



Comhairle Contae Thiobraid Árann
Tipperary County Council

Clonmel & Environs Local Area Plan 2024 - 2030

Appendix 1

Serviced Land Assessment

March 2024



1.0 Introduction

This Serviced Land Assessment (SLA) (including Settlement Capacity Audit) has been developed having regard to the standardised methodology provided in Appendix 3 of the NPF and Section 4.5.2 of the Development Plan Guidelines for Planning Authorities (DHLGH, 2022). An assessment of the capacity of existing lands zoned for development has been carried out under a number of pre-set criteria in order to establish suitability for future development. Both **Residential (Section 2)** and **Employment (Section 3)** lands have been assessed.

2.0 Residential Assessment

2.1 Population Growth

Landuse zoning provision must accord with the Core Strategy of the TCDP Volume 1, Table 2.4, it is projected that the population of the Plan area will increase by 5,142 persons to 22,282 persons by 2031.

The LAP timeline is 2024 – 2030, therefore, the LAP landuse zoning requirement was adjusted by considering the TCDP 2031 Core Strategy framework, and applying 2 additional years (2029 and 2030) over and above the 2028 population targets. This results in a minimum requirement for approximately 85.3ha¹ of lands to be zoned for new residential use in order to accommodate projected population growth. This figure includes for ‘additional capacity’ provision of 25%. Consideration has also been given to the Development Plan Guidelines and their provision that zoned housing land, that is serviced, serviceable and can be developed for housing within the life of the new plan, should not be subject to de-zoning.

Consolidation and infill development underpin the development strategy in this LAP in line with achieving Strategic Objective No. 1 (Compact Growth) of the NPF. National Policy Objective (NPO 3c) of NPF requires that at least 30% of all new housing units must be delivered within the existing built-up footprint area of the town. This principle has been embedded in this SLA and the resultant land zoning map.

2.2 Site Identification

The Clonmel & Environs Development Plan 2013 identified land use zonings across 10 headings with associated land-use zoning allocations. The current amount of zoned land available (that could accommodate new residential development) under the relevant headings is set out below in the table below.

Landuse type that supports residential use as set out in the Clonmel Plan 2013	
Existing Land Use Zoning Type	Ha
Existing Residential	385.48 (16.4 available)

¹ 76.5ha – 51.8 = 24.7/3 = 8.2ha x 2 (years) = 16.5ha plus 51.8ha = 68.3ha 2024 – 2030.

Density applied was 25/ha, with ‘additional capacity’ was applied at 25%, this equates to a minimum requirement of 85.3ha new residential lands.

New Residential	123.44
Town Centre	63.00
Commercial	28.10

This provided for **123.4 ha** land zoned solely for ‘New Residential’ use, not including the mixed-use zoning types of ‘Town Centre’ and ‘Commercial’.

This SLA has examined potential sites in consultation with infrastructure providers across all these zoning types as outlined in the Clonmel & Environs Development Plan 2013, that are **undeveloped and available** for development. All available lands have been assessed by the SLA as part of the determination of what lands shall be zoned as suitable for residential development over the lifetime of the Clonmel LAP 2024-2030.

The LAP sets out revised land zonings across 12 headings with land-use zoning allocations also revised, the new zone types and allocations are set out below in the table below.

Proposed Landuse Zone Type as set out in the Clonmel LAP	
New Land zoning Type	Ha
Existing Residential	319.31
New Residential	105.1
Strategic Reserve	45.02
Urban Core	56.17
Mixed Use	24.25
Regeneration	6.79
Employment	362.40
General Industry	131.96
Community Services & Infrastructure	97.63
Open Space & Recreation	94.60
Amenity	184.7
Town Environs	3680.79

This provides for **105.1ha** of land dedicated for ‘New Residential’ use only (not including urban core or mixed-use zoning types and infill sites within existing residential areas).

In addition, 45.02ha of land has been identified as ‘Strategic Reserve’ and in time, subject to delivery of infrastructure, this ‘Strategic Reserve’ will become available for development, to ensure a pipeline of suitable lands beyond the lifetime of the Plan.

2.3 Methodology

Sites for residential development were appraised based on ‘Infrastructural Requirements’ and ‘Sustainable Planning Criteria’. This enabled each site to be allocated a category based on its suitability for residential development, the allocation system is set out below:

Score	SLA Assessment allocation requirements
Tier 1	Serviced Land - 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.
Tier 2	Serviceable Land - 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.
SR	Unserviced - The land could not reasonably be serviced over the course of the plan The land is designated as ‘ Strategic Reserve ’.
Rezone	Where the site did not come under any of the above, it was rezoned to an alternative use

The availability of the following infrastructure has been considered in relation to the site:

- Roads
- Footpath
- Water
- Cycle lane
- Public Lighting
- Foul and Surface water Infrastructure (Uisce Éireann datasets)

In addition, the following ‘Sustainable Planning Criteria’ were considered in relation to each site.

Criteria (Y/N)	Sustainable Planning Criteria applicable to the site
Compact Growth	Is the site located within the Compact Growth area (Clonmel Town profile Plan)
Walking Analysis	Is the site located within 5 -10-minute walking distance to the town centre

Walking Analysis	Is the site located within 10 –15-minute walking distance to the town centre
Cycling Analysis	Is the site located within a 15 min cycling distance to the town centre
Consolidation/ Sequential	That the development of the land will contribute to or complete the strategic development of the wider area by virtue of consolidating an existing built pattern

All lands included in the SFRA identified to be at risk of flooding were discounted from the assessment and consideration was given to risk arising from localised ground water flooding. The sites subject to this residential SLA are mapped. Please refer to SLA Table 1 for the corresponding SLA table to accompany SLA Map 1.

Sites for employment uses were subject to a very similar SLA approach, however, ‘Strategic Reserve’ was not applied, as it was considered that lands currently zoned are serviced and servicable and suitable for employment use in terms of the parameters against which they were assessed.

2.4 Residential Development

In line with the Development Plan Guidelines for Planning Authorities (DHLGH, 2022), and after a detailed assessment, residential and mixed-use land for Clonmel has been allocated.

Area of land in Clonmel capable of accommodating new residential development		
Land zoning	Area (ha)	Description
Tier 1 New Residential	105.1	Serviced Land
Tier 2 New Residential		Lands that are serviceable ² within the lifetime of the LAP
Strategic Reserve	45.02	Long-Term Strategic and Sustainable Development Site. Sites that may deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Guidelines)
Urban Core	56.17	Mixed Use, including Residential
Mixed Use	24.25	Mixed Use, including Residential
Regeneration	6.79	Mixed Use, including Residential

² Subject to the approval of Uisce Éireann on a case by case basis

Please refer to Chapter 4 of the LAP for further details on proposed residential development in the Clonmel LAP area. It should be noted that the Local Transport Plan (LTP), attached as Appendix 2 to this Plan, has been prepared in tandem with this SLA process and will ensure sustainable access and mainstreaming of active travel to link residential areas with the town centre, employment locations and other services and amenities in the town.

3. Economic Development

3.1 Economic Growth

Section 4.6.2 of the Development Plan Guidelines applies and it is stated that the Plan should include a specific focus on the spatial components of economic activity. The new LECP (2024-2029) for County Tipperary will be informed by and augmented by this spatial analysis of economic activity, which may, in turn, inform employment and enterprise land-use zoning proposals. The SLA for the lands zoned for employment use is set out in Table 2.

The land use zoning objectives relevant to employment generating uses applied to the Clonmel & Environs Development Plan 2013 are outlined in the table below.

Land zoning	Area (ha)	Description
Commercial	28.10	To provide for mixed commercial facilities that do not compete with the Town Centre function.
Light Industry and Employment	263.09	To provide for light industry and technology, incubation units, general employment and related uses.
General Industry	138.17	To provide for heavy industry and related uses.
Strategic Employment	115.67	To provide for the development of Ballingarrane as strategic business, science and technology park.

Available land (noting that some lands are no longer available as a result of new development over the lifetime of the current Development Plan) has been assessed to be as follows:

Land zoning	Area (ha)	Description
Commercial	10.31	To provide for mixed commercial facilities that do not compete with the Town Centre function.
Light Industry and Employment	146.64	To provide for light industry and technology, incubation units, general employment and related uses.
General Industry	40.22	To provide for heavy industry and related uses.

Strategic Employment	104.93	To provide for the development of Ballingarrane as strategic business, science and technology park.
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3.2 Economic Development

In line with the Development Plan Guidelines for Planning Authorities (DHLGH, 2022), and after a detailed assessment, economic/employment land-use zoning types for Clonmel have been allocated, as follows:

Land zoning	Area (ha)	Description
Employment³	362.40	To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism. Provide for distribution, warehouse, storage and logistics facilities where appropriate access to a major road network is available.
General Industry	131.96	Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing.

The total 'available' land for such uses is set out below and detailed under the table below and is mapped in Map 2.

Land zoning	Area (ha)	Description
Employment⁴	255.17	To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism. Provide for distribution, warehouse, storage and logistics facilities where appropriate access to a major road network is available.
General Industry	40.22	Facilitate industry that may be associated with environmental emissions, including noise and odour (e.g. waste processing, aggregate processing, etc) and with intensive processing.

³ In line with NPF Policy Objective 10b, Strategic Employment Locations are identified on the zoning map.

⁴ In line with NPF Policy Objective 10b, Strategic Employment Locations are identified on the zoning map.

The main tracts of available land to be zoned 'Employment' is located on the west side of the town, comprising c. 105ha of land within the Ballingarrane masterplan area (a key attribute of the town as identified in the Southern RSES) and a further c. 132ha of land adjoining the Abbot Vascular and Boston Scientific Campuses and the Ard Gaoithe Business Park. The Ballingarrane masterplan land is identified in the LAP as a 'Strategic Employment Site' for Clonmel town, with direct access to the N24 for regional and national connectivity, targeting high-tech, employment intensive industry, to support the town as the key regional driver.

Other available 'Employment' zoned land is concentrated along the N24 inner Relief Road, specifically land within the Powerstown Centre, east of the Fethard Road Roundabout; land within the Gortnaflour Business Park on the eastern side of the town, and land at Powerstown Road, Knockauncourt, all of which are suitable for an array of employment generating uses.

Available 'General Industry' land is located on the eastern end of the town, benefiting from good access to the N24, comprising land adjacent to Bulmers and Medite MDF facilities.

The LTP as set out in Appendix 2 has been prepared in tandem with this SLA and will support these employment designations where outside of the town centre by delivering access for logistics and goods, and also for workforce (with a focus on active travel and public transport options).

4.0 Maps and SLA Tables

Table 1: SLA for Lands available for new residential development

Site Details		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site					Category Score
Site Reference	Area (ha)	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Cycling Analysis 10 mins	Sequential	T1 / T2 / SR / Rezone
1	4.87	✓	✓	✓	×	✓	✓	×	×	×	×	×	SR
2	8.88	✓	✓	✓	×	✓	✓	×	×	×	✓	✓	T1
3	7.3	×	×	×	×	×	×	×	×	×	×	×	SR
4	10.9	✓	×	✓	×	×	✓	✓	×	×	✓	✓	T2
5	4.00	✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	T1
6	16.06	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
7	3.80	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
8	2.02	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
9	4.70	✓	×	✓	×	✓	×	×	×	×	✓	×	SR
10	20.35	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	Part SR
11	8.50	✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	T1
12	3.91	✓	✓	✓	×	×	✓	✓	×	×	✓	✓	T1
13	5.96	✓	✓	✓	×	×	✓	✓	×	×	✓	✓	T1
14	13.67	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
15	4.29	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
16	1.75	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
17	1.25	✓	✓	✓	×	✓	✓	✓	×	✓	✓	✓	T1
18	1.67	✓	✓	✓	×	✓	✓	✓	✓	✓	✓	✓	T1
19	1.01	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
20	1.70	✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	T1
21	2.38	✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	T1
22	0.96	✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	T1
23	0.56	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
24	2.91	✓	✓	✓	×	✓	✓	✓	×	×	✓	✓	T1
25	1.06	✓	✓	✓	✓	✓	✓	✓	×	×	✓	✓	T1
26	8.28	✓	✓	✓	×	✓	✓	✓	×	×	×	✓	T1 and Part SR
27	18.40	✓	×	✓	×	✓	✓	×	×	×	×	×	SR
28	0.29	✓	✓	✓	×	✓	✓	✓	×	✓	✓	✓	T1

Map 1: SLA for Lands available for new residential development

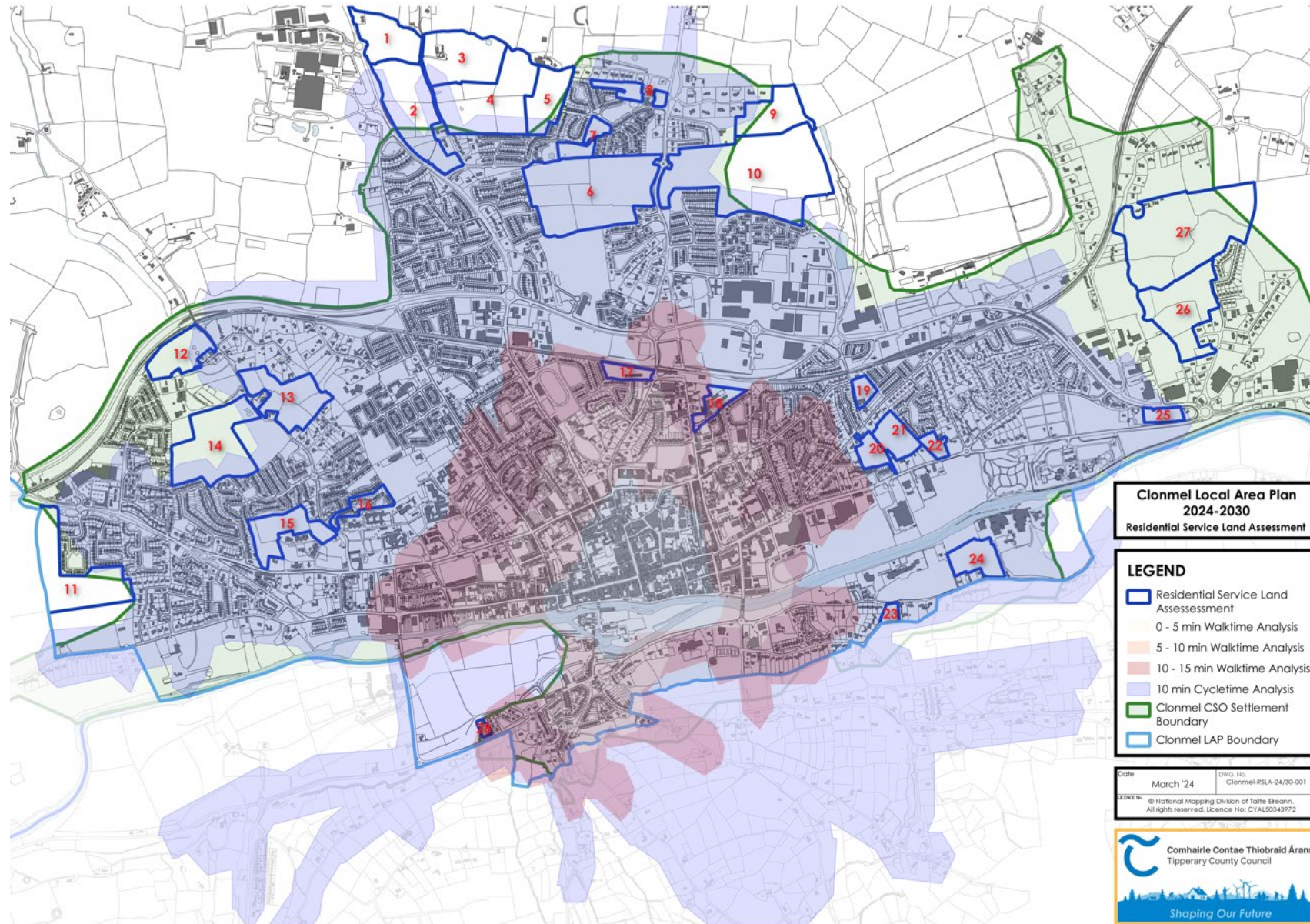


Table 2 SLA for lands available for employment use

Site reference		Availability of Infrastructure at the site						Assessment including Consideration of Sustainable Planning Criteria	Category Score
Site Reference	Area (Ha)	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Comment	Tier 1 or Tier 2
1	104.93	✓	✓	✓	✓	✓	✓	105ha of available land within the Ballingarrane masterplan area. The overall campus comprises 121 ha, of which 96.1ha is owned by Tipperary County Council and 21ha by IDA Ireland. The land is well serviced with direct access off the N24. The strategic importance of the landbank is recognised in the Southern RSES.	Tier 1
2	132.01	✓	✓	✓	✓	✓	✓	The lands are well serviced and strategically located, adjoining the Abbot Vascular and Boston Scientific Campuses and the Ard Gaoithe Business Park to the north west, and the N24 to the south.	Tier 1
3	0.90	✓	✓	✓	✗	✓	✓	Well serviced site located adjacent to the Fethard Road Roundabout and the railway station.	Tier 1
4	4.19	✓	✓	✓	✗	✓	✓	Well serviced site located adjacent to the Powerstown Centre.	Tier 1
5	5.04	✓	✓	✓	✓	✓	✓	Edge of town centre backland site located to the rear of commercial businesses fronting Davis Road. Well serviced site with access to Davis Road and River Suir blueway.	Tier 1
6	4.86	✓	✓	✓	✓	✓	✓	Well serviced site with access to Davis Road and River Suir Blueway.	Tier 1
7	3.82	✓	✗	✓	✗	✗	✓	Located in existing light industrial area. Well serviced with access off the N24.	Tier 1
8	4.50	✓	✗	✓	✗	✗	✓	Located in existing light industrial area. Well serviced with access off the N24.	Tier 1
9	1.22	✓	✓	✓	✗	✓	✓	Located in existing light industrial area. Well serviced with access off the N24.	Tier 1
10	17.87	✓	✓	✓	✗	✓	✓	Located adjacent to the existing Bulmers production plant.	Tier 2
11	22.35	✓	✗	✓	✗	✗	✗	Located adjacent to the existing MDF production plant, a heavy industrial use.	Tier 2
12	4.50	✓	✓	✓	✗	✓	✓	Located in existing light industrial area. Well serviced. Strategic location with potential to allow expansion of adjoining business.	Tier 1

Note: No additional areas have been identified for employment use in Clonmel, however the zoning of Site 6 has been rezoned from 'Commercial' to 'Employment' & 'Mixed Use'.

Map 2: SLA for Lands available for employment use

