



Comhairle Contae Thiobraid Árann
Tipperary County Council

Thurles & 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, Table 2.4 where it is projected that the population of the Thurles LAP area will increase by 2,382 persons to 10,322 by 2031 (adjusted to 10,057 to 2030).

The LAP timeline is 2024 – 2030, therefore, the LAP landuse zoning requirement was adjusted by considering the TCDP 2028 zoning provision and applying 2 additional years (2030)¹. This results in a minimum requirement for approximately **39.4ha** of residential lands to accommodate projected population growth. Consideration has also been given to the Development Plan Guidelines and their provision that zoned housing land, that is serviced 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 (296) must be delivered within the existing built-up footprint/compact growth area of the town.

2.2 Site Identification

The Thurles and Environs Development Plan 2009 identified land use zonings across 10 headings with associated land-use zoning allocations. The amount of zoned land formerly available (that could accommodate new residential development) under the relevant headings is set out below.

New Residential	Mixed use
Existing Residential	196.61 ha
New Residential	26.9 ha
New Residential Low Density	39.4 ha
Existing Res Undeveloped	20.2 ha
Town Centre	34.61 ha
Mixed Use	33.86 ha
Retail and Commercial	59.36 ha

This provided for **66.3 ha** land zoned solely for 'New Residential' (a combination of 'New residential', and 'New Residential Low Density') use, not including urban core or mixed-use zone types.

This SLA has examined potential sites in consultation with infrastructure providers across all these zoning types as outlined in the Thurles and Environs Development

¹ 35.5ha (3031 zoning framework) – 23.6 (2028 zoning provision) = 11.9/3 = 3.97ha x 2 (years) = 7.9ha plus 23.56ha = 31.5ha 2024 – 2030. For indicative purposes only, an average density of 25/ha applied and an 'additional capacity' at 25% was also applied.

Plan 2009, 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 Thurles LAP 2024 - 2030. This LAP presents land zoning across 11 headings:

New Land zoning Type	Ha
Existing Residential	149.88
New Residential	45.95
Strategic Reserve	24.79
Urban Core	39.99
Regeneration	1.02
Mixed Use	26.93
Employment	58.07
General Industry	12.56
Community Services and Infrastructure	73.53
Amenity	50.75
Town Environs	133.93

This provides for **45.95 ha** lands dedicated for 'New Residential' use only (not including urban core or mixed use zoning types and infill sites within existing residential areas). An additional 24.79 ha has been identified as 'Strategic Reserve' and in time, subject to delivery of infrastructure this 'Strategic Reserve' will become available for development.

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 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 (Thurles 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
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 identified by 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 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 serviceable 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 zoning for Thurles has been allocated.

Area of land in Thurles capable of accommodating new residential development		
Land zoning	Area (ha)	Description
Tier 1 New Residential	45.95	Serviced Land
Tier 2 New Residential		Lands that are serviceable ² within the lifetime of the LAP
Strategic Reserve	24.79	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	39.99	Mixed use, including residential
Mixed Use	26.93	Mixed use, including residential
Regeneration	1.02	Mixed use, including residential

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

3. Economic Development

3.1 Economic Growth

Section 4.6.2 of the Development Plan Guidelines applies and it is stated that the development plan should include a specific focus on the spatial components of economic activity. The LECP should be augmented with a spatial analysis of economic activity, which may, in turn, inform employment and enterprise land-use zoning proposals. SLA for the lands zoned for employment use is set out in Table 2.

3.2 Economic Development

In line with the Development Plan Guidelines, and after a detailed assessment, economic landuse zoning for Thurles have been allocated, the total 'available' land for such uses is set out below and in Table 2 and is mapped in Map 2.

The land use zoning objectives relevant to employment generating uses applied to the former Thurles & Environs Development Plan 2009 are outlined in the table below.

Land zoning	Area (ha)	Description
Retail and Commercial	59.36	To provide and improve retail and commercial activities
Industrial	42.22	To provide for industrial and employment related development
Mixed Use	33.86	To provide and improve mixed use activities

In line with the Development Plan Guidelines for Planning Authorities (DHLGH, 2022), and after a detailed assessment, economic/employment land-use zoning types for Thurles have been allocated, the total 'available' land for such uses is set out below and in Table 2 and is mapped in Map 2.

Land zoning	Area (ha)	Description
Employment	58.07	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	12.56	To provide for heavy/specialised industrial development.
Mixed Use	26.93	Provide for mixed uses and services, that may include retail, civic and commercial development. A retail impact assessment will be required for retail warehousing proposals outside of existing retail warehouse parks, and for proposals for large-scale comparison/convenience stores. Residential use will only be appropriate where high-quality residential amenity can be provided.

The two strategic employment locations identified in the RSES with relevance to Thurles, Lisheen Bioeconomy Campus and Archerstown Industrial Park, are located outside the LAP boundary but are seen as significant drivers for the growth of Thurles town.

A large tract of land has been identified to the south of the town on the N62 for targeted high-density employment growth.

4.0 Maps and SLA Tables

Table 1: SLA for Lands Available for New Residential Development

Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Category Score
Ref	Area Ha	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking analysis 5 - 10 mins	Walking Analysis 10 - 15 mins	Sequential	T1/T1/T3 Excess
1	4.96	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗	TE
2	1.06	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	CSI
3	7.44	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	T1
4	3.66	✓	✓	✓	✓	✓	✗	✗	✗	✗	✗	T1
5	4.57	✓	✓	✓	✓	✓	✓	✗	✗	✓	✗	SR
6	3.33	✓	✓	✓	✗	✓	✓	✗	✗	✓	✗	T1
7	0.63	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	ER
8	8.93	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	SR
9	5.91	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	SR

Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Category Score
10	2.04	✓	✓	✓	✗	✓	✓	✗	✗	✗	✓	T1
11	5.75	✓	✓	✓	✗	✓	✓	✗	✓	✓	✗	T1
12	0.86	✓	✓	✓	✗	✓	✓	✗	✓	✓	✗	T1 and Amenity
13	1.97	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗	T1
14	2.52	✓	✓	✓	✗	✓	✗	✗	✗	✗	✗	Employment
15	4.07	✓	✓	✓	✗	✗	✗	✗	✗	✓	✗	Employment
16	1.75	✓	✓	✓	✗	✓	✓	✗	✗	✓	✗	SR
17	1.06	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	ER
18	1.62	✗	✗	✗	✗	✗	✗	✗	✓	✓	✓	T2
19	0.12	✓	✓	✓	✗	✓	✓	✗	✓	✓	✗	CSI
20	5.25	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	T1
21	0.10	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	ER

Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Category Score
22	1.27	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	T1
23	0.93	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	ER
24	1.56	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗	T1
25	3.22	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗	SR
26	1.95	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	TE
27	6.18	✓	✗	✓	✗	✗	✗	✗	✗	✗	✗	TE
28	0.21	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	UC
29	1.09	✓	✓	✓	✗	✓	✓	✗	✓	✓	✓	T1
30	0.67	✓	✓	✓	✗	✓	✓	✗	✓	✗	✓	ER
31	0.44	✓	✓	✓	✗	✓	✓	✗	✗	✓	✓	ER
32	0.86	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	TE
33	0.80	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	TE

Site reference		Availability of Infrastructure at the site						Sustainable Planning Criteria applicable to the site				Category Score
34	0.87	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	TE
35	9.95	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗	T1
36	2.43	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	ER

Map 1: SLA for Lands Available for New Residential Development

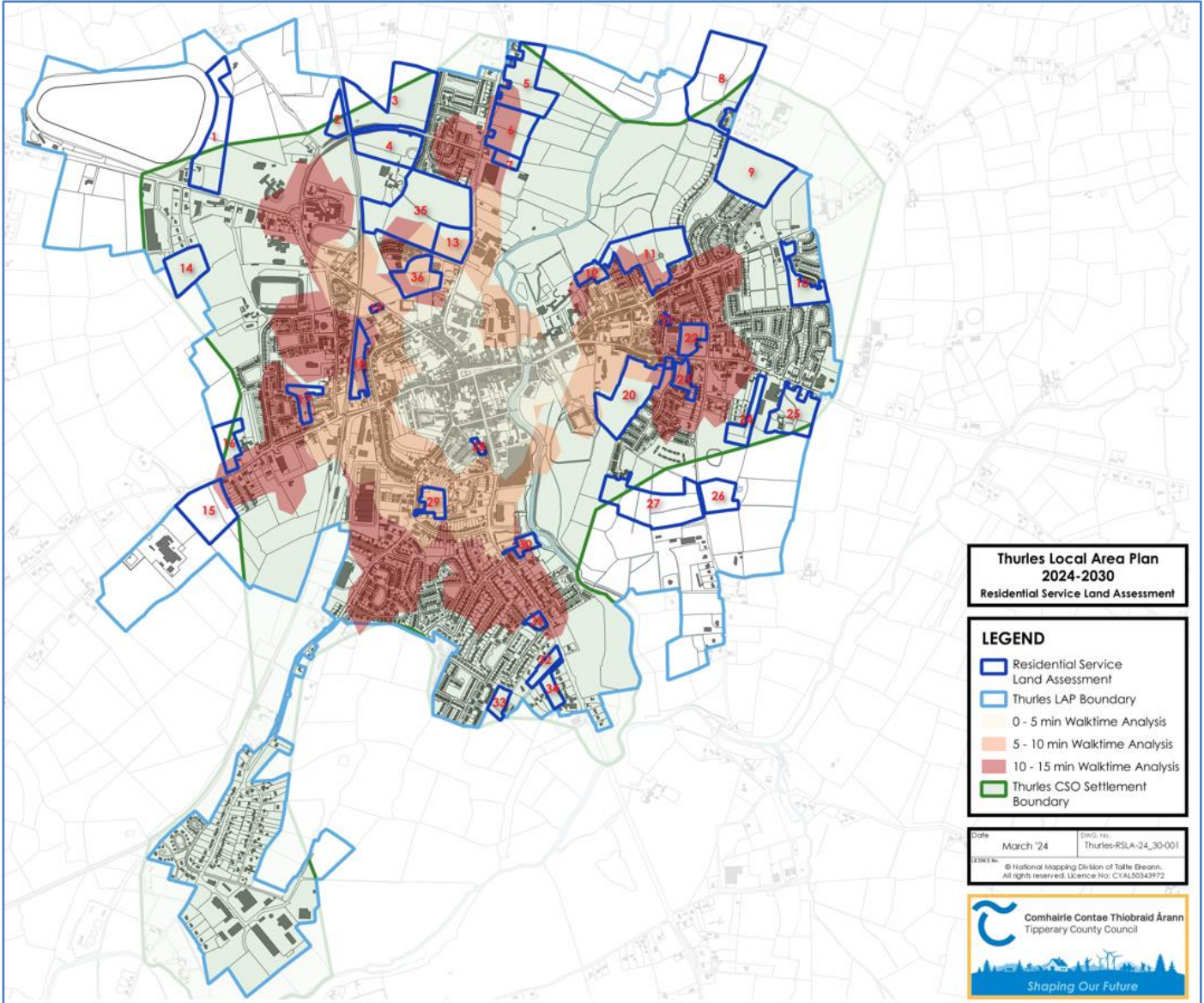


Table 2 SLA for Lands Available for Employment Use

Site reference		Availability of Infrastructure at the site						Assessment including consideration of Sustainable Planning Criteria	Recommendation
Site reference	Area Ha	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Comment	
1	4.78	✓	✓	✓	✗	✗	✗	Greenfield site to west of playing pitches. Link road	Employment
2	2.46	✓	✓	✓	✗	✓	✗	West of Stakelums	Mixed Use
3	2.57	✓	✓	✓	✗	✓	✓	South of fire station - rapid build housing	ER and CSI
4	0.66	✓	✓	✓	✓	✓	✓	Flood Zone	Employment & TE (flood)
5	0.38	✓	✓	✓	✓	✓	✓	Flood Zone	Employment & TE (flood)
6	0.63	✓	✓	✓	✗	✓	✓	Expired pp. for mixed use development incl. housing pp15600184	Employment
7	2.68	✓	✓	✓	✗	✗	✓	LA housing to north PL2/50/203 - flooding - Link Road	Town Environs
8	0.98	✓	✗	✓	✗	✗	✗	Flood risk	Town Environs
9	2.31	✓	✗	✓	✗	✗	✗	Flood Zone	Town Environs
10	11.34	✓	✓	✓	✗	✓	✓	10 yr pp 18600481 light industrial development	Employment

11	1.68	✓	✓	✓	✗	✓	✓	Submission re. nursing home development	Mixed Use
12	5.22	✓	✓	✗	✗	✗	✗	Dew Valley Foods	General Industry
13	2.71	✓	✗	✗	✗	✓	✗	Cabragh Business Park	Employment
14	5.48	✓	✗	✗	✗	✓	✗	Cabragh Business Park	Employment
15	7.85	✓	✓	✗	✗	✗	✗	East of Dew Valley Foods	Employment

Map 2: SLA Lands for Employment Use

