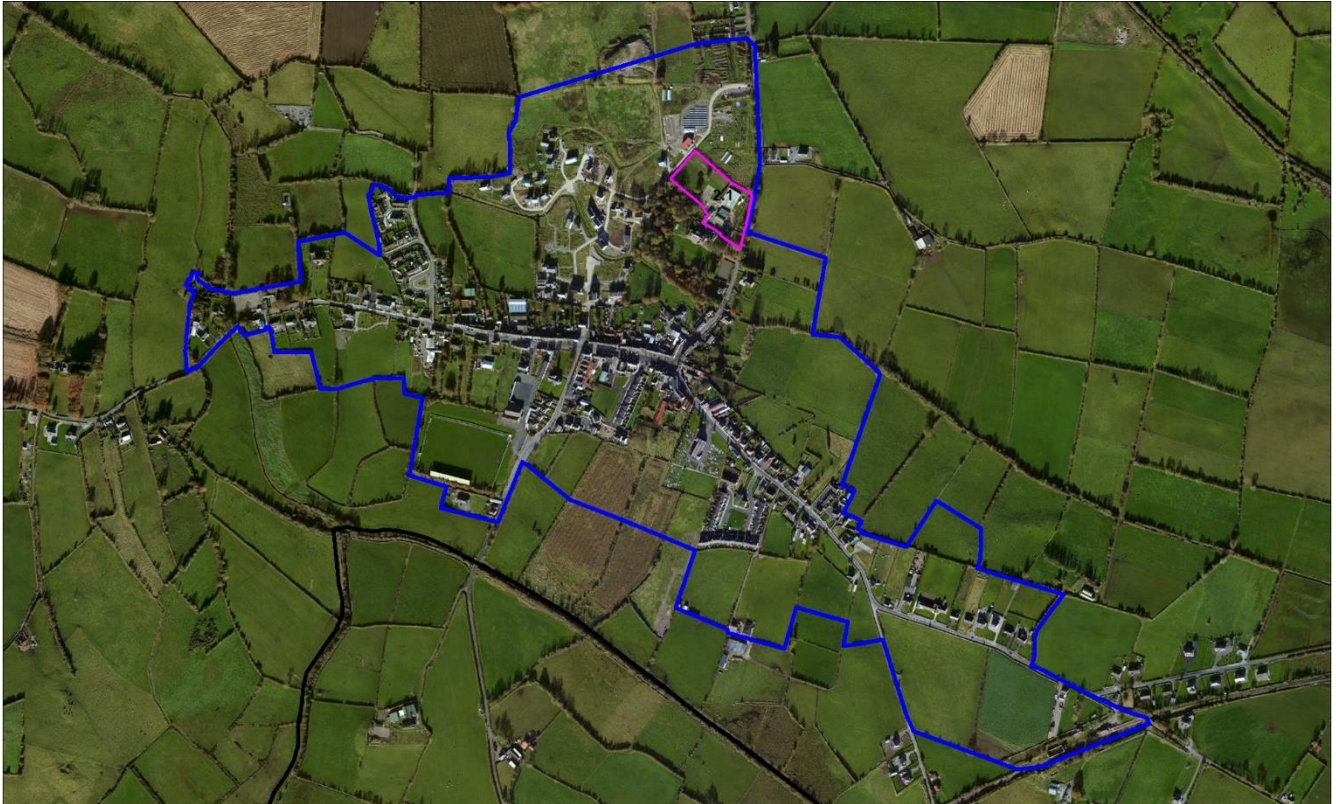
Sites Selected for Employment and Enterprise Zoning

Tier 2 Lands 2.1 (partial)

⁴ A small portion of this site is in Employment use as a Service Station

6. Cloughjordan

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	1.33	1	2	1	2	✓	x	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 2 Lands	2.1

7. Holycross

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	0.11	1	1	1	1	✓	x	✓
Site 1.2	0.42	1	1	1	1	✓	x	✓
Tier 2 Lands								
Site 2.1	2.76	1	2	1	2	✓	x	✓
Site 2.2	1.73	1	2	1	1	✓	x	✓
Site 2.3	0.1	1	2	1	2	✓	x	✓

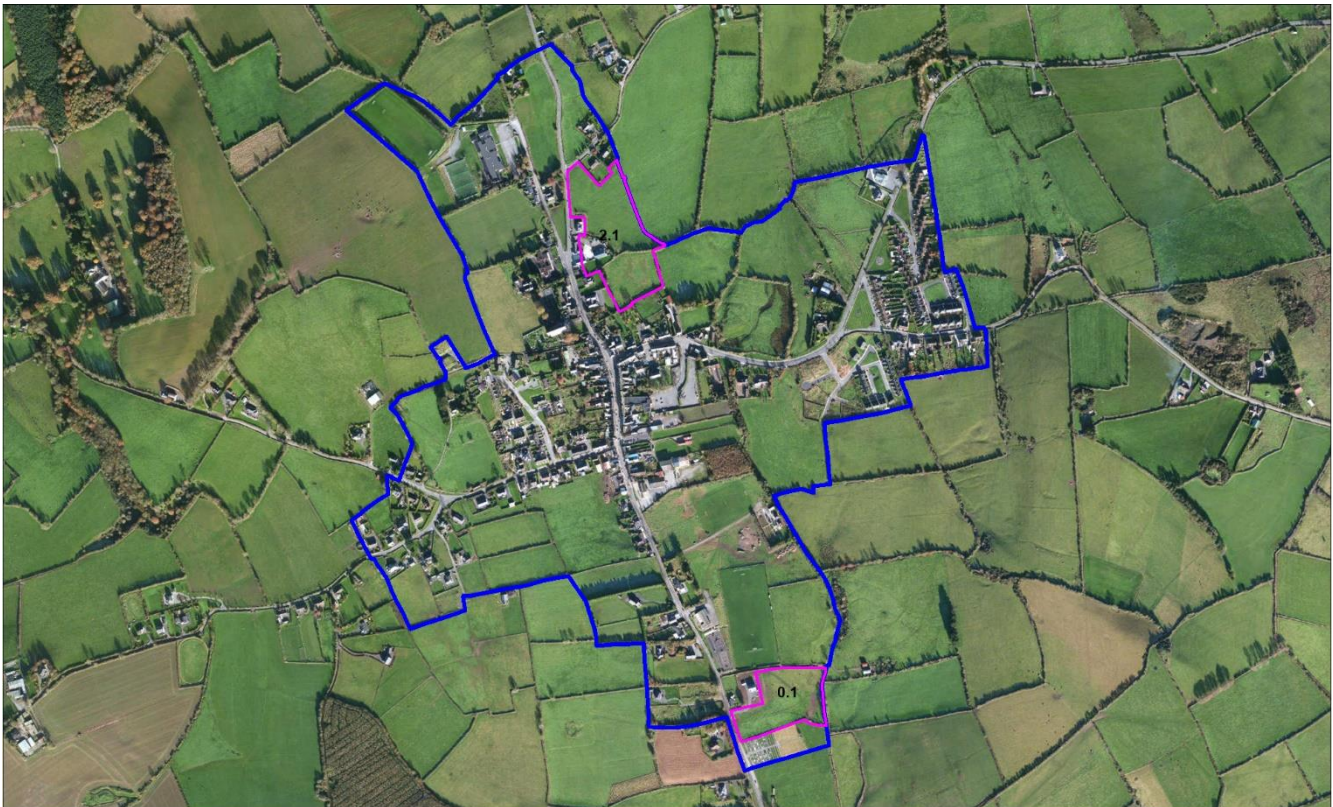


Sites Selected for Employment and Enterprise Zoning

Tier 1 Lands	1.1, 1.2
Tier 2 Lands	2.1, 2.2, 2.3

8. Killenaule

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	3.09	1	2	1	1	✓	x	✓
Unserviced Sites								
Site 0.1	1.72	1	1	1	2	x	x	x



Sites Selected for Employment and Enterprise Zoning

Tier 2 Lands 2.1

9. Kilsheelan

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	1.43	1	1	1	1	✓	x	✓
Site 1.2	0.1	1	1	1	1	✓	x	✓
Site 1.3	2.01	1	1	1	1	✓	x	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 1 Lands	1.1, 1.2, 1.3

10. Mullinahone

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	5.83	1	1	1	1	✓	x	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 1 Lands	1.1

11. Portroe

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 1 Lands								
Site 1.1	0.25	1	1	1	1	✓	x	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 1 Lands	1.1

12. Twomileborris

Site	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Tier 2 Lands								
Site 2.1	0.87	2	1	1	1	✓	x	✓



Sites Selected for Employment and Enterprise Zoning	
Tier 2 Lands	2.1



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