



4th December 2019

Planning Department,
Tipperary County Council,
Emmet Street,
Clonmel,
Co. Tipperary,
E91 N512

Re: Issues Paper for the Cahir Local Area Plan 2020-2026

A Chara,

Thank you for your authority's work in preparing the Issues Paper for the Cahir Local Area Plan 2020-2026. The Office of the Planning Regulator acknowledges and welcomes the publication of the Issues Paper and its role in informing the preparation of the Cahir Local Area Plan (LAP).

Cahir is a strategically located town at the confluence of national rail and road routes and has a distinctive heritage, urban character and wider landscape setting which will be key issues for the LAP to address.

In accordance with the provisions of Section 31AO of the Planning and Development Act 2000, as amended, (the Act), the Office will evaluate and assess the draft Cahir Local Area Plan 2020-2026, when published in draft form from a strategic perspective.

In carrying out its assessment and evaluation of the draft LAP, the Office will consider relevant legislative and policy matters including:

- Matters generally within the scope of section 19;
- consistency with the objectives of the relevant development plan, its core strategy, any Regional Spatial and Economic Strategy that applies to the area and the transport strategy of the National Transport Authority;
- Ministerial guidelines under section 28, in particular the 2013 Local Area Plans - Guidelines for Planning Authorities;
- Ministerial policy directives issued under section 29; and,
- such other matters as the Minister may prescribe under section 262 or otherwise prescribe.

Your authority be aware of the Regional Spatial and Economic Strategy (RSES) for the Southern Region, which is a key policy instrument in translating the objectives of the National Planning Framework (NPF) into local planning through a regionally co-ordinated approach.

The primary conduit for translation of national and regional planning policy matters to local planning is through the approaching review of the Tipperary County Development Plan, which ordinarily would in turn set a context for a number of new or reviewed town or local area plans, including Cahir.

While the Office is not clear as to the reasoning, your authority has elected to review the Cahir LAP in advance of the above county development plan review. Accordingly, your authority should take every step to ensure that the LAP review does not prejudice or affect matters such as the determination of the county development plan core strategy. This aspect will be a particular focus for the assessment of the LAP by the Office.

Moreover, your authority should consider including an objective in the draft LAP making it clear that any future alignment issue between the plan and the future county development plan will be addressed, as necessary, by variation of the LAP to ensure consistency with the objectives of the development plan as reviewed.

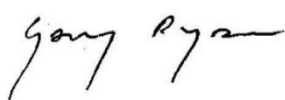
Summary

The Office has no other comments to make in relation to the Issues Paper for the Cahir Local Area Plan 2020-2026 at this time.

The Office looks forward to continued positive engagement with Tipperary County Council in implementation of national and regional policies at the county and local level.

Please feel free to contact the staff of the Office in the context of your authority's responses to the above, which we would be happy to facilitate. Contact can be initiated through the undersigned or at plans@opr.ie.

Yours sincerely,



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