

5<sup>th</sup> August 2022

Planning Policy and Projects Units,  
Tipperary County Council,  
Civic Offices,  
Nenagh and Clonmel,  
Co Tipperary.

**Re: Adopted Tipperary County Development Plan 2022 - 2028**

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Tipperary County Development Plan 2022 – 2028 (the Plan) by the members of Tipperary County Council on the 11<sup>th</sup> July 2022.

The Office wishes to congratulate the planning authority on the delivery of a well-presented County Development Plan, which provides a clear and concise strategy for the proper planning and sustainable development of County Tipperary over the plan period.

The plan builds on the strengths and assets of the county, its communities and environment and will help further develop Tipperary as an attractive place to live, work and invest.

Throughout the process the planning authority adopted a constructive approach when considering the best way to address the recommendations and observations made by the Office, and this has resulted in a Development Plan which prioritises future housing development within existing built up areas of towns and supports regeneration of towns and villages.

In particular, the preparation of town profiles is an innovation which provides a strong basis upon which to identify opportunities for town centre regeneration and to support active transport and a low carbon pattern of development.

Furthermore, the inclusion of renewable energy targets in the Plan demonstrates the planning authority's clear commitment to supporting national renewable energy targets

under the *Climate Action Plan 2021*. It shows how County Tipperary intends to play a lead role in translating national climate ambition into local climate action.

Regarding the decision of the planning authority not to comply with Recommendation 2(iii) of the Office's submission to the draft Plan concerning the number of designated '*Rural Settlements*', the Office generally accepts the rationale provided by the planning authority. Notwithstanding, the large number of these settlements limits the ability to focus on settlements that provide the best opportunities to strengthen and regenerate in a sustainable manner. In this regard, the Office advises the planning authority to closely monitor development activity in these settlements over the plan period, consistent with consistent with planning objective 4 – C of the adopted Plan.

Overall, however, the Office is satisfied with the manner in which the vast majority of its recommendations and observations were addressed, and considers that the Plan as adopted sets out an overall strategy for the proper planning and sustainable development of the county.

In conclusion, the Office welcomes the adoption of the Tipperary County Development Plan 2022 - 2028, and looks forward to continued positive engagement with the planning authority on the preparation of the forthcoming local area plans for Clonmel, Nenagh and Thurles.

Is mise le meas,



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**Anne Marie O'Connor**

Deputy Planning Regulator

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