

### **Balanced mix of public-private housing.**

One of the negative impacts of the previous less restrictive planning regime was the transfer of private housing investment out of towns (Tipperary Town represents the most extreme example in South Tipperary), resulting in higher concentrations of public housing in the town and town centres with few residents overnighting. The Town Renewal Schemes aimed to address these deficits. There was initial success in Clonmel, but some of the residential properties are now seeking change of use status to office accommodation. Less tax advantageous Town Renewal Schemes in Carrick on Suir and Tipperary Town have not attracted significant investment. Carrick on Suir's excellent location along with Urban District Council facilitating policies has in recent years led to much more private housing investment within the town.