



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

**VARIATION IN ACCORDANCE WITH SECTION 13 OF THE  
PLANNING AND DEVELOPMENT ACTS 2000 (AS AMENDED)**

**TO THE**

**THURLES AND ENVIRONS DEVELOPMENT PLAN 2009**

TO INCORPORATE PROVISIONS OF THE URBAN REGENERATION & HOUSING ACT  
2015 REGARDING THE VACANT SITE LEVY AND URBAN RENEWAL &  
REGENERATION INTO THE DEVELOPMENT PLAN

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**MAY 2017**

This Variation was adopted at the Council meeting of Tipperary County Council on 8<sup>th</sup> May 2017, and consists of a new Section incorporated into Chapter 3 of the Thurles and Environs Development Plan 2009, as follows:

### **Section 3.3.7 Urban Regeneration**

The Urban Regeneration and Housing Act 2015, which was enacted as an action of the Government's Construction 2020 Strategy, provides for a range of measures to encourage developers and landowners to develop land identified for regeneration and housing purposes. The legislative mechanisms include the establishment of a vacant site register and levy to incentivise development and bring sites into beneficial use.

In accordance with the provisions of the Act, it is an objective of the Council:

To promote the appropriate development and renewal areas, identified having regard to the core strategy, that are in need of regeneration, in order to prevent:

- (i) adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
- (ii) urban blight and decay,
- (iii) anti-social behaviour, or
- (iv) shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.