

Introduction

This is Proposed Variation Number 1 of the Carrick on Suir Town Development Plan 2008.

How to read the Proposed Variation

Plain italic text = text proposed to remain

~~Crossed out text~~ = text proposed to be deleted

Bold underlined text = text proposed to be added

Proposed Amendments to Text of Master Plan 04 (Appendix 5) for Tinvane are set out below;

Key Buildings/Frontages: Development of this area provides an opportunity to capture trade which would otherwise pass the town and as such the development of hotel/guest accommodation and associated facilities, offices, business parks and other employment uses similar to master plan 01 Townparks would be most appropriate to the site. This would require a high quality design and finish of both building and open space.

Buildings to accommodate economic uses such as office parks, manufacturing and incubator units should be of high quality design incorporating modern design elements and materials. Building design, layout and landscaping should also ensure that the amenities of existing residents should not be impacted on negatively. Such landscaping should ensure the retention of existing mature trees throughout, particularly the protected trees and existing hedgerows where possible.

Retailing at Tinvane

*The Planning Authority would consider that an extension to the existing retail warehousing may be appropriate. **The provision of comparison retailing not exceeding 1,486 sq m (16,000 sq ft) to provide for comparison retailers that require larger floorspace will be acceptable, within any two or within any two units subdivided into one larger unit, of the permitted and constructed 4 no. retail warehouse units. No subdivision of the existing retail warehouse units (other than to facilitate the 1,486 sq m comparison retailing referred to above) shall be permitted and any additional future retail development on this site shall be strictly bulky goods retail warehousing in nature.** however the development of large superstores or discount food stores would not be appropriate. Any such retail development would be subject to the provisions of the retail strategy review and the Retail Planning Guidelines DEHLG 2005.*

Making a submission on the Proposed Variation

This Proposed Variation will be available for public inspection at the offices of Carrick on Suir Town Council, Town Hall, New Street, Carrick on Suir, Co. Tipperary from Monday to Friday between the hours of 9 a.m. to 1 p.m. and 2 p.m. to 4.30 p.m. from Monday 23rd August 2010 to Monday the 20th September 2010 (both dates inclusive).

Details of the Proposed Variation and the Carrick on Suir Town Development Plan 2008 will also be available for viewing on the South Tipperary County Council website www.southtippcoco.ie

Written submissions or observations in relation to the proposed Draft Variation made in writing to Carrick on Suir Town Council within the above said period will be taken into consideration by the Council before the making of the Variation.

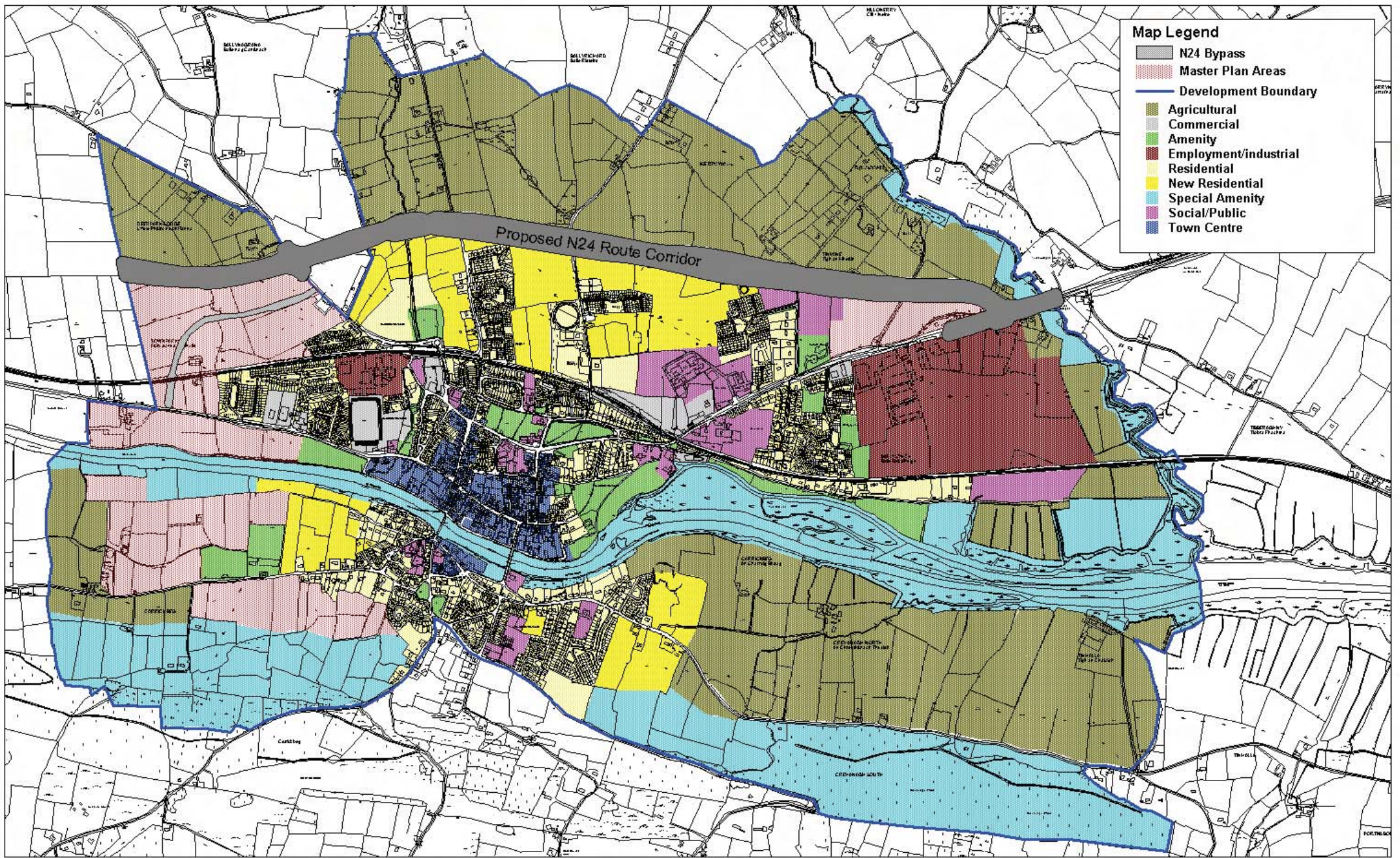
Such submissions or observations should be addressed to: Mr. Michael O' Brien, Town Clerk, Carrick on Suir Town Council, Town Hall, New Street, Carrick on Suir.

Appendix A

Carrick on Suir Town Development Plan 2008

Map 1: Land Use Zoning

Map 3: Master Plan Lands & Opportunity Sites



**Map 1: Carrick on Suir Town Development Plan 2008
Land Use Zoning**

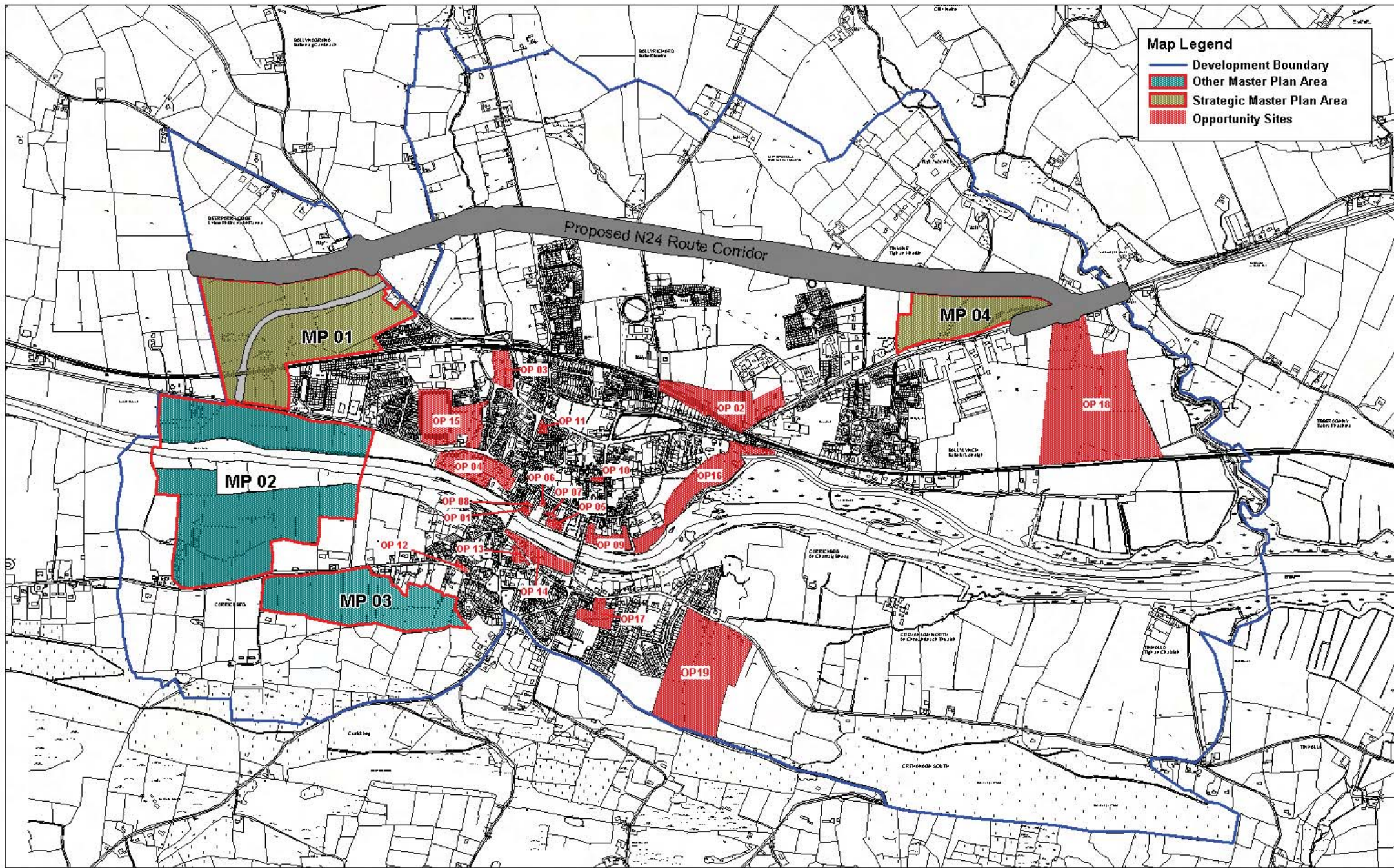
South Tipperary County Council
Forward Planning Section

Drawn by Hugh O'Brien E.P.
Checked by Sonja Reidy S.E.P.

Not To Scale

February 2008





**Map 3: Carrick on Suir Town Development Plan 2008
Master Plan Lands & Opportunity Sites**

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