

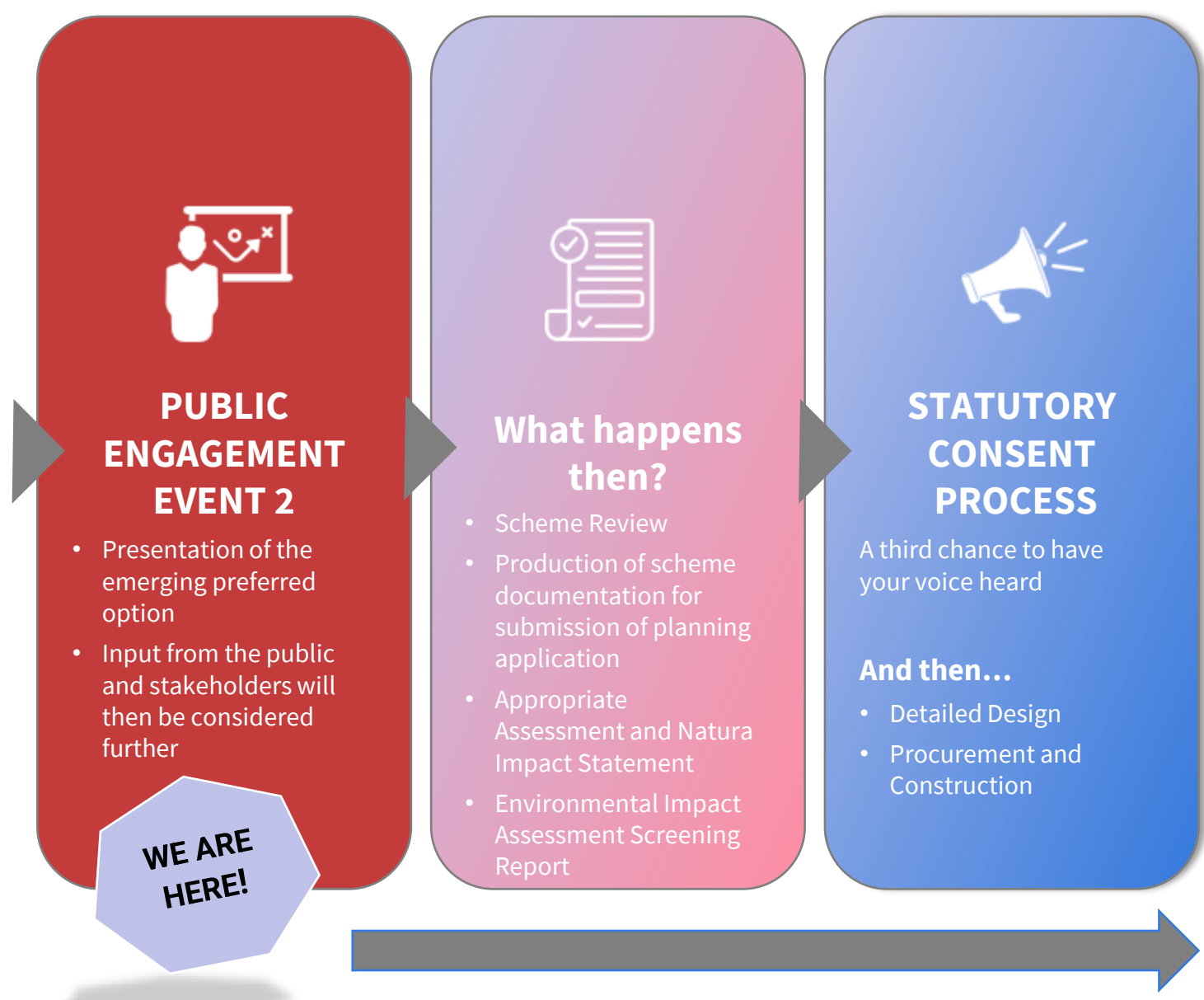
Planning Approach

TIMELINE

Following this public consultation, the design team, Tipperary County Council, and the Office of Public Works will finalise the scheme and prepare the planning documentation.

The Options Assessment, Scheme Development & Design stage (Stage 1) will conclude following the PCD and finalisation of the final engineering report. The scheme is also subject to environmental studies which are currently ongoing.

Stage 2 – Planning/Development Consent Process will then commence, which includes compiling planning drawings and documentation for submission to An Bord Pleanála. As shown in the timeline image below, Stage 1 is expected to conclude in Q4 2025, with the planning application anticipated to be submitted in 2026. The remainder of this stage will involve the consideration of the application by An Bord Pleanála.



APPROVAL PROCESS

Flood modelling and the output flood levels have resulted in a scheme design which will require construction works at the edge of the Special Area of Conservation (SAC). Therefore, screening out of a Natura Impact Statement (NIS) will likely not be possible.

This, therefore, triggers Part XAB of the Planning and Development Act, in this case pursuant to Section 177AE which states that “Local authorities are required to make an application to An Bord Pleanála for any proposed development in their functional area, or on the foreshore, where an appropriate assessment under the Habitats Directive is required.”

When considering a proposal under section 177AE, An Bord Pleanála must have regard to:

- the likely effects on the environment of the proposed development,
- the likely consequences for proper planning and sustainable development in the area in which it is proposed to situate the development, and
- the likely significant effects of the proposed development on a European site.

PLANNING DOCUMENTATION

The following list of planning documents are being prepared to support this application to An Bord Pleanála :

- Planning Report
- Planning Drawings
- Natura Impact Statement to fulfil the Appropriate Assessment process
- Environmental Impact Assessment (EIA) Screening Report

Further studies are being conducted to inform the EIA screening. These include a Cultural Heritage Impact Assessment being undertaken by Archaeological Management Solutions (AMS). These further studies will support the screening process and allow for key environmental sensitivities to be fully considered.

Other scheme documentation is also being produced which will inform the application.

	2021	2022	2023	2024	2025	2026	2027	2028	2029
Stage 1	Scheme Assessment, Development and Design								
Stage 2	Planning/ Development Consent								
Stage 3	Detailed Construction Design and Tender								
Stage 4	Construction Supervision								
Stage 5	Handover of Works								

