



Comhairle Contae Thiobraid Árann
Tipperary County Council

Chief Executive's Report

PT8TT387

Part VIII Development

Cúil Gréine
Donohill
Tipperary
Co. Tipperary

2nd July 2026

1. Nature and extent of the proposed development and the principle features thereof:

The proposed project consists of the following;

- i. Construction of 6 no. social housing units comprising 2 no 2 bed two storey units, 3 no. 3 bed two storey units and 1 no. 4 bed single storey unit
- ii. Construction of 2 additional visitor parking spaces.
- iii. The development also includes for associated service connections and site drainage.
- iv. All associated site and ancillary works

The extent of the scheme is shown in Figure 1.1 and 2.1 below.

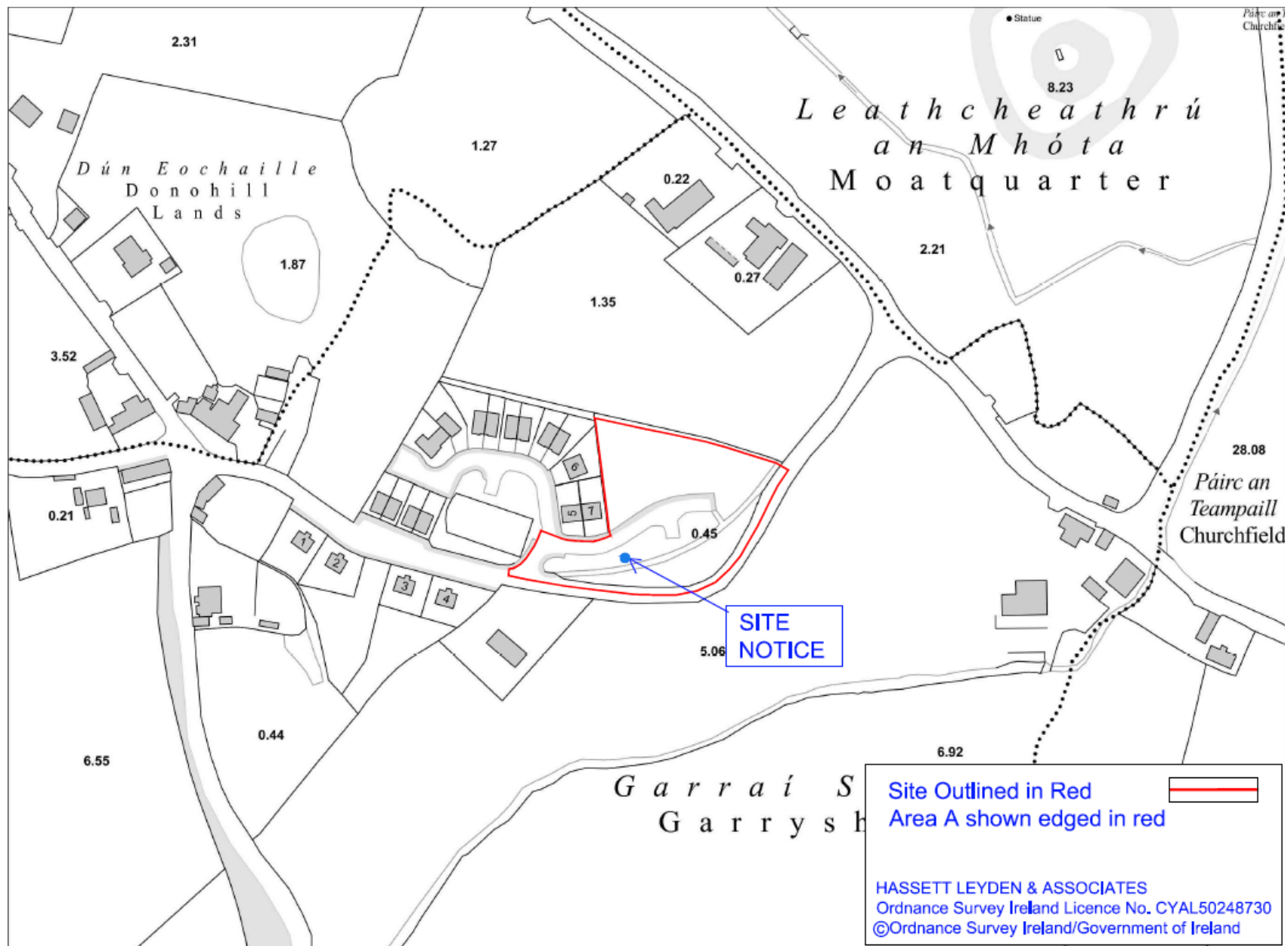


Figure 1.1 Site Location Plan extract, showing the scheme extent

2. Site Location & Description

The site subject to this Part VIII application extends to 0.57 ha and is located within the townland of Garryshane which is within the settlement of Donohill. The site is adjoining the existing Cúil Gréine residential development which was extended in 2024 with the construction of 8 units. The wider estate comprises a mix of two story semi-detached and bungalow dwellings together with a community playground. Roads, footpaths and public lighting etc are already in place.

The site is accessed off the existing internal estate road L-42064-2 Local Tertiary Road which adjoins the R-497 Regional Road to the south west.

The site is not subject to a land use zoning designation within Donohill Settlement Plan of Volume 2 of the Tipperary County Development Plan 22022-2028.

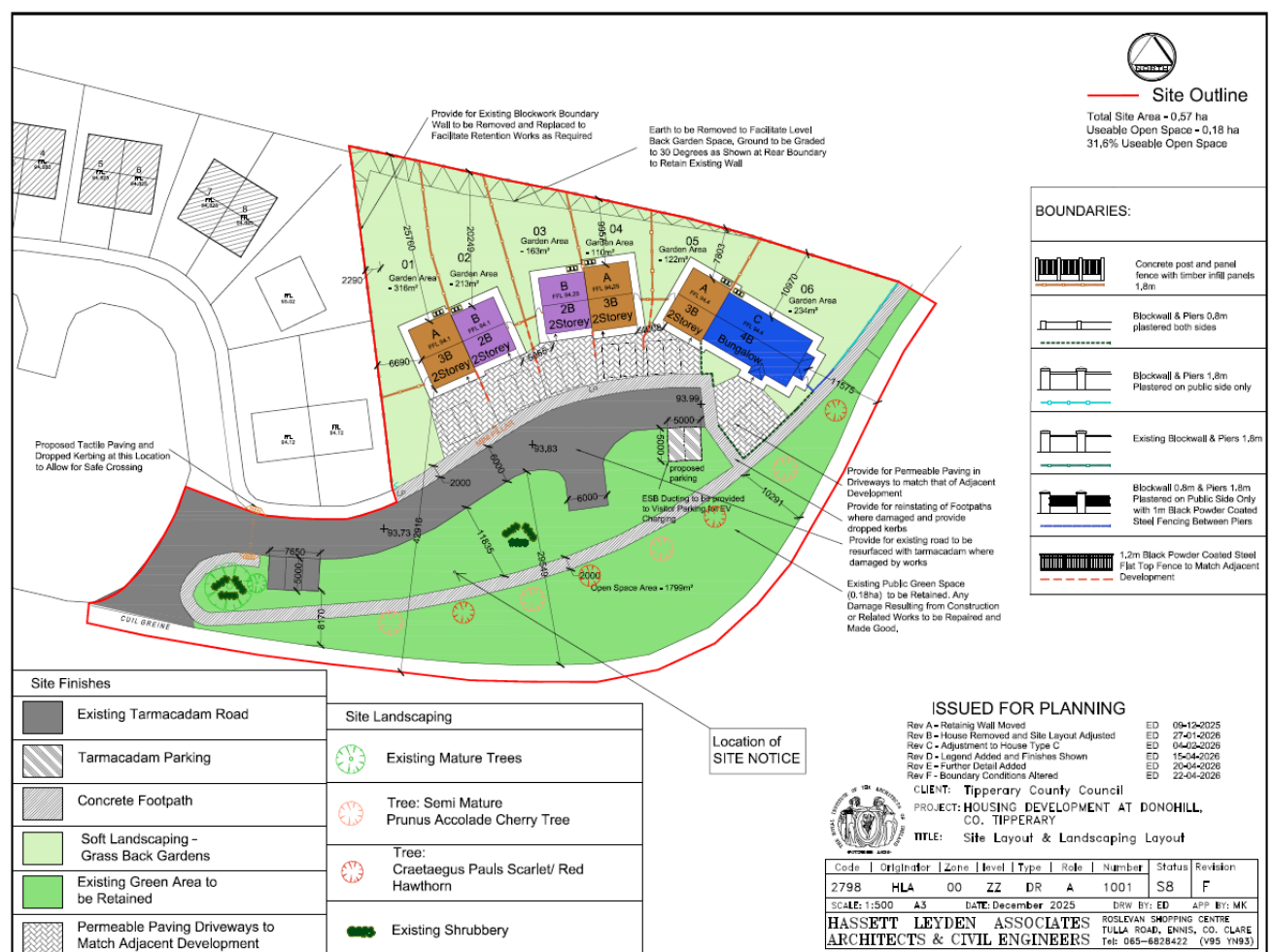


Figure 2.1 Extract from the Site Layout Plan

3. Public Consultation

In accordance with Part VIII of the Planning and Development Regulations 2001, as amended, Tipperary County Council made available for inspection plans and particulars of the proposed development together with the project Appropriate Assessment Screening Report and Environmental Impact Assessment Screening Report.

These Plans and Particulars of the proposed development were made available for inspection and purchase from 9:30 am to 4.30 pm., Monday to Friday from 13th May to the 11th June 2026 inclusive, but excluding public holidays, at the following locations:

- Tipperary County Council, Civic Offices, Rosanna Road, Tipperary Town, Co. Tipperary, E34 WD51
- Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary, E45 A099
- Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91 D5T7
- Online at: [www.planning.localgov.ie](https://planning.localgov.ie)

Submissions and observations with respect to the proposed development could be made online at <https://planning.localgov.ie> or in writing to Mr. Jonathan Cooney, Director of Services, Housing Section, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary by no later than 4pm on 26th June 2026.

This report lists the persons or bodies who made submissions or observations with respect to the proposed development, summarises the issues with respect to the proper planning and development of the area and sets out the response of the Chief Executive to same.

4. Submissions Received

No submissions were received from the public on the Part VIII.

5. Prescribed Bodies & Internal Referrals

The project was referred to the following prescribed bodies for comment:

- Uisce Éireann (UÉ)

A response was received on the 17 June 2026 and is summarised under Section 6.

The proposed Part VIII was referred to the following internal sections:

- Tipperary-Cahir-Cashel Municipal District
- Tipperary County Council Fire Section
- Environment & Climate Action Section

Response from the Fire Section to verify no concerns with the proposal.

No reports were received from remaining the internal sections.

It is considered that the implementation of the requirements and conditions as set out under Section 10 of this report will address the issues raised in the submissions received.

6. Consideration of Submissions

Ref. No.	Date received	Submission Name and Address
1.	17/10/2026	Uisce Éireann, PO Box 6000, Dublin 1, D01 WA07
Summary Uisce Éireann (UÉ) has not indicated any objection to the proposal. UÉ has indicated that the applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility (COF) has been issued to the applicant advising that (water/ wastewater) connection(s) are feasible. The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement. UÉ standard conditions are stated follows: To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following; 1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. 2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*. 3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**. 4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.		
Chief Executive's Consideration The requirements and recommendations set out by UÉ are noted. Tipperary County Council will, as necessary, liaise with UÉ through all stages of the project to ensure the requirements of UÉ are met.		
Chief Executive's Recommendation A condition/requirement be attached as requested by UE.		

7. Planning Policy Context

DEVELOPMENT PLAN AND OTHER DESIGNATIONS

The following policies and objectives are relevant to the site:

Project Ireland 2040 / National Development Plan (NDP) 2021 - 2030

National Planning Framework: There are a number of objectives in the National Planning Framework (4, 6, 11, 33 and 35) relating to creating high quality settlements and increasing residential densities in appropriate locations.

Regional Spatial & Economic Strategy (RSES) for the Southern Region 2020-2032

The RSES for the Southern Region is a 12-year (2020- 2032) strategic regional development framework which came into effect on 31st January 2020. The document is positioned as an implementing strategy for the NPF, supporting the programme for change set out in Project Ireland 2040.

The RSES profiles the Southern Region and establishes a strategy to strengthen the settlement structure of the Region, to capitalise on the individual and collective strengths of the three cities of Cork, Limerick and Waterford, and to support metropolitan areas and towns.

Section 28 Ministerial Planning Guidelines

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, January 2024
- Quality Housing for Sustainable Communities 2007
- Desing Manual for Quality Housing 2022
- Design Manual for Urban Roads and Streets' (DMURS)

Tipperary County Development Plan 2022 - 2028

The Plan will guide sustainable physical, economic, and social development across Tipperary, whilst protecting the environment and guiding, and supporting our move to a low-carbon society. It identifies the strengths of the County, provides guidance on the growth of towns, villages and rural areas, and informs the nature of future investment. It will inform decisions on public services, infrastructure and amenities, and will influence many facets of daily economic and social life, in terms of where we live, availability of services and job opportunities. In terms of Housing the Plan identifies the follows;

Tipperary County Development Plan 2022-2028		
Volume 1 Written Statement		
Chapter 2 Core Strategy	SO-3	To support the implementation of the County Settlement Hierarchy, in regenerating our towns and villages, creating vibrant town centres, attracting new residents and delivering quality residential neighbourhoods.
Chapter 4 Settlement Strategy	4 - 1	Support and facilitate the sustainable growth of the county's towns and villages as outlined in the Settlement Strategy Chapter 4, thereby promoting balanced development and competitiveness, and a network of viable and vibrant settlements to support the needs of local communities. New development will be considered in line with the following: (a) The provisions of the relevant Town Development Plan and LAPs as set out in Table 4.2: Framework of current Town Plans and Local

Chapter 5 Housing		Area Plans shall apply to new development in each of the towns and support the provisions of this Plan as set out in Section 4.3 Key Towns and 4.4 District Towns, until replaced by LAPs. (b) The relevant 'Settlement Statement' as outlined in Volume 2 will apply to Local Towns, Service Centres, Local Service Centres and Settlement Nodes (c) New development in towns and villages shall be proportionate to the scale and capacity of the receiving settlement in terms of size, use-type and design. (d) An appropriate density will apply for new residential development in line with the following guidance and any review thereof - Section 28 Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and Urban Design Manual, (DEHLG,2009), NRUP 02/2021 - Circular Letter: Residential Densities in Towns and Villages, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.
	5 - 1	Have regard to the County Housing Strategy (or any amendment thereof), when implementing housing programmes, and when assessing proposals for both private and public residential development, to ensure that new housing is provided, and located in a manner that caters for the diverse housing needs of the community, suitable for households of a range of incomes and in tandem with the delivery of social and community infrastructure and amenity.
	5 - 2	Facilitate residential development, in accordance with the policy and objectives for residential development for towns and villages, as set out in Volume 2, in the relevant LAPs (and any review thereof) and as set out in the relevant Development Plan for each town (and any review thereof) and the Development Management Standards set out in Volume 3
	5 - 3	Require that residential schemes proposed on lands zoned for residential use, or a mixture of residential and other uses, comply with Part V of the Planning Act (or any amendment thereof).
	5 - 5	<i>5.3.2 Residential Development in Rural Settlements</i> New residential development will be facilitated and encouraged in rural towns and villages in line with their role in the settlement hierarchy, and at a scale and density appropriate to the character of the settlement. Guiding principles for village development are set out in Table 5.1 and the individual Settlement Plans contained in Volume 2. New development should consider and reflect the unique character and nature of each settlement in its design and layout. The Council will also encourage and promote the development of serviced sites, low-density housing options and reuse of vacant properties and brownfield sites. In this respect the Tipperary 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages' will apply. Support and facilitate the delivery of new residential development in towns and villages and where the applicant has demonstrated

Chapter 6 Supporting Sustainable Communities	compliance with the following: a) New residential development shall meet the relevant Development Management Standards as set out in Volume 3. b) New residential developments of 10 or more units shall be accompanied by a 'Sustainability Statement', and a 'Statement of Housing Mix'. c) New development shall be of an appropriate density and quality in accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, (DHLGH, 2009), and any amendment thereof, and shall demonstrate that all opportunities for connectivity and linkages have been explored and incorporated in accordance with the 10-Minute Town concept and supporting active travel options.
	5 - 6 Support and facilitate cluster housing developments and serviced sites in rural settlements, in line with land zoning provisions, and immediately adjacent to the boundary, where it is demonstrated to the satisfaction of the Council that the development is of a high quality and can link effectively with, and contribute positively to the village form. Proposals for cluster housing schemes will need to comply with Tipperary County Councils 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages, 2018' (as may be amended).
	5 - 7 Ensure that new residential development accommodates housing for a range of specialised needs, including those of the elderly, and contain appropriate mix of housing types and sizes. New housing shall incorporate the principles of Lifetime Adaptable Homes and Universal Design to cater for groups with specific needs in the county, as informed.
	5 - 9 Require that climate change actions and measures be incorporated in new residential development of all scales to demonstrate how the development will minimise energy use, enhance accessibility, manage waste and support biodiversity.
	5 - D In line with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages', develop a programme for 'New homes in Small Towns and Villages' with stakeholders such as landowners, communities and services providers, to enable and activate the development of new houses and/or the provision of serviced sites to attract people to live in rural settlements.
	6 - 1 Seek to ensure that new development is compatible with the availability of community amenity and recreational facilities for people at a convenient distance from their homes, in line with the Settlement Strategy and the Sustainable Development in Urban Areas: Guidelines for Planning Authorities, (DEHLG, 2009). 6 - 4 Apply the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (DHLGH, 2009), which requires planning applications for major housing proposals to be accompanied

Chapter 7 Town Centres & Place- making	by assessments of the capacity of local schools to accommodate the proposed development. 7 – 1 (a) Have regard to the Settlement Plans as set out in Volume 2, the relevant LAPs and the relevant Development Plan for each town (until replaced with a LAP) in accordance with Table 4.2: Framework of Town Plans and Local Area Plans). (b) Require the incorporation of innovative design solutions for density, maximum permeability and interconnectivity, the ‘10-Minute town’ concept and enhancement of residential amenity.
13.0 Built Heritage	13 - 4 Safeguard sites, features and objects of archaeological interest, including Recorded Monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure their preservation (i.e. in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht. Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require an archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.
15.0 Water & Energy facilities	15 - 4 Collaborate with Irish Water in contributing towards compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) and compliance of water supplies with the parameters identified in these Regulations. Where new developments cannot be served by public water supply, the Council will consider a private water supply where the developer can demonstrate that any new supply is adequate to serve the proposed development and that for domestic use; it is safe to be consumed as drinking water. Groundwater abstractions must comply with EPA policies and guidelines. 15 - 6 Require development proposals to connect to the public water supply, where such facilities are available. 15 - 7 Require all new development to provide a separate foul and surface water management system and to incorporate nature-based water sensitive urban design, where appropriate, in new development and the public realm. New developments, or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and

to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:

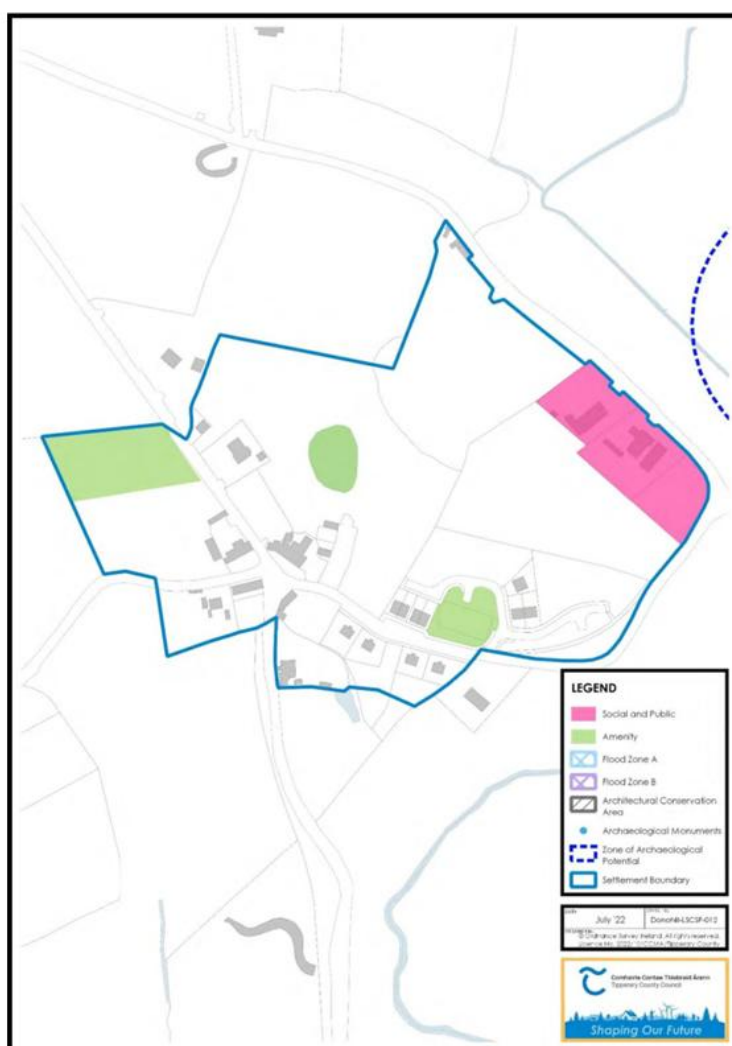
- (a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review thereof,
- (b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,
- (c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.
- (d) The slow-down in the movement of water.

Volume 2 Settlement Guide & Settlement Plans

Donohill

Objectives:

GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, and the and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages.



The purpose of these Guidelines is to provide a best practice toolkit for developers, landowners and consultants to design and develop low density housing and serviced sites in rural settlements.

1.4 Sustainability Statement

This section sets out the requirement for a Sustainability Statement and the content of same.

3.2 Construction Environmental Management Plans (CEMP)

This section sets out the requirement for a CEMP and the content of same.

3.3 Sustainable Urban Drainage Systems and Nature-Based Solutions

Sustainable Urban Drainage Systems (SUDS) are systems designed to efficiently manage the drainage of surface water in urban environments (see Chapter 15, Volume 1). SUDS work like natural drainage systems in slowing surface water run-off and allowing natural processes to break down pollutants. The Council will seek to maintain drainage having consideration to water sensitive urban design and the application of a nature-based SUDS approach in all new development and in the retrofitting of development as appropriate.

Applications for new developments shall include details of how SUDS and water sensitive urban design, including nature-based solutions have been satisfactorily incorporated into the design of the scheme. 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, 2001) and any review thereof, will apply.

SUDS are not generally acceptable as a substitute for public open space. Development proposals will be required to be accompanied by a SUDS assessment that addresses run-off and its impact on the existing habitat and water quality. Guidance is available from the SUDS manual, CIRIA C753 2015 (updated from the SUDS manual C697 published in 2007). It incorporates latest technical advice and adaptable processes to assist in the planning, design, construction, management, and maintenance of high-quality SUDS.

3.5 Lighting

All new public lighting shall be designed and installed in accordance with the Council's current Public Lighting Policy and Public Lighting Standards I.S. EN 13201- 2:2015 (CEN/CENELEC, 2016) while observing the latest ETCI regulations and ESB Networks distribution system interface requirements. Proposals for new development including or likely to require external lighting shall include details of lighting schemes to comply with minimum standards and best practice in energy efficient design.

3.9 Electric Vehicles Infrastructure

Provisions for electric vehicle charging points shall be made in housing developments in excess of 10 units; and all commercial and industrial development that facilitate car parking as per the car parking standards set out below in Section 6.5.3, or as per future Ministerial Guidance.

4.1 Rural Residential Development

The design, orientation, landscaping and other features of all new one-off houses outside designated settlements shall comply with the relevant policies of the Plan and the Rural Design Guideline for one-off houses in the open countryside set out in Appendix 4 of the Plan.

4.5 Cluster Housing Schemes / Serviced Sites

Proposals for cluster housing schemes will be required to demonstrate compliance with the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages' (2018). The delivery of dwellings as serviced sites requires a three-step approach:

- I. Full planning permission must be sought for the site layout, accompanied by a design brief for individual houses, a landscaping brief for the entire site, and details of communal site development works i.e. masterplan
- II. The communal site development infrastructure including footpaths, services, landscaping and lighting etc shall be:
 - a) provided before planning applications are submitted for individual houses.
 - Or
 - b) Delivered prior to occupation of any unit in the scheme, where the scheme is delivered in one phase
 - Or
 - c) delivered on an agreed phased basis as the development proceeds.
- III. Individual site and house planning applications shall be made in conformance with the agreed design brief and after communal site development works are in place and/or agreed.

The following minimum standards apply to planning applications for serviced sites in addition to the General Residential Design Standards:

- a) The site shall be laid out with single shared access onto the public road and shared public open space.
- b) The design brief shall identify house and boundary design standards including style, heights, layouts, materials and finishes and landscaping details of entire site.
- c) Public open space shall be capable of passive supervision.

4.15 Light and Overshadowing

This section sets out the requirement for daylight and sunlight analysis of new developments.

Table 6.4: Minimum Car Parking Standards

Table 6.4: Minimum Car Parking Standards	
Land-Use	Minimum Parking Space Provision
Multi Residential Unit Development	1 or 2 bed – 1 space plus 2 visitor spaces per 5 units 3 bed or more – 2 spaces per unit plus 2 visitor spaces per 5 units

Table 6.5: Minimum Bicycle Parking Standards

Table 6.5: Minimum Bicycle Parking Standards		
Development Type	Bicycle Parking Requirement	
	Long term	Visitor/Short Stay
Residential Dwelling/Apartment	1 space per unit	1 space per 5 units

Table 6.6: EV Charging Point Standards

Table 6.6: EV Charging Point Standards	
Development Category	EV Charging Points
Residential multi-unit developments both new buildings and buildings undergoing major renovations (with private car spaces including visitor car parking spaces).	A minimum of 1 EV charge point space per five car parking spaces (ducting for every parking space shall also be provided)

8. Assessment

PRINCIPLE OF PROPOSAL AND DESIGN CONSIDERATIONS

The proposed development will consist of the construction of 6 no. social housing units comprising 2 no 2 bed two storey units, 3 no. 3 bed two storey units and 1 no. 4 bed single storey unit, construction of 2 additional visitor parking spaces. The development also includes for associated service connections and site drainage and all associated site and ancillary works

In terms of National Policy, the National Planning Framework seeks to target future population growth in urban areas. National Policy Objective 6 specifically seeks to regenerate and rejuvenate cities, towns and villages of all types as environmental assets that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.

The application site is located within the settlement plan boundary for Donohill and is not subject to a land use zoning designation. The development of residential units on the site does not conflict with the Donohill Settlement Plan contained in Volume 2 of the Tipperary County Development Plan 2022-2028 (TCDP).

Having regard to national, regional and local policy objectives which seek to support the provision of residential development in existing settlements, to the location of the site within the development boundary of the Donohill, the principle of the proposal is considered acceptable in principle.

HOUSING MIX, DENSITY, LAYOUT AND DESIGN

A Design Statement prepared by Hassett Leyden & Associates was provided.

The red line site is 0.57 hectares and is located to the west of the existing residential scheme called Cúil Gréine. The density proposed is 10.44 units per hectare.

In the Settlement Guide for Donohill it is stated that new residential development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Page 19 Management Standards in Volume 3 of the Plan and '*Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages*'. These design guidelines advocate for sustainable alternatives to one off residential development to be provided in smaller settlements. This would equate to a density of between 5 and 12 units per hectare. This principle is reflected in the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (2024), which states that new residential development in villages can offer alternatives to new houses in the open countryside.

The site context should be noted. This site is located adjacent to the residential scheme called Cúil Gréine that is defined by low density residential development. Given this context, the character of the receiving environment, defined by low density residential development, the density of 10.44 units per hectare strikes an appropriate balance between the need to ensure the efficient use of available lands and the character of the receiving environment. The density proposed can therefore be considered acceptable in this instance.

The scheme includes for a mix of 2-4 bed units. The Tipperary County Development Plan 2022-2028 and the Housing Strategy set out therein, has identified a specific need to deliver housing choice in the form of smaller units for single and 2-person households, and a range of unit types, including single level units, to support the needs of those with impairments or disabilities.

The layout provides for a curved linear arrangement of units moving from west to east and reflects the layout of the existing estate. An existing access point is provided to the public road to the south-west and there is provision made for the access road to link with the development. The layout of the open space to the south of the dwellings allows for appropriate passive supervision.

In terms of design, the units presented are of a similar form. The dwellings include for 1 no. single and the balance two storey type dwellings a pitched roof profile with variations to the front building lines to add interest. Unit no. 4B is dual fronted to address the open space on two elevations. The material palette for the scheme includes for mixture of plastered walls with brick elements with a tiled finish roof.

The units range in size from 98.2sq.m to 109.85sq.m. The units meet the standards as set out in Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2025 and Desing Manual for Quality Housing 2022. The quantum of private open space proposed is also acceptable.

The boundary treatments have been defined. 1.8m block wall is provided to the rear gardens, with a low-level block wall or low-level fence to the front gardens, ensuring the entire boundary is secure.

The quantum of public open spaces is acceptable and is visually and physically accessible to all of the residents and is well supervised.

TRAFFIC, ACCESS AND CIRCULATION

The internal road width is 6 metres. There are footpaths on each side of the main internal road and at one side of the cul-de-sac roads. The Engineering Report concludes to state the proposal will be constructed accordance with DMURS Guidelines (noting that the existing 6m wide road is existing) and parking requirements are achieved.

Car parking – 12 no. in curtilage car parking spaces have been provided which include a sufficient level of visitor car parking spaces. 2 no. EV charging points are included within the parking provision.

SERVICES - WASTEWATER DISPOSAL AND SURFACE WATER DISPOSAL

In terms of water supply, there is an existing 110mm Ø watermain located to the south of the site. It is proposed to connect the proposed development to this existing watermain.

Waste water and storm water is to be collected by separate foul and storm water drainage infrastructure which will discharge to the existing combined public sewer.

All generated storm waters from new parking areas and impervious areas to the front of the houses, roofs and footpaths will be collected and discharged to the proposed soakaway tank in line with recommended sustainable urban drainage systems (SuDS). The tank has an overflow to the combined sewer.

A submission was received from Uisce Éireann and a condition regarding their requirements including upgrades and obtaining connection agreements will be attached as a condition to the scheme. The development presents no specific water supply and foul water drainage issues arising under this scheme.

BUILT HERITAGE / ARCHAEOLOGY

The proposal is not in the immediate vicinity of any structure included on the Record of Protected Structures or the National Inventory of Architectural Heritage or within an Architectural Conservation Area (ACA).

The site is not directly within a Zone of Archaeological Potential (ZAP), however, the proposal is accompanied by a desk based Archaeological Impact Assessment (AIA) prepared by *Margaret McNamara TVAS Ireland Ltd* dated November 2025. The AIA recommends that the area of potentially undisturbed ground is relatively small (0.2ha), however, in order to establish whether archaeological

remains are present, it is recommended that a programme of licensed archaeological testing be carried out in the greenfield part of the site. Depending on the results of the test trenching, further mitigation, such as preservation in situ, preservation by record (full archaeological excavation) or archaeological monitoring during construction may be required.

FLOOD RISK

The site is removed from any identified flood risk zones.

9. Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

The proposed development has been subject to an Appropriate Assessment screening exercise, undertaken on behalf of the Lead Section. The AA screening report has been prepared by *Moore Group - Environmental Services*.

The AA Screening considered the following sites within the zone of influence;

- Lower River Suir SAC 002137 1.84km East
- Lower River Shannon SAC 002165 7.85km North-West
- Phillipston Marsh SAC 001847 3.34km North-West

The AA Screening Report concludes that there is no direct pathway any European sites within or outside the potential Zone of Influence.

Accordingly, it has been determined that the proposed project will not have any direct or indirect adverse effects on the conservation objectives of any European Designated sites. Progression to Stage 2 of the Appropriate Assessment process (i.e. preparation of a Natura Impact Statement) is not considered necessary.

Mandatory EIA is required under Class 10 (b) (i) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, for construction of more than 500 dwelling units. The proposal is for 6 dwellings and is significantly below the mandatory threshold.

An Environmental Impact Assessment Screening Report has been prepared by *Enviroplan Consulting* on behalf of the Lead Section. The Screening Report has determined that a mandatory EIA is not required. It also concluded that the proposed development on its own or cumulatively with other projects will not result in any real likelihood of significant effects on the environment arising from the proposed development.

10. Conclusions & Recommendations

The Planning Authority is satisfied that the proposal is in accordance with the Tipperary County Development Plan 2022-2028 is acceptable in terms of design, traffic, access and circulation, surface water proposals, and flood risk. The proposal will not result in negative impacts on built heritage or archaeology and presents no significant impacts on the conservation objectives of any Natura 2000 site.

The development as set out on the plans and particulars is considered acceptable and is consistent with the principle of the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed subject to the following recommended requirements and conditions.

11. Requirements & Conditions

The development should be subject to the following conditions/requirements:

1.

- (a) Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- (b) There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.
- (c) The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure.
- (d) The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

- 2. The mitigation measures as set out in the Archaeological Heritage Impact Assessment Report shall be implemented in full.

Signed



District Planner

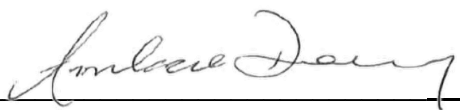
Date: 02/07/2026

Signed:


Senior Executive Planner

Date: 07/07/2026

Signed:



A/Director of Services

Date: 07/07/2026