



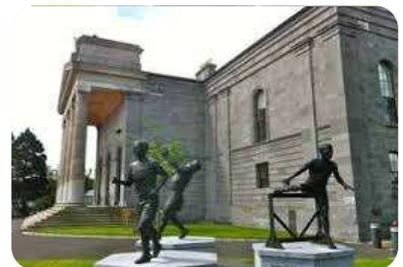
Comhairle Contae Thiobraid Árann
Tipperary County Council

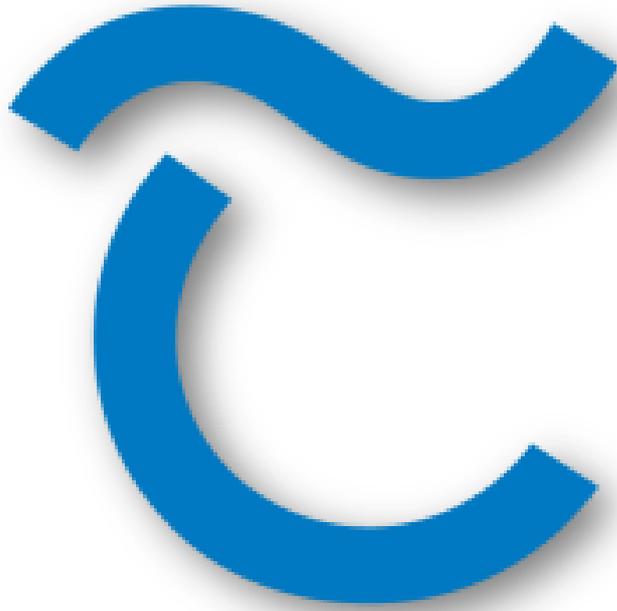
NORTH TIPPERARY COUNTY DEVELOPMENT PLAN 2010 – 2016 (AS VARIED)



Planning

SEPTEMBER 2016







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NENAGH MUNICIPAL DISTRICT

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Ger Darcy (FG)

Hughie McGrath (NP)

Micheal O'Meara (NP)

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Abbreviations

AA	Appropriate Assessment	MWRPG	Mid-West Regional Planning Guidelines
ABP	An Bord Pleanála	MANs	Metropolitan Area Networks
ACA	Architectural Conservation Area	NCCS	National Climate Change Strategy
AD	Anaerobic Digestion	NSS	National Spatial Strategy
AFA	Area for Further Assessment	NDP	National Development Plan
		NHA	Natural Heritage Area
		NIAH	National Inventory of Architectural Heritage
CDP	County Development Plan	NPWS	National Parks and Wildlife Service
CE	Chief Executive	NRA	National Roads Authority
CFRAM	Catchment Flood Risk Assessment Scheme	NREAP	National Renewable Energy Action Plan
CSO	Central Statistics Office	NEEAP	National Energy Efficiency Action Plan
COMAH	Control of Major Accident Hazards	NEZB	Near Zero Energy Buildings
CHP	Combined Heat and Power		
CCTV	Closed Circuit Television	OPW	Office of Public Works
		OSI	Ordinance Survey Ireland
DECLG	Department of Environment, Community and Local Government	PHES	Pumped Hydro Electric Schemes
DAHG	Department of Arts, Heritage and the Gaeltacht	PRA	Primary Retail Area
DCENR	Department of Communications, Energy and Natural Resources	PPN	Public Participation Network
DMURS	Design Manual for Roads and Streets	PFRA	Preliminary Flood Risk Assessment
DIS	Development Impact Statement	PDH	Primary Dwelling House
DTTAS	Department of Transport, Tourism and Sport	PV	Photo Voltaic
EPA	Environmental Protection Agency	RPS	Record of Protected Structures
EIA	Environmental Impact Assessment	RPGs	Regional Planning Guidelines
EU	European Union	RBMP	River Basin Management Plan
ESBI	Electricity Supply Board Ireland	RAS	Rental Allowance Scheme
ECB	European Central Bank	RIA	Retail Impact Assessment
		RMP	Record of Monuments and Places
		RES	Renewable Energy Strategy
GIS	Geographical Information System	SAC	Special Area of Conservation
GSI	Geological Survey of Ireland	SEA	Strategic Environmental Assessment
		SEAI	Sustainable Energy Authority of Ireland
		SFRA	Strategic Flood Risk Assessment
HDA	Habitats Direct Assessment	SEO	Strategic Environmental Assessment
HSA	Health and Safety Authority	SME	Small and Medium sized Enterprises
HAP	Housing Assistance Payments	SMR	Sites and Monuments Record
HGV	Heavy Goods Vehicle	SPA	Special protection Area
HAT	Homeless Action Teams	SuDS	Sustainable Drainage Systems
HSE	Health Services Executive	SERPG	South-East Regional Planning Guidelines
		SRES	Southern regional Spatial and Economic Strategy
IPPC	Integrated Pollution Control Licence	TEA	Tipperary Energy Agency
IWTN	Irish Walled Towns Network	TCI	Town Centre Initiative
IDA	Industrial Development Authority	TII	Transport Infrastructure Ireland
ICT	Information and Communications Technology	TTIA	Transport and Traffic Assessment
LCA	Landscape Character Assessment		
LAP	Local Area Plan	WSIP	Water Services Investment Programme
LEO	Local Enterprise Office	WSSP	Water Services Investment Plan
LECP	Local Economic and Community Plan	WWTP	Wastewater Treatment Plant
LCDP	Local Community Development Committee	WFD	Water Framework Directive
LTV	Loan to Value Ratio		
		ZAP	Zone of Archaeological Potential

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Chapter 1: Introduction and Vision

1.1 Introduction

Tipperary County Council was established on the 1st June, 2014, following a decision in 2011 by the Department of Environment, Community and Local Government (DECLG) to amalgamate North and South Tipperary County Councils¹. The establishment of Tipperary County Council (hereafter referred to as ‘the Council’) presents a unique opportunity for the county, and its citizens, to prepare a new unified vision and strategic planning policy framework for the economic, social and cultural development of the county.

County Tipperary has at present two County Development Plans², these are:

- The North Tipperary County Development Plan 2010, adopted in July 2010
- The South Tipperary County Development Plan 2009, adopted in February 2009.

This document is Variation No. 2 of the North Tipperary County Development Plan 2010 and was made by Tipperary County Council on the 14th December 2015. A similar Variation process has been simultaneously carried out to the South Tipperary County Development Plan 2009. Both Plans (as varied) should be read together until such time as a single County Development Plan is prepared for the County. Under Section 11(B)(1) of the Planning and Development Act 2000, (as amended) the Council cannot commence the review of the North and South Tipperary County Development Plans and the preparation of a new, single County Development Plan, until the new Regional Planning Guidelines³, have been made by the Regional Assemblies.

This chapter outlines the new vision for the North Tipperary County Development Plan 2010 hereafter referred to as ‘the Plan (as varied)’, and sets out strategic aims to achieve that vision. The chapter also sets out the background and legislative context and provides an outline of the composition of the Plan (as varied).

1.2 How to Read the Plan (as varied)

The North and South Tipperary County Development Plans were prepared in 2010 and 2009 respectively in accordance with Section 12 of the Planning and Development Act 2000, (as amended). The Council has reviewed these documents, and Variation No. 2 of the North

1 This amalgamation included Clonmel Borough Council and the Town Councils of Carrick on Suir, Cashel, Nenagh, Templemore, Thurles and Tipperary Town.

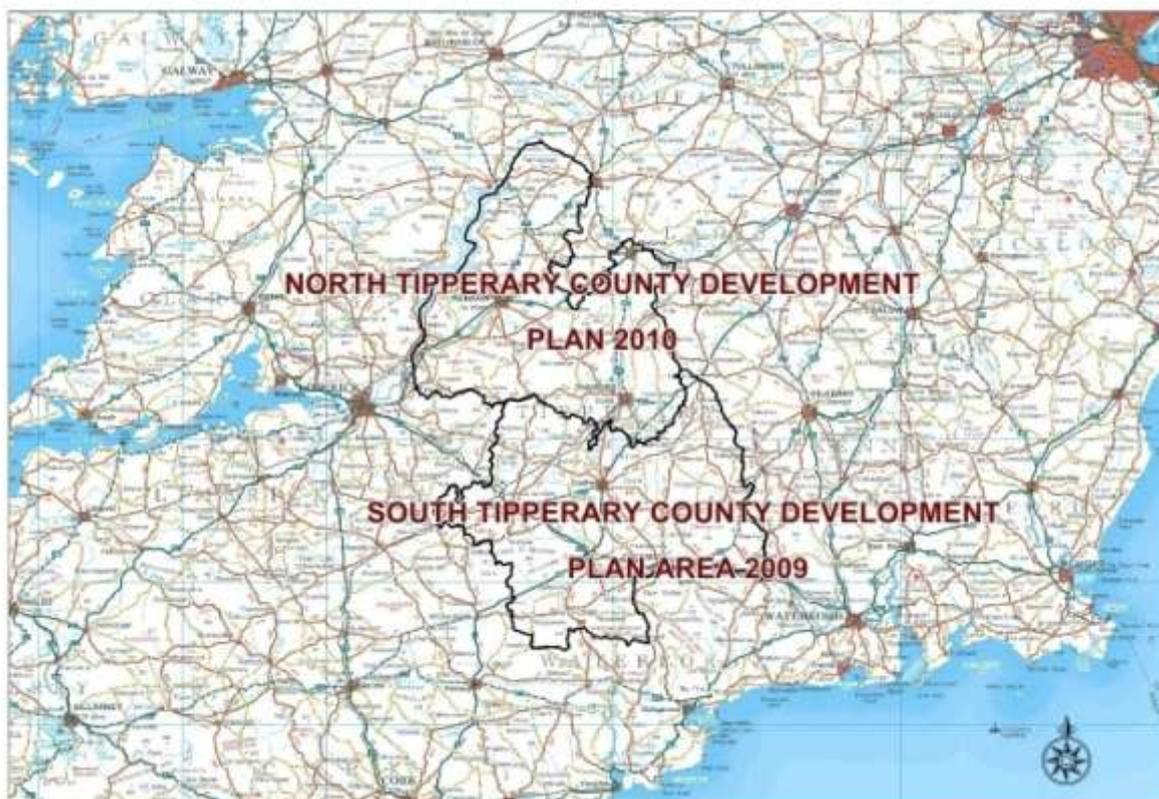
2 In accordance with Section 11A(2)(b) of the Planning and Development Act 2000, (as amended), the lifetime of both Development Plans have been extended.

3 or ‘Regional Spatial and Economic Strategy’

Tipperary County Development Plan 2010 and Variation No. 2 of the South Tipperary County Development Plan 2009 were produced as a consequence of this review. These Variations have been prepared having regard to each other with a view to establishing policies and objectives which will achieve a coherent approach to development on a county-wide basis. The Plans (as varied) should be read together.

The North Tipperary and South Tipperary County Development Plan Areas are illustrated in Figure 1.1 below. It should be noted that policies and objectives outlined in **this document will pertain only to the North Tipperary County Development Plan area.**

FIGURE 1.1 DEVELOPMENT PLAN AREAS



This Plan (as varied) **replaces the 'Written Statement' of the North Tipperary Development Plan, 2010.** This new written statement will include the following Chapters and Appendices:

Volume 1: Written Statement

Chapter 1: Introduction and Vision

Chapter 2: Core Strategy

Chapter 3: Strategy for Settlement

Chapter 4: Planning Sustainable Communities

Chapter 5: Economic Development

Chapter 6: Retail and Town Centres

Chapter 7: Landscape, Water Quality and Heritage

Chapter 8: Climate Change, Energy and Flooding

Chapter 9: Transport, Water Services and Environmental Management

Chapter 10: Development Management Standards.

Appendices

Appendix 1: Statement of Compliance with Ministerial Guidelines

Appendix 2: County Housing Strategy

Appendix 3: Natura 2000 Sites and Natural Heritage Areas

Appendix 4: Listed Views

Appendix 5: Rural House Design Guidelines

Appendix 6: Wind Energy Development

The principal material changes to the North Tipperary County Development Plan are a new county-wide Core Strategy, Settlement Strategy and economic policies contained in Chapters 2, 3, 4 and 5 of the Plan (as varied), which have been written having due regard to the amalgamation process and the importance of having a common and clear strategic vision for the county as a whole.

Policies and objectives have also been amended, where necessary, to ensure consistency across the county, and to demonstrate consistency with national guidelines and policy documents that have been published since the County Development Plan was prepared.

It should be noted that the Plan (as varied) does **not** amend the following:

- Record of Protected Structures
- Settlement Plans and Zoning Framework for Development.
- Wind Energy Strategies⁴
- Strategic Employment Locations

The Plan (as varied) includes specific objectives in each chapter. These are specific actions which the Council will endeavour to realise to ensure that policies are implemented, and that all development proposals are consistent with the proper planning and sustainable development of the county.

⁴ It should be noted that Appendix 6 'Wind Energy Strategy' only represents the existing Wind Energy Strategy that pertains to the North Tipperary County Development Plan area.

In the interest of clarity, any reference to a policy and objective in the text of this Plan (as varied) shall be construed as an “objective” of this Plan (as varied) for the purposes of the Planning and Development Act 2000, (as amended) and the Planning and Development Regulations 2001, (as amended).

1.3 Profile of Tipperary

County Tipperary⁵, is located in Munster and is the sixth largest county on the island of Ireland, covering an area of c. 4,282 sq.km. The county occupies a central location in the country and has a strong functional relationship with the eight adjoining counties and their towns and communities.

County Tipperary has a population of over 158,754⁶ people. The citizens of the county are accommodated in a network of attractive towns, villages and countryside with a balanced geographical spread across the County. Within the North Tipperary Development Plan area, Nenagh and Thurles are the largest towns. Nenagh is located close to Limerick and has a vibrant and growing economy. It is located on the M7 motorway and on the Limerick to Ballybrophy/Dublin railway line. Thurles is in the centre of the county and is served by both the Cork/Dublin railway line and the M8 motorway. It has a third level institution and a strong economy.

Clonmel, in the south of the county, is the county’s largest town with 18,124⁷ people. It is located close to the Waterford border and has a diverse economy and a significant cluster of high-tech industries, a third level institution and service provision. As such it is acknowledged as a regional level driver of growth.

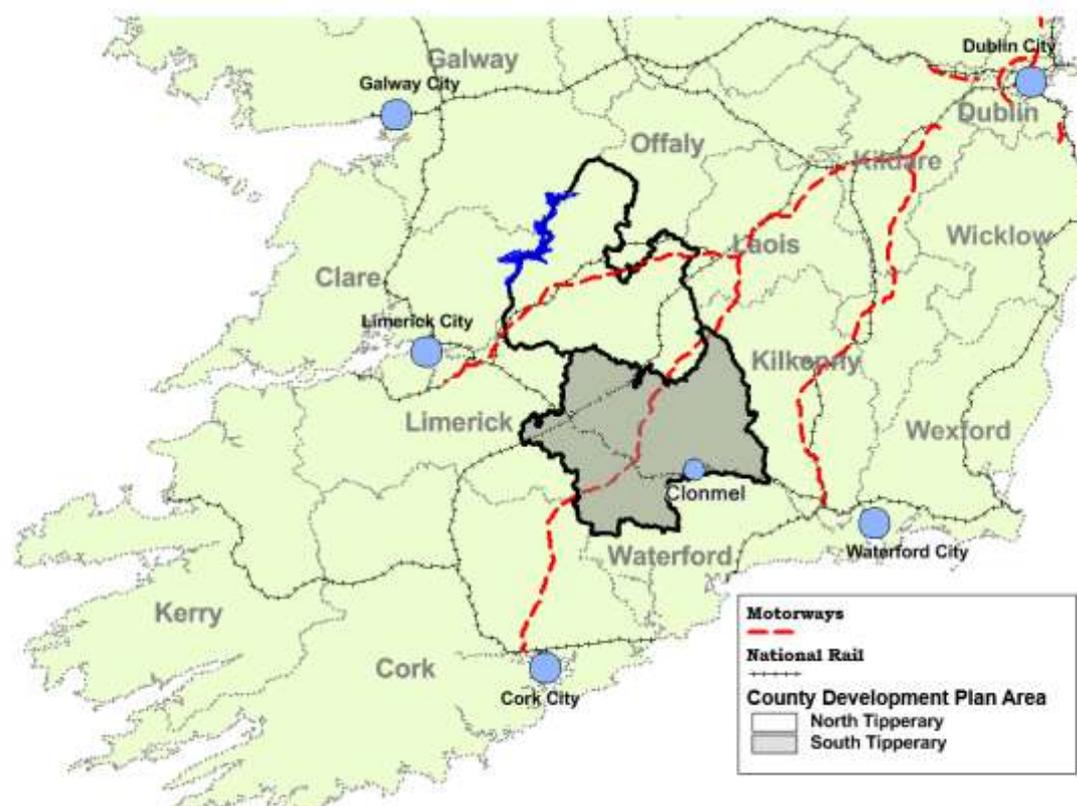
Tipperary is an inland county, however its lack of coastline is more than compensated for by its diverse and rich range of landscapes. The county boasts several mountain ranges; including the Silvermine Mountains, the Knockmealdown Mountains, the Galtee Mountains, Slievenamon and the Arra Hills. The county is drained by tributaries of the river Shannon which widens into Lough Derg north of Nenagh and the River Suir which is tidal as far as Carrick on Suir. The county has a rich and productive agricultural heartland known as the ‘Golden Vale’ this accommodates equine, arable and pastoral uses and the county is further enriched by extensive peatlands that form part of the ancient midlands peatland region.

⁵ Including the North Tipperary and South Tipperary County Development Plan Areas.

⁶ CSO Census 2011

⁷ CSO Census 2011

FIGURE 1.2: LOCATION OF TIPPERARY



The county has significant advantages in terms of connectivity in the region, with two motorways (M7 and M8) providing efficient and effective access to Dublin, Cork and Limerick. In addition the county has good rail services on the Dublin-Cork-Limerick railway line. It is also served by a railway line linking the Gateway cities of Limerick and Waterford .

1.4 Developing a new Vision for County Tipperary

The Plan (as varied) identifies the main priorities for the Council and its vision is outlined below:-

Tipperary Together – Ambitious for our communities, demanding of ourselves and working to a shared purpose to deliver prosperity across the county.

The Corporate Plan identifies that plans and programmes prepared by the Council act in unison to improve the quality of life for all people in Tipperary by enhancing the environment in which they live, and by developing a vibrant economy. This Plan (as varied) is the principal policy statement for the Council to deliver the Corporate Vision as it sets out a spatial strategy and planning framework for the future growth of the county.

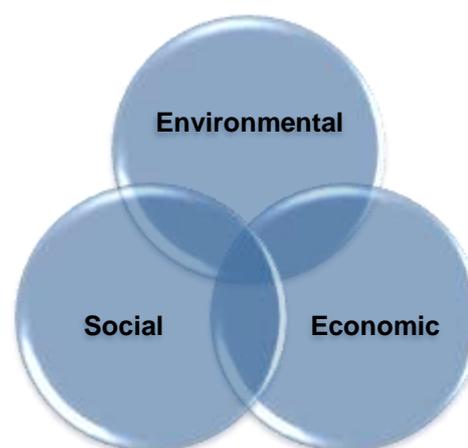
1.4.1 The Plan (as varied) and Sustainable Development

The Planning and Development Act 2000, (as amended) requires that development plans, in the interest of the common good, apply the principles of proper planning **and** sustainable development:

Proper Planning is the right development, in the right place at the right time and, **Sustainable Development** is development which meets the needs of the present without compromising the ability of future generations to meet their own needs.⁸

The concept of sustainable development ensures that economic, social and environmental elements, when considered together, can achieve a balance between human activity, development and the protection of the environment. The policies and objectives contained in the Plan (as varied) will emulate the concept of sustainable development ensuring that future growth and development is for the long-term benefit of the county.

FIGURE 1.2: SUSTAINABLE DEVELOPMENT



1.4.2 A Vision for the Sustainable Development of County Tipperary

The vision statement for this Plan (as varied) incorporates the ethos of sustainable development including **sustainable communities**, **strong economy** and a **quality environment**.

Vision Statement

Tipperary will continue to be a county with a competitive and sustainable economy, with inclusive and proud communities and with a unique and valued natural and built environment. Tipperary will be a county with a shared purpose and identity, where people will seek to live, work and visit.

⁸ Our Common Purpose: Bruntland Report, 1987.

1.5 Legislative Context

1.5.1 Local Government Reform

'Putting People First: An Action Programme for Effective Local Government', (DECLG 2012) introduced comprehensive reform to local government and put in place a set of changes from regional level down to a county and municipal level of governance. These changes were given effect under the Local Government Reform Act, 2014, and included the establishment of Tipperary County Council which is now represented by 40 Elected Members. Municipal Districts were also established at a sub-county level in order to closely align governance with their towns and hinterlands.

At a regional level, the Act established three new Regional Assemblies, which replaced the eight former Regional Authorities and two Regional Assemblies. In this regard, the Mid-West and South East Regional Authorities were dissolved, which respectively included North and South Tipperary County Councils. Tipperary, along with eight other counties, now forms the Southern Regional Assembly as illustrated in Figure 1.3. The new framework of regional governance will provide opportunities for Tipperary to build on its strategic location and collective assets as a unified county.

FIGURE 1.3 REGIONAL ASSEMBLIES



1.5.2 The Planning System: Hierarchical Tier of Plans

The Planning System is a 'plan-led' system and is based on a hierarchical tier of plans. The Planning and Development Act, 2000, (as amended) requires that Development Plans prepared at local authority level are consistent with plans and strategies at national and regional level. This Plan (as varied) is being prepared during a transitional period of governance, and over the course of the next number of years, a new National Spatial Planning Framework and a new Southern Regional Spatial and Economic Strategy (SRES) will be prepared⁹. Following the adoption of the SRES the Council will prepare a new County Development Plan as required under the Planning and Development Act, 2000, (as amended).

This Plan (as varied) will demonstrate consistency with the National Spatial Strategy (NSS) and the Mid-West and South East Regional Planning Guidelines 2010. However, the Plan (as varied) will also seek to provide, within this legislative context, a strategic, cohesive and consistent planning framework for the full county.

The Plan (as varied) will also complement and support the implementation of planning and spatial policy prepared at a local level. In accordance with the requirement of the Local Government Reform Act, 2012 the Council has commenced the preparation of a Local Economic and Community Plan (LECP). The LECP, which will be consistent with the Core Strategy and land use planning objectives, will encompass all State funded local and community development interventions to promote economic, community and local development in the county.

1.5.3 Compliance with Ministerial Guidelines

The provisions of Section 28 of the Planning and Development Act, 2000 (as amended) and relevant Ministerial guidelines were considered and incorporated as appropriate in the preparation of this Plan (as varied). A statement of compliance with Section 28 of the Planning and Development Act, 2000 (as amended) is contained in Appendix 1.

1.6 Relationship with Town Development Plans

Prior to the establishment of Tipperary County Council, each of the former Town/Borough Councils were functional planning authorities and Town Development Plans are in place which act as a planning framework to guide the development and growth of these towns.

⁹ The DECLG have commenced a review of the NSS. The Southern Regional Spatial Economic Strategy is due to commence in 2016.

The Town Development Plans will remain the statutory plans for these areas until a review and preparation of local area plans for these towns takes place, The Town Development Plans in the north of the county are as follows:

- The Nenagh Town and Environs Development Plan 2013-2019
- The Thurles Town and Environs Development Plan 2009-2015 (extended)
- The Templemore Town and Environs Development Plan 2012-2018

The Town Development Plans in the south of the county are as follows:

- The Clonmel and Environs Development Plan 2013-2019
- The Carrick-on-Suir Town Development Plan 2013-2019
- The Tipperary Town and Environs Development Plan 2013-2019
- The Cashel Town and Environs Development Plan 2009-2015 (extended)

1.7 Strategic Environmental Assessment

Strategic Environmental Assessment (SEA) is a process by which environmental considerations are fully integrated into the preparation and adoption of plans and programmes. SEA ensures that a plan or programme will not result in significant adverse impacts on the environment. Flood risk management is an integral element of the SEA process and the impact on flood risk as a result of the implementation of the Plan (as varied) has been considered in the SEA screening process.

The Plan (as varied) has been screened to determine whether or not its implementation would result in a significant adverse impact on the environment. Through the screening process it was found that the Plan (as proposed to be varied) would not result in significant adverse impacts on the environment and therefore SEA is not required.

1.8 Habitats Directive Assessment

Habitats Directive Assessment (HDA) is a process which determines whether a proposed plan or programme would have significant adverse impacts on Natura 2000 sites. These are sites that are designated under EU legislation¹⁰ and which are generally deemed to be of exceptional importance in terms of rare, endangered, or vulnerable species within the European Community.

¹⁰ The EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC)

The Plan (as varied) has been screened to determine whether or not its implementation would result in significant adverse impacts on the Natura 2000 site network. Consideration was given to the potential for the Plan (as varied) to adversely impact on the integrity of Natura 2000 sites either in isolation or in conjunction with other plans or projects.

Through this screening process it was found that the Plan (as varied) would not result in significant impacts on Natura 2000 sites and therefore Appropriate Assessment is not required.

1.9 Monitoring and Progress

'Development Plans, Guidelines for Planning Authorities', DEHLG (2007) advises that a Development Plan must be adaptable to change during its lifetime. Regular monitoring of the relationship between the plan and the changing environment is important if the policies and objectives are to remain relevant. In this respect, the impact of policies and specific objectives should wherever possible be quantifiable.

The Council will monitor and report to the Elected Members on the delivery of the objectives and policies of the Plan (as varied) on a bi-annual basis. The reporting programme will correspond with SEA monitoring processes integral to the monitoring of the effects of the implementation of the Plan (as varied).

Chapter 2: Core Strategy

2.1 Introduction

The Planning and Development (Amendment) Act, 2010 requires development plans to incorporate a Core Strategy to provide a strategic planning framework for the development of the county which is in accordance with higher tier national and regional level strategies.

This ‘**Core Strategy**’ shall conform to the *Guideline Notes on Core Strategies*, produced by the DEHLG in 2010, which states that a Development Plan shall:

“articulate a medium to longer term quantitatively based strategy for the spatial development of the area of the planning authority and in so doing to demonstrate that the development plan and its objectives are consistent with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines”.

As a consequence of the amalgamation of North and South Tipperary, a Core Strategy for county Tipperary as a whole has been identified. This approach has been taken in the Plan (as varied) so as to articulate a medium to longer term quantitatively based strategy for the spatial development of the county until such time as a single County Development Plan can be prepared.

This chapter sets out the Core Strategy for County Tipperary as a whole, to underpin the sustainable planning and development of the county over the lifetime of the Plan (as varied). The Core Strategy reflects the three key high level aims as outlined in the Tipperary County Council Corporate Plan as follows:

- Maintain and grow **sustainable communities**,
- Ensure good quality of life for all by delivering a **strong economy**
- Manage growth and development so as to maintain a **quality environment**.

The Core Strategy outlines a new Settlement Hierarchy for the county, which identifies and defines all settlement and rural area types within the county in accordance with their existing and planned size for the lifetime of the Plan (as varied). In this Chapter, the population targets for towns, in both North Tipperary, and the county as a whole will be identified. As a consequence of the amalgamation of north and south Tipperary, a new settlement hierarchy

for the county is identified. Towns within the North Tipperary County Development Plan area have, however been outlined in **“Bold”** for ease of identification.

2.2 Policy Context

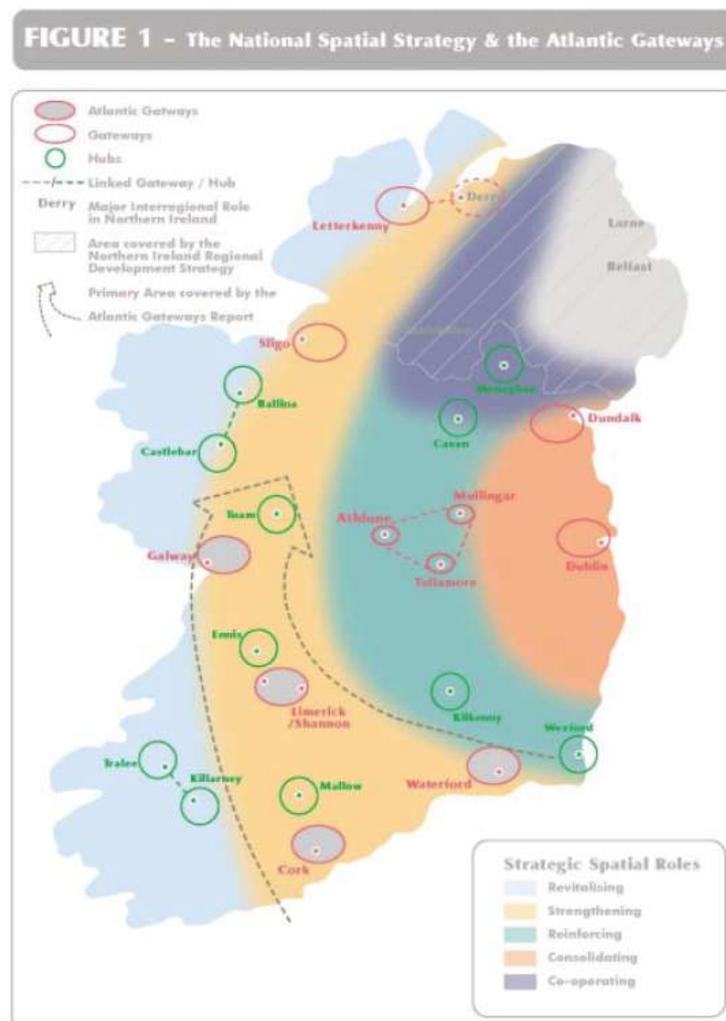
This Section sets out a brief summary of the principal policy documents which have informed the Core Strategy.

2.2.1 National Context

The National Spatial Strategy 2002-2020, (DEHLG 2002)

The National Spatial Strategy, 2002-2020, (NSS) provides a planning framework for the delivery of balanced social, economic and physical development between the regions of Ireland. The NSS provides a spatial structure based on ‘Gateway’ cities, ‘hubs’, towns, villages and rural areas, each of which have complementary roles within the structure.

FIGURE 2.1: SE AND MW REGIONAL PLANNING GUIDELINES ILLUSTRATING THE ROLE OF COUNTY TIPPERARY



County Tipperary is located in an area identified as having a **'Strengthening Role'** within the national spatial context. This role is to support and build linkages between the 'Gateways' of Cork, Galway, Limerick-Shannon and Waterford in order to provide critical mass in these areas to counterbalance the influence of Dublin. The review of the NSS has been announced and a new National Planning Framework is likely to be prepared prior to the full review of the North and South Tipperary County Development Plans¹¹. The Council will participate fully in the preparation of the National Planning Framework and public consultation processes.

The Atlantic Gateways Initiative – Achieving Critical Mass, DEHLG (2006)

The Atlantic Gateway Initiative supports the NSS and its national aim to counter-balance the growth of Dublin with targeted growth and investment in a corridor linking the gateway cities of Cork, Limerick-Shannon, Galway and Waterford,¹². The county is well positioned in this area and the Plan (as varied) acknowledges in particular the role of the N24 and the Waterford-Limerick Rail line in forming key east-west transport corridors linking the 2 'Atlantic Gateway' cities of Waterford and Limerick via Carrick-on-Suir, Clonmel, Cahir, Tipperary and Limerick Junction.

Energy White Paper, December 2015 'Ireland's Transition to a Low Carbon Energy Future 2015-2030' (DECLG)

The Energy White Paper sets out a new framework to guide policy for energy between now and 2030. Its objective is to guide a transition to a low carbon energy system, which provides secure supplies of competitive and affordable energy to citizens and businesses.

High-carbon fuels like peat and coal are to give way to lower-carbon or renewable alternatives in the short to medium term, before fossil fuels are largely replaced by renewable energy sources by 2050. Greenhouse gas emissions from the energy sector will "fall to zero or below by 2100." This national energy policy framework has been developed in the context of the significant role played by European institutions in determining energy policy, markets, and regulation. It takes account of European and International climate change objectives and agreements, as well as Irish social, economic and employment priorities. The support of a transition to a low carbon energy system in Tipperary integral to this Plan (as varied) and the Council will support the objectives and targets of the Energy White Paper.

¹¹ Section 11(B)(1) of the Planning and Development Act 2000, (as amended) does not facilitate an amalgamated Tipperary County Council to commence a review of the County Development Plans until after the making of new Regional Planning Guidelines..

¹² Atlantic Gateways Initiative, Achieving Critical Mass, Department of the Environment, Heritage and Local Government, 2006

Ireland National Climate Change Strategy (NCCS) 2007-2012 (DEHLG)

In line with the NCCS, it is a key aim of the Plan (as varied) to reduce dependence on imported fossil fuel, increase the use of low and zero carbon fuels and improve building efficiency. The key focus of the NCCS is the reduction of emissions by encouraging greater use of renewable energy sources, reduction in energy consumption and changes in agriculture including the promotion of forestry and biomass and greater use of agricultural waste and biomass for energy production.

The Climate Change and Low Carbon Development Bill 2015 provides for a statutory obligation on the Minister to prepare a National Mitigation Plan (to lower Ireland's level greenhouse emissions) and a National Adaptation Framework (to provide for responses to changes caused by climate change). These two plans will be renewed every five years, and will also be required to include tailored sectoral plans. The support of a transition to a low carbon energy system in Tipperary integral to this Plan (as varied) and the Council will support the objectives and targets of the Climate Change and Low Carbon Development Bill 2015 (and any review thereof).

Smarter Travel: A Sustainable Transport Future: A New Transport Policy 2009-2020, DoT (2009)

The principle of 'Smarter Travel' is integral to the Plan (as varied) in its support of sustainable development and transport modes such as walking, cycling and public transport and the need to change people's travel behaviour in terms of choosing alternative modes of transport to the private car. The National Cycle Policy Framework, 2009-2020 also seeks to ensure that Development Plans incorporate the needs of cyclists in their policies.

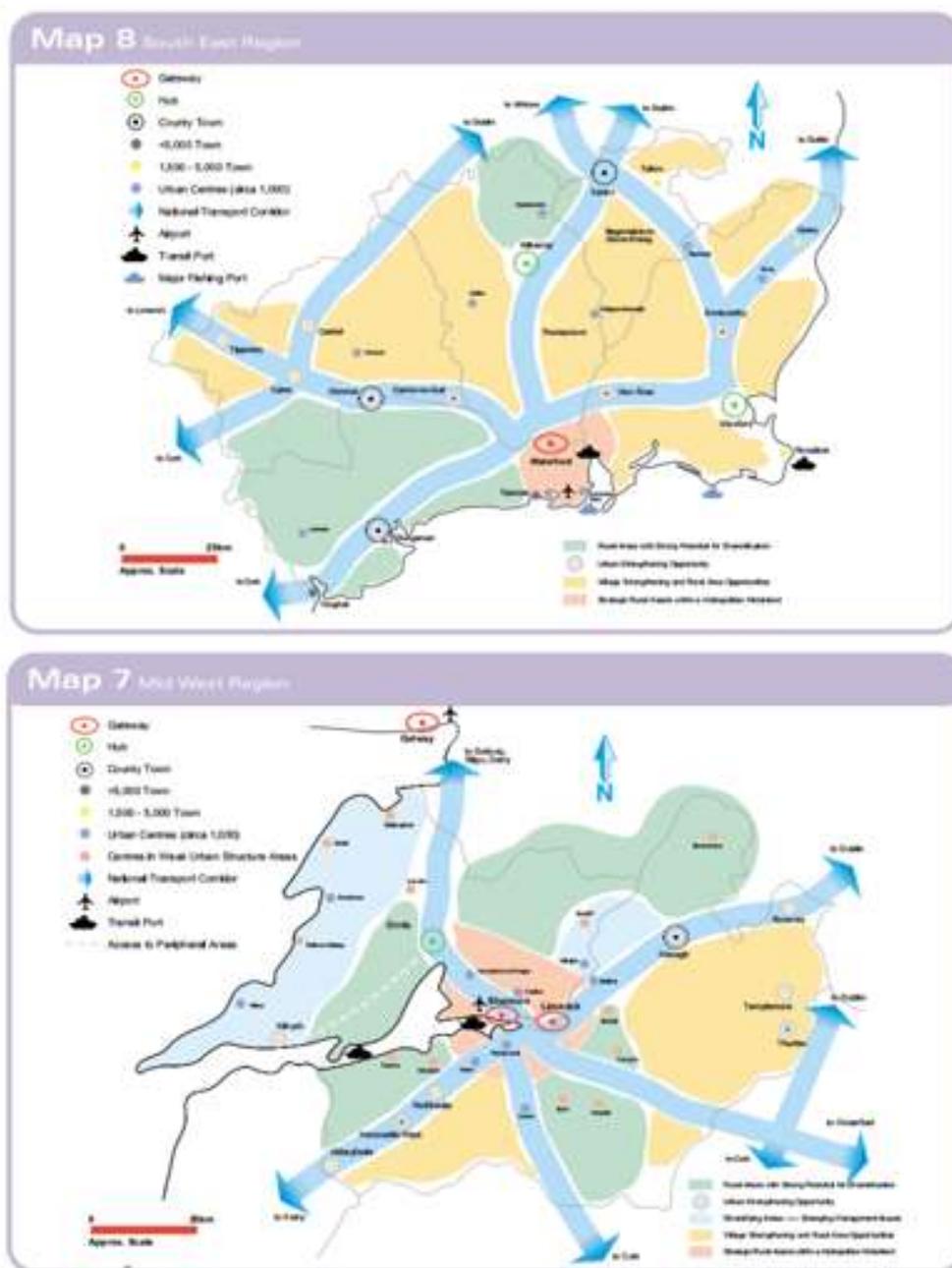
2.2.2 Regional Planning Guidelines

The Mid-West Regional Planning Guidelines 2010-2022 (MWRPGs) and the South East Regional Planning Guidelines 2010-2022 (SERPGs) each set out a strategy for the implementation of the NSS at regional level. The MWRPGs are the current regional planning framework for the North Tipperary County Development Plan and the SERPGs are the current regional planning framework for the South Tipperary County Development Plan and in this respect the provisions of the Plan (as varied) must be consistent with the appropriate RPGs.

These regional planning frameworks are currently in a transitional stage; however, it remains a requirement for the Plan (as varied) to demonstrate consistency with same. Notwithstanding the two sets of RPGs there are many common principles with respect to

County Tipperary as a whole, including the promotion of priority infrastructure, the development of strong settlement frameworks, support for economic synergies and investment in sustainable rural communities.

FIGURE 2.2: SE AND MW RPGS ILLUSTRATING THE ROLE OF COUNTY TIPPERARY



The new Regional Spatial and Economic Strategy for the Southern Region must be prepared prior to the review of the North and South Tipperary County Development Plans. The Council will fully participate in its preparation and ensure that the importance and role of County Tipperary in the Southern Region is fully reflected.

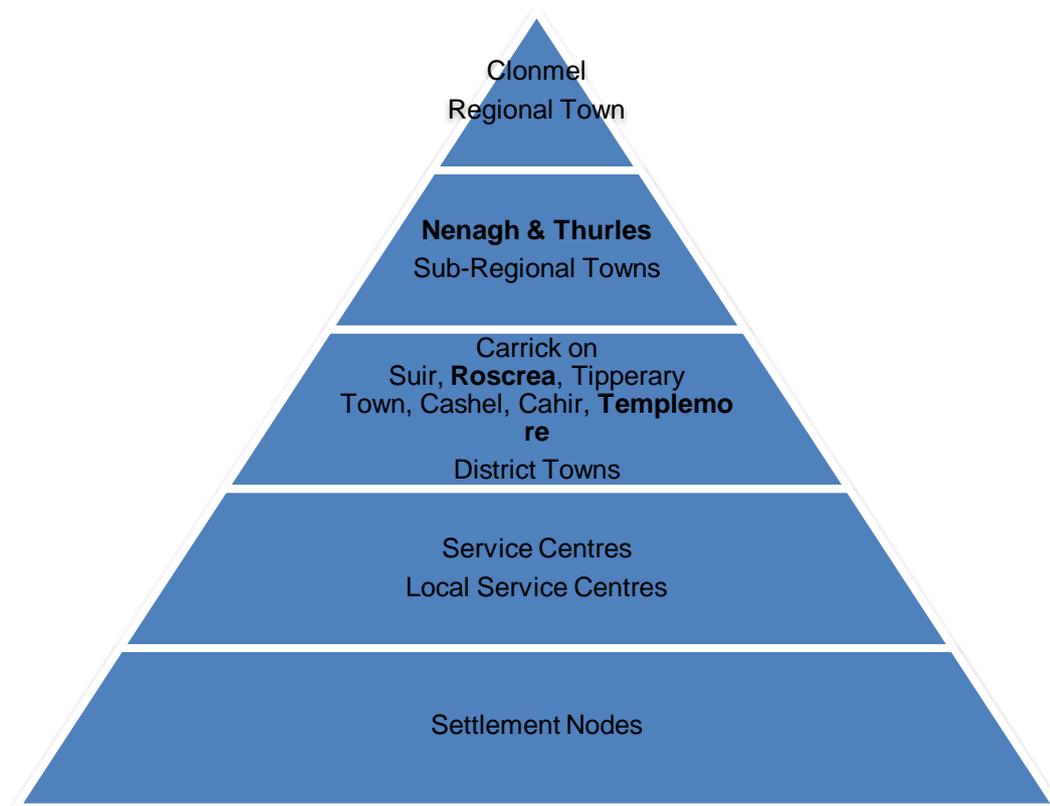
2.3 Core Strategy

2.3.1 Sustainable Communities

The Corporate Vision for Tipperary County Council enshrines the principle of Tipperary as a desirable place to live, with attractive towns and picturesque and vibrant villages, surrounded by beautiful countryside. In line with this vision, it is planned that future population growth in the county will be accommodated in existing towns and villages in line with a county settlement hierarchy, and also through sensitive development in rural areas with infrastructure delivered in a timely fashion to ensure sustainable and inclusive communities.

The Plan (as varied) recognises the diversity in scale, character and capacity of the county's towns and villages and a settlement hierarchy reflects the differing capacities for growth among settlements. The County Settlement Hierarchy underpins the Plan (as varied) and is the key framework for sustainable population growth to enable the development of sustainable communities. The Settlement Hierarchy is set out in Chapter 3 and is consistent with the approach advocated in the NSS and RPGs. Figure 2.3 outlines the hierarchical relationship between settlements in the county.

FIGURE 2.3 SETTLEMENT HIERARCHY



The Settlement Hierarchy is supported by a land use zoning framework set out in each of the Town Development Plans, Local Area Plans and Settlement Plans for the county. In this respect, land has been zoned for residential development across the county to facilitate the achievement of population targets to achieve a critical mass appropriate to the scale and function of each settlement.

The Plan (as varied) will seek to deliver targeted population growth to the main urban centres in line with the RPGs. This is necessary in order to achieve critical mass in these centres to attract inward economic development, to secure a competitive retail base and to ensure investment in line with its regional vision. In particular, the Plan (as varied) puts in place a planning framework for the revitalisation of town centre areas as places in which to live and do business. A planning framework for town centre and retail revitalisation is set out in Chapter 6.

Rural villages have been subject to a decline in services and population which can lead to isolation in rural communities. The Core Strategy and the policies outlined in Chapter 3 and 4 seek to focus on the revitalisation and redevelopment of rural villages by facilitating their development. The role of the farming and the rural community in supporting small villages is also recognised and the importance of facilitating rural housing for those who are intrinsic to the rural area.

2.3.2 Population Growth

The MWRPGs and the SERPGs specify the population targets for the Mid-West and South East Regions¹³ respectively. These population targets, as they relate to North Tipperary¹⁴ and to County Tipperary as a whole, are outlined in Table 2.1. It is targeted that the County population will grow by 27,852 people or circa 18% by 2022.

Table 2.1 Regional Planning Guidelines Population Targets				
	Census 2006	Census 2011	2016	2022
North Tipperary	66,023	70,322	78,145	82,123
South Tipperary	83,221	88,432	96,863	104,483
Total County	149,244	158,754	175,008	186,606

¹³ Refer to MWRPGs and SERPGs for full detailed breakdown of regional population targets.

¹⁴ Outlined in Bold

Table 2.2 below, sets out the quantum of land zoned in the Regional, Sub-Regional and District Towns across the new amalgamated county to accommodate development of new housing over the lifetime of the Plan (as varied). As Tipperary is an amalgamated county population growth in the county as a whole has been considered, however, towns in the North Tipperary County Development Plan area are highlighted in bold.

Table 2.2 Population Targets and Quantum of Zoned Land: Main Towns					
Settlement Tier	Town	Population 2006	Population 2011[1]	Population Target 2022	Total Land Zoned (per ha)[2]
Regional Town	Clonmel	18,889	18,899	25,000	124
Sub-Regional Town	Nenagh	7,751	8,439	9,590	73
	Thurles	7,685	7,933	9,372	67
District Towns	Carrick-On Suir	5,856	5,931	6,312	35.58
	Roscrea	4,910	5,403	5,858	58
	Tipperary Town	4,415	5,310	5,766	56
	Cashel	2,936	4,501	4,179	66.21
	Cahir	3,381	3,578	3,875	51
	Templemore	2,270	2,071	2,631	24

[1] Figures based on defined town/village/settlement boundaries or Town and Environs boundaries as defined by the Central Statistics Office, Census 2011.

[2] Refer to Town Development Plans, Local Area Plans & Settlement Plans for detailed breakdown of multipliers and phasing.

Land has been zoned for residential purposes to accommodate c. 70% of new population growth in the nine urban centres identified as Regional, Sub-Regional and District Towns. The rural settlements and open countryside of the county are targeted to accommodate the remaining 30% of county population growth approximately 8207 persons. Rural settlements are designated as Local Service Centres, Service Centres and Settlement Nodes. To facilitate growth in these settlements land is zoned for new residential development¹⁵ as part of village settlement plans and equates to approximately 867 ha.

Residential developments in rural settlements will be required to have regard to the scale and character of the settlement. The Council will facilitate growth on a phased basis, in accordance with policies outlined in Chapter 4 of the Plan (as varied).

¹⁵ Refer to Chapter 3 for List of Rural Settlements.

2.3.3 A Strong Economy

The economic vitality of Tipperary and the success of businesses are fundamental factors in shaping the quality of life and prosperity of local residents. This Core Strategy will facilitate economic development throughout the county, in accordance with a spatial framework to both establish the county as a key economic driver in the region and to facilitate local sustainable employment growth.

The role of the Council in economic development has been significantly enhanced by the Local Government Reform Act, 2014 which made provision for the establishment of a Local Community Development Committee (LCDC). This Committee in partnership with the Council will prepare a 6-year Local Economic and Community Plan (LECP). The purpose of the LECP will be to promote economic, community and local development in the county and it will be a key mechanism to support and facilitate job creation and will be set within the context of the planning and development framework set out by this Plan (as varied).

The Plan (as varied) has identified the key physical drivers for growth as represented on the Core Strategy Map and outlined below.

- ✓ Acknowledgement of Clonmel as a Regional level town with economic and social indicators operating in line with, or above designated Hub town status¹⁶.
- ✓ Strong and geographically balanced urban network of Sub-Regional and District Towns.
- ✓ Excellent road and transport linkages to and from Gateways and Hubs in the Region.
- ✓ Gas and Electricity Infrastructure.
- ✓ Strong Rural Base and Natural Resources.
- ✓ Tourism Potential and Scenic Landscape Quality.

The Plan (as varied) provides a framework for economic development which recognises both the importance and inter-connectivity of the urban and rural economy. The Settlement Hierarchy is supported by Town Development Plans, Local Area Plans and Settlement Plans, which has ensured that sufficient lands have been zoned to accommodate commercial and industrial development. Large scale commercial and industrial development will be facilitated and promoted in Regional, Sub-Regional and District Towns which have a critical mass and service infrastructure to support such development.

¹⁶ Hub Towns are designated under the National Spatial Strategy

The landscape and natural resources of the county are also considered to be a key economic asset to the county, supporting the multi-faceted and diverse rural economies. The county has a long established and international reputation for its agricultural and bloodstock sectors, and is now a key contributor to the success of the agri-food sector. The natural resources of the county also support a number of industries including quarrying, forestry, tourism and bio-energy developments. The spatial framework for development of the county acknowledges that rural areas are working, living landscapes which sustain their local communities.

The Council will seek to promote and harness the potential of natural resources, while ensuring the environment is appropriately protected. In this respect Chapter 5 sets out detailed policies and objectives for the future economic development of the county.

2.3.4 Quality Environment

In line with the Corporate Plan vision for Tipperary, the Plan (as varied) is built on an ethos of maintaining environmental quality. The unique identity of Tipperary is recognised and development shall be designed and managed in a way that protects and enhances the local distinctive character and the built, historic and natural environment in Tipperary's towns, villages and countryside for future generations.

The Plan (as varied) has also been informed by Strategic Environmental Assessment (SEA) and Habitats Directive Assessment¹⁷ (HDA) processes, the consideration of the provisions of the Floods Directive and the Water Framework Directive as regards the protection of water quality, thereby ensuring full integration and consideration of environmental issues through the planning process.

The Core Strategy aims to ensure that the quality of the natural environment is maintained and that the need for new development is balanced with the protection of the environment. Policies and objectives set out in Chapter 7 and Chapter 9 in particular, will address the implementation of EU Directives and protection of all aspects of Tipperary's environmental quality.

In line with Section 10 (1D) of the Planning and Development Act 2000, (as amended) and as out in the SEA and HDA processes, the development objectives in the Plan (as varied), are consistent as far as practicable with the conservation and protection of the environment.

¹⁷ North and South Tipperary County Development Plans incorporated SEA and HDA.

2.4 Strategic Core Aims of the Plan (as varied)

The Strategic Core Aims as identified in the Core Strategy and set out below permeate throughout the Plan (as varied) and underpin the development of the policies and objectives for development as set out in each chapter of the Plan (as varied).

Chapter	Core Aims
Strategy for Settlement	To promote the development of a strong network of towns as regional and county level drivers of growth and to revitalise villages which will support rural communities.
Planning for Sustainable Communities	To facilitate the development of sustainable and socially inclusive communities, where high quality housing is provided to meet the needs of citizens of the county and growth is integrated with the delivery of community and social infrastructure
Economic Development	To secure the sustainable development of the county, by fostering competitiveness, efficiency and innovation in all sectors in order to provide employment opportunities and secure prosperity for all citizens in the county.
Retail and Town Centre Management	To promote strong, competitive retail centres in accordance with the settlement and retail hierarchy of the county and to enhance and revitalise town centres as a vibrant and viable place in which to live, work and visit.
Landscape, Water Quality & Heritage	To safeguard the natural and built heritage of the county, to maintain a high quality environment while promoting sustainable appropriate developments to showcase the county's unique assets as a whole.
Climate Change, Energy and Flooding	To ensure that the county continues to be a leader in addressing climate change through the facilitation of appropriately located renewable energy developments and through supporting energy efficiency in all sectors of the economy.

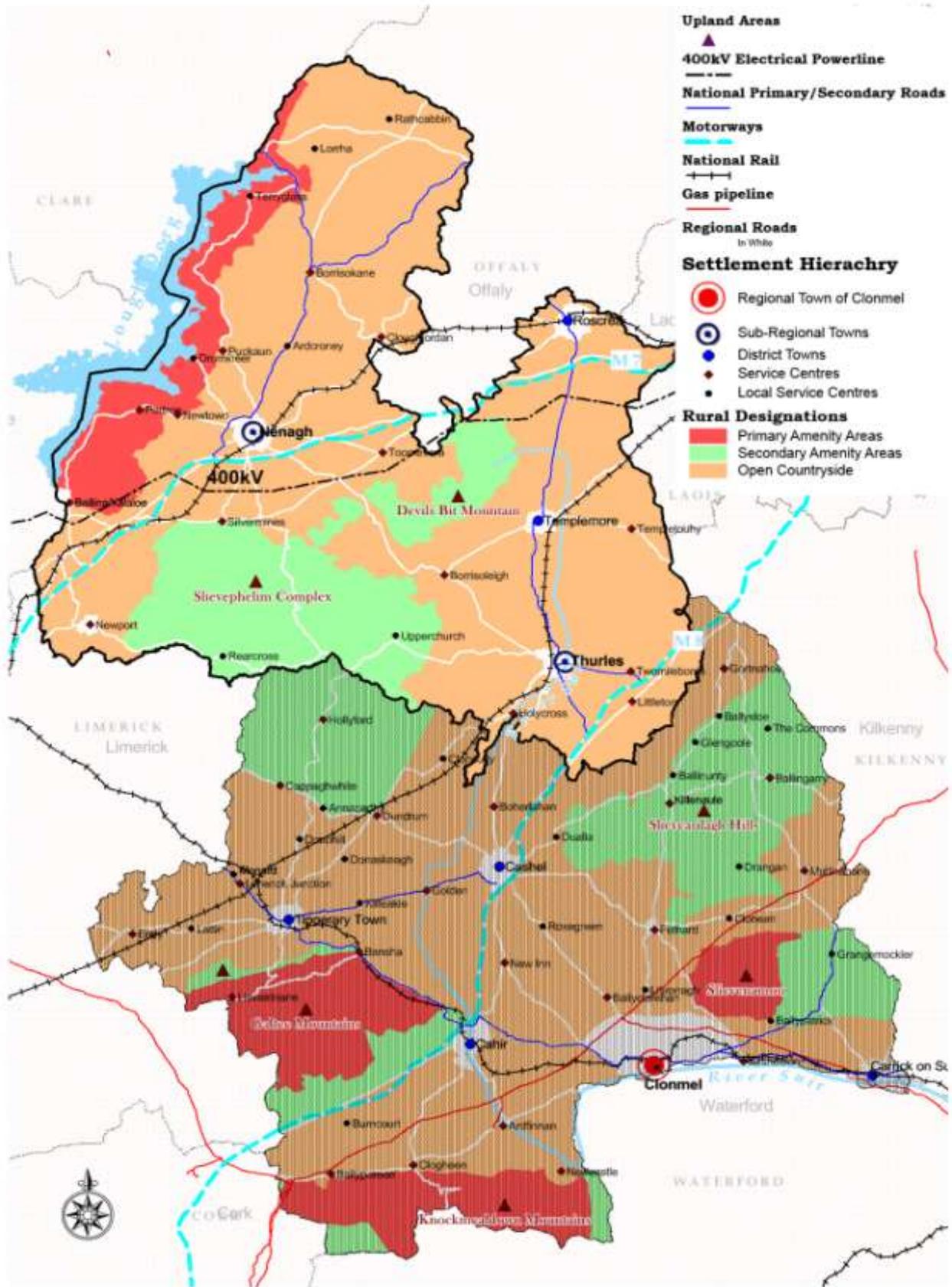
Transport, Water Services and Environmental Management	To promote sustainable transport patterns and integrated land-use and transportation policies, and to safeguard and develop infrastructure to support the continued socio-economic growth of the county.
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2.5 Core Strategy Map

The Core Strategy map for the Plan (as varied) is set out overleaf; this demonstrates how the county works, with respect to the main geographical areas, the Settlement Hierarchy and existing transportation, energy, communication and waste infrastructure, together with its relationship to adjoining regions.

The unshaded area represents the part of the county which is the subject of the North Tipperary County Development Plan 2010 (as varied).

FIGURE 2.4 CORE STRATEGY MAP



Chapter 3: Strategy for Settlement

Core Aim

To promote the development of a strong network of towns as regional and county level drivers of growth and to revitalise villages which will support rural communities.

3.1 Introduction

This chapter identifies the role and function of the county's towns and villages in a balanced and sustainable settlement framework entitled the 'County Settlement Strategy'. The Settlement Strategy will guide new development towards existing settlements, whereby such development will contribute in a positive way to the built form and character of each settlement. Growth of settlements should occur with improvements to services, improved communication networks and better interconnectivity between settlements. Each settlement has a complementary role in achieving growth and prosperity in the county. It is recognised that rural villages, along with the large towns, play an essential role by acting as sustainable development centres within rural communities.

This chapter also addresses the need to accommodate rural houses in the open countryside for those who have a local or functional need, whilst at the same time protecting the natural resources of the countryside.

3.2 Developing the Settlement Strategy

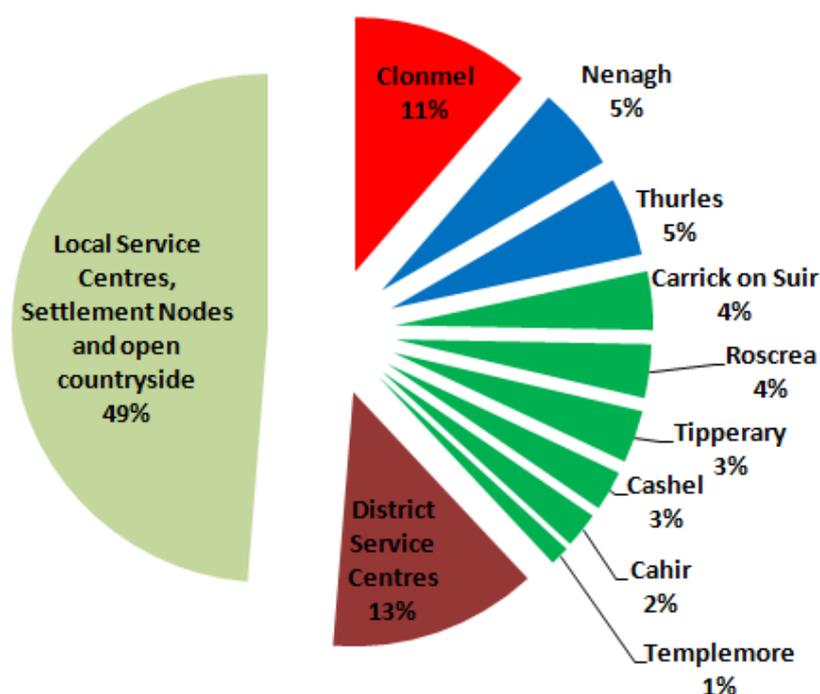
A hierarchy of towns and villages has been developed having regard to national and regional level guidance. This hierarchy was based on the findings of an analysis of population and services of settlements and also taking account of the following:

- ✓ Role of settlement as defined by the NSS and the RPGs.
- ✓ Population of each settlement and its contribution to the county population.
- ✓ Guidelines for Planning Authorities - Retail Planning (DECLG 2012).
- ✓ Geographical location of settlements and infrastructure in the county & region.
- ✓ Capacity of receiving environment e.g. water quality, ecology, landscape etc.
- ✓ The provisions of the Water Framework Directive.

3.2.1 Population and capacity of settlements

The pie-chart below illustrates how the population is distributed in County Tipperary across urban and rural areas¹⁸. There is a comparable distribution of population between the county's larger settlements and rural areas including villages. The long-term viability of the county's towns and villages will depend on sustaining and growing the population of these settlements.

FIGURE 3.1: PIECHART ILLUSTRATING DISTRIBUTION OF COUNTY POPULATION



Settlement population, the availability/capacity of services and infrastructure, geographical location and facilities in the key urban centres, including health, education, legal and transport facilities informed the development of the settlement hierarchy in the county set out below.

Clonmel is the largest settlement centre in county Tipperary with 11% of the county's population. Thereafter, Nenagh and Thurles collectively account for 10% of County Tipperary's population and act as strong centres with high quality services and employment opportunities. These settlements are important drivers of economic growth in the region, given their population levels, transportation links, retail offering and range of services.

¹⁸ Rural areas are generally defined as open countryside and settlements under 1,500 populations.

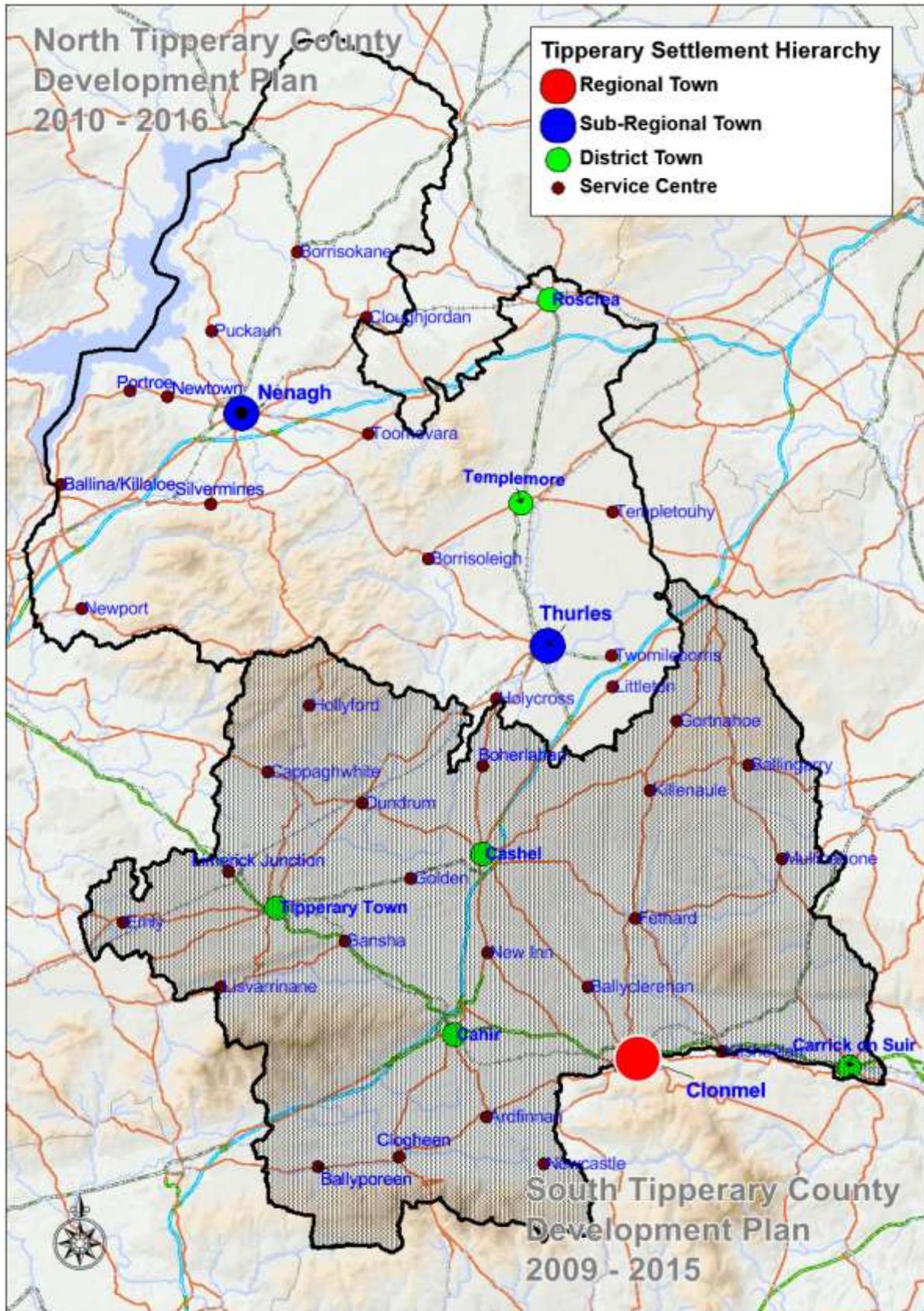
3.2.2 County Tipperary Settlement Hierarchy

In Chapter 2 the population targets for towns within both North Tipperary and the county as a whole were outlined. As a consequence of the amalgamation of North and South Tipperary, a settlement hierarchy of the county as a whole has also been identified. Towns and villages within the North Tipperary County Development Plan area have, however been outlined in bold for ease of identification. After consideration of their respective roles and capacities, each settlement is identified in the settlement hierarchy as illustrated below.

FIGURE 3.2: COUNTY SETTLEMENT HIERARCHY



FIGURE 3.3 MAP OF COUNTY SETTLEMENT HIERARCHY



Policy SS1: Settlement Hierarchy for Tipperary County Council

The Council will prioritise and support the sustainable growth of the county's towns and villages as outlined in the settlement hierarchy, thereby promoting balanced regional development and competitiveness and delivering a stronger network of viable and vibrant settlements to support the needs of local communities in the county.

3.3 Settlement Strategy Planning Framework

Strategic objectives for the planning and development of each settlement tier set out in the settlement hierarchy are outlined below.

3.3.1 Planning for the Urban Settlements

The role of the Regional Town: Clonmel

For the role of Clonmel as a Regional Town, regard should be had to Variation No. 2 of the South Tipperary County Development Plan.

The role of the Sub-Regional Towns: Nenagh and Thurles

Nenagh and Thurles provide complementary roles to Clonmel as regional towns in the hinterland of the Limerick-Shannon Gateway. Both are strategically located in the centre and north of the county and are supported by national rail and road transport infrastructure. Both towns offer a range of service functions to attract and drive future growth in the county. The Council will support the role of Nenagh and Thurles recognising their favourable locations close to transport links and their capacity to accommodate new employment development and services.

Any new developments in Nenagh and Thurles will be subject to the provisions of the Nenagh Town and Environs Development Plan 2013 and the Thurles Town and Environs Development Plan 2009.

The role of the District Centres: Roscrea, and Templemore (Carrick on Suir, Tipperary Cashel and Cahir in the South)

These towns have been identified as District Towns due to their respective strategic locations and roles in Tipperary. Tipperary Town and Carrick on Suir are acknowledged as having strategic roles in the south west and south east and the towns of Roscrea, Templemore, Cashel and Cahir form a strengthening spine from north to south. Collectively the District Towns underpin and strengthen rural Tipperary.

In this Plan (as varied) it is envisaged that each of these towns will continue to grow as part of a balanced urban structure and in support of the higher tier settlements. The residential function of these centres will be strengthened and improved, and they will be promoted as desirable places in which to live and work. The District Centres will continue to perform an important role in the county by providing employment opportunities, high quality retail choice, regional transport services and community services for their hinterlands in line with their capacities for growth and expansion.

Any new developments in these towns will be subject to the appropriate Plan as follows: the Templemore Town and Environs Development Plan 2012, and the Roscrea Local Area Plan 2012

Policy SS2: Growth and Development in Urban Centres

The Council will support, drive and facilitate the growth of urban centres in a balanced and sustainable manner in line with their role in the settlement hierarchy as set out above and in accordance with the Core Strategy.

3.3.2 Planning for Rural Settlements

The smaller settlements and villages of the county have come under increasing pressure associated with the economic recession and the resulting impacts including emigration, unemployment and lack of investment and development. The Council will support appropriate investment and growth in such settlements and will seek to support and facilitate measures to enhance the vibrancy and vitality of rural County Tipperary. The rural settlements of the county have been identified in the County Settlement Strategy as '*Service Centres*', '*Local Service Centres*' and '*Settlement Nodes*' according to their scale and capacity for growth and their role in the settlement hierarchy.

Role of Service Centres

Service Centres are robust settlements that have a capacity to accommodate new residential growth, employment and enterprise and other appropriate uses. The service centres are being targeted for growth at an appropriate scale to service their local hinterlands and to consolidate housing, local employment, public transport and a range of services. These towns and villages perform important roles as retail and service providers in their local economy and are targeted for continued growth. A dedicated Local Area Plan is in place for the Service Centre of Newport; the Newport Local Area Plan 2010.

Role of Local Service Centres

Local Service Centres are settlements which act as local residential and community centres and will accommodate an appropriate level of development, including housing and community services i.e. childcare, primary level education, recreation, convenience retailing etc. The Council will seek to maintain the existing range of rural services in place in these settlements in view of their role in reducing unnecessary travelling by rural communities in order to avail of basic services.

Role of Settlement Nodes

Villages designated as settlement nodes will provide for small-scale growth to meet the demand of their immediate hinterlands. New residential developments in settlements will be limited to cluster type residential schemes, serviced sites or single houses with a focus on residential and services development of a character suitable to settlements of this size.

Policy SS3: New Development in Rural Settlements

It is the policy of the Council to facilitate growth and development in rural settlements of a nature and scale appropriate to their role in the settlement hierarchy. Within these settlements, the Council shall facilitate new development subject to the following:

- i) The scale, layout, design and siting of new residential development shall reflect the character and scale of the existing settlement. Residential developments shall be appropriately phased with the roll out of necessary services, facilities and social infrastructure before units are occupied.
- (ii) New commercial developments, particularly convenience retail uses, shall be located within easy access of the settlement area.
- iii) Employment/industrial uses shall be designed and landscaped so as to contribute positively to the visual appearance of the village and associated entrance points.
- iv) The availability and capacity of infrastructure and services will be a determining factor in the scale of new development, and infrastructural improvements may be required by the Council in compliance with the policies set out in Chapter 9 and development management standards set out in Chapter 10.

3.4 Rural Housing in the Open Countryside

It is a key aim of this Plan (as varied) to achieve the following:

1. To facilitate people who are from a rural community and who have lived for long periods within a rural community, and are in need of a dwelling, to construct that dwelling within their rural community, and
2. To promote the growth and viability of the rural villages within the county.

The Council recognises that many people, who are not intrinsic to a local area, wish to live in rural areas within the county. This Plan (as varied) seeks to accommodate these people in the rural villages, through the second hand housing market and through the re-use of existing, but under utilised, dwellings in the open countryside.

The Plan (as varied) has set out a series of designations where one-off housing will be facilitated subject to certain criteria; these are illustrated in Figure 3.4 and explained below. The Council recognises that certain parts of the county are of significant scenic and economic value associated with tourism and are thus more sensitive to change as a result of excessive development of one-off houses. These areas are designated as **Primary Amenity Areas** and include visually sensitive upland areas and important tourism areas such as Lough Derg.

The Council has also identified **Strategic Transport Corridors** which, in order to protect public investment, carrying capacity and the safety of road users, are considered generally unsuitable for new housing development except in exceptional circumstances. Exceptions will only be made in specific circumstances related to the applicant's individual need to locate in areas adjoining Strategic Regional Roads and National Secondary Roads in line with the policies set out below.

The Council, in areas which were deemed to exhibit significant areas of decline, i.e. **'Structurally Weak Area'**¹⁹, may consider permitting a dwelling, in exceptional circumstances, for an individual who is not intrinsic to the area. Exceptional circumstances will only be considered to apply where an applicant has demonstrated that:

- a) He/she has a functional/employment need to live in the community and;

¹⁹ During the preparation of the North Tipperary County Development Plan, 2010

- b) It has been demonstrated that due to technical planning constraints that a site in a village (or immediately abutting the village boundary) within 5km of the site cannot be developed.

This Plan (as varied) aims to achieve an appropriate balance between rural housing need, the protection of primary amenity areas and the protection of strategic transport linkages between settlements.

Policy SS4: Housing in the Rural Countryside

It is the policy of the Council to facilitate individual dwellings in the open countryside for person(s) who are intrinsic to the area, have a demonstrated housing need²⁰, and who are seeking to provide a home for their own occupation. A housing need should be demonstrated in accordance with any one of the categories set out below:

Category A: Local Rural Person

- (i) A 'Local Rural Person' in the 'Open Countryside' is a person who has lived in the rural area within 10km of the proposed site for a minimum and continuous 10 year period.
- (ii) A 'Local Rural Person' in a 'Primary Amenity Area' is a person who has lived in the primary amenity area (outside of designated centres, see below) and within 5km of the proposed site for a minimum and continuous 10 year period.

For the purposes of this policy 'Rural area' refers to the area outside of designated settlements with a population in excess of 1,500 people.

Or

Category B: Functional Need to Live in a Rural Area

Persons who can demonstrate a land-dependant need to be at the location of the farm and meeting either of the following criteria:

- (i) A farmer of the land - defined as a landowner with a holding of >20ha²¹, or
- (ii) An owner and operator of an agricultural/horticultural/equine activity on an area less than 20 hectares where it is demonstrated to be of a viable commercial scale²².

Or

²⁰ Persons who already own/have been permitted a house in the rural area will generally be considered to have no rural housing need, however, ownership of a dwelling in a settlement in excess of 1,500 persons will not affect a local persons rural need claim.

²¹ Where a landowner has no children and a niece/nephew is inheriting the farm, this niece or nephew will also qualify as having a functional need.

²² A detailed 5 year business plan will be required to demonstrate 'viable commercial scale'.

Category C: Exceptional Medical Circumstances

Consideration will be given in very limited circumstances to an applicant demonstrating housing need on the basis of exceptional medical circumstance. Any planning application must be supported by documentation from a registered medical practitioner and disability organisation proving that a person requires to live in a particular environment and in a dwelling designed and built purposely to suit their medical needs.

Policy SS5: Housing on Strategic Regional Roads

It is the policy of the Council to protect the carrying capacity and traffic safety on Strategic Transport Routes (see Figure 3.4). The Council will only facilitate individual dwellings on regional roads designated as strategic, for person(s) who have a demonstrated housing need and who are seeking to provide a home for their own occupation. A housing need should be demonstrated in accordance with the following categories:

(a) The applicant is a farming landowner²³ or their son or daughter²⁴ and existing or shared accesses are used where practicable.

And

(b) The applicant has demonstrated, to the satisfaction of the Council, that there is no alternative site available to her/him away from the strategic transport route.

²³ Refer to definition in Policy SS4 – Category B(a)

²⁴ Where a niece/nephew is inheriting the farm, this niece or nephew will also qualify.

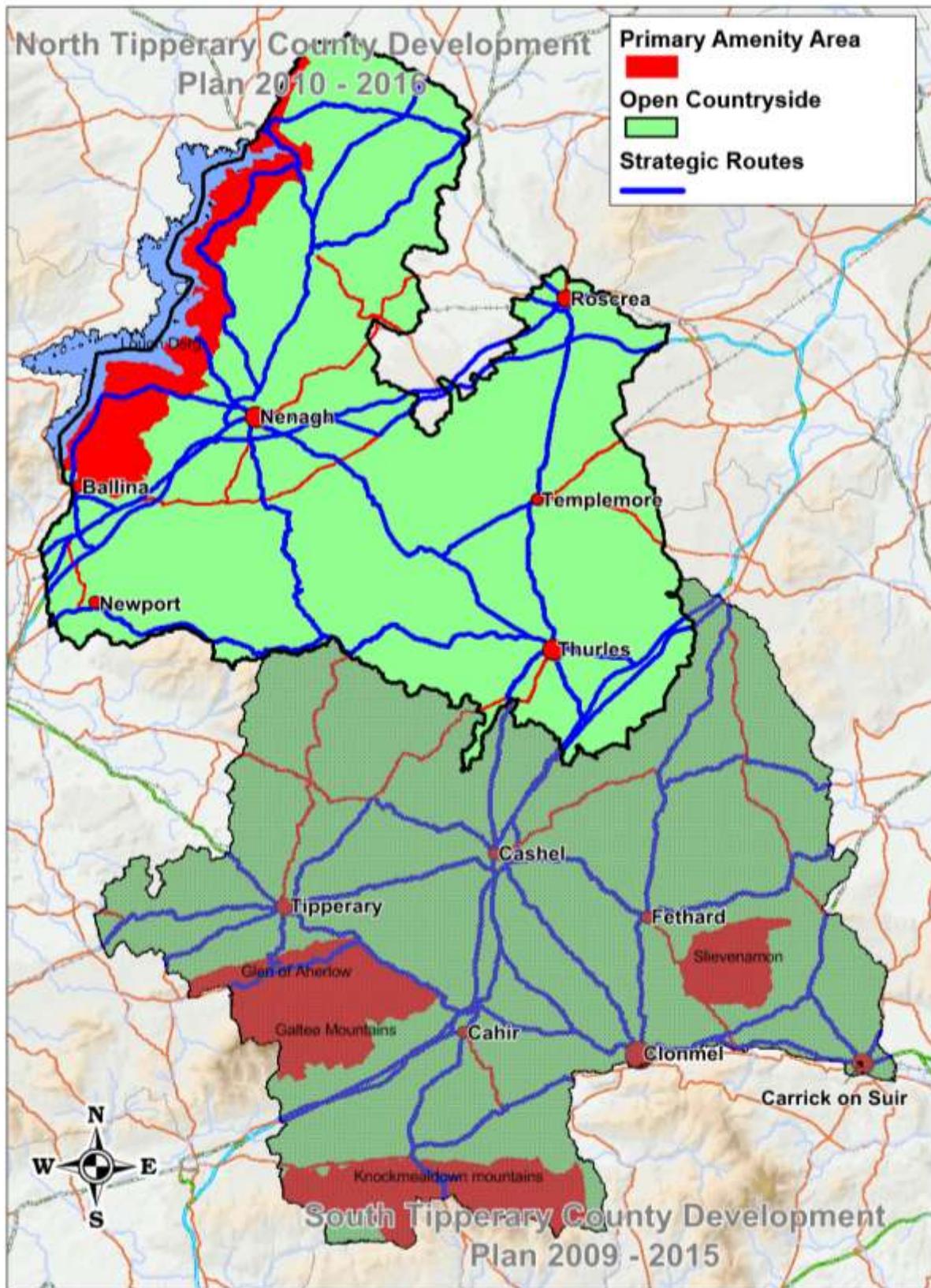
Policy SS6: Housing on National Secondary Roads.

It is the policy of the Council to protect the carrying capacity of, and traffic safety on National Secondary Roads. The Council will only facilitate a dwelling on National Secondary Roads, in exceptional circumstances, where an applicant complies with Policy SS4, and the following criteria are met:

- (a) The applicant is a son or daughter of a farming landowner, is engaged in farming the landholding and will inherit the holding at the location of the dwelling, and,
- (b) The applicant has demonstrated, to the satisfaction of the Council, that there is no alternative site available to her/him off a regional or local road, and,
- (c) The dwelling is accessed off the existing farmhouse entrance.

The Council, in assessing applications for one-off housing on family holdings will require an applicant to submit a planning statement to justify the location of the site, based on all alternatives available.

FIGURE 3.4 PRIMARY AMENITY AREAS AND STRATEGIC TRANSPORT



3.4.1 Replacement of Rural Dwellings

Where it is demonstrated by an applicant that a dwelling²⁵ is no longer suitable for habitation, the Council will consider its replacement with a new dwelling. Where a proposed site is located within a Primary Amenity Area, the applicant will be required to demonstrate that they meet local need policy as set out in Policy SS4.

Policy SS7: Replacement of Rural Dwellings

It is the policy of the Council to permit the proposed demolition of a dwelling that is no longer suitable for habitation and its replacement, subject to the development management standards as set out in Chapter 10. Where the proposed dwelling is located in a Primary Amenity Area, an applicant will be required to demonstrate compliance with Policy SS4.

3.4.2 Ribbon Development

Ribbon development can be described as a line of buildings, served by individual accesses, extending along a section of public road. The Council in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities (DEHLG 2005) will take a restrictive approach to ribbon development and in particular will take account of the planning history of the landholding and the future family needs of the landowner.

Policy SS8: Ribbon Development

The Council will resist further development where 5 houses in total exist or are permitted, within any continuous 250 metre section of roadway²⁶ and will only facilitate additional individual dwellings in such cases for person(s) who have a demonstrated housing need and who are seeking to provide a home for their own occupation. A housing need should be demonstrated in accordance with the categories set out below:

- (a) The applicant is a farming landowner²⁷ or their son or daughter²⁸, existing or shared accesses are used where practicable and it is demonstrated that no alternative exists on the family landholding.

Or

²⁵ The Council must be satisfied that the structure was last used as a domestic dwelling house and is reasonably intact. Refer to the Rural Housing Guidelines for further detail.

²⁶ The definition of ribbon development is illustrated on pg. 9 of the Rural House Design Guide in Appendix 5 of the Plan (as amended by this Variation).

²⁷ Refer to definition in Policy SS4 – Category B

²⁸ Where a niece/nephew is inheriting the farm, this niece or nephew will also qualify.

- (B) The site is a 'Gap Site' which is defined as a site located within a line of existing and permitted dwellings. One dwelling site only will be accommodated in a gap site, and other than agricultural access to lands to the rear (if required), the proposed site should fully occupy the gap between existing and permitted dwellings.

3.5 Specific Objectives

- SO3-1 It is the objective of the Council to review each of the Town Development Plans and Local Area Plans, as required in accordance with the provisions of the Planning and Development Act 2000, (as amended).
- SO3-2 It is the objective of the Council to review and prepare Settlement Plans for Service Centres, Local Service Centres and Settlement Nodes over the lifetime of the Plan (as varied).
- SO3-3 It is an objective of the Council to monitor the growth patterns within individual settlements to determine compliance with the Core Strategy.

Chapter 4: Planning Sustainable Communities

Core Aim

To facilitate the development of sustainable and socially inclusive communities, where high quality housing is provided to meet the needs of citizens of the county and growth is integrated with the delivery of community and social infrastructure.

4.1 Introduction

The sustainable growth of towns and villages throughout the county must take place where people of all ages and background can live in suitable housing in communities supported by social, community, educational and cultural facilities.

This chapter sets out the policies and objectives of the Council for the delivery of sustainable communities in accordance with the guidelines for 'Sustainable Residential Development in Urban Areas (DEHLG, 2009)²⁹. This chapter is also concerned with achieving the objectives for *Delivering Homes, Sustaining Communities* contained in the Government Statement on Housing Policy which focuses on creating sustainable communities that are socially inclusive by:

- ✓ promoting high standards in the design and construction and in the provision of residential amenity and services in new housing schemes;
- ✓ encouraging best use of building land and optimal utilisation of services and infrastructure in the provision of new housing;
- ✓ pointing the way to cost effective options for housing design that go beyond minimum codes and standards;
- ✓ promoting higher standards of environmental performance and durability in housing construction;
- ✓ seeking to ensure that residents of new housing schemes enjoy the benefits of first-rate living conditions in a healthy, accessible and visually attractive environment; and
- ✓ providing homes and communities which are easily managed and maintained.

This chapter also addresses the Council's policy and objectives for the delivery of housing, including social and specialised housing needs, in accordance with the County Housing Strategy.

²⁹ www.environ.ie

4.2 Implementing the County Housing Strategy

The Council has prepared a County Housing Strategy to make provisions for the housing needs of the existing and future population of Tipperary. The Housing Strategy has been prepared on a full county basis, to reflect the amalgamated Council. The County Housing Strategy is set out in Appendix 2.

4.2.1 Demography and Population Growth

The population of County Tipperary has increased by 6.4% since 2006 and the county population is now 158,754. The Core Strategy of the Plan (as varied) identifies that the population across the North and South Tipperary Development Plan areas is targeted to reach 186,606 by 2022. This population target would represent a further increase of 14.9%. The Plan (as varied) has provided for sufficient lands zoned for residential use to provide for the housing needs of the growing county population. The County Housing Strategy identifies the nature of housing need that will be associated with this population growth.

4.2.2 Housing Supply

As a result of the economic downturn, housing construction has dramatically fallen over the past number of years. Construction rates peaked in 2006, with 1,426 units built in the North Tipperary County Development Plan area, with 3016 units built in County Tipperary as a whole. However, in County Tipperary as a whole, in 2014 only 215³⁰ units were built, a fall from 2013 when 266 units were delivered.

The fall in construction is most evident in terms of housing scheme developments. In County Tipperary in 2014 only 45 houses/apartments were delivered in housing schemes, whilst 170 one-off houses were delivered. This trend towards low density and dispersed settlement cannot support the sustainable delivery of services in the county. In order to maintain the towns and villages in the county and to cater for sustainable county population growth, this Plan (as varied), focuses on the delivery of high quality new housing in towns and villages, while recognising the need to allow local people to build in their local areas.

4.2.3 County Housing Strategy

The County Housing Strategy has identified the changing nature of new housing demand in the county and the influence of recent legislative changes on the delivery of new housing. A change to Government policy³¹ on the delivery of housing through Part V has resulted in the

³⁰ Source DECLG, Annual Housing Statistics

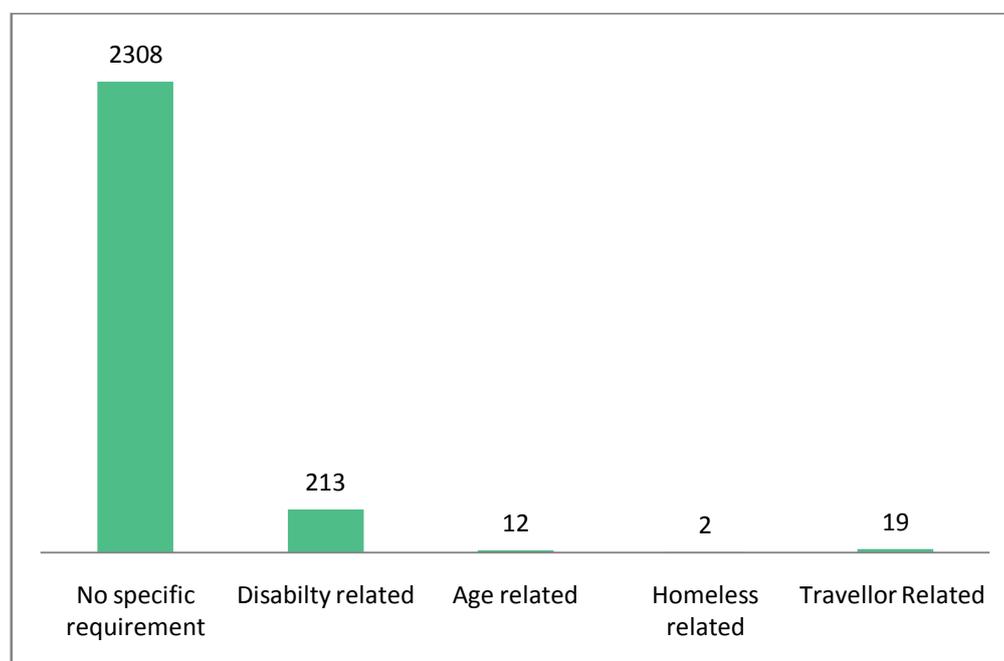
³¹ Governments 'Housing Policy Statement' 2011 & 'Statement of Strategy 2011-2014'.

cessation of affordable housing schemes and a review of how social housing is delivered³². In addition, new legislative and policy initiatives for Housing Authorities have been introduced as part of 'Social Housing 2020 – Support, Supply and Reform' (DECLG, 2014). This is a six year strategy that restores the Council to a central role in the provision of social housing through building on a significant scale. The strategy also emphasises the Council's role in building partnerships with public, voluntary and private providers of housing via innovative funding mechanisms to meet the demands for social housing using flexible models of delivery such as the Rental Allowance Scheme (RAS) and Housing Assistance Payments (HAP).

The numbers of persons in need of social housing in the county has grown in recent years. In June 2015 the total number of applicants on the social housing list was 2,835 (including those in receipt of rent allowance), this is an increase of 289 over last figures for 2014. Notwithstanding the fall in house prices since 2008 much of this housing need is related to the inability of households to afford a dwelling.

The average household occupancy in the county is 2.7 persons with a high proportion of single persons in need of social housing; this indicates a need for smaller units i.e. 1 and 2 bedroom units.

FIGURE 4.1: SPECIFIC HOUSING REQUIREMENTS – JUNE 2014



³² As set out in the Urban Regeneration and Housing Act, 2015

It is apparent from an assessment of social housing needs across the county that there is a specific demand for specialised housing among the elderly, the Travelling Community, persons with disability and the homeless. This specific local housing need needs to be actively addressed in new housing development.

Policy SC1: County Housing Strategy

It is the policy of the Council to have regard to the County Housing Strategy, or any amendment thereof, when implementing housing programmes and when assessing proposals for private residential development in order to ensure that new housing is provided and located in a manner that caters for the diverse range of housing needs in the county.

4.3 Residential Development in Towns and Villages

Towns and villages are at the core of our communities. The continued vitality and vibrancy of these settlements is dependent on people continuing to live and work within them. It is a key aim of the Council to ensure that new residential development contributes to the settlement form, community and quality of life of residents in all settlements.

The design of housing schemes should be influenced by factors including the need for integrated communities, the delivery of a range of housing types and the need to ensure that residential schemes are supported by community amenities and facilities. The Council will require a Development Impact Statement (DIS) to be undertaken for residential schemes of more than five no. houses, with the purpose of ensuring that receiving settlements have the capacity to cater for proposed developments. The DIS should review the impact of the development on existing services and community facilities and where appropriate bring forward proposals to address deficiencies and develop appropriate new facilities.

Policy SC2: Sustainable Residential Development in Towns and Villages

It is the policy of the Council to ensure that all new multi-unit residential development and developments comprising a mixture of residential and other uses complies with the 'Guidelines on Sustainable Residential Development in Urban areas', (DECLG 2009). New housing developments of five or more units shall demonstrate compliance with the Guidelines through the submission of a DIS in line with the development management standards set out in Chapter 10.

Through social housing schemes and capital investment programmes the Council will seek to ensure that all persons have affordable accommodation suitable to their social and personal needs and in line with the policies set out in 'Delivering Homes - Sustaining Communities' (DEHLG 2007).

Social housing will also be required to be delivered as part of new private housing in line with the provisions of Part V of the Planning and Development Acts 2000, (as amended). Social housing shall be integrated with the community in a sustainable manner and shall be provided as part of new housing development on lands zoned for residential use or a mixture of residential and other uses in line with Policy SC 3.

Policy SC3: Delivery of Social housing in accordance with Part V of the Act

The Council will require residential schemes proposed on lands zoned for residential use or a mixture of residential and other uses, to comply with Part V of the Planning and Development Acts 2000, (as amended) or any amendment thereof. Part V arrangements should be agreed with the Housing Authority prior to the submission of a planning application.

4.3.1 Management of Development in Rural Settlements

It is the aim of the Council to ensure that new residential developments are of a suitable scale, integrate with, and enhance the towns and villages in which they are proposed, and in this regard the Council will manage the amount of zoned land to be developed in the rural settlements. To maintain the guiding principles of the Plan (as varied) regarding growth of settlements and to implement the Core Strategy, up to 10% of the amount of land zoned for new residential use in each **Service Centre, Local Service Centre and Settlement Node** may be developed over the remaining lifetime of the Plan (as varied).

All new multi-unit proposals for residential development **of more than 10%** of land zoned for new residential use per settlement (either independently or cumulatively) will be subject to the preparation and submission at planning application stage of a DIS and based on this, the Council will consider if the development of additional land is appropriate and justified on a case-by-case basis.

The Council may permit new residential development in a 'cluster' format on unzoned lands outside of and directly adjoining village boundaries where it is demonstrated to the satisfaction of the Council that suitable lands zoned for residential use are not available for development within the village boundary, and that the development is of a high quality and

will reduce demand for one-off housing. The developer will be expected to prepare a DIS in support of the planning application and to clearly address why it is necessary to develop lands outside of the village boundary.

Policy SC4: Residential Development in Rural Settlements

It is the policy of the Council to ensure that the scale of residential development is appropriate to the scale, character and infrastructural capacity of rural settlements. The Council will consider residential schemes in accordance with the requirement set out below:

- (a) Up to 10% of the amount of land zoned for 'new residential' development in each rural settlement may be developed over the lifetime of this Plan (as varied). Where 10% or more of land zoned for 'new residential' development is already committed to development and/or where construction has commenced, any further development will only be permitted if it is demonstrated, by the submission of a DIS, that the development is required, appropriate in scale and design and the services are in place/or will be developed to accommodate the residential scheme.
- (b) Serviced sites on lands zoned for 'new residential' development will be facilitated, subject to the provisions set out above and subject to the proposal meeting the development management standards for serviced sites set out in development management standards set out in Chapter 10.
- (c) Small cluster housing³³ development on unzoned lands outside of, and directly adjoining the village boundary may be considered where it is demonstrated to the satisfaction of the Council that suitably zoned lands are not available within the village boundary, the development is of a high quality and can link effectively with and contribute positively to the village form. A DIS shall be submitted in support of any such proposal.

4.4 Planning for the Elderly

It is a strategic goal of the National Positive Ageing Strategy (DoH 2009) to enable people to age with confidence, security and dignity in their own homes and communities as long as possible.

The elderly have certain housing requirements relating to access, medical case, security and personal safety, among other issues. The demographic profile nationally indicates that the

³³ Planning applications for 5 or less houses with a single entrance arrangement and common open space, made as single planning application, demonstration of rural housing need will not be required.

percentage of older people is increasing substantially and therefore there will be a need to cater for this important sector of our population.

To cater adequately for an ageing population, there will be a requirement for a combination of supported group/community housing, assisted living and residential care accommodation, and new housing to be delivered in a manner that will allow elderly persons to remain in their own homes and/or within their communities. The concept of independent living for elderly persons is integral to the consideration of 'Housing Mix' and the Council will require new housing developments provide a range of house types and designs to cater for all stages of life. New nursing homes and/or retirement villages will be facilitated on suitably zoned lands in settlements to ensure direct access to services such as shops, places of worship, medical care etc and to integrate these centres into the local community.

Policy SC5: Accommodation for the Elderly

It is the policy of the Council to facilitate the provision of accommodation to meet the needs of the elderly and to encourage and facilitate the sustainable development of supported group/community housing, assisted living accommodation and residential care accommodation on appropriately zoned land within Settlement Centres. Where a DIS is required to be submitted with a planning application this shall address the housing requirements of the elderly in line with the Development Management Standards set out in Chapter 10.

4.5 Specialised Housing requirements

4.5.1 Traveller Accommodation

The Council recognises the specific requirements of providing accommodation for the travelling community. The Housing (Traveller Accommodation) Act 1998 requires that each Housing Authority adopt a Traveller Accommodation Programme for its functional area. The Council prepared a Joint Traveller Accommodation Plan 2014-2018, which identifies the accommodation requirements and the measures to address these requirements up to 2018.

4.5.2 Housing for the Homeless

The Housing (Miscellaneous Provisions Act) 2009 provides the statutory framework to address homelessness. Under the provisions of this Act, Homeless Action Plans have been prepared for the Mid West and South East Regional Authorities.

The Council is proactive in the alleviation of homelessness and will continue to secure accommodation for homeless people in the county as the need arises in line with the Homeless Action Plans and the provisions of the County Housing Strategy.

4.5.3 Housing for the Disabled

The Housing Strategy found that as of June 2014, 8% of all social housing need in the county was for persons with disabilities and thus a specific housing need is evident for this sector of the population.

In considering housing for persons with disabilities, location and access to public transport, community facilities and services are critical, particularly to those with a mobility related disability.

To effectively address the needs of persons with a disability, consultation between the Council, the HSE and other relevant associations is recommended in advance of the submission of planning applications to determine the housing needs in the area and to inform any design requirements.

4.6 Education

The Department of Education and Skills is responsible for the delivery of educational facilities and schools; however the Council has a role in ensuring that adequate serviceable land is available in appropriate locations, to facilitate the development of primary and secondary schools. The Council in any future review of town and village settlement plans will continue to ensure that appropriate lands are zoned for expansion of, or the provision of new schools.

Policy SC6: Education Facilities

It is the policy of the Council to have regard to the Provision of Schools and the Planning System – A Code of Practice for Planning Authorities, (DEHLG/DoE 2008) or any amendment thereof in the assessment of residential development and will require as part of the DIS that applications for residential schemes of five or more houses, demonstrate that there is adequate school capacity to cater for the proposed development.

4.7 Childcare Facilities

Childcare is taken to mean full access to day care and sessional facilities for pre-school children and school going children out of hours. The active participation of local development partnerships/groups and HSE should be sought in the provision of new facilities and any

proposal for new childcare facilities must be to the satisfaction of the County Childcare Committee.

Childcare facilities are acceptable in principle in areas with a proven demand for childcare and where they are located to reduce the need for unsustainable traffic movements. Appropriate locations include town centres, neighbourhood centres and in residential areas, also in close proximity to or within places of employment, educational institutions and places convenient to public transport nodes as part of sustainable communities.

All residential developments are required to address childcare needs and provision in the area as part of their DIS, and developers of residential developments in excess of 74 dwelling units are required to consult with the County Childcare Committee regarding the appropriate provision of on-site childcare facilities in advance of making a planning application.

Policy SC7: Childcare Facilities

It is the policy of the Council to facilitate childcare facilities at easily accessible central locations in association with housing and other development in compliance with the County Childcare Strategy requirements and the Childcare Facilities Guidelines for Planning Authorities (DEHLG 2001) or any amendments thereof. New residential development will be required to consider demand for childcare likely to be generated by the development and the existing childcare facilities in the area, and submit proposals to accommodate any identified increase in demand which may arise as part of their DIS.

The Council will also consider the provision of childcare facilities in appropriate locations, including town centres, neighbourhood centres and in residential areas, also in close proximity to or within places of employment, educational institutions and places convenient to public transport nodes as part of sustainable communities.

4.8 Community Amenity

The Sustainable Residential Development Guidelines in Urban Areas, (DEHLG 2008) highlight the need to phase development in line with the availability of social and community infrastructure such as schools, amenities and other facilities. The Council will seek to ensure that adequate and safe amenity and recreational open space and facilities, including community facilities, playgrounds and centres, are available for all groups of the population at a convenient distance from their homes and places of work in line with the provisions of the Sustainable Residential Development Guidelines in Urban Areas, (DEHLG 2008). All residential developments are required to address public amenity needs and provision in the

area as part of their DIS and comply with the development management standards set out in Chapter 10 of the Plan (as varied).

Policy SC8: Community Amenity

It is the policy of the Council to ensure that adequate and safe amenity and recreational open space and facilities, including community facilities and centres, are available for all groups of the population at a convenient distance from their homes and places of work. The Council will seek, as appropriate, the provision of community amenity as part of new residential development.

Community facilities should be located to maximize their efficiency and to facilitate ease of access, shared use and sustainable transport movements for users of all ages and abilities. The clustering of facilities at appropriate locations will also be encouraged such as childcare facilities and schools sharing the same campus.

Policy SC9: Multi-use Community facilities

It is the policy of the Council to support the provision of appropriately designed multi-use community facilities to accommodate suitable uses which would facilitate co-location of various community groups.

It is important to ensure that new development is accessible to the widest range of society possible, regardless of abilities, age or physical limitations in line with best practice. The Council will promote better access for all, where feasible, in its own development and in assessing new development proposals.

Policy SC10: Better Accessibility for the Community

It is the policy of the Council to encourage and facilitate the provision of improved accessibility for the widest range of society in new accommodation, venues and activities and to encourage and facilitate improved availability of information on accessibility to those with varying levels of mobility and access issues.

4.9 Healthcare Facilities

The primary role of the Council with respect to provision of healthcare facilities, including Primary Health Care facilities is to ensure that;

- a) Adequate land is available in settlement centres to enable existing facilities be expanded, adapted or to provide new healthcare facilities.
- b) To permit healthcare facilities in the appropriate locations subject to normal planning considerations.

New healthcare facilities may be provided by both the private and the public sector and should be located on suitably zoned land in close proximity to public transport services. New health care facilities should be located in urban areas based on the sequential approach to site selection. The Council will facilitate healthcare providers in the site selection process and will assist at pre-planning stage in identifying suitable sites.

4.10 Burial Grounds

The Council is responsible for burial grounds across the county. As well as directly providing burial grounds and maintaining facilities that are currently in use, the Council also operates a scheme of grants to assist committees in the upkeep and maintenance of burial grounds that are at or near capacity. The Council will address areas of deficiencies in burial ground space and will provide for future needs in this area through the land zoning process and in consultation with the local communities.

4.11 Specific Objectives

- SO4-1 It is an objective of the Council to support and facilitate the LCDC in the preparation and subsequent implementation of key aims of the Local Community Plan (and any amendment thereof).
- SO4-2 It is an objective of the Council to prepare public realm enhancement plans for each Service Centre Settlement and to seek funding as opportunities arise for the implementation of these plans.
- SO4-3 It is an objective of the Council to prepare Cluster and Serviced Site Guidelines over the lifetime of the Plan (as varied).
- SO4-4 It is an objective of the Council to prepare a county-wide Play and Recreational Policy and Management Strategy to support the development and effective management of play and recreation infrastructure.

- SO4-5 It is an objective of the Council to prepare a county-wide Age Friendly Strategy.
- SO4-6 It is an objective of the Council to actively liaise with the Public Participation Network (PPN) during the development of any new statutory planning frameworks.
- SO4-7 It is an objective of the Council to manage burial grounds in the county and to administer a scheme of burial ground grants to assist operative committees in the upkeep and maintenance of burial grounds.
- SO4-8 It is an objective of the Council to work with interested groups to assist in the development of community gardens/allotments in towns and villages.
- SO4-9 It is the objective of the Council to provide accommodation for the Travelling Community who, pursuant to existing housing legislation and policy and the Housing (Traveller Accommodation) Act, 1998 are considered to be in need of accommodation, in line with the North and South Tipperary County Council's Traveller Accommodation Programme 2014-2018 (and any amendment thereof).
- SO4-10 It is the objective of the Council to secure accommodation for the homeless in line with the Homeless Action Plans and the provisions of the County Housing Strategy.
- SO4-11 It is an objective of the Council to liaise with and facilitate the Department of Education and Skills in the identification and reservation of sufficient land to meet the need for the expansion of existing schools and/or the provision of new schools in accordance with the Provision of Schools and the Planning System, a Code of Practice, (DEHLG 2008) or any amendment thereof.
- SO4-12 It is the objective of the Council to support the Health Services Executive, other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities, on appropriately zoned land, with good public transport and pedestrian services and sufficient access for parking and healthcare vehicles.

Chapter 5: Economic Development

Core Aim

To secure the sustainable development of the county by fostering competitiveness, efficiency and innovation in all sectors in order to provide employment opportunities and secure prosperity for all citizens in the county.

5.1 Introduction

Tipperary has long been recognised as an attractive place to live, work and do business. The establishment of Tipperary County Council, and the enhanced role of local government which is outlined in this Chapter, presents new opportunities for the county to support employment growth and investment opportunities.

The Core Strategy of the Plan (as varied) set out in Chapter 2 provides a spatial context for the future growth and economic development of the county. The Core Strategy has a dual focus relating to both the urban and rural economy. The Council will endeavour to guide industrial, manufacturing and service sector growth to the towns and villages of the county, and to harness the economic potential of the countryside and its natural resources. The Plan (as varied) will be responsive to economic change; opportunities for job creation; investment, advances in technology and changing work practices.

The years since the adoption of the North Tipperary County Development Plan in 2010, saw job losses throughout all sectors in the county. This Plan (as varied) is focused on assisting in the recovery and return to growth in employment across all sectors.

5.2 Economic Policy Context

5.2.1 European, National and Regional Context

The Core Strategy in Chapter 2 has outlined that the Government's Action Programme for Effective Government 'Putting People First', has placed a stronger role for local government in economic development and job creation. The role will be set within the policy context of a number of strategies which will be brought forward at a European and National level.

Europe 2020, which is the EU's current growth strategy, aims to achieve a smart, sustainable and inclusive economy throughout Europe. The EU has set five ambitious

targets to be reached by 2020 which have been transposed into national targets. Significantly national economic targets to be achieved by 2020 include:

- Employment – 69% -71% of 30-64 year old to be employed by 2020 (requires 0.6% per annum growth).
- Research and Development – 2% of Ireland’s GDP to be invested in R&D.
- Climate Change – Greenhouse gas emissions to be 20% lower than 1990.

Europe 2020 has informed Ireland’s national strategy, ‘Action Plan for Jobs’, 2015³⁴ which aims to have 100,000 more people in work by 2016 and 2m people in work by 2020. This is to be achieved *inter alia* by entrepreneurship support, SME innovation, and a removal of operational barriers.

In order to promote balanced regional development, Regional Enterprise Strategies³⁵, will be developed which will identify the economic assets of the region and opportunities for co-ordinated action between enterprise development agencies, (e.g. Enterprise Ireland, IDA Ireland, Local authorities and Development Agencies). These Strategies will be multi-annual plans, with actions committed to each of the economic partners and stakeholders including the Council through the LEOs.

Regional Enterprise Strategies will support and inform the preparation of the Southern Regional Spatial and Economic Strategy and, as such, will be implemented within the context of a new strategic spatial planning framework. The framework for economic and spatial planning in the region will be achieved through a co-ordination of these plans and strategies. The county has many significant and diverse assets which contribute to economic growth, including strong industrial, manufacturing, service and tourism assets. The county also has a strong rural economy, which is well known for the quality of its agricultural products and food production and in recent years has become a leader in renewable energy and energy efficiency.

The Council will seek to proactively participate in the preparation of Regional Enterprise Strategies, in partnership with state agencies and economic stakeholders, to ensure that the county is a strong and competitive driver of regional economic growth and development.

In September 2015, the Minister announced a new Capital Investment Plan 2016 – 2021 to provide for investment in major infrastructure projects. There are four main components of the investment strategy, namely:

³⁴ Action Plan for Jobs was first published in 2012 and subsequently up-dated in 2015.

³⁵ A Framework for the development of Regional Enterprise Strategies was published by the Department of Job, Enterprise and Innovation in February, 2015.

- Economic infrastructure – encompassing transport networks, energy provision and telecommunications capacity.
- Investment in the productive sector and human capital – such as direct supports for enterprise development; science, technology and innovation advancement; supports for tourism, agriculture, fisheries and forestry; and capital investment in education infrastructure.
- Environmental infrastructure – including our waste and water systems and investment for environmental sustainability.
- Critical social investment – such as the health service and social housing programmes.

This Plan (as varied) will ensure that there is a sustainable planning framework within which investment in Tipperary can be rolled out in line with the Capital Investment Plan.

5.2.2 Local Context

The Local Government Reform Act, 2014 introduced the requirement for the preparation of a six year LECP. The economic element of the LECP will be prepared by the Economic SPC of the Council, while the community element will be prepared by the Local Community Development Committee (LCDC)³⁶.

The LECP will be consistent with the Core Strategy and objectives contained in this Plan (as varied), and will set out the strategic priorities and actions needed to promote and support economic, local and community development.

5.3 Employment Profile

The CSO identified that the standardised national unemployment rate in September 2011 was 14.3%. However, the current national employment rate has reduced significantly since 2011 and CSO unemployment figures in the county show the current unemployment rate at 9.4%³⁷. This is a positive indicator of the improving economic situation in Ireland.

The total workforce of the county aged over 15 years, according to the CSO was 60,332 in 2011 and Table 5.1 illustrates the percentage of people involved in various sectors of the economy.

³⁶ Tipperary LCDC was established in 2014 as a requirement under the Local Government Reform Act as a committee of the local authority.

³⁷ CSO seasonally adjusted unemployment rate for September 2015

Table 5.1: Employment by Industry in Tipperary CSO, 2011

Industry	Tipperary % Working Population	National % Working Population
Agriculture, Forestry and Fishing	11.2	5.2
Construction	5.6	5
Manufacturing Industries	14	10.7
Transport, Storage and Communications	3.7	0.3
Public Administration and Defence	6.4	6.3
Mining, Quarrying and Turf Production	0.87	0.7
Electricity, Gas and Water Supply	0.48	0.6
Wholesale and Retail Trade	14.9	5.7
Hotels and Restaurants	4.7	5.4
Banking and Financial Services	2.5	5.2
Real Estate, Renting and Business Activities	5.6	10.1
Education	9	9
Health and Social Work	10.8	11.25
Other Community, Social & Personal Services Activities	4.3	4.6
Industry not stated.	5.6	5.6

The trends illustrate that the county has a higher than average share of persons at work in industry and a lower than average share of persons at work in financial and professional activities and administration. The county also has the highest share of those working in agriculture at over 11%. The employment profile of the county illustrates the importance of the industrial sector in the main towns and also the significance of the agricultural sector to the rural economy.

5.4 Strategic Development

'Strategic Developments' are generally of a significant scale and tend to locate where there is good access to appropriately skilled markets and a variety of transport modes. The county has significant land use advantages in this regard, with respect to strong network of urban centres, many located on the national road and rail network, supported by infrastructure and services.

The Council has ensured that sufficient land has been zoned across each settlement tier for industrial, business and commercial purposes to continue to support economic development. The Plan (as varied) also recognises that some employment generating developments, of a national or regional scale, may have specific landuse requirements outside of these

locations and provision is made for the consideration of these developments in the county subject to the proper planning and sustainable development of the county.

The Council will work in partnership with economic stakeholders, including the IDA, Enterprise Ireland and Third Level Institutions to attract investment, including identifying opportunity for economic clusters of activity in the county. Strategic employment development will be considered in accordance with Policies ED1 and ED2.

Policy ED1: Strategic Employment

It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.

Such locations include:

1. Land at Gortlandroe, Nenagh situated east of the N52 between the Portroe Road and Dromineer Road
2. Shannon Development west of Dublin Road, Nenagh
3. Master plan area identified in the Ballycurrane LAP including the former Sugar Factory, Thurles
4. Lisheen Mine Site, Moyne Templetuohy
5. Shannon Development land at Archerstown, situated southeast of Thurles.
6. Shannon Development Lands at the Dublin Road Roundabout, Roscrea.
7. Land at M7/N62 interchange
8. Lands at Noard, New Hill and Leigh the subject of Planning Application 09/51/0624

The Council notes that National Policies and Guidance can change during the lifetime of the Development Plan. All sites mentioned under Policy ED1, 1 to 8 above, should have regard to any new National Policies or Guidance as part of the Development Management process.

Policy ED1 (a) Masterplan for Archerstown, Thurles

It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following:

- (a) the infrastructural requirements to service current and planned development in the area;
- (b) the improvement and expansion of employment uses on existing sites and adjacent lands;
- (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and start-up employment activity;
- (d) the consolidation of existing residential development and;
- (e) the provision of limited new residential development

Policy ED1(b): Masterplan for Lisheen Mine Site, Moyne Templeuohy, Thurles

It is a policy of the Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development of lands situated at Moyne Templeuohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for the following:

- (a) Promote the use / development / production of renewable technologies or their by-product;
- (b) Use of suitable lands to provide for industries / employment / clean technology based industries not currently provided for within the county.
- (c) A high quality sustainable development
- (d) Provide significant amenities, including a designed parkland,
- (e) Reuse of existing infrastructure within the mine complex wherever possible.

Policy ED2: Employment Generating Developments of a National or Regional Scale

It is the policy of the Council to seek to harness opportunities to attract investment, and as such, will consider employment generating developments of a national or regional scale at locations in the county that may not be identified as a location for employment purposes in the Plan (as varied), subject to the demonstration of a need to locate in a particular area and in compliance with normal planning standards.

5.5 Tourism

National government has placed tourism at the centre of its economic recovery plan. In this regard, the government's new tourism strategy, 'People, Place and Policy Growing Tourism to 2025', DTTS, has recently been published. The strategy provides a focus on maximising

the export contribution and employment in the tourism sector and seeks to develop destination experiences centred on the natural, built and culture heritage of the country.

Tourism makes an important contribution to the economy of county Tipperary with income derived from tourism activity distributed across a wide range of economic sectors. The county is home to a number of nationally renowned visitor attractions including; the Rock of Cashel, Holycross Abbey; the county mountains and uplands, Lough Derg and the River Suir. Fáilte Ireland has recognised Lough Derg and the Munster Vales (the Galtee, Knockmealdown and Comeragh Mountain Ranges) as unique and distinctive experiences. Tipperary is also included in 'Ireland's Ancient East'; an umbrella destination brand that will ensure that the area is presented in a cohesive and unified manner which provides significant future opportunity for the county. This new initiative will be based on four distinct thematic pillars:

- Ancient Ireland - The Dawn of Civilisation
- Early Christian Ireland – The Golden Age of Monastic Pioneers
- Medieval Ireland – From Raiders to Settlers
- Anglo Ireland – Land, Life and Liberty

Given the rich history of County Tipperary it is envisaged that the county will offer a wide range of experiences associated with each of these themes.

The growing trend towards activity based tourism and adventure tourism provides a significant opportunity. The Plan (as varied) will ensure that the environmental, cultural and social resources upon which these activities are based are protected, and it is the intention of the Council work in partnership with a range of organisations to capitalise on and maximise the potential of such opportunities.

The Council intends, as an economic development priority, to prepare a 'County Tipperary Destination and Experience and Marketing Plan' for the county in collaboration with all relevant stakeholders. This will focus on building projects in key destinations and the implementation of a targeted marketing brand in order to develop a high quality visitor destination and experience in Tipperary.

Food tourism is an expanding sector around the globe and Tipperary is well positioned to capture some of this market. Internationally, food related activities and events are viewed as a key factor in attracting increased numbers of visitors to particular localities. The availability of good quality local restaurants and producers can be a deciding factor in destination choice for many independent visitors. The Council will support the development of the arts, crafts

and food sectors and liaise with the Crafts Council of Ireland, the County Enterprise Board, Fáilte Ireland, and other interested bodies to facilitate growth within this sector.

The Council intends, as an economic development priority, to prepare a 'County Tipperary Destination and Experience and Marketing Plan' for the county. This will focus on building projects in key destinations and the implementation of a targeted marketing brand in order to develop a high quality visitor destination and experience in Tipperary.

Policy ED3: Promotion and Development of Sustainable Tourism

It is the policy of the Council to have regard to 'People Place and Policy Growing Tourism' (DTTS 2005) and to prepare and implement a County Tipperary 'Destination and Experience Marking Plan' in collaboration with other key stakeholders over the lifetime of the Plan (as varied). In the promotion and development of tourism, the Council will ensure that sustainability is at the heart of all development and that there will be a positive impact on local communities, while protecting landscapes, built heritage and ecology, and supporting social and economic prosperity.

5.5.1 Tourism Development and Facilities

Throughout the county, the Council will seek to promote the development of tourism in a manner that is compatible with, enhances and showcases the landscape in which it is set. Tourism facilities include visitor attractions /centres, amenities and recreation activities such as water sports, outdoor adventures, facilities for inland waterway cruising and boating. It is recognised that many of these activities, by their nature, need to be located in rural areas in proximity to the tourist attraction on which they depend.

The tourism industry also needs to be supported by range of accommodation offers, and the further development of hotels, guesthouses, B & B's and camping facilities. In this regard, there is an identified need in particular, to increase the provision of hotel accommodation in the county. The Council will seek to maintain, improve and increase the provision of good quality accommodation to encourage longer stays in the county.

Policy ED4: Tourism Facilities and Accommodation

It is the policy of the Council to encourage and promote tourism related facilities and accommodation within existing settlements and in rural areas where there is a clear and demonstrated need and benefits to the local community and where the development is compatible with the policies set out for the protection of the environment in Chapter 7.

5.5.2 Sustainable Rural Tourism

Rural tourism plays a significant role in the rural economy of the county. It has been a key priority for the Council over the past number of years in recognition of its tourism potential. This focus, in partnership with stakeholders and local community groups, has led to the development of projects such as looped walks, cycleways, and walking trails. These projects can be developed in a sustainable way, in harmony with a high quality environment. The Council will seek to continue to identify and facilitate opportunities for harnessing the potential of the scenic areas, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area.

Policy ED5: Sustainable Tourism and Eco-Tourism

It is the policy of the Council:

- a) To promote the sustainable development of walking, cycling, adventure sports and outdoor recreational opportunities throughout the county.
- b) To support and encourage agri-tourism and eco-tourism initiatives, where appropriate throughout the county.

Proposals for sustainable tourism development will be required to demonstrate a need to locate in a particular area and demonstrate compliance with the Development Management Standards set out in Chapter 10.

Policy ED6: Water Based Tourism Infrastructure

It is the policy of the Council to promote the sustainable development and improvement of facilities and infrastructure supporting water based tourism activities, (including shore side interpretive centres and jetties). Development proposals outside settlement centres will be required to demonstrate a need to locate in the area and will be required to ensure that the ecological integrity and water quality of the river or lake, including lakeshore and riparian habitats, is not adversely affected by the development

Development proposals will be required to comply, as appropriate, with the Development Management Standards set out in Chapter 10.

5.6 Rural Economy and Natural Resources

Tipperary and its 'Golden Vale' of rich limestone soils, is internationally renowned for its agriculture and bloodstock industry. These industries form a traditional base of economic activity and are significant employment generators which serve to contribute to the reputation and brand of the county.

'Food Harvest 2020', published by the Department of Agriculture in 2010 provides a major strategy for the development and growth of the agricultural sector over the next decade, and includes the following targets:

- Increasing the value of primary output in the agriculture, fisheries and forestry sector by €1.5 billion (33% increase on 2007-2009 average).
- Increasing the value-added in the agri-food, fisheries and wood products sector by €3 billion (44% increase on 2007-2009 average).
- Achieving an export target of €12 billion (42% increase on 2007-2009 average).

The agriculture and agri-food sector is strongly placed to contribute toward this vision. This Plan (as varied) will seek to support the achievement of targets set out above, in the development of the agricultural sector in an environmentally sustainable manner.

The rural economy also extends beyond this traditional sector of agriculture. Industries have developed to harness the natural resources of the county, including mining, quarrying, forestry, peat extraction and renewable energy. These industries provide economic resources which contribute to sustaining their local communities.

Rural areas provide opportunities for development in expanding economic sectors such as bio-energy and rural tourism. The Plan (as varied) will support the sustainable diversification of the rural economy and seeks to use the natural resources of the county for new employment opportunities.

5.6.1 Agriculture and Equine Industries

Agricultural activity is a predominant land use in Tipperary, with 7,739 farms representing 8.1% of the total employment according to the most recent census. The agricultural industry is targeted for significant growth through the delivery of Food Harvest 2020 and as a result of the abolition of milk quotas. The Council under this Plan (as varied) will seek to facilitate the sustainable expansion of the farming industry.

Employment opportunities can be created and farm incomes supplemented by the diversification of farm activities. These include farm shops, agri-food production, open farms

and tourism accommodation and activities. The Plan (as varied) will favourably consider and promote projects that may be ancillary to farming activities but contribute toward the viability of the farm and to the rural community.

Policy ED7: Agriculture

It is the policy of the Council:

- (a) To protect farms and high quality agricultural land from proposals for development where such would result in negative impacts upon their viability.
- (b) To facilitate and encourage the development of alternative farm enterprises, including agri-tourism development and farm shops subject to compliance with the development management standards set out in Chapter 10.

The county is internationally recognised for its bloodstock industry. Quality land coupled with an experienced labour force, whose renowned affinity and tradition of working with horses has resulted in some of the world's best training establishments being located in the county. The Council will seek to ensure that the vitality and viability of the equine industry will be maintained through the appropriate management of the rural environment on which the equine industry is reliant. The Council will seek to protect, promote and enhance the development of the equine industry and to continue to promote the county as a recognised centre of excellence for the bloodstock industry.

Policy ED8: Equine Industry

It is the policy of the Council, where new developments are proposed, to balance the need for rural based activity, with the need to protect, promote and enhance the viability and environmental quality of existing equine operations and high quality agricultural land.

5.6.2 Enterprise in the Open Countryside

Commercial and industrial activities are normally located in towns and villages that have good transport linkages and access to services. The Council, in accordance with the framework set out by the Settlement Strategy, and to address rural decline in villages, will seek to promote and direct such activities to these centres.

However, it is recognised that viability of start-up enterprises is often dependent on the use of a home base. The Plan (as varied), on a case-by case basis, will facilitate enterprise developments, which have the purpose to facilitate a start up entrepreneur in accessing appropriate sites. Proposals will be balanced with the need to protect the residential

amenities of adjoining landowners and the visual amenities of the area. In this respect, proposals for new buildings should be of domestic proportions and capable in time of returning to a domestic use. It should be noted for clarity, that uses that would entail significant customer draw, including non-farm related shops/retailing will not be considered appropriate.

Policy ED9: Enterprise in the Open Countryside

It is the policy of the Council to support and facilitate the provision and/or expansion of appropriate small scale rural enterprise in the open countryside within residential sites and in vacant or derelict buildings. Development proposals will be required to meet the following criteria:

- a) The development shall not have an adverse impact on the residential, environmental and rural amenity of the area;
- b) Any new structure shall be of a scale appropriate to the size of the site, and be sited and designed to ensure it does not detract from the rural setting and landscape character of the area.
- c) The development shall comply with the development management standards set out in Chapter 10.

Where the enterprise or activity develops to a scale that is inappropriate by virtue of activity or size in its rural context, the Council will seek to encourage its re-location to a more suitable location on zoned land within towns and villages.

5.6.3 Non Conforming Uses

There are cases where authorised commercial activities operate at locations which are not compatible with current planning objectives. It is desirable to protect existing employment uses and allow appropriate expansion of such facilities where this does not result in conflict with adjoining uses, detriment to the environment, visual amenity or traffic.

Policy ED10: Non Conforming Uses

It is the policy of the Council, where commercial/industrial enterprises exist as non-conforming but long established uses, to support their continued operation and expansion provided such does not result in; loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the character of the area or creation of a traffic hazard.

5.7 Extractive Industries

The county contains extensive reserves of sand and gravel, which are key natural resources and assets. Quarrying provides direct and indirect employment in many areas of the county. The county also contains rich underground minerals including lead and zinc ore. The Council will facilitate the development of extractive industries, while ensuring that the environment and rural and residential amenities are protected.

Policy ED11: Minerals, Mining and Quarrying

It is the policy of the Council to have regard to the Quarries and Ancillary Activities, Guidelines for Planning Authorities, DEHLG, 2004, and promote the extraction of minerals and aggregates, where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.

5.8 Forestry

Tipperary has a total forest area of 48,000 ha which equates to 11.2% of the land area of the county³⁸, The majority of this land is in public ownership. The development of forestry is supported under 'Food Harvest 2020', in particular as a renewable raw material for industry and renewable energy. Forestry plantations can provide recreational opportunities including walking and biking and may have either a positive or negative impact on biodiversity. The magnitude and direction of this effect is influenced by the land use that preceded forest planting and by forest management practices that include the tree species planted, the forest configuration and techniques used to thin and harvest crop trees. The Council, where appropriate will seek to actively encourage and facilitate the sustainable development of the forestry sector in a manner that will enhance both the economy and the environment of Tipperary.

Policy ED12: Forestry

It is the policy of the Council to support sustainable forestry development throughout the county subject to the protection of visually sensitive areas, ecology (both terrestrial and aquatic) and water resources and abstractions. Where forestry is proposed in areas not previously planted, the Council will require measures to be put in place, including an appropriate mix of tree species, forest configuration suitable to the landscape and appropriate techniques used to thin and harvest crop trees, to ensure that there will be a minimal impact on the environment.

38 National Forestry Inventory, 2012

5.9 Control of Major Accidents EU Directive (SEVESO II Directive)

Guidance in relation to the prevention of major accidents is set out in Directive 96/82/EC, superseded by the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (SI 476 of 2000) and by the Planning and Development Regulations, 2001 (SI No 600 of 2001). The Directive defines major-accident hazard sites (COMAH sites) as those that store or could generate quantities of dangerous substances in excess of specified thresholds. The Directive seeks to prevent major industrial accidents, limiting the consequences of accidents on people and the environment, imposing obligations on operators and requiring Member States to place restrictions on development in the vicinity of COMAH sites.

Land use provision must take account of the need to maintain appropriate distances between major accident hazard establishments and residential areas, buildings and areas of public use, major transport routes as far as possible, recreational areas and areas of particular natural sensitivity or interest.

Policy ED13: Development of SEVESO Establishments

The Council, in assessing applications for new development, expansion of existing development involving hazardous substances, or other proposed developments located within designated consultation areas, will have regard to:

- (i) The Major Accidents Directive (Seveso (II));
- (ii) Potential adverse impacts on public health and safety;
- (iii) The requirements of the Health and Safety Authority (HSA);
- (iv) The need to maintain appropriate safe distances between residential areas, areas of public use and areas of particular natural sensitivity

5.10 Specific Objectives:

- SO5-1 It is an objective of the Council to participate in the preparation of the Regional Enterprise Strategies.
- SO5-2 It is an objective of the Council to seek to promote the regional economic role of Clonmel in the new National Planning Framework and Southern Regional Spatial and Economic Strategy.

- SO5-3 It is an objective of the Council to prepare and implement a Local Economic and Community Plan (LECP) for the county and to work in partnership with state agencies and the local communities in the implementation of same.
- SO5-4 It is an objective of the Council to continue to promote and invest in the development of publically owned land throughout the county and seek to ensure the development of strategic economic, employment, educational and amenity uses therein.
- SO5-5 It is an objective of the Council to consider the identification of Strategic Development Zones in the county, to provide a framework for large scale economic development.
- SO5-6 It is an objective of the Council to co-operate with the owners/operators of historic mining sites and sites which are coming to closure, in the promotion and development of lands in order to provide for the proper long term planning of the area. The Council will promote and facilitate high quality sustainable development, re-use of existing infrastructure, proposals of renewable energy developments and public amenities.
- SO5-7 It is an objective of the Council to support the implementation of the Tipperary Food Strategy, 2020 and the development of a Tipperary Food Brand.
- SO5-8 It is an objective of the Council to prepare and implement a Destination, Experience Development and Marketing Plan for the county.
- SO5-9 It is an objective of the Council to work with all relevant agencies in the promotion and development of the 'Ireland's Ancient East Initiative', for the benefit of the county and the region.
- SO5-10 It is an objective of the Council to work with Fáilte Ireland and relevant agencies in the promotion and development of international and regionally important tourism destinations of benefit to the county.
- SO5-11 It is an objective of the Council to continue to promote and develop the tourism potential of the River Suir in accordance with the recommendations of Blue Green Futures EU Interreg IVB project.
- SO5-12 It is an objective of the Council to support and seek funding opportunities for the development of greenway/blue ways, walking and cycling trails.

- SO5-13 It is an objective of the Council to seek the development of interpretation centres and the creation of hubs to enhance existing designations and increase the tourism potential in the county.
- SO5-14 It is an objective of the Council to co-operate with Fáilte Ireland, Waterways Ireland and other relevant bodies and agencies, in promoting the waterways and lakelands of the county as part of an overall tourism development and marketing strategy.
- SO5-15 It is an objective of the Council to support, encourage and promote sports tourism within the county.
- SO5-16 The Council will collaborate with Fáilte Ireland, the TII and other key stakeholders in the development and implementation of a signage programme associated with Ireland's Ancient East to include branded orientation signage and roadside signage.

Chapter 6: Retail & Town Centres

Core Aim

To promote strong, competitive retail centres in accordance with the settlement and retail hierarchy of the county and to enhance and revitalise town centres as vibrant and viable place in which to live, work and visit

6.1 Introduction

The towns and villages of Tipperary are where people shop, live, socialise, visit, are entertained, access services etc. The functions and roles of towns and villages are very important to our lives are multi-faceted and often influenced by geographic location, traditional bases of employment and built and natural heritage.

As outlined by the County Settlement Hierarchy, the towns and villages of the county are unique in their level of diversity and variety. Many benefited during the economic boom in terms of an increased range of retail provision, development of key town centre site and traffic management and public realm improvement. However, the functions of town centres have also been challenged and influenced by social and economic changes including out-of-town shopping centres, on-line shopping/banking etc, increased customer mobility, reduced disposable income etc.

This Chapter will set out policies and objectives to ensure that the retail, economic and social needs of the county and its citizens are met, and to facilitate the revitalization of town centres as pleasant, safe and vibrant places for the citizens of Tipperary and visitors alike.

6.2 Retailing in Tipperary

The Council recognises the role of retail quality and choice in settlements in meeting local shopping needs and in contributing to the viability of town centres and the wider economy. This plan sets out a county retail hierarchy and policy for a retail focused environment that concentrates on town centres. In line with the Retail Planning Guidelines for Planning Authorities and the supporting Retail Design Manual, (DECLG 2012) the following five key policy objectives apply to retail development:

- New retail development to be plan-led and based on the retail hierarchy in the county and region,
- New retail development in settlements is to occur on a sequential basis,
- Good quality retail development to be facilitated at suitable locations, thereby increasing competitiveness,
- Shift towards increased access to retailing by public transport, cycling and walking in accordance with the Government's 'Smarter Travel' programme, and,
- New retailing development to be of high quality design standard.

6.2.1 County Retail Hierarchy

The County Retail Hierarchy forms the basis for the determination of the appropriate quantum and location of new retail development in the county in line with the county settlement strategy. The retail hierarchy indicates the most appropriate centres for retail services of differing sizes, scale and retail offer, having regard to existing infrastructure and proximity to significant catchment populations. New retail development must be appropriate to the scale and function of the settlement in which it is located in line with the retail hierarchy as set out below.

Policy RTC1: County Retail Hierarchy

It is the policy of the Council to promote and facilitate a competitive and healthy environment for retailing, providing for consumer choice and maintaining the vitality and vibrancy of town centres, having regard to the County Retail Hierarchy and having regard to the Guidelines for Planning Authorities on Retail Planning, (DECLG 2012) and any amendment thereof.

The retail hierarchy outlined below is in line with the recommendations of national guidelines and is in accordance with the County Settlement Hierarchy set out in Chapter 3. Having regard to the amalgamation of North and South Tipperary County Councils, it has been determined that the County Retail Hierarchy should reflect the new functional areas. Therefore, policies and objectives as outlined in this chapter are common to both the North and South Tipperary County Development Plan areas.

Table 6.1 presents a retail hierarchy for the county, the function of each tier and how retail development will be promoted and managed. Towns in the North Tipperary County Development Plan area are illustrated in bold.

Table 6.1: Retail Hierarchy, Function and Management

Category	Locations	Retail Function	Retail Management
Regional Town	Clonmel	Clonmel performs an important convenience and comparison role in the county beyond its immediate catchment. It provides high quality comparison and convenience retail choice in the town with a dedicated shopping centre and retail warehouse parks.	To support and acknowledge the role of Clonmel as the primary retail centre of the amalgamated county, and to support its role in the greater south east region. New retail warehousing and convenience retailing will be facilitated where it is demonstrated that there is a need for additional floor space and where it will support the town centre.
Sub-regional Towns	Nenagh & Thurles	These towns have an important sub-regional role with a good range of convenience and comparison offer. They service a large rural catchment and are not expected to compete directly with each other or with Clonmel. Both towns have strong established central areas and their strengthening and environmental improvement is a priority.	To support the vitality and viability of Nenagh & Thurles in the greater Limerick/Shannon region. There is a preference for new retail floor space to locate in, or adjacent to, the town centre to maintain commercial synergy. Edge of town retail floorspace is only acceptable where it is demonstrated that there is a need for additional floor space of this type and where it will support the town centre.
District Towns	CarrickonSuir Roscrea, Tipperary, Cashel, Cahir, Templemore	These towns have important sub-county roles, with good choice in convenience and comparison retail offer. Existing vacancy has been identified in dedicated retail warehouse parks and some shopping centres. There are	To support an appropriate range of retail choice to serve the needs of rural catchments and protect the vitality of the town centres. New convenience retailing will be only acceptable where there is a demonstrated need and it will

		established central areas with varying levels of retail vacancy and the strengthening of and environmental improvement of these will be a priority.	support the town centre. New retail warehousing may be facilitated, but only where it is demonstrated that there is a need for additional floor space and where it will support the town centre.
Rural Areas & Local Shopping	Service Centres	These are important providers of local convenience shopping, e.g. local supermarkets or convenience shops and comparison shopping e.g. small-scale hardware, pharmacies and clothes shops. Focus will be on town/village centre vitality and meeting local convenience needs along with the retention of key rural services such as post offices.	To support, promote and protect these centres and their roles in local shopping and provision of a range of day to day services and facilities. New convenience and comparison floor space of an appropriate scale will be supported in the central areas subject to appropriate design. Dedicated retail warehouse parks or edge of centre shopping will generally be directed to higher tier settlements.
	Local Service Centres and Settlement nodes.	Retailing in these centres provides important day to day shopping and is especially vital for those who cannot easily make the trip to the larger centres. The focus will be on local convenience shopping.	To support, promote and protect the county's villages which play an important role in local shopping and provide a range of essential day to day services and facilities for all members of the community.
	Open Countryside	Demand for shopping and services in the open countryside will be met in the network of rural towns and villages.	Retailing in the open countryside will only be considered where it is associated with agricultural/rural production on site.

6.3 Locating New Retail Development

6.3.1 Retailing in Settlements

Retailing plays an important function in ensuring buoyant and thriving centres, and the Council will pro-actively facilitate appropriate retail development proposals in town and village centres. The County Town Development Plans, Local Area Plans and the Settlement Plans, each have delineated Primary Retail Areas (PRAs) and town or village centres, allowing for a focused approach for retailing and the application of a sequential approach to retail development.

In order to protect the function of town centres, retail developments at edge of town centre areas will be required to demonstrate compliance with the 'sequential approach' as set out in Retail Planning Guidelines for Planning Authorities, (DEHLG 2012) and to be accompanied by a Retail Impact Assessment (RIA) to demonstrate that the proposed development would not have an adverse impact on the vitality or vibrancy of town centres.

Policy RTC2: Locating Retail Development

It is the policy of the Council in assessing proposals for retail development, to have regard to the requirements of the Retail Planning Guidelines for Planning Authorities, (DECLG 2012) or any amendment thereof. New retail development will be encouraged to locate within/adjoining the PRAs and/or on lands identified for town centre/village centre purposes, retail proposals outside of these locations will be required to comply with the 'sequential approach' to retail planning and to demonstrate that the proposal will not adversely impact on the vitality and viability of the town centre.

6.3.2 Retailing in Rural Areas

Retail proposals in the open countryside will generally be directed to one of the many existing settlements in the county. In exceptional circumstances, certain types of small scale retail uses in rural areas may be acceptable. These include:

- a) A retail unit which is ancillary to activities arising from farm diversification,
- b) A retail unit associated with tourism or recreation facilities where it is ancillary to the main use,
- c) A small scale retail unit attached to an existing or approved craft/artisan³⁹ workshop retailing the product direct to the public.

³⁹ Such a workshop shall be operated by the craftsperson/artist who is a full time resident at the site.

Policy RTC3: Retail Development outside of Settlement Centres

It is the policy of the Council to direct new retail development to locate in settlements. New small scale retail development in the open countryside will be facilitated in exceptional circumstances only, where it is demonstrated to the satisfaction of the Council that it is ancillary to a tourism or recreational use, is ancillary to an on-farm diversification business, or where it is retailing a product produced on site and directly to the public.

6.3.3 Retail Warehousing

Retail warehouse parks in a number of towns, are currently vacant or under used and such vacancy will be an important consideration in assessment of need for new retail warehouse floorspace in these towns. The Retail Planning Guidelines for Planning Authorities, (DECLG 2012) state that there should be a general presumption against further development of retail warehousing on out-of-town sites. In view of the above, the need for any additional retail warehousing on sites removed from the town centre, will be carefully assessed at planning application stage having regard to existing retail warehouse provision and potential impacts on the vitality and viability of town centres. A sequential test and a Retail Impact Assessment (if considered necessary) shall be submitted in support of any such proposal at planning application stage.

The range of goods sold in retail warehouse parks will be controlled to protect the comparison shopping function of town centres. Retail warehouse floorspace will be required to be primarily devoted to bulky goods.

Policy RTC4: Retail Warehousing

It is the policy of the Council that new retail warehouse floor space shall generally be located in or adjacent to town centre areas and within easy walking distance of the PRA. Proposals for new retail floorspace in other locations must demonstrate compliance with the 'sequential approach' and demonstrate to the satisfaction of the planning authority that there is a need for retail warehouse floorspace in accordance with Retail Planning Guidelines for Planning Authorities, (DECLG 2012) or any amendment thereof.

6.3.4 Retail and Service Stations

Convenience shops and food outlets are often associated with motor fuel stations, particularly on edge of town or village locations, and they often have an important rural function. The Council will manage the provision of retail uses to ensure that they do not represent a retail draw from town or village centres and do not result in an adverse visual impact on the character of the area. In line with the Retail Planning Guidelines for Planning Authorities, (DEHLG 2012), retail floorspace associated with service stations should not exceed 100sqm⁴⁰. Proposals for retail expansion or development as part of fuel service stations will be assessed in line with the provisions of the Retail Planning Guidelines for Planning Authorities, (DEHLG 2012) and the criteria set out above.

Policy RSC5: Retail and Service Stations

New retail development or retail floorspace expansion associated with motor fuel stations will be facilitated where it is demonstrated to the satisfaction of the Council that it complies with the Retail Planning Guidelines for Planning Authorities, (DECLG 2012) and any amendment thereof, and where it does not represent a retail draw from town or village centres and does not result in an adverse visual impact on the character of the area.

6.4 Town Centre Improvement Measures

6.4.1 Town Centre Initiative (TCI)

Town Centres are multi-faceted, incorporating a range of business and services, neighbourhoods for residents and a public realm for locals and visitors to enjoy. The Council recognises the development of town centres requires a co-ordinated, comprehensive strategy and a partnership approach between stakeholders.

The Council's 'Town Centre Initiative', launched in 2015, aims to build on the existing established partnership and where appropriate, put in place new town centre teams in each Regional, Sub-Regional and District Centre. Town Centre Programmes for each of the towns will be developed, bringing forward initiatives, including marketing strategies and public realm improvements to harness the unique heritage, tourism and commercial advantages of each town.

⁴⁰ Where permission is sought for retail floorspace greater than 100sqm, the sequential approach to retail development shall apply.

6.4.2 Encouraging Sustainable Travel

The encouragement of a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Government's 'Smarter Travel' programme, is a key policy of the Retail Planning Guidelines for Planning Authorities, (DEHLG 2012). The location of new retail development in town centres where it is easily accessible by public transport, and on foot, is a key component of this policy approach. The Council will also expect developers of large or complex retail developments to put in place innovative measures to enhance permeability in town centre locations. Traffic Impact Assessments may be required for significant retail development which, due to their scale and/or location, may impact on the vitality and viability of town centres.

Policy RTC6: Mobility, Public Transport and Retail Development

It is the policy of the Council to ensure that new large scale retail development incorporates innovative design solutions to maximize permeability and accessibility and demonstrate that it complies with national policy on public transport, walking and cycling as set out in the Smarter Travel: A Sustainable Transport Future 2009-2020.

6.4.3 Design and Innovation in the Town Centre

A high quality of design and layout in new development can make an important contribution to the vitality and attractiveness of town and village centres. New development should respect the historic character, visual quality and permeability of town centres. New design shall be appropriate for its context and shall actively seek to improve the character and quality of the area and protect residential amenities. The Council will seek to enhance the role of town centres by ensuring that new development is designed and finished in a manner that will enhance the public realm in accordance with the Retail Design Manual which accompanies the Retail Planning Guidelines for Planning Authorities, (DEHLG 2012).

Policy RTC7: Design and Innovation in the Town Centre

It is the policy of the Council to require new town centre developments to respect the character, visual quality and context of its setting, enhance permeability, protect residential amenity and offer the best solution to its successful integration into the town centre. The Council will expect high quality design and finishes in accordance with the Retail Planning Guidelines for Planning Authorities – Retail Design Manual (DECLG 2012) and any amendment thereof.

6.4.4 Diversity of Uses

The diversity of uses makes an important contribution to the function of town centres and as such a mix of uses will be accommodated to facilitate the provision of a range of services and to enhance the vibrancy of towns. The appropriate mix and level of uses will depend on the nature and size of the settlement, however there will be a presumption in favour of development that fulfills the needs of the population catchment.

Conversely, an overconcentration of uses, such as takeaways and bookmakers can detract from the vitality of a town centre. The Council, in considering proposals for development, will seek to ensure that a balance of uses and diversity is maintained, and may restrict development where a proliferation of a particular use detracts from the function of the town centre. Retail Health Checks will be carried out on an annual basis to monitor the health and diversity of town centres and to inform the consideration of proposed developments.

Policy RTC8: Diversity of Uses

It is the policy of the Council to promote a diversity of use in town centres, and to seek to limit development where an over-concentration of uses would detract from the function and visual quality of the town centre.

6.4.5 Regeneration of Strategic Town Centre Sites

Strategic brownfield or disused sites suitable for redevelopment in the central areas of towns are identified in the relevant Town Plans and LAPs. The Council will seek to secure appropriate uses for such strategic sites and will facilitate the amalgamation of a number of brownfield sites in order to secure their appropriate redevelopment as opportunities arise. In order to facilitate this process and as opportunities arise, the Council will develop framework plans with the input of key stakeholders for strategic sites as a means to encourage and secure their redevelopment

Policy RTC9: Regeneration of Strategic Town Centre Sites

The Council will support and facilitate the appropriate redevelopment of strategic town centre and disused/underused sites as the opportunities arise and in line with existing town centre policies and framework plans for towns and villages.

6.4.6 Dereliction and the Public Realm

Dereliction in any area and particularly in towns and villages can detract from the visual amenity, tourism potential and residential amenity of the area and from the property value of

adjoining properties. The Council maintains a register of all derelict sites and dangerous structures throughout the county. It is an objective of the Council to improve the visual and functional amenity of all parts of the county and particularly to improve town and village centres as opportunities arise by the reduction in the number of properties registered as derelict or dangerous.

Policy RTC10: Derelict and Dangerous Structures

It is the policy of the Council to reduce the number of properties on the derelict sites and dangerous structures register throughout the county by invoking procedures under the Derelict Sites Act 1990 and the Local Government Sanitary Services Act 1964 or any amendment thereof.

6.5 Specific Objectives

- SO6-1 It is an objective of the Council, as appropriate, to work in partnership with the Southern Regional Assembly, in the preparation of multi-authority retail strategies.
- SO6-2 It is an objective of the Council to implement the Town Centre Initiative, in partnership with local business and community forums.
- SO6-3 It is an objective of the Council to undertake Retail Health Monitoring of the PRA's of the main county towns on an annual basis. The Council will seek to develop actions as part of the TCI to address high levels of vacancy in town centre areas as appropriate.
- SO6-4 It is an objective of the Council to maintain a Register of Derelict Sites and a Register of Dangerous Structures for the county and to actively seek the redevelopment of such sites and structures and removal from the Registers.
- SO6-5 It is an objective of the Council to encourage and facilitate the development of country/farmers' markets in central locations in town/villages devoted to the sale of local agricultural and craft produce.
- SO6-6 It is an objective of the Council to implement proposals to enhance the public realm of town and village centres as opportunities arise in line with the TCI. Such measures may include the development of town centre public realm plans, village centre enhancement schemes, design guidelines, site development frameworks etc. as the case may be.

Chapter 7: Landscape, Water Quality &

Heritage

Core Aim

To safeguard the natural and built heritage of the county, to maintain a high quality environment while promoting sustainable appropriate developments to showcase the county's unique assets.

7.1 Introduction

The county has a rich and diverse heritage that includes our countryside, rivers, lakes, woodlands, stories, ancient sites, villages and townscapes. Heritage contributes to a sense of identity, and its protection and enhancement not only benefits the environment and quality of life for its communities, but also brings economic benefits to the county by providing attractive towns, villages and countryside for visitors, both domestic and foreign, to enjoy.

Local Authorities are obliged under statute to care for and protect heritage in the county. The National Biodiversity Plan, 'Actions for Biodiversity, 2011-2016', (DAHG 2011) and the National Heritage Plan, (DAHG 2002) set out these responsibilities and it is an objective of the Council to prepare and implement a countywide Biodiversity Action Plan and a Heritage Plan over the lifetime of this Plan (as varied).

7.2 Landscape

The Core Strategy identifies that the landscape is an important economic, community and cultural resource, which changes and develops in line with the needs of the community who work and live in it. The landscape of the county encompasses not only stunning uplands and lakelands, but also busy towns and villages and productive agricultural plains.

The European Landscape Convention 2000, also known as the Florence Convention, ratified by Ireland, came into force in 2004 and led to the recently published National Landscape Strategy 2015-2030, (DAHG 2015). The National Landscape Strategy, to comply with the aims of the Convention, seeks to establish and implement a series of actions and policies aimed at understanding, protecting, managing and planning the landscape. The Council will seek to facilitate development while managing the protection of the landscape in line with the

principles of the European Landscape Convention and the aims of the National Landscape Character Strategy.

Policy LH1: Landscape Management and Protection

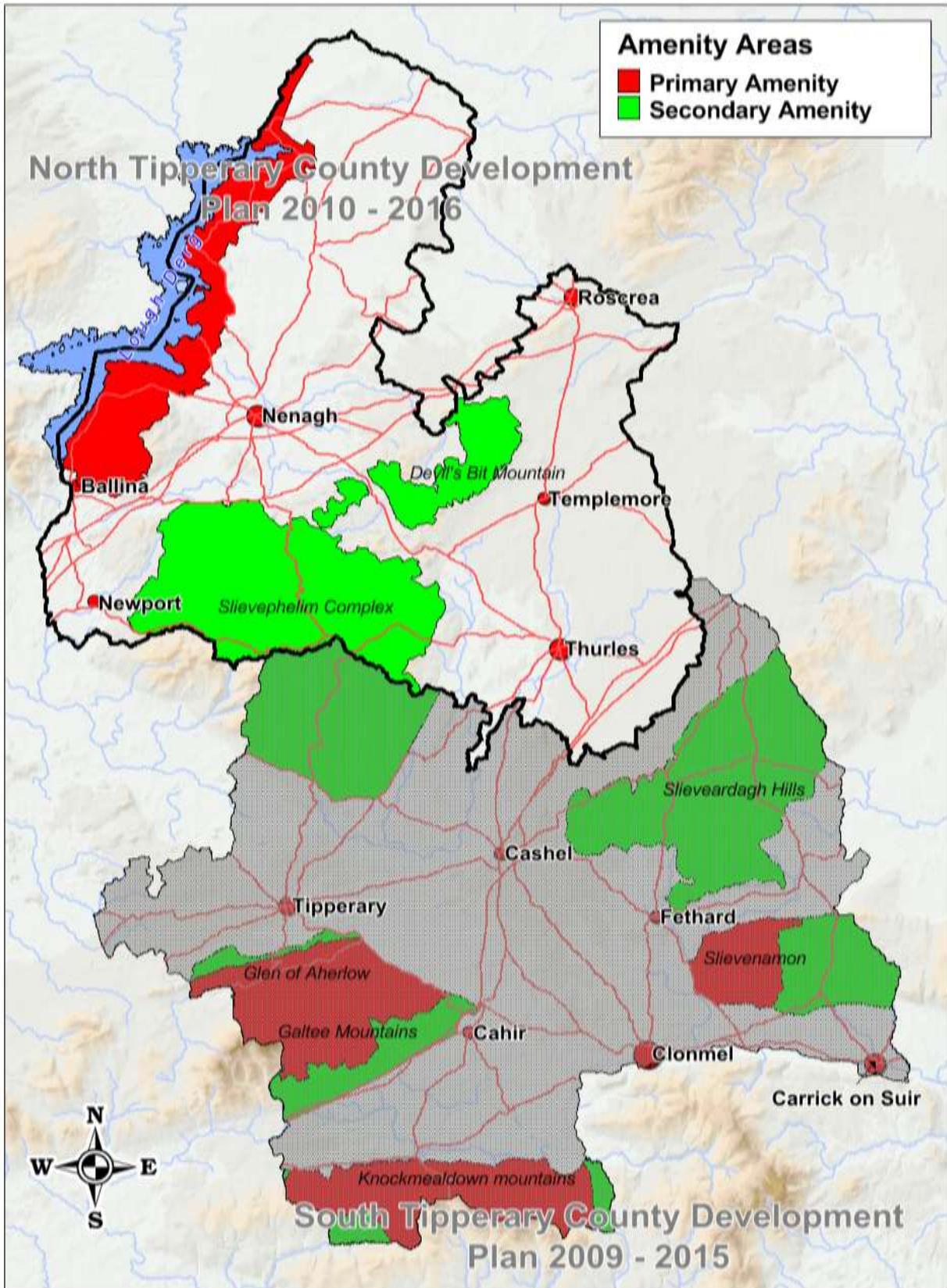
It is the policy of the Council to facilitate new development which integrates and respects the character, sensitivity and value of the landscape in accordance with the designations of the County Landscape Character Assessments (or any review thereof).

The Plan (as varied), informed by the North and South Tipperary Landscape Character Assessments⁴¹, has identified sensitive landscapes as Primary and Secondary Amenity Areas, and these are illustrated in Figure 7.1. Regard has also been had to the South Tipperary Landscape Character Assessment.

Primary and Secondary Amenity Areas, which include, amongst others, Lough Derg, are particularly notable by virtue of their scenic and visual quality and offer significant opportunities for tourism development and rural recreational activities. The Council will seek to ensure that a balance is achieved between the protection of sensitive landscapes and the appropriate socio-economic development of these areas. In this respect, development proposals will be required to demonstrate that they integrate and respect the visual quality of the landscape.

41 NTCC Landscape Character Assessment, 2006 and STCC Phase 1 Landscape Character Assessment 2002.

FIGURE 7.1: PRIMARY AND SECONDARY AMENITY AREAS



The Plan (as varied) has also designated a series of listed views in the county, which include views of key heritage sites, and along scenic tourism routes. In conserving the quality of listed views, consideration should be given to ensuring that views are not obstructed or significantly altered, and the visual impact of new development should be minimised by careful design and siting. Listed views are contained in Appendix 4 of the Plan (as varied). The Council may request the submission of a Visual Impact Statement (VIS) at application stage to ascertain the extent of the visual impact that may arise as a result of the new development.

The Settlement Strategy for the county as set out in Chapter 3 of the Plan (as varied) has outlined that rural housing will be facilitated in primary amenity areas for those with intrinsic links to the area and a rural housing need. In this regard, the Council is committed to pro-actively engaging with applicants who are seeking to build on family landholdings in these sensitive landscapes. In order to preserve the quality of these areas, the Council, will request, as appropriate, an evaluation of the family landholding to be undertaken, to identify sites for development which will ensure that the visual quality of the area is maintained.

Policy LH2: Protection of Visual Amenity and Character of Primary and Secondary Amenity Areas

It is the policy of the Council to ensure the protection of the visual amenity, landscape quality and character of designated Primary and Secondary Amenity Areas. Developments which would have an adverse material impact on the visual amenities of the area will not be permitted. New development shall have regard to the following:

- a) Developments should avoid visually prominent locations and be designed to use existing topography to minimise adverse visual impact on the character of primary and secondary amenity areas.
- b) Buildings and structures shall ensure that the development integrates with the landscape through careful use of scale, form, finishes and colour.
- c) Existing landscape features, including trees, hedgerows and distinctive boundary treatment shall be protected and integrated into the design proposal.
- d) Developments shall comply with the development standards set out in Chapter 10 and, as appropriate, the Rural Housing Design Guidelines contained in Appendix 5.

Policy LH3: Protection of Views of Scenic Value

It is the policy of the Council to protect and enhance views identified in Appendix 4 Listed Views in Tipperary, and views to and from lakelands and waterways. The Council will not permit development which would obstruct or have a significant adverse impact on these views⁴².

7.2.1 Public Rights of Way and Way-Marked Ways

The Council acknowledges the importance of existing way-marked ways and rights of way in the county and in this respect will seek to preserve and maintain existing public rights-of-way and way-marked ways. Where appropriate, and in the interest of gaining formal public access to important tourism or heritage attractions, the Council may also undertake a formal process of preserving and implementing public rights of way.

The Council will seek to continue to identify and facilitate opportunities for harnessing the potential of the scenic areas, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. There are also likely to be further opportunities in creating water-based trails or 'Blueways' and cycle ways over the period of the Plan (as varied) which will be supported by the Council.

Policy LH4: Public Rights of Way and Way-Marked Ways

It is the policy of the Council to preserve and protect existing public rights-of-way and way-marked ways which give access to lakeshores, mountains, riverbanks or other places of natural beauty or recreational, tourism or heritage amenity, and to create new formal public rights-of-way as appropriate.

7.3 Natural Heritage**7.3.1 Biodiversity, Trees and Habitats**

Biodiversity is the term used to describe all living things including their interactions with one another and the ecosystems created by these interactions. A wide range of economic and social benefits results from the protection of biodiversity. For example, a good quality, healthy biodiversity provides a number of natural benefits including:

- ✓ Ecosystems protect water resources through nutrient storage, recycling and pollution breakdown and absorption

⁴² The Council will give favourable consideration to a appropriate development of a dwelling for a son or daughter of farming landowner as defined in SS4 of the Plan (as proposed to be varied), subject to the identification of a site on the landholding which demonstrates the least visual impact.

- ✓ Biodiversity provides biological resources such as food and medicinal/pharmaceutical resources
- ✓ Social benefits, such as recreation and tourism.

Ireland's National Biodiversity Plan – Actions for Biodiversity 2011-2016 has reinforced Ireland's commitment to the protection and conservation of biodiversity and requires local authorities to prepare Biodiversity Action Plans. At present, the North Tipperary Biodiversity Action Plan is in place. It is intended, in partnership with the Heritage Forum, to put in place a new Tipperary Biodiversity Action Plan, which will provide a strategy on a county-wide basis for conserving and enhancing bio-diversity, including the management of invasive species, and incorporating positive actions to increase awareness of the potential of bio-diversity in the county. The Council through this Plan (as varied) will seek to protect and promote biodiversity and habitat protection.

The landscape and character of Tipperary is characterised to a significant extent by the existing trees and hedgerows in both urban and rural areas. The Forestry Act 1946 contains the main provisions for the felling of trees. Under this Act, it is an offence for any person to uproot or cut down any tree, unless the owner has obtained permission in the form of a felling licence from the Forest Service. A Felling Licence is not required in any of the following circumstances:

- Trees in a city, borough or town council area (contact the Forest Service for a current list)
- Any trees including hazel, apple, plum, damson, pear or cherry tree grown for the value of their fruit and also salix spp.
- Trees within 30.5m (100ft) of a building or permanent structure
- Trees excluded by Local Government legislation and utilities legislation

The Council will encourage and facilitate the retention of trees as part of new development and where it is necessary to remove trees it will request their replacement with appropriate native species.

Policy LH5: Biodiversity, Trees and Habitats

It is the policy of the Council to conserve, protect and enhance the county's bio-diversity, including trees and hedgerows, in accordance with the County Biodiversity Plans (any any review thereof) and the standards set out in this Plan (as varied).

7.3.2 Natura 2000 Sites and Natural Heritage Areas

The Habitats Directive (more formally known as Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora) together with the Birds Directive (more formally known as Council Directive 2009/147/EC on the conservation of wild birds) provides for the conservation and protection of sites which host natural habitats and species that are rare, threatened or vulnerable. These areas are collectively known as Natura 2000 sites and encompass Special Areas of Conservation (SACs), Candidate Special Areas of Conservation (cSACs), Special Protection Areas (SPAs) or proposed Special Protection Areas (pSPAs).

Natural Heritage Areas (NHAs) are sites designated under the Wildlife Act 1976 (as amended) and are intended to conserve nationally important semi-natural and natural habitats, landforms, wild plants and animal species. The county has many areas designated as SACs, cSACs, SPAs, pSPAs, and NHAs, including the Suir River Corridor, Lough Derg and Silevefelim-Silvermines Mountains. A full list of designated sites is contained in Appendix 3.

There are also many sites throughout the county that host important plant and animal species or their habitats, including protected Annex I habitats, Annex I birds and Annex II species, which are not designated as an SPA, an SAC or NHA. The Council in accordance with the Habitat Directive will ensure the protection of any such species or habitats identified.

Policy LH6: Natura 2000 Sites and Protected Species

It is the policy of the Council to ensure the protection, integrity and conservation of existing and candidate Natura 2000 sites and Annex I and II species listed in EU Directives. Where it is determined that a development may independently, or cumulatively, impact on the conservation values of Natura 2000 sites, the Council will require planning applications to be accompanied by a Natura Impact Statement in accordance with 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof.

Policy LH7: Natural Heritage Areas

It is the policy of the Council to ensure the conservation and protection of existing and proposed NHAs, and to require that proposed developments within or in close proximity to an existing or proposed NHA would not have a significant adverse impact on the ecological status of the site.

7.3.3 Inland Waters, River Corridors and Riparian Zones

Inland waterways include rivers, streams, lakes, wetlands and groundwater, these and the immediate area adjoining them is known as a riparian zone.

The riparian zone is integral to the quality of surface waters, and needs to be considered as an integrated part of the watercourse. Management and protection of water bodies and riparian zones is important, not just from an ecological perspective, but also to preserve the amenity value and to enhance recreational opportunities along these water bodies.

Policy LH8: Inland Waters and Riparian Zones

It is the policy of the Council to protect the ecological status and quality of watercourses. In order to maintain the natural function of existing ecosystems associated with water courses and their riparian zones and to encourage sustainable public access to waterbodies, the Council will require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies.

Having consideration to the above, new development that requires access to ecologically sensitive waters will be directed to locations where access is already available. Any development in a watercourse and/or its riparian zone will be required to take appropriate measures to ensure the protection and conservation of habitats that may be impacted on by development proposals.

Policy LH9: Marinas and Jetties

It is the policy of the Council to support the continued operation and improvement of commercial and public marinas, harbours, moorings and jetties. Development proposals for private marinas, harbours, moorings and jetties will not be permitted in SPAs, SACs or NHAs (including proposed or candidate).

7.3.4 Peatlands

In Tipperary, the following bogs are designated as SAC's under the EU Habitats Directive: Ballyduff/Clonfinane Bog, Kilcarren-Firville Bog and Redwood Bog and NHA's under the Wildlife Act: River Little Brosna Callows, Arragh More Bog, Ballymacegan Bog, Killeen Bog, Monaincha Bog/ Ballaghmore, Cangort Bog, Scohaboy Bog, Lorrha Bog and Nore Valley Bogs. In addition to these designated bog areas there are significant cut-over and partially cut-over peatland areas in the county, particularly in the mid-west of the County.

The National Peatlands Strategy 2015 published by the Department of Arts, Heritage and the Gaeltacht sets out objectives for bogs and peatlands so that they may be managed responsibly in order to optimise their social, environmental and economic contribution to the well-being of this and future generations. It is acknowledged that Ireland's peatlands will continue to be used for many purposes including agriculture, development, peat extraction, forestry, conservation and amenity.

Ireland's peatlands are a unique habitat in a European context and there are a number of sites in Tipperary which have been designated SACs and are subject to conservation management plans. These areas offer opportunities for tourism, education and research purposes. Peatlands which are not protected by European designations can provide a resource for turf cutting, renewable energy development, forestry, agriculture, nature conservation and recreation. The Council will support diversification of use of such peatlands in the county, whilst ensuring the appropriate management of same to ensure the conservation of their ecological, archaeological, cultural and educational significance. Where new development is proposed on areas of peatland in Tipperary, the Council may request the landowner to support his/her proposal with a Master Plan for the entire peatland area in their ownership. A peatland master plan shall be to the satisfaction of the Council and shall identify the natural, infrastructural and cultural attributes of the area and shall set out the proposed use of the entire area, with consideration to rehabilitation and economic, environmental and recreational potential and uses.

Policy LH10: Peatlands

It is the policy of the Council to have regard to the National Peatlands Strategy 2015 and to ensure the conservation of peatlands which are designated sites as set out in Appendix 4. The Council will support agricultural diversification, renewable energy development and the development of tourism and community recreational facilities in peatland areas, where appropriate, and where it is demonstrated that such developments would not significantly or adversely impact on the ecological and environmental sustainability of such sites.

7.3.5 Control of Invasive Species

Invasive alien species of plants and animals such as Japanese Knotweed, Himalayan Balsam, the Grey Squirrel etc, may have significant adverse impacts on the environment of Tipperary. Invasive species can affect conservation and the economy due to their presence. It is an offence to plant, breed, disperse allow dispersal or cause to grow, a range of plant or animal species, or to import or transport these from vector materials such as soil, or spoil from where they grow. The European Communities (Birds and Natural Habitats Regulations

2011) Regulations 49 and 50 are applicable. Ireland's National Biodiversity Plan (Government of Ireland, 2002) addresses the threat of alien species and promotes the necessity to document and review introductions that have already taken place and the impacts they have had, and continue to pose, to biodiversity.

Policy LH11: Control of Invasive Species

It is the policy of the Council to protect plant and animal species and habitats as identified by the Habitats Directive, Birds Directive, Wildlife Act (1976) and Wildlife (Amendment) Act 2000 from invasive species and to seek control and manage the spread of invasive plant and animal species in the county.

7.4 Water Quality and Protection

7.4.1 Water Framework Directive

The Water Framework Directive (Directive 2000/6/EC) is an EU Directive which addresses the protection of water quality in a holistic way, addressing all waters – rivers, lakes, estuarine, coastal waters and groundwater. The WFD requires the status of water bodies to be classified as high, good, moderate, poor or bad and the status is defined with respect to biology, chemistry, quality and morphology. River Basin Management Plans were established to implement the directive in an integrated manner, and to achieve targets set out in the Water Framework Directive to ensure 'good water' status.

The Council has a responsibility to ensure the protection, maintenance and improvement of water quality through the implementation of the objectives of the Water Framework Directive and the River Basin Management Plans. Work is underway to prepare the next cycle of River Basin Management Plans. This will be a single plan for the entire county and will cover the period up to the end of 2021.

Policy LH12: Water Framework Directive and River Basin Management Plans

It is the policy of the Council to protect and improve the county's water resources and support an integrated and collaborative approach to local catchment management in order to ensure the successful implementation of the River Basin Management Plans (or any review thereof)

7.4.2 Surface water and Groundwater Protection

The Water Framework Directive, with respect to the protection of surface water and groundwater resources, is given effect by:

- (i) The European Communities (Surface Waters) Regulations 2009 (as amended) and,
- (ii) The European Communities (Groundwater) Regulations 2010;

In considering applications for development, the Council will seek to ensure that surface and ground waters are protected and will seek measures, as appropriate, to improve the integrity of such water sources. Ground Water Protection Schemes are in place in the county, which identify key aquifers, groundwater resources and zones of contribution which contribute to public water supplies. These schemes provide an invaluable resource in assessing the impacts of development proposals on receiving waters.

7.5 Built Heritage

Built heritage describes unique and irreplaceable architecture of particular significance and merit preservation for future generation. It includes all aspects of the man-made environment including, buildings, cemeteries, streetscapes, sites, bridges, roads, railways, and monuments. These elements have acquired special interest and significance over time. Built heritage contributes to a sense of place and identity and its protection and enhancement is a key aim of the Plan (as varied).

7.5.1 Protected Structures

The Planning and Development Act 2000, (as amended) sets out a legal framework for the protection of built heritage and requires that Development Plans incorporate a Record of Protected Structures (RPS). Buildings or structures included in the RPS may have particular importance in terms of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Works which would materially alter the character of a protected structure or any element thereof which contribute to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest require planning permission.

Owners and occupiers intending to carry out works to a protected structure may seek a Declaration under Section 57 of the Planning and Development Acts 2000, (as amended).

This Declaration states what types of work can be carried out without materially affecting the character of the structure and hence not require permission. Applicants proposing to carry out works to a protected structure are advised to seek the advice of a conservation professional in preparing development proposals. The Council, having regard to the nature and scope of proposed works may require the submission of an Architectural Impact Assessment and method statements to facilitate the assessment of the development proposal. The RPS for the county is set out as a separate volume to this Plan (as varied).

Policy LH13: Protected Structures

It is the policy of the Council to encourage the sympathetic restoration, re-use and maintenance of protected structures thereby ensuring their conservation and protection. In considering proposals for development, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, (DAHG 2011) or any amendment thereof, and proposals that will have an unacceptable impact on the character and integrity of a protected structure or adjoining protected structure will not be permitted.

7.5.2 Architectural Conservation Areas

Architectural Conservation Areas (ACAs) are places, areas, groups of structures or a townscape which are of special interest or contribute to the appreciation of a protected structure. ACAs are designated in certain towns and villages for the purposes of maintaining the unique character of such townscapes and villages. In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if these works would not materially affect the character of the area. Furthermore works must be consistent with the appearance of the structure itself and neighboring structures.

Policy LH14: Architectural Conservation Areas

It is the policy of the Council to ensure the enhancement and management of ACAs. Within the ACAs the Council will have regard to

- (a) The impact of proposed development on the character, appearance and integrity of the ACA in terms of compatibility of design, colour and finishes, and massing of built form;
- (b) The impact of proposed development on the existing amenities, character and heritage of these areas; and,

- (c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc.

7.5.3 Architectural Heritage of Local Interest

The Council recognises that structures of architectural merit, not included in the RPS may make a contribution to the built fabric of local areas. These structures include the many examples of vernacular architecture or traditional building forms and types which have been built using local materials, skills and techniques. These buildings contribute, both individually and collectively to the character, heritage and identity of the county, therefore, the Council will encourage the retention, maintenance and positive re-use of such buildings and features where feasible.

Policy LH15: Architectural Heritage of Local Interest

It is the policy of the Council to encourage the sympathetic restoration, re-use and maintenance of buildings/features which are considered to be of local architectural importance.

7.5.4 Archaeological and Cultural Heritage

Archaeological heritage and cultural heritage includes all structures, constructions, groups of buildings, developed sites, recorded monuments and their settings⁴³ and includes both terrestrial and underwater features. Archaeological Sites are legally protected under the National Monument Acts, 1930 (as amended) and the Planning and Development Act 2000, (as amended). The National Monuments Act 1994 made provision for compilation of all known monuments in the county, known as the Record of Monuments and Places (RMP). In addition, there are a number of monuments protected by virtue of being in state ownership or guardianship.

The county is rich in archaeological remains including the ring forts left by ancient farming ancestors, the Norman Mottes and Baileys and Castles. In addition, North Tipperary has many historical towns including Nenagh, Roscrea and Thurles. The Council is an active member of the Irish Walled Town Network⁴⁴, which co-ordinates and funds the conservation and promotion of the heritage value of the medieval walled towns of Tipperary.

⁴³ The European Convention for the Protection of Archaeological Heritage, Valetta, 1992

⁴⁴ The Irish Walled Towns Network was established by The Heritage Council in 2005 to unite and co-ordinate the strategic efforts of Local Authorities involved in the management, conservation and enhancement of historic walled towns in Ireland.

Policy LH16: Archaeology and Cultural Heritage

It is the policy of the Council to safeguard sites, features and objects of archaeological interest, including monuments on the Sites and Monuments Record (SMR), the Record of Monuments and Places (as established under Section 12 of the National Monuments (Amendment) Act, 1994) and archaeological remains found within Zones of Archaeological Potential (ZAPs) located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure the preservation (i.e. preservation in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht.

Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact the underwater environment and developments that require an Environmental Impact Statement.

7.6 Specific Objectives

- SO7-1 It is an objective of the Council to prepare a county-wide Tipperary Landscape Character Assessment over the lifetime of the Plan (as varied).
- SO7-2: It is an objective of the Council to prepare a county-wide Tipperary Heritage Plan and Biodiversity Plan over the lifetime of the Plan (as varied).
- SO7-3 It is an objective of the Council to review the Record of Protected Structures over the lifetime of the Plan (as varied).
- SO7-4 It is an objective of the Council, through the ongoing participation and support of the Irish Walled Towns Network, to ensure the conservation, management and promotion of the medieval walled towns in the county, as appropriate
- SO7-5 It is an objective of the Council, subject to resources, to undertake a review of Geological Sites in Tipperary in association with the Geological Survey of Ireland over the lifetime of the Plan (as varied).

- SO7-6 It is an objective of the Council to prepare a guidance note on directional and educational signage in Tipperary to avoid cluttering of signage and to ensure that high standards of signage are maintained in the county and particularly in historic towns and in the vicinity of historic monuments.
- SO7-7 It is an objective of the Council, subject to resources; to identify and map existing tourism related walkways and way-marked ways in Tipperary over the lifetime of the Plan (as varied).
- SO7-08 It is an objective of the Council to liaise with relevant stakeholders including the National Parks and Wildlife Service and Bord Na Mona to investigate opportunities for the development of environmentally, socially and economically viable options for the future use of cutaway peatlands.

Chapter 8: Climate Change, Energy &

Flooding

Core Aim

To ensure that the county continues to be a leader in addressing climate change through the facilitation of appropriately located renewable energy developments and through supporting energy efficiency in all sectors of the economy.

8.1 Introduction

Climate change and its effects present a significant global challenge and the Planning and Development Acts 2000, (as amended) requires that development plans incorporate Climate Change Adaptation as part of a sustainable development framework for the county. This can be achieved through a range of measures, including reducing carbon emissions through better integration of land use and transportation, decreasing reliance on fossil fuels through development of renewable energy resources and increasing energy efficiency.

The Council is cognisant of national obligations as set out in the National Renewable Energy Action Plan 2010 (NREAP) and the National Energy Efficiency Action Plan 2013 (NEEAP) both produced by the Department of Communications, Energy and Natural Resources, to reduce dependency on fossil fuels and the impacts of climate change associated with green house gas emissions from fossil fuel consumption.

The sustainable use and production of energy is central to the economic and social growth of the county is vital in order to achieve inward investment and economic prosperity. The Irish energy market is currently dominated by consumption of non-renewable energy, mainly imported fossil fuels including oil, gas and coal. There are benefits associated with an approach to a low-carbon economy, such as job creation and local investment opportunities, improved competitiveness and support for innovation, energy security and regional development.

Through the support of the Tipperary Energy Agency (TEA) and the Tipperary Development Companies, the county has become a leader in renewable energy development and increased energy efficiency. The county is home to the first community owned wind farm at Templederry. To date there have been a number of innovative community energy schemes,

such as the Drumbane/Upperchurch Energy Project. In 2015 the Council installed the largest solar photovoltaic system in Ireland, totalling 800 panels over nine buildings.

This chapter addresses how climate change adaption, energy and flood risk will be managed over the lifetime of the Plan (as varied). The policies and objectives as outlined seek to promote Tipperary as a green energy county. This Plan (as varied) and its focus on sustainability will be further supported through a dedicated planning framework for renewable energy by the preparation by the Council of a Renewable Energy Strategy in 2016.

8.2 Climate Change Adaption

The National Climate Change Strategy (DEHLG 2007) sets out how Ireland can meet its greenhouse gas emissions targets under the Kyoto Protocol. In addition, the Energy White Paper, 'Ireland's Transition to a Low Carbon Energy Future', published in December 2015 sets out a blueprint for a transition to a low-carbon and reliable source of energy in Ireland. The Climate Change and Low Carbon Development Bill 2015 will further ensure that economic development and climate change adaption are integral to each other. This Plan (as varied), promotes sustainable settlement and transportation patterns, flood risk management, energy efficiency in new development and the development of renewable energy as some of the important measures in achieving the targets and objectives of the national strategies and guidelines with the collective aim of decreasing dependence on imported fossil fuels, reducing emissions, and embracing the transition to a low carbon and climate resilient future.

Policy CEF1: Climate Change and Low Carbon Economy

It is the policy of the Council to promote and ensure sustainable settlement and transportation patterns in urban and rural areas in line with the planning framework set out in this Plan(as varied) thereby ensuring that new development adheres to the following principles:

- (a) Reduction in energy demand and in particular reliance on fossil fuels, in response to the likelihood of increases in energy costs associated with reliance on imported energy sources.
- (b) Reduction in greenhouse gas emissions, and
- (c) Adaptation to climate change by ensuring sustainable settlement patterns and consideration of to sustainable development location, layout and design.

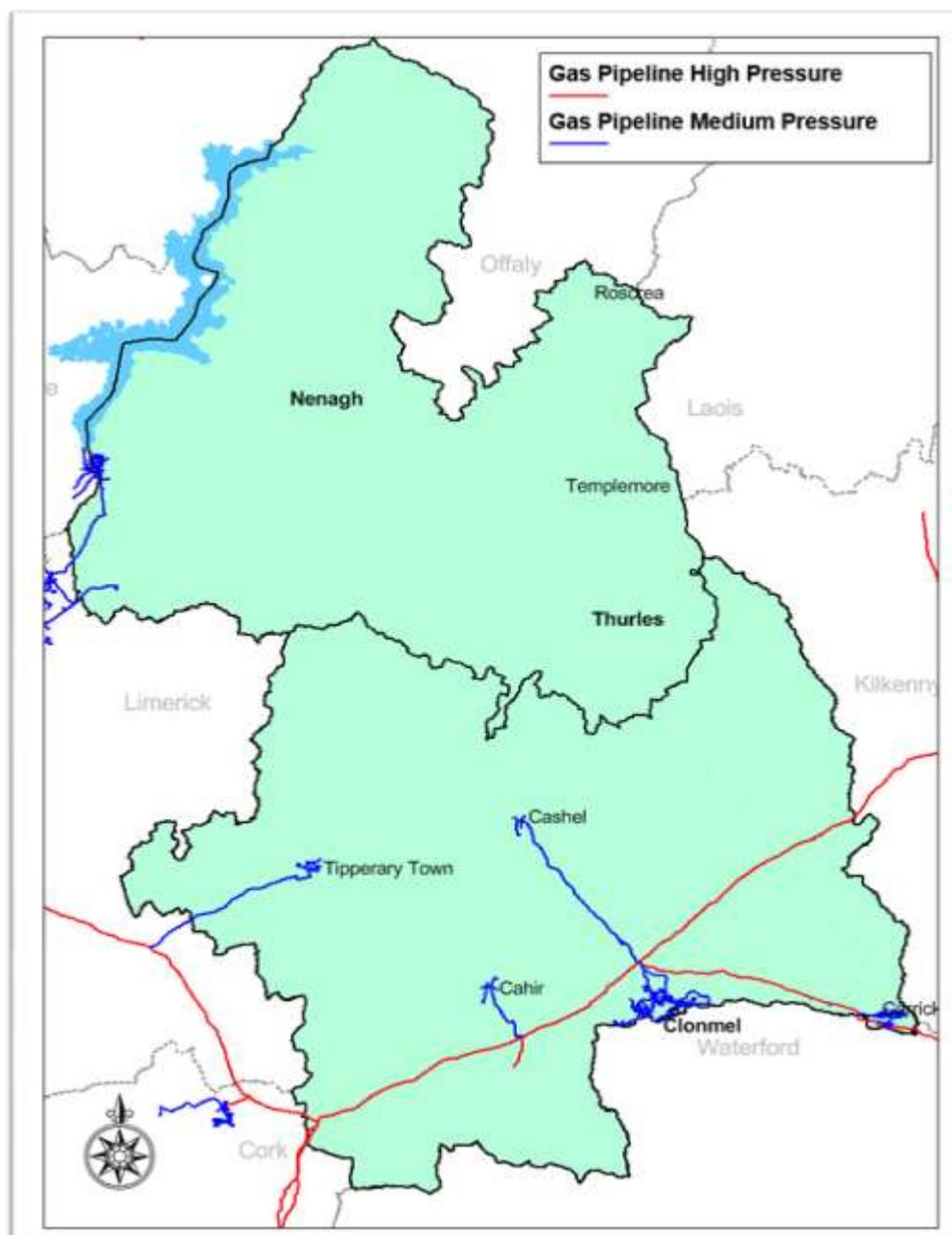
8.3 Tipperary Renewable Energy Strategy 2016

In 2016, the Council prepared a Renewable Energy Strategy to provide a detailed planning framework for the development of renewable energy in the County. The Renewable Energy Strategy is set out in two volumes. Volume 1 sets out the main text of the Renewable Energy Strategy and contains out a revised Wind Energy Strategy in Appendix 1. Volume 2 sets out the Strategic Environmental Assessment and Appropriate Assessment. The Tipperary Renewable Energy Strategy 2016 sets out planning policy and objectives for the development of renewable energy and should be read in conjunction with the County Development Plan (as varied). The Renewable Energy Strategy is set out as Appendix 6 of this Plan.

8.4 Gas Network

Bord Gáis Networks develop, operate and maintain the natural gas transmission and distribution networks in Ireland and provide gas transportation services to suppliers and shippers, including Bord Gáis Energy.

FIGURE 8.1: HIGH AND MEDIUM PRESSURE GAS NETWORK IN TIPPERARY



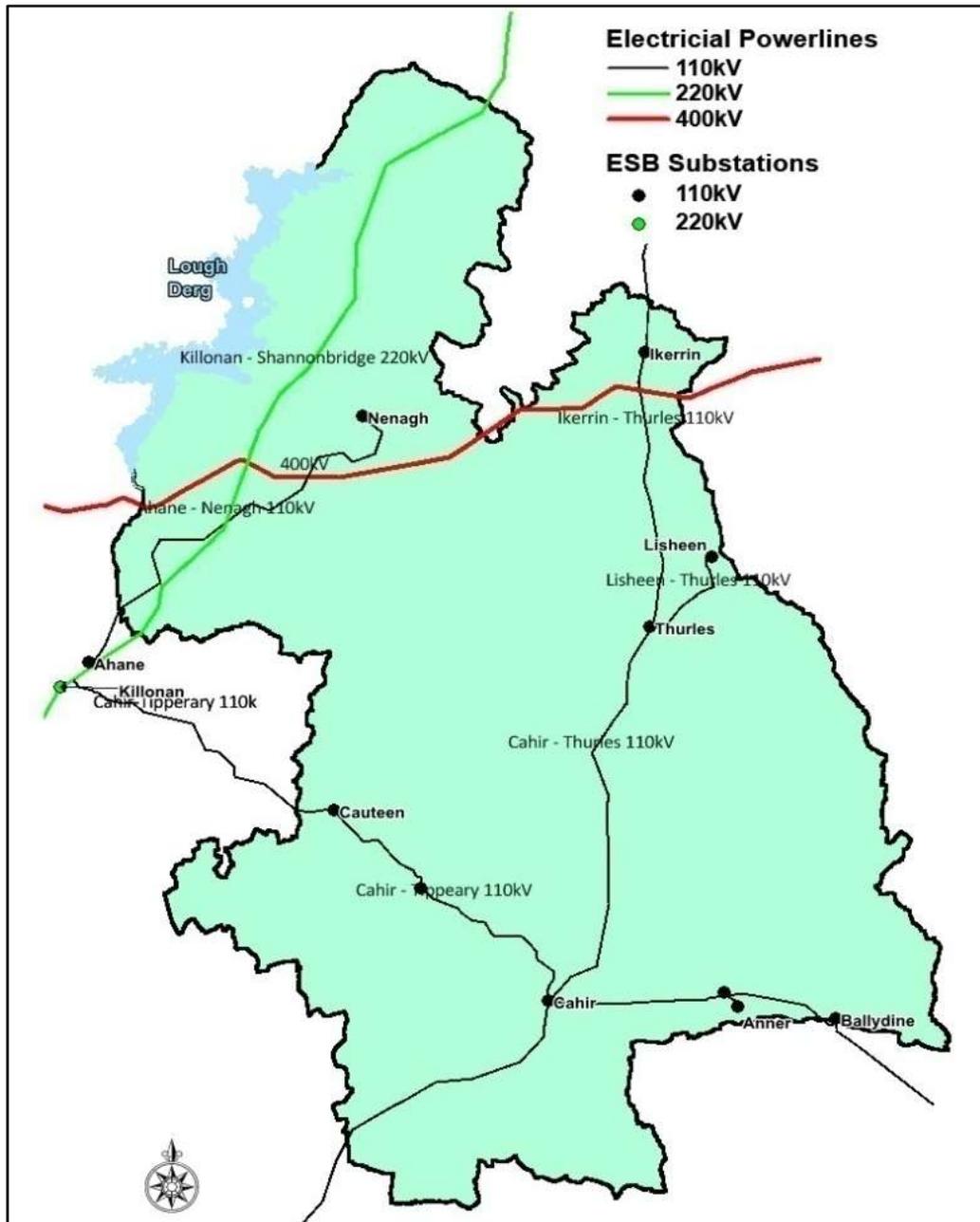
In the north of the county, the natural gas network (Bord Gáis Networks) supplies the towns of Ballina and Newport, Nenagh is to be connected in 2016. The south of the county is supplied by the natural gas network in the towns of Clonmel, Carrick on Suir, Tipperary, Cashel, Cahir, and Ballyclerahan.

The Council will support and facilitate the continued expansion of the natural gas network including the distribution of natural gas produced from renewable sources via the existing gas network.

8.5 Access to the Electricity Supply Network

Electricity supply and transmission is available throughout the county on the low (38kV, 20kV, and 10kV) and high transmission networks. High voltage transmission within the county is available at 110kV, 220kV and 400kV and there is one transmission connected generation point in the county at Lisheen. There is one further transmission generation point at Cauteen in South Tipperary. Both are powered by wind energy.

FIGURE 8.2: 400KV, 220KV AND 110 KV ELECTRICAL TRANSMISSION NETWORK



Improvement measures to the national grid are set out under Grid 25 – ‘A Strategy for the Development of Ireland’s Electricity Grid for a Sustainable and Competitive Future’. Through this investment Eirgrid intend to undertake grid reinforcements.

The appropriate expansion of the national grid is important to ensure adequacy of regional connectivity for sustainable economic growth as well as facilitate the development and connectivity of sustainable renewable energy resources. In this respect, the Council will facilitate the sustainable and appropriate⁴⁵ development of additional electricity generation capacity throughout the region/county and support the sustainable expansion of the network.

8.6 Flood Risk Management

The importance of addressing the risk to people, property and the overall economy in the Plan (as varied), has been brought to the fore by serious flood events which have taken place particularly over the past number of years.

8.6.1 EU Floods Directive

The EU Directive on the assessment and management of flood risks, often referred to as the ‘Floods Directive’ requires management of flood risk on a river catchment basis. The Office of Public Works (OPW) is responsible for its implementation and it must produce countrywide catchment flood risk management plans in a process called Catchment Flood Risk Assessment and Management (CFRAM), incorporating the following:

- a) Undertaking a Preliminary Flood Risk Assessment ([PFRA](#)), to identify areas of existing or foreseeable future potentially significant flood risk (referred to as ‘Areas for Further Assessment, or ‘AFA’s)
- b) Preparation of a flood hazard and risk maps for the AFAs, and,
- c) Preparation of flood risk management plans, setting policies for managing the flood risk within the AFAs and setting out a prioritised set of measures for achieving those policies.

The most significant water bodies in the county are the River Shannon and the River Suir. Both are of strategic importance to their locality and the county as a whole and both are the subject of CFRAMs currently being prepared. As part of the Suir and Shannon CFRAMs the OPW are currently producing flood risk maps for areas at risk of flooding in Tipperary and will produce final flood maps after a detailed public consultation process. The Council will

⁴⁵ The Council will examine the proposal to ensure that it complies with the policies and objectives of the County Development Plan (or any review thereof)

facilitate the OPW in the preparation of CFRAMs for the Shannon and Suir River Catchments and to implement their findings when completed.

8.6.2 Flood Risk Assessments

The Planning System and Flood Risk Management – Guidelines for Planning Authorities, (DEHLG 2009), seek to ensure that future development is considered and assessed against the risk of flooding. The aim of the guidelines is to enable the further sustainable development of areas by ensuring that future development is considered and assessed against the risk of flooding. The Council, in accordance with these guidelines will adopt a precautionary approach to flood risk management. Where proposals for new development are located in areas at high or moderate risk of flooding, the applicant will be required to demonstrate that the development complies with the Justification Test set out in Chapter 5 of the Planning System and Flood Risk Management Guidelines (DEHLG 2009).

Policy CEF8: Management of Flood Risk:

It is the policy of the Council to apply a sequential approach to the assessment of developments in areas of flood risk. Developments shall not be permitted, unless the Justification Test is satisfied as outlined in The Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG 2009) and any amendment thereof⁴⁶.

8.7 Sustainable Design and Construction

Part L of the Building Regulations and the supporting guidance in relation to the application of Part L sets out statutory obligations to construct to minimum standards that ensure energy efficiency. The supporting guidance documents apply to both Dwellings and Buildings other than dwellings.

- (1) Technical Guidance Document L Conservation of Fuel and Energy - Buildings other than Dwellings, and,
- (2) Technical Guidance Document L Conservation of Fuel and Energy – Dwellings.

The best time to introduce energy and carbon dioxide saving measures is when specifying, designing and or constructing a new building. This provides the opportunity to:

- optimise the location and orientation within a site;
- make use of the layout, form and fabric to moderate energy needs;

⁴⁶ Flood Risk Assessments will be required, as appropriate, in areas identified to be of risk of flooding.

- reduce heat demand by using high insulation standards with heat recovery ventilation systems;
- meet the remaining heat demand with efficient plant and controls;
- minimise cooling needs through the use of fabric;
- maximise the use of natural ventilation;
- consider the use of renewable energy sources; and,
- meet residual cooling needs with innovative plant and controls.

New buildings should incorporate alternative energy technologies such as bio-energy, solar energy, heat pumps, heat recovery while larger developments could consider the use of district/block heating/cooling systems, combined heat and power and wind energy. Guidance and advice in this respect may be obtained from the Building Control Office of the Council, Tipperary Energy Agency and the SEAI at www.seai.ie.

Policy CEF9: Sustainable Construction and Design

It is the policy of the Council to ensure that all dwellings and community buildings be designed and constructed to have minimum energy requirements in line with the legal requirements of the Building Regulations 1997-2014 (and any amendment thereof).

8.8 Specific Objectives

- SO8 -1 It is an objective of the Council, in partnership with the TEA, to prepare a county-wide Renewable Energy Strategy, to support and facilitate the development of the renewable energy sector of the county.
- SO8-2 It is the objective of the Council to remain a signatory of the Covenant of Mayors⁴⁷ and to adhere to the principles set out therein.
- SO8-3 It is an objective of the Council to support local community groups and the TEA in the development of local community based projects with an energy focus.
- SO8-4 It is an objective of the Council, in partnership with the TEA, to prepare a Sustainable Energy Action Plan (SEAP) for the county. The achievement of the objectives and targets of the SEAP will be monitored as an indicator of climate change adaption.

⁴⁷ www.covenantofmayors.eu

- SO8-5 It is an objective of the Council to facilitate the OPW in the preparation of CFRAMs and to have regard to and implement the findings of these studies as appropriate.
- SO8-6 It is an objective of the Council to prepare Guidelines for Exterior Public Lighting Design and Specification within the lifetime of the Plan (as varied). These guidelines will contain a strong focus on energy efficient design in public lighting and will address public lighting in both residential and commercial development.

Chapter 9: Transport, Water Services & Environmental Management

Core Aim

To promote sustainable transport patterns and integration of land-use and transportation policies and to safeguard and develop the county infrastructure to support continued socio-economic growth.

9.1 Introduction

The efficient delivery and maintenance of infrastructural services is fundamental to ensuring that the county can continue to operate and develop as an attractive location for business and residential development. Key components to achieving high quality infrastructure include:

- Deliver excellent accessibility and connectivity throughout the county, thus enhancing the potential and capacity of towns and villages
- Deliver a good quality water supply and effective wastewater disposal infrastructure is achieved. These are critical requirements for the future economic development of the county.
- Ensure that all areas of the county have access to high quality ICT and broadband infrastructure.

The Council is directly responsible for the development of some infrastructural facilities, such as the local road network. The Council also supports and works in partnership with National state agencies, such as Transport Infrastructure Ireland (TII) and Irish Water, who are responsible for the national road network and water services infrastructure respectively.

This Chapter sets out the policies and objectives of the Council for the delivery of high quality infrastructure to support the growth and development of the county.

9.2 Sustainable Transport

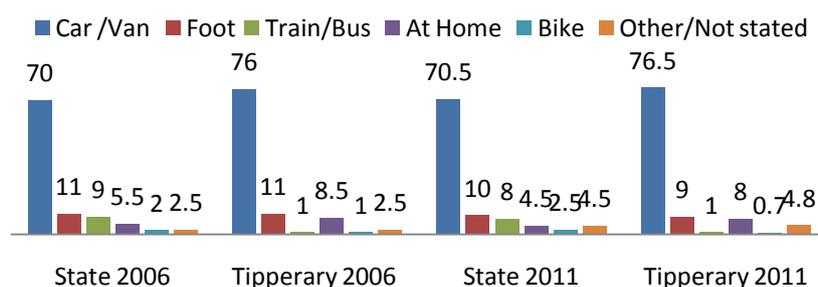
Smarter Travel: A Sustainable Transport Future 2009-2020 DoT, sets out national policy for the delivery of an effective and sustainable transport system. The importance of continued investment in roads infrastructure is recognised; however, the key aim is to increase walking,

cycling, and public transport use and to reduce car demand. Four key goals have been identified in the document as follows:

- Reduce overall travel demand
- Maximise the efficiency in the transport network.
- Reduce reliance on fossil fuels
- Improve accessibility to transport.

The document provides a national target for modal share of car commuting. Nationally, the target is for modal share of car commuting to drop from 65% to 45% by 2020 and for cycling to reach 10% of journeys made by 2020. Figure 9.1 below illustrates the current modal split as it relates to County Tipperary.

FIGURE 9.1: COUNTY TIPPERARY: TRAVEL TO WORK PATTERNS



Policy TI1: Smarter Travel and Sustainable development

It is the policy of the Council to seek to achieve the objectives of Smarter Travel: A Sustainable Transport Future 2009-2020 published by the Department of Transport both in its delivery of transport and related services and in the guidance and assessment of proposals for new development.

9.2.1 Integrated Land Use and Sustainable Transportation

A key issue for sustainable development is the relationship between transportation and land use and it is a core aim of this Plan (as varied) as set out in the Core Strategy and settlement strategy, to promote compact urban development and brownfield regeneration in line with the Government's Smarter Travel strategy.

Transportation networks affect land use patterns in terms of where people choose to live and operate businesses and equally land use patterns influence transportation need and infrastructural requirements.

Integrating land use and transportation represents a challenge for the county, given the rural nature of the county, dispersed travel patterns and car ownership levels. The Council, in providing walking and cycling routes, and acting as a facilitator of some sustainable transportation networks, nevertheless, has a significant role to play both in the development of a transportation system and in planning for the future transport needs of the county.

9.3 Roads Infrastructure

9.3.1 National and Regional Road Infrastructure Priorities

The motorways, national primary and national secondary roads play a pivotal role in providing access to cities in the region and in providing high quality connectivity between towns in the county. The protection and improvement of this infrastructure is critical to attract inward investment and to contribute to the enhancement of competitiveness by reducing transport costs.

Infrastructural priorities have been identified in the MWRPGs 2010. These documents acknowledge that this infrastructure is critical to improve regional integration and the effective movement of people, goods and services between the regions. Key priorities for road infrastructural improvement to support regional growth are as follows:

- Nenagh to Thules R498 Up-grade
- Killaloe by-pass, Shannon Bridge Up-grade
- Thurles Bypass⁴⁸

The Plan (as varied) also acknowledges and supports the delivery of key regional infrastructure in the South Tipperary County Development Plan area as follows

- N24 Waterford to Limerick Dual Carriageway

The TII is responsible for the delivery of improvements to the national road network through a Capital Investment Programme, 2012-2016 which replaced Transport 21⁴⁹. While funding for road improvement projects has been restricted due to the economic downturn, the

⁴⁸ Strategic Road Infrastructural Improvements are also identified in the Town Development Plans.

⁴⁹ Transport 21 published in 2005 was a national investment programme in transport infrastructure which was cancelled in May 2011 due to the economic downturn.

Council will seek to ensure delivery of the projects to be progressed as funding becomes available.

Policy TI2: National Road Infrastructure Programme

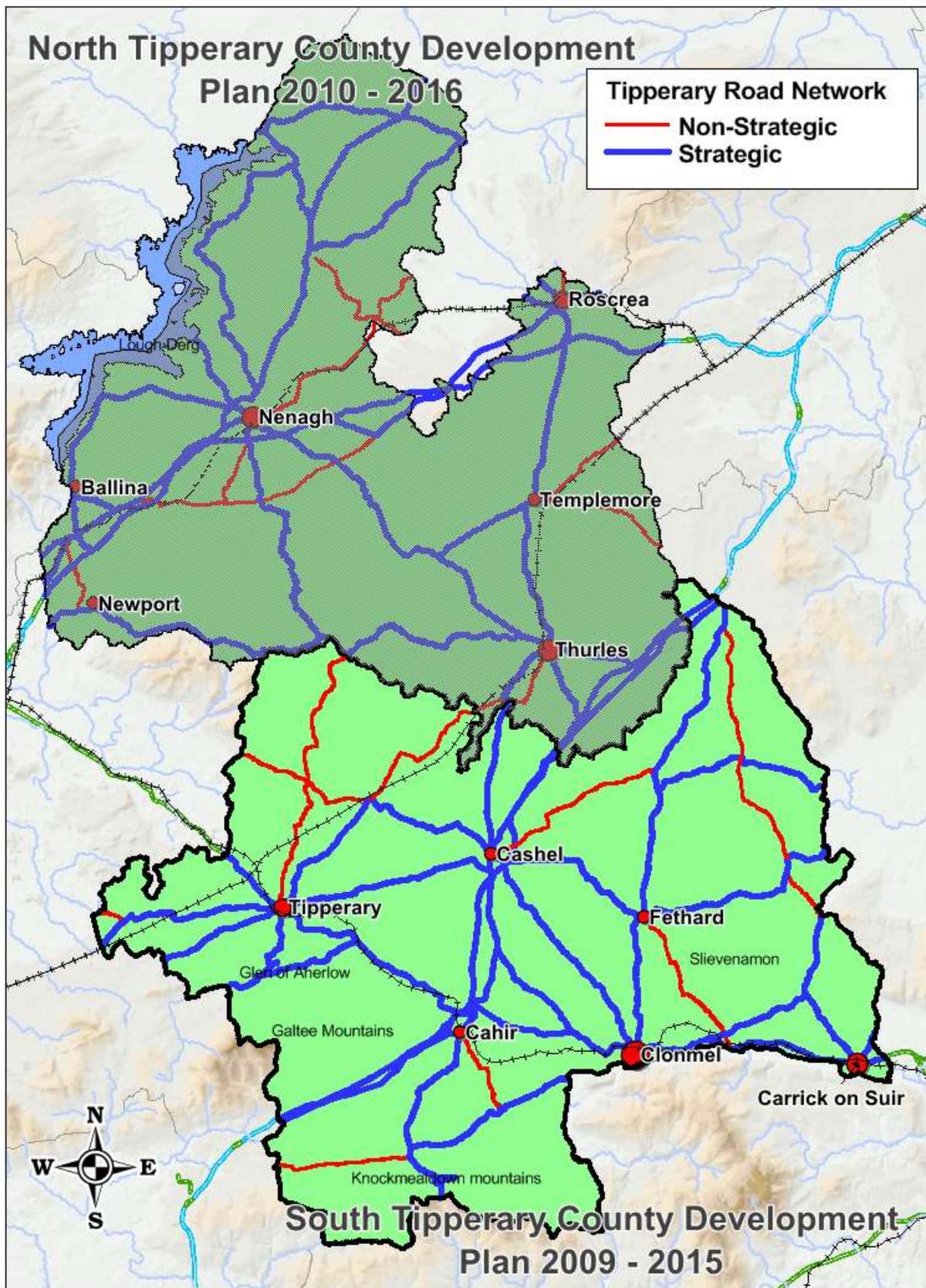
It is the policy of the Council, to seek the implementation of Strategic Transport Improvement Priorities identified in the SERPGS and the MWRPGs and any strategic transportation documents for the Region. The Council will seek to support the implementation of these schemes by the reserving of corridors of the proposed routes, free from inappropriate development, so as not to compromise the future road schemes.

9.3.2 Safeguarding the Strategic Road Network

It is a key aim of the Plan (as varied) to maintain and protect the safety, capacity and efficiency of national roads and associated junctions, avoiding the creation of new accesses and the intensification of existing accesses to national roads where a speed limit greater than 50 km applies. Having consideration to this key aim, development proposals will be assessed having regard to Spatial Planning and National Roads: Guidelines for Planning Authorities (DECLG 2012).

The Council will seek to restrict access onto national routes in order to protect critical investment in infrastructure, route carrying capacity and the safety of road users. The Plan (as varied) has identified routes of strategic importance, by virtue of their significance in terms of connectivity between settlements, traffic volumes and role as scenic tourism routes within the county. These routes are illustrated in Figure 9.2 and include all motorways, all national primary and secondary route and regional routes, (excluding lightly trafficked regional routes).

FIGURE 9.2 STRATEGIC AND NON-STRATEGIC ROADS



Policy T13 Strategic Road Network is designed to ensure that roads will continue to perform their strategic transport function into the future whilst at the same time facilitating appropriate growth and development in line with the Spatial Planning and National Roads: Guidelines for Planning Authorities (DECLG 2012) and the Core Strategy of this Plan (as varied).

Policy T13: Strategic Road Network

It is the policy of the Council to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to Strategic Routes, subject to the following policy exceptions:

- (a) New access to facilitate orderly urban development on Strategic Routes on appropriately zoned land on the approaches to or exit from, urban centres that are subject to a speed limit of 60 km before a lower 50 km limit is encountered may be permitted subject to road safety audit carried out in accordance with the TII's requirements and avoidance of a proliferation of such entrances.
- (b) New access to lands adjoining Strategic Routes within 50 km speed limits may be considered in accordance with normal road safety, traffic management and urban design criteria for built up areas.
- (c) New accesses to Strategic Routes may be permitted in exceptional circumstances, in the case of developments of national and regional strategic importance⁵⁰ which by their nature are most appropriately located outside urban areas, and where the locations concerned have specific characteristics that make them particularly suitable for the developments proposed.
- (d) Proposals for new rural houses to access onto a Strategic Regional Road or a National Secondary Road will only be permitted where compliance is demonstrated with Policy SS5: Housing on Strategic Regional Roads⁵¹ and Policy SS6: Housing on National Secondary Roads.
- (e) All development proposals shall demonstrate compliance with the development management standards set out in Chapter 10.

⁵⁰ such development will be required to demonstrate compliance with the infrastructural requirements of the NSS and/or RPGs (or any review thereof)' and will be required to provide to the Council and, where appropriate TII, an evidence based justification, including detailed transport modelling to demonstrate need for new access to the strategic route.

⁵¹ Refer to Chapter 3 (Rural Housing in the Open Countryside) of the Plan (as varied).

In considering any 'exceptional circumstances' that may arise or circumstance not addressed by Policy TI3, resulting in a request for new access onto the National Road network, the Council will have consideration Section 2.6: Exceptional Circumstances, of the Spatial Planning and National Roads Guidelines for Planning Authority, 2012.

9.3.3 Motorway Service Stations and Rest Areas

Motorway Services Stations and rest areas provide roads users the opportunity to rest during longer journeys are important facilities to support the safe operation of the national motorway network. National guidance on the provision of such facilities is set out in Spatial Planning and National Roads, Guidelines for Planning Authorities, DECLG, 2011 and supplementary guidance set out in NRA Service Area Policy, 2014.

The M8 and M7 are serviced by the following facilities:

- Moneygall (M7) - Barrack Obama Plaza, Topaz, Junction 23.
- Birdhill (M7) - Applegreen, Junction 27
- Cashel (M8) – Topaz Facility at Junction 8, Cashel.

Further, there is a permitted NRA 'on-line' Motorway service station at Ballytarsna, Cashel and a permitted truck stop located at Junction 11 Tincurry, Cahir.

Motorway Services Areas may be developed 'on-line' by the TII in accordance with the provision of the Roads Act, 1993. In the event that the TII consider that an on-line facility is required on the motorway network in the county, such facilities will be supported by the Council.

The Council considers that an additional off-line service station may be required in the county to support the operation of the M8. In the assessment of proposals, the Council will consider further off line facilities on the network. The Council will require that such proposals demonstrate that the facility is justified in terms of traffic volumes and contributes toward the safe and effective operation of the motorway.

Policy TI4: Motorway Service Stations and rest areas (off-line)

It is the policy of the Council to support off-line motorway service areas along the motorways which demonstrate consistency with the Spatial Planning and National Roads: Guidelines for Planning Authorities, DECLG 2012 (or any amendment thereof) and the National Roads Authority Service Area Policy, 2014 (or any amendment thereof). In particular, the Planning Authority will have regard to locations where national routes coincide. In the consideration of proposals for motor service areas the Council will require the following criteria to be met:

(a) The facility is justified by virtue of location and traffic volumes, and it has been demonstrated that the development will not adversely affect the capacity and efficiency of the road network, and will contribute positively towards the safety of roads users of the network;

And,

(b) The development will not act as a draw from, or negatively impact on the vitality or viability of any town or village in proximity to the proposal

9.4 Public Transport

9.4.1 Rail Transport

The county is centrally located along national interconnecting rail lines linking Cork and Limerick to the Dublin Railway line, which provides frequent, effective and efficient access to and from the county. This railway link is a key asset for Tipperary and provides opportunities for the promotion of residential and employment growth for towns along the railway line.

The north of the county is served by a rail line from Limerick to Ballybrophy and onwards towards Dublin. The Limerick to Waterford line located on the Atlantic Gateways Corridor is of strategic importance to the region. However, as identified by Irish Rail in the 2030 Rail Network Strategy Review, these lines are currently underutilised and underdeveloped and thus, do not provide an effective service. The Council considers that these railway lines are valuable assets and will seek the continued operation of development of these rail services. The Council will work with Irish Rail and other public agencies, as appropriate, to implement measures/initiatives which will assist with the viability of these lines.

9.4.2 Bus Services

Bus Éireann and a number of private operators provide long distance express services as well as local bus services within the county. Long distance express bus services in the county serve Dublin, Cork and Limerick on a high frequency basis.

Community bus services within the rural areas are supported by the Rural Transport Programme. This programme is co-ordinated by the National Transport Authority and funded by the Department of Transport, Tourism and Sport. The main purpose of the programme is to facilitate persons in the rural areas of the county who do not have access to private transport and to lessen isolation. Currently the provision of services is in the process of re-organisation and will be co-ordinated in future by a new county wide company working in partnership with community groups.

9.5 Walking, Cycling and Water Transport

The development of pedestrian and cycling routes is a priority for the Council in order to meet national targets to reduce car dependency and to increase the quality of life of residents in the county. In this respect, the Council has prepared 'Active Travel Schemes' to provide cycling and walking infrastructure in many of the main towns in the county and has successfully secured funding under the DECLG 'Active Travel Town' Programmes for significant cycling and walking infrastructure. The Council will continue to improve cycling and pedestrian infrastructure, as resources permit, throughout the county.

Policy TI5: Pedestrian and Cycle Routes

It is the policy of the Council to improve and create additional facilities for pedestrians and cyclists and to improve access for people with mobility needs.

9.6 Water Services

Irish Water, a newly created public utility company was established on the 1st January 2014, whereby the company became responsible for the provision of all public water supplies, sewage treatment plants and associated infrastructure.

Section 33 of the Water Services Act (No. 2) Act, 2013 requires Irish Water to prepare a Water Services Strategic Plan, and a draft of this plan was published in February, 2015. This plan is the first integrated plan for the delivery of water services in Ireland and *inter alia* will inform future capital investment programmes. This plan must comply with the National

Spatial Strategy and Regional Planning Guidelines⁵², to facilitate future population growth and economic investment.

Prior to the publication of the above, and in order to inform current investment programme, Irish Water published a Capital Investment Plan (CIP) 2014-2016, outlining indicative investment priorities in water services over this period. The CIP made provision for the continuation of the Water Services Investment Plan projects that were current at the end of 2013 and are subject to continual review. The implementation of projects identified in the CIP, are considered of paramount importance to the implementation of the settlement strategy, and the future economic and social development of the county. These projects include the sewerage scheme Network Improvements in Nenagh, and it is noted that in South Tipperary it includes the Clonmel Town and Rural Water Supply Scheme. These have commenced or are at an advanced stage of planning.

The Council will work in partnership with Irish Water in the performance of its functions and in the implementation of the CIP (and any amendments), to ensure that waste water infrastructure complies with all appropriate regulations and to ensure the sustainable development of the county.

Policy TI6: Capital Investment Programme

It is the policy of the Council to work in partnership with Irish Water to facilitate the implementation of priority water and wastewater infrastructure identified on the Irish Water Capital Investment Plan 2014-2016 (or any amendment thereof) to ensure the sustainable economic and social growth of the county.

9.6.1 Water Services in Settlement Centres

Water services infrastructure in towns and villages throughout the county will be maintained by Irish Water. Many of the county settlements including Service and Local Services Centres are served by municipal⁵³ waste water treatment plants. The Council will require new residential developments to be served by existing waste water treatment facilities and public water supplies

However, it is recognised that there are many villages not served by municipal treatment plants. The Council, in order to maintain the viability of these settlements, will consider developments served by on-site wastewater treatment systems, subject to the criteria set out

⁵² and any future amendments.

⁵³ Defined for the purposes of the Plan as treatment plant which are the responsibility of Irish Water

in Policy TI7. New residential developments will be required to connect to the public water network or group water scheme where available or likely to become available.

Policy TI7: Wastewater Treatment and Disposal in Settlement Centres

It is the policy of the Council to require development proposals in Settlement Centres to be served by municipal treatment plants.

In settlement centres where municipal treatment plants do not have the capacity to cater for additional development, the Council will facilitate development, where the developer has agreed proposals for the up-grade of the treatment plant and/or network, as may be necessary, with Irish Water. The Council will require that such infrastructure is in place, prior to the commencement of the proposed development.

The Council *may* consider, on a site specific basis, on-site waste water treatment proposals in cases where a connection to a municipal treatment plant has been demonstrated to be unfeasible or in settlements which are not served by treatment plants. Developments shall be subject to the criteria set out below:

(a) Small Business, Community and Public Developments: the development shall be served by an on-site treatment system which demonstrates compliance with the Waste Water Treatment Manual: Treatment System for Small Communities, Business, Leisure Centres and Hotels, EPA, 1999 (or any amendment thereof)

or

(b) Private Residential Developments: the development shall be served by individual treatment plants in compliance with the Code of Practice: Waste Water Treatment Systems for Single Houses, 2009 (or any amendment thereof)

in both cases as above

i) the development shall connect to the municipal treatment plant, where and when such facilities become available⁵⁴.

⁵⁴ Full design details, plans and specification of further connections to be submitted at planning applications stage.

- ii) the development will not have an adverse human health, environmental or ecological impact on the receiving environment, including groundwater or surface water courses⁵⁵.
- iii) the development shall demonstrate compliance with policies outlined in Chapters 3 and 4 and the development management standards set out in Chapter 10.

Policy TI8: Public Water Supply

It is the policy of the Council to require development proposals to connect to the public water supply, where such facilities are available.

9.6.2 Storm Water Management

Storm water can be described as rainwater that falls onto a property or accumulates on the ground and runs off to a storm drain. The Council is responsible for the management and safe disposal of surface water runoff within the public domain.

Sustainable Drainage Systems (SuDS) is a method to reduce the quantity and increase the quality of runoff from development in urban areas. The Council will seek the implementation of SuDS, in all new developments, particularly large scale developments in urban areas. The Council will also seek the implementation of rainwater harvesting, in particular for large scale developments, as a means of effective re-use of water,

Policy TI9: Storm Water Disposal

It is the policy of the Council to require the implementation of Sustainable Drainage Systems (SuDS) as an integral part of the design of new developments to reduce the generation of storm water run-off, and to ensure that all storm water generated is disposed of on-site or is attenuated and treated prior to discharge to an approved storm water system.

9.7 Waste Management

In 2012, the DECLG set out a framework for 'circular waste economy' in 'A Resource Opportunity Waste Management Policy in Ireland' and established a new framework for provision of effective and efficient waste management through the establishment of three new waste management regions. The Southern Region, of which Tipperary forms part, has recently published the Southern Region Waste Management Plan, 2015-2020 this is a statutory planning document setting out policies for the development of waste treatment and

⁵⁵ The Council must be satisfied that the receiving environment has the capacity to cater for the development and will require, as necessary, the submission of appropriate environmental reports at planning application stage.

disposal. The Council will seek to implement the policies and recommendations of the Southern Region Waste Management Plan, 2015-2020 in partnership with local authorities in the Southern Region.

Policy TI10: Southern Region Waste Management Plan

It is the policy of the Council, to implement the policies outlined in the Southern Region Waste Management Plan 2015-2021 (or any amendment thereof) and to ensure that waste disposal facilities are in compliance with all appropriate waste management legislative requirements.

9.7.1 Management of Agricultural Slurries

Livestock farming in general and intensive agricultural practices (such as piggeries, poultry units, mushroom farms) can generate large volumes of agricultural slurry. It is important that agricultural slurries which can contain high levels of valuable nutrients nitrates are managed in an environmentally sensitive manner. Agricultural slurries are valuable products which should be land spread as fertiliser on productive lands in accordance with the nutrient requirement of the growing crop.

The European Union (Good Agricultural Practice for the Protection of Waters) Regulations, 2014 give effect to the Nitrates Action Programme. These regulations govern the implementation of the Nitrates Directive 91/676/EC and are designed to prevent pollution of waters from agricultural sources and to protect and improve water quality.

Policy TI11: Management of Agricultural Slurries

It is the policy of the Council to ensure that proposals for agricultural developments, as appropriate, comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010 or any amendment thereof.

9.8 Noise and Light Emissions

In accordance with the EU Directive 2002/49/EC (known as the Environmental Noise Directive, or "END"), which was transposed into Irish Law by the Environmental Noise Regulations 2006, SI No. 140 of 2006, the Council must prepare a Noise Action Plan as a means to prevent and reduce the impact of environmental noise in certain designated areas (Action Planning Areas).

Environmental noise is defined by the Regulations as unwanted or harmful outdoor sound created by human activities, including noise emitted by means of transport, road traffic, rail traffic, air traffic and noise in urban areas over a specified size. Types of noise not included in the regulations include noise caused by neighbours, construction sites, night clubs, pubs, etc.

Tipperary County Council prepared a Noise Action Plan in 2013 to manage the existing noise environment and protect the future noise environment within the Action Planning Areas identified. The areas covered by the noise action plan are set out below:

- a) M8 Motorway as it passes through Tipperary (64.8kms)
- b) M7 Motorway as it passes through Tipperary (57Kms)
- c) N24 National Primary Road as it passes through Tipperary (69.8kms)
- d) N 52 National Secondary Road , from M7 Interchange, (Junction26) to Ardcroney. (13Kms)
- e) N62 National Secondary Road, from M8 Interchange, (Junction 6) to Thurles.(8Kms)
- f) R688 (Clonmel Road to Cashel) for a distance of 1.3kms north from its junction with the N24
- g) R689 (Clonmel to Urlingford Road) for a distance of 1km north from its junction with the N24.

Noise pollution not addressed in the Noise Action Plan may arise as a result of development including quarries, industrial facilities and wind turbines etc. The Council will manage noise emissions that may arise from such developments through the planning process and in line with the relevant guidelines and standards for such developments. A noise impact assessment may be required in support of such developments.

Policy TI12: Noise Emissions

It is the policy of the Council to ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2013, the Development Management Standards set out in Chapter 10 and relevant standards and guidance that refer to noise management.

The Council recognises the need for artificial lighting as a means to contribute to a safe and secure night-time environment; however, the Council also recognises the impacts of light pollution, glare and light spillage and its impact on the visual, environmental and residential amenities of surrounding areas.

Policy TI13: Light Pollution

It is the policy of the Council to ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas in accordance with the provisions of the Development Management Standards set out in Chapter 10.

9.9 Communications**9.9.1 Broadband Infrastructure**

The provision of broadband services is an important aspect of attracting economic development and enhancing quality of life for residents in the county. The county broadband services have improved significantly over the past number of years. The DCENR's National Broadband Scheme 2008 led to the delivery of mobile 3G broadband services in many rural areas of the county, while the regional broadband programme Metropolitan Area Ne2rks⁵⁶ (MANs) led to the high speed broadband infrastructure developed in towns across the county.

Delivering a Connected Society – A National Broadband Plan for Ireland, DCENR, 2012, aims to provide broadband provision, through a combination of state and commercial provision. The 'Connecting Communities' under the National Broadband Plan is a state intervention programme to extend reliable high speed broadband to every premises in the county, where there is current or planned high speed network. The availability of fast and reliable broadband services in rural areas is considered critical for the rural economy and quality of life of its residents.

The Council will seek to work with the DCENR and service providers in the implementation of the strategy to aim to ensure effective services are in place across the county.

9.9.2 Telecommunications Infrastructure

The Council recognises that there is a balance between facilitating the provision of mobile telecommunications infrastructure and the need to protect residential, visual amenity and the natural and built environment. When considering proposals for telecommunications infrastructure, the Council will have regard to Telecommunications Antennae and Support Structure: Guidelines for Planning Authorities, DEHLG, 1996.

⁵⁶ State owned telecommunication ne2rks.

Policy TI14: Telecommunications

It is the policy of the Council to facilitate proposals for masts, antennae and ancillary equipment in accordance with Telecommunications Antennae and Support Structure: Guidelines for Planning Authorities, DEHLG, 1996. Development proposals will be facilitated, where it can be established that there will be no significant adverse impact on the surrounding areas and the receiving environment, particularly in the following locations:

- (i) Primary and secondary amenity areas or locations that would be detrimental to designated listed views.
- (ii) Within significant views or setting of national monuments or protected structures.

9.10 Specific Objectives

- SO09-1 It is the objective of the Council to work in partnership with adjoining local authorities and public bodies in the implementation of the transport policies and objectives contained in the Mid-West and South East Regional Planning Guidelines (as may be amended) and the Mid-West Area Strategic Plan 2012-2030, and any subsequent regional level land use and transportation guidelines and strategies that may be prepared over the lifetime of the Plan (as varied).
- SO09-2: It is an objective of the Council to implement improvements to facilitate pedestrians and cyclists and to improve access for people with mobility needs.
- SO09-3: It is an objective of the Council to seek funding under the Active Travel Towns Initiative for the implementation of strategies and infrastructure to support walking and cycling.
- SO09-4: It is an objective of the Council to seek the continued operation of all existing railway lines within the county, including the Nenagh to Ballybrophy Railway Line.
- SO09-5 It is an objective of the Council, to implement the recommendations of the Southern Region Waste Management Plan, 2015-2021 (or any amendment thereof).
- SO09-6 It is an objective of the Council to work with and support key stakeholders to secure the implementation of the National Broadband Plan and seek to

ensure that fast and effective broadband facilities are available in all parts of the county.

SO09-7: It is an objective of the Council to prepare a county-wide Sustainable Transport Strategy over the lifetime of the Plan (as varied).

Chapter 10: Development Management

Standards

10.1 Introduction

The Council will require all planning permissions for new development to be consistent with the policies and objectives of this Plan (as varied). This Chapter sets out the relevant planning standards and design criteria that will be applied to development proposals within the Plan area.

Policy DM1: Development Standards

It is the policy of the Council to require proposed development to comply with the relevant standards identified in Chapter 10 Development Management Standards.

10.2 Land Zoning and Settlement Plans

This volume is accompanied by a separate volume that sets out settlement plans⁵⁷. Each settlement plan is accompanied by objectives and guidance regarding the planning and development of the settlement and should be read in conjunction with this volume.

Each village has a designated village boundary that demarcates the settlement from the adjoining 'open countryside'. Land zoning objectives are set out for each village to guide the location of new development. Detail of the purpose and intent of landzoning designations is set out with the village statements. An associated land zoning matrix is intended as a general guideline in assessing the acceptability or otherwise of development proposals on zoned land.

10.3 Habitats Directive Assessment

Habitats Directive Assessment (HDA), also known as Appropriate Assessment (AA), is a requirement under the Habitats Directive 92/43/EEC. Plans and projects which have potential to impact on Natura 2000 designated sites must be screened for AA and a full AA must be carried out unless it can be established through screening that the plan or project in question will not have a significant effect on any Natura 2000 Site(s).

The Council will require, as appropriate, AA to be prepared in accordance with Article 6(3) and Article 6(4) of the Habitats Directive, and in accordance with the 'Appropriate

⁵⁷ For all settlements not covered by a Town Development Plan or dedicated LAP. It should be noted that the Zoning Objectives on p.g. 144 of the South Tipperary County Development Plan will be re-presented in the Settlement Plan booklet on publication.

Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities’ DEHLG, 2009 and relevant EPA and European Commission guidance documents. AA shall be carried out in respect of any plan or project likely to have a significant effect on a European site(s), either individually or in combination with other plans or projects, in view of the site’s conservation objectives⁵⁸.

10.4 Environmental Impact Assessment

The Environmental Impact Assessment Directive (Council Directive 85/337/EEC (as amended) by Directive 97/11/EC on the assessment of the effects of certain public and private projects on the environment) requires an assessment of the environmental impact of certain public and private projects. Environmental Impact Assessment (EIA) is the process by which the anticipated effects on the environment of a proposed development or project are measured and if the likely effects are unacceptable, design measures or other steps can be taken to avoid, reduce or mitigate against those effects.

An EIA may be required for development proposals below statutory thresholds outlined in the Planning and Development Regulations at the discretion of the Council. If the proposed development is sub-threshold, and the Council considers that the proposal is likely to have significant effects on the environment, then an EIA must be submitted to the Council. The Council will have regard to Schedule 7 of the Planning and Development Regulations 2001 (as amended) in deciding whether a proposed development is likely to have significant effects on the environment, and also the supporting guidelines ‘Environmental Impact Assessment Guidance for Consent Authorities’ DEHLG in 2003 (and any amendment thereof) regarding sub threshold development. Prospective developers are advised to have regard to the supporting ‘Guidelines on the Information to be contained in EIAs’, published by the EPA in 2002 (and any amendment thereof) for further details on Schedule six of the Planning and Development Regulations, as amended.

10.5 Pre Planning Consultation

In accordance with Section 247 of the Planning and Development Act 2000 (as amended), applicants may engage in discussions with the Council prior to making a planning application. Applicants are encouraged to avail of this service, through the planning office of the Council, particularly for large scale developments such as residential estates, quarries and wind farms. It should, however, be noted that such discussions will not prejudice any subsequent decision made by the Council.

⁵⁸ Refer to the website of the National Parks and Wildlife Service at www.npws.ie

10.6 Development Contributions

A Development Contributions Scheme for the period 2015-2019 has been prepared in compliance with the requirements of Section 48 of the Planning and Development Act 2000, (as amended). Funds accrued through this as well as previous and subsequent contribution schemes will be used for the provision and development of infrastructure and facilities. All permitted developments will be subject to the requirements of the Scheme (or any amendment thereof)

10.7 Taking in Charge

When a new housing development is fully completed and in compliance with its planning permission a developer or majority of owners may apply for it to be 'taken in charge' by the Council. In order to facilitate this process, the Council will require by condition attached to a grant of planning permission, the submission of information after the completion of the development to demonstrate that the development is fully in compliance with the planning permission. Such details may include "as constructed" drawings and CCTV surveys for multi-unit, medium and large scale developments. The development will be taken in charge after it is demonstrated that satisfactory compliance with planning permission and associated conditions have been achieved.

10.8 Bonds

To ensure the satisfactory completion and maintenance of residential developments undertaken by private developers, the Council will require, as a condition of all planning permissions for such developments, a cash deposit or security bond to be lodged with the Council prior to commencement of development which must be maintained until released in writing by the Planning Office.

10.9 Parking, Traffic and Road Safety

10.9.1 Road Design and Safe Access

In the interest of safety for all road users, the following sight lines are the standard for all development which proposes vehicular access onto the public road network. Adequate sight visibility at new entrances is vital to enable oncoming traffic to be seen when using the entrance and also to enable other road users to see traffic emerging from the entrance.

Table 10.1- Sightline Requirements	
Type of Road	Minimum 'Y' Distance
Roads with 100 Kmph Speed Limits	215 m
Regional Roads	160 m
Local Roads Greater than 4.25m wide	90m
Local Roads 4.25m or less and all local tertiary roads	70m

FIGURE 10.1 SAFE ACCESS SIGHTLINES

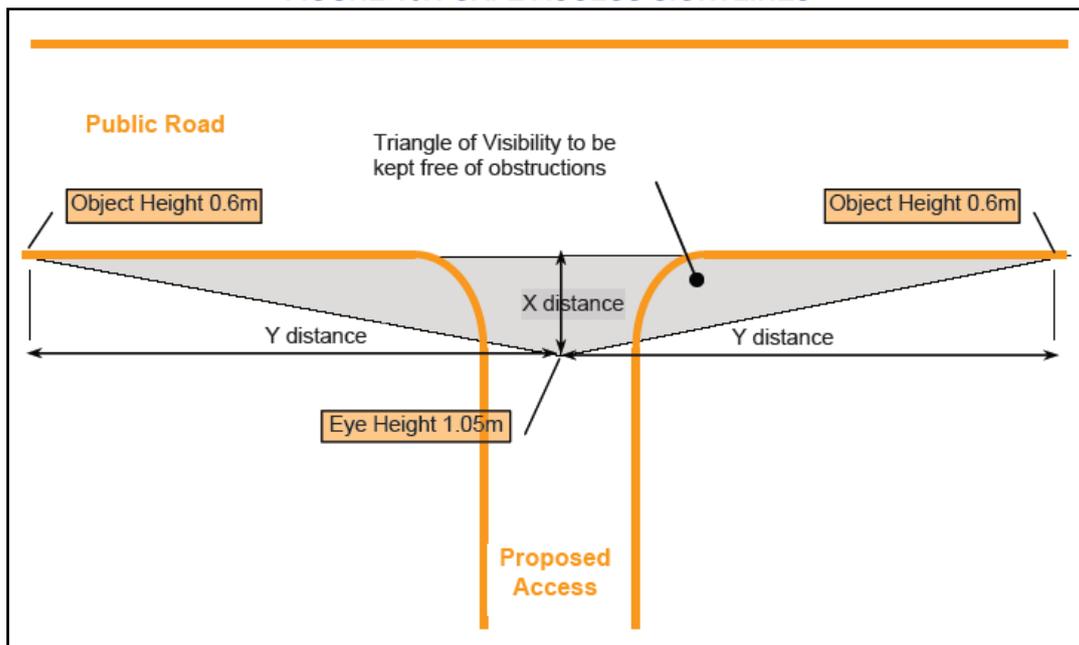
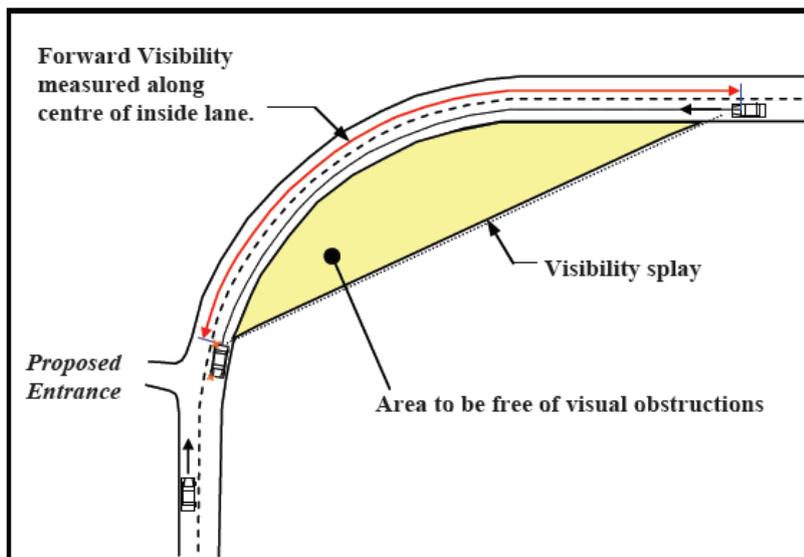


FIGURE 10.2 FORWARD VISIBILITY REQUIREMENTS



The sight visibility triangle is measured at the proposed entrance from a set-back distance of 2.4 m (single residential) or 4.5 m (multiple residential/ commercial/agricultural/other) (the 'X' distance) from the road edge at the centre of the entrance, to points in both directions on the nearside road edge which are the sight distance ('Y' distance) away. The Value of the sight distance 'Y' relates to typical road speeds and can be obtained from Table 10.1.

The 'road edge' is the edge of road surface (bituminous material) subjected to general vehicular traffic. Forward visibility requirements as per Figure 10.2 must also be satisfied.

10.9.2 Traffic and Transport Assessments

The Council in accordance with the *Traffic and Transport Assessment Guidelines, NRA, 2014*, and any amendment thereof, will require the submission of a Traffic and Transport Impact Assessment (TTIA) for large scale developments or developments that may impact on the carrying capacity or public safety of the road network.

The following are the minimum thresholds of developments which will require a TTIA:

- Residential Development over 200 dwellings
- Retail and Leisure Developments over 1000 sq.m.
- Industrial Developments over 5000 sq.m.
- Office, Hospitals and Educational Developments over 2500sqm.
- Distribution and Warehousing Developments over 10000 sq.m.

TTIAs will also be required where there is a 10% increase in traffic (or a 5% increase in congested areas). Where the Council considers that a development may have an impact on the carrying capacity of the surrounding network, a TTIA may also be required for sub threshold development. Such a decision will be based on an evaluation of the proposal against Table 2.2 and 2.3 of the *Traffic and Transport Assessment Guidelines 2014*, and any amendment thereof.

10.9.3 Road Safety Audits

A Road Safety Audit is an evaluation of the roads element of a development proposal from preliminary design to post-construction stage with a view promoting the highest standard of safety for all road users, but especially vulnerable road users such as pedestrians, cyclists and children, to identify potential road safety issues, and to suggest measures to eliminate or mitigate concerns.

The Council will require a Road Safety Audit where a development is likely to have a significant impact on road safety and where it is necessary to ensure that housing proposals

comply with the Guidelines on Sustainable Residential Development in Urban Areas and the Design Manual for Urban Roads and Streets (DMURS). Road Safety Audits shall be carried out independently by assessors approved by the NRA in accordance with the NRA guidance publication, Road Safety Audit, March 2015 (as may be amended) and in the case of new residential development (of 20 units or more) with the DMURS.

10.9.4 Mobility Management for large employers

In line with the recommendations of Smarter Travel, 'A Sustainable Transport Future', New Transport Policy for Ireland 2009-2020, (DoT, 2009) the Council will require Workspace Travel Plans to be submitted with applications where the Council considers that a proposed development will have or result in significant trip generation either at peak times or throughout the day. A Workplace Travel Plan is a long-term management strategy employed by an organisation to promote and deliver sustainable transport objectives through positive action, and is articulated in a document that is regularly reviewed and acted on. Many actions are low cost and have the potential to reduce car use by up to 18% resulting in cost and time saving for organisations and employees (National Transport Authority, Step by Step Guide to Travel Plans, 2011). A Workspace Travel Plan must take the form of a formally published document which outlines proposals, targets, measure and monitoring controls.

10.9.5 Parking and Cycling Provision

All new developments will normally be required to provide adequate off-street car parking facilities, cycle facilities and suitable manoeuvring space. Where parking cannot be provided on site, a contribution towards car-parking may be required in line with the current Development Contribution Scheme.

Car-parking provision shall be identified on the site layout plan and the following design dimensions and criteria shall apply:

- I. Each car space shall be 4.8 m x 2.5 m with 6.1 m wide circulation aisles;
- II. Disabled spaces shall be 3m wide, with a 1 space per 20 provision. Disabled car-parking spaces shall be provided as close as reasonably possible to building entrance points and allocated and suitably signposted.
- III. Secure and covered cycle parking facilities of 10% of total car parking space requirements shall be provided for all new development.
- IV. Motorcycle parking facilities of 10% of total car parking space shall be provided for all new development.

- V. All parking facilities shall be secure and subject to passive supervision.
- VI. Non residential developments shall provide facilities for battery powered vehicles to be recharged at a rate of 1 charge point (metered-fast charging 220 – 240V, 32A 3 phase) for every 10 spaces. All other parking spaces including residential should be constructed to be capable of accommodating future charging points as required (coded/metered slow charging 220 – 240V, 13A single phase).

Table 10.2 – Minimum Car Parking Standards

Land-Use	Minimum Parking Space Provision
Churches/Theatres/ Cinema/Auditoriums	1 space per 5 seats
Bars/Restaurant	0.5 per staff member plus 1 per 15 sq.m public area
Clinics/Surgeries/ Small medical practices	1 per staff member plus 2 per consulting room
Caravan Park	1 per staff member plus 2 per unit of accommodation
Crèches	1 per staff member plus 1 per 5 children
Dance Halls/Discos	0.5 per staff member plus 1 per 10 sq.m
Dwelling (up to 2 bedrooms)	1 space per dwelling unit
Dwelling (3+ bedrooms)	2 spaces per dwelling unit
Multi Residential Unit Development	1 or 2 bed – 1 space plus 2 visitor spaces per 5 units 3 bed or more – 2 spaces per unit plus 2 visitor spaces per 5 units
Golf Courses	0.5 spaces per staff member plus 4 spaces per hole
Hotel/Motel/Guest House	0.5 spaces per staff member plus 1 per guestroom Public spaces such as bars/restaurant as per the standard set out in this table.
Leisure Centre	0.5 per staff member plus 1 per 50 sq.m
Light Industry	1 car-parking space plus 1 HGV parking space per 35 sqm
Manufacturing	0.5 spaces per staff member, plus 1 space per 35 sqm, plus 1 HGV parking space.
Nursing Homes	1 space per staff member plus 1.5 spaces per patient bed
Hospital - General	1.5 spaces per patient bed
Outpatient Hospital	1 space per staff member + 2 spaces per consulting room
Offices (banks etc)	0.5 spaces per staff member plus 1 space per 35 sq.m
Retail Shops/Supermarkets	0.5 spaces per staff member plus 1 space per 20 sqm Plus 1 HGV space per 750sqm GFA
Schools	1 space per teaching staff and 1 space per classroom A set down area and appropriate bus parking shall be provided.

Colleges of further education	1 per classroom plus 1 per 5 students. A set down area and appropriate bus parking shall be provided.
Retail Warehousing	1 space per staff member plus 1 space per 50 sq.m
Science & Technology Enterprise /Business Park	1 space per staff member plus 1 space per 25 sq.m.
Warehousing (non retail)	1 space per staff member plus 1 space per 100 sq.m
Playgrounds	10 spaces per facility
Playing Fields	A playing field will generate a minimum requirement for 25 carparking spaces and 2 bus parking spaces. In cases where it is envisaged that a facility will generate significant spectator numbers, the Council will consider proposals on a case by case basis.
Other cultural/recreational and leisure uses	Assessed on a case by case basis and dependant on nature, scale and location of use.

NOTES

- In the case of a development type not specified above, the Council will determine the parking requirement having regard to the traffic and movement generation associated with the development and the objectives of the Plan (as varied).
- The standard specified in the table above is applicable to the **gross floor space** of the proposed development save where 'public floor space' is specified.
- Where the proposed development relates to a mixed use development the applicant may present a case and detailed justification for 'Dual Usage' to calculate the car parking requirements of the development
- Where 'staff member' is stated, this should relate to the maximum amount of staff at any 1 time.
- A reduction in car-parking requirement may be acceptable where the Council is satisfied that a Transport Mobility Plan for the development demonstrates that a high percentage of modal shift in favour of sustainable modes will be achieved through the development. The applicant will be expected to demonstrate that the development will be strongly supported by public transport including, bus and train services.

10.9.6 Loading and Circulation

Commercial and industrial proposals shall ensure that adequate loading/unloading bays are provided and that the site can accommodate manoeuvring of vehicles including HGVs if

appropriate. Loading and unloading areas shall be discreetly located and located in a manner to reduce impact on residential amenity.

- 1) Loading bays shall be generally 9 m x 5m (but at least 6 m x 3 m), and
- 2) The provision of circulation and designated loading space will be assessed on a case by case basis depending on the nature and scale of the proposed use.

10.10 Rural Residential Development

The design, orientation, landscaping and other features of all new one-off houses outside designated settlements shall comply with the relevant policies of the Plan (as varied) and the Rural Design Guideline for 1-off houses in the Open Countryside set out in Appendix 5.

10.10.1 Replacement of Rural Dwellings

The Council will apply the following minimum standards to proposals for the replacement of rural dwellings:

- a) The structure was last used as a dwelling and is substantially intact and this is demonstrated by the existence of features such as chimney, fireplace etc.
- b) Existing access on to the public roadway can meet the minimum standards for domestic entrance or can be upgraded to meet the standards, and,
- c) The on-site wastewater disposal system meets the minimum standards of the EPA Code of Practice 2009 EPA (2009) - Wastewater Treatment and Disposal Systems Serving Single Houses, or can be upgraded to meet these standards.

10.10.2 Wastewater Treatment Systems

In cases where living accommodation is to be substantially upgraded and/or extended the applicant will be required to demonstrate that the wastewater treatment system is adequate and does not present a risk to human health or the environment. The applicant will be expected to demonstrate to the Council that the wastewater treatment system is fit for purpose, operating and maintained appropriately and is not causing damage.

As part of the planning application for such a development a report prepared by a qualified site assessor should be submitted confirming:

- a) the type of system in place (i.e. septic tank or other),
- b) the capacity of the tank (approximate),
- c) that it can be accessed and maintained, (location shown on site layout drawings)
- d) it is demonstrated that clean roof/surface water is not entering the system and

- e) there is no visible evidence of it causing a risk to human health or the environment, i.e. no ponding on the ground in the vicinity of the system, no effluent break-out at slopes, no “by-pass” pipe to a nearby drain, and that any drains in the vicinity are clear with no build-up of sewage fungus etc.

If an upgrade to an existing system is required, it shall comply with the EPA Code of Practice. Where it is demonstrated that it is not possible to meet the minimum requirements of the EPA Code of Practice, the Council may accept a compromise that will offer the highest level of protection to human health and the environment.

10.11 New Residential Development

The Department of Environment, Community and Local Government and other agencies have published a range of guideline documents which relate to development of residential estates. All residential developments will be assessed having regard to these guidelines as may be amended, and in particular the following:

- I. DEHLG Sustainable Residential Development in Urban Areas, 2009
- II. DEHLG Urban Design Manual – Best Practice Guide, 2009.
- III. DEHLG Sustainable Urban Housing: Design Standards for New Apartments, 2007
- IV. DEHLG Quality Housing for Sustainable Communities, Best Practice Guidance for Delivery of Houses and Sustainable Communities, 2007.
- V. DECLG & DoTTS, Design Manual for Urban Roads and Streets 2014 (DMURS)
 - I. Building for Everyone: A Universal Design Approach, National Disability Authority 2012.

10.11.1 Development Impact Statement (DIS)

The purpose of a DIS is to identify the impact that a proposed development will have on existing services and community facilities and to identify requirements in relation to infrastructure, community facilities etc. and how these may be implemented.

In accordance with the policies set out for residential schemes in Chapter 4, a DIS shall be submitted by the applicant in support of their planning application⁵⁹, to facilitate the Council in assessing the impact of the development.

The applicant shall address each section below in detail and submit same as part of the planning application.

⁵⁹ Multi-unit residential development of > 5 units (inclusive of apartment schemes).

The applicant is invited to discuss the development proposal with appropriate bodies i.e. the Housing Section, Community and Enterprise Section, the County Childcare Committee, Irish Water etc. prior to preparation of the DIS. Where such discussions have taken place, evidence of same and their outcome should be indicated.

Settlement Form and Character

Does the proposal comply with a 'sequential approach' to the development of lands in the settlement?

Having consideration to the existing character of the settlement how is your proposal appropriate in scale, form and character? (Please provide details of how the design and finishes of dwellings, boundaries etc. are appropriate to and will enhance the character of the settlement.)

Does the development ensure pedestrian and cyclist connectivity?

Have appropriate phasing arrange with specified timescales been determined?

Housing Need, Housing Mix and Part V

Has the proposal considered the existing housing vacancy rate in the settlements and identified the housing needs in the area? Does the house mix proposed reflect those needs?

Has the proposal identified how the requirement of Part V (if applicable) is addressed in a manner that best suits social and community needs?

Capacity of Community/Public Facilities

Has an assessment of community facilities / public amenities been undertaken?

Where deficiencies are projected as a result of the proposed development, have options for the provision/expansion of facilities as part of the development been set out?

Has the current capacity of schools been established? (Please provide a letter from the school regarding capacity/copy of enrolment policy)

Has the County Childcare Committee been consulted in relation the requirements for childcare facilities in the area?

Retail/Commercial/Service Uses

Where an application site includes village centre/town centre zoning has an audit of existing retail/commercial uses with the settlement been completed?

Where deficiencies have been identified in relation to such services has it been indicated how the proposed development has attempted to address same, where appropriate?

Waste Water and Water Services Infrastructure

Has the capacity of the municipal/public waste water infrastructure been established? If the capacity of water services is deficient what proposals are in place to address infrastructural improvements? (Please provide evidence of discussions with Irish Water)

10.11.2 Serviced Sites

The delivery of dwellings as serviced sites requires a three step approach:

- I. Full planning permission must be sought for the site layout, accompanied by a design brief for individual houses and a landscaping brief for the entire site, and details of communal site development works.
- II. The communal site development infrastructure including footpaths, services, landscaping and lighting etc shall be provided before planning applications are submitted for individual houses.
- III. Individual site and house planning applications shall be made in conformance with the agreed design brief and after communal site development works are in place.

The following minimum standards apply to planning applications for serviced sites:

- a) The site shall be laid out with single shared access onto the public road and shared public open space.
- b) The design brief shall identify house and boundary design standards including style, heights, layouts, materials and finishes and landscaping details of entire site.
- c) The minimum site size for each site (excluding public open space) shall be 0.5 acre⁶⁰. Public open space shall be capable of passive supervision.

⁶⁰ A smaller site size may be acceptable where connection to a municipal wastewater treatment plant is proposed.

10.11.3 General Multi-Unit Residential Design Standards

This section applies to all new residential development in settlements, including serviced sites and should be addressed at planning application stage to the satisfaction of the Council.

Table 10.3 Minimum Design Standards for Residential Schemes

Phasing	Phasing of construction shall be identified and thereafter adhered to. The Council will require the completion of services, amenities and infrastructure before the occupation of dwellings in each phase and progression to the next stage.
Public Space Open	At least 15% of total site area shall be allocated for public open space. Public amenity areas shall be capable of passive supervision and shall provide a safe area for play. Pedestrian and cycle linkages shall be a predominant feature of the layout. Existing vegetation such as hedgerows, trees and natural features shall be retained and incorporated where practicable. Where tree removal must take place, the developer will be required to provide replacement semi-mature native trees on site.
Private Space Open	<p>All housing units shall have an area of private open space behind the front building line in line with the minimum size requirements:</p> <ul style="list-style-type: none"> • 48 sqm for 1-2 bedroom houses • 60 sqm for 3-5 bedroom houses. • 75sqm for 5 plus bedroom houses. <p>Private gardens shall be topsoiled, graded and seeded prior to occupation of the dwelling.</p>
Separation Distances	A minimum separation distance of 4m between the gables of dwellings and 22m between directly opposing windows at first floor level shall be provided. In the case of high quality and innovative designs these minimum requirements may be reduced subject to the satisfaction of the Council.

Road Layouts, Walking and Cycling	Road safety, including vehicle speed management, shall form an intrinsic part of the road design and layout of residential developments and shall be a central element of the design and layout of a new development. The DMURS places an emphasis on designing new urban roads and streets in a way that discourages excessive speeds. The principles of the DMURS and requirement for Road Safety Audit, where necessary, shall be integrated into new proposals.
Public Infrastructure	The provision of satisfactory public infrastructure and other services in compliance with this plan and prior to the occupation of units.
Waste	<p>A waste management plan shall address:</p> <ul style="list-style-type: none"> a) the construction phase of the development, and, b) details of the provision of visually discreet and easily accessible waste storage facilities to accommodate current domestic waste disposal and recycling needs for the proposed development.
Natural and Built Heritage	The protection of all existing historical monuments, buildings, building fragments, archaeological material, trees and hedgerows shall be provided for where appropriate.
Maintenance and Management	Developers will be responsible for the maintenance and management of new residential developments where management companies are not employed and where the development has not yet been taken in charge. Management companies are only acceptable for multi-unit residential buildings.
Density	Please refer to the relevant settlement plan for guidance.

10.11.4 Apartments

The Council will apply as a minimum standard the guidelines contained in the Sustainable Urban Housing: Design Standards for New Apartments (DEHLG 2007) and any amendment thereof, to proposals for apartment developments. In general apartments will be required to have the following minimum floor areas measured internally:

Apartment	Total Floor Area	Balcony	Storage
1 bedroom	45 sq m	5 sqm	3 sqm
2 bedroom	73 sq m	7 sqm	6 sqm
Three bedroom	90 sq m	9 sqm	8 sqm

The standards apply to units on 1 floor; duplexes should provide the additional floor area required to provide for stairways and landings in accordance with the appropriate standards of the Building Regulations.

10.11.5 Waste Storage and Collection

The Council will seek to ensure that new developments contribute towards meeting the objectives of the Joint Waste Management Plan for the southern region 2015. In this respect all commercial and tourism developments shall ensure that appropriate waste facilities are provided on site in line with the Joint Waste Management Plan for the Southern region 2015.

Kerbside segregated collection of household and commercial waste is an excellent method to collect waste and in this respect the Council supports the use of authorised bring centres as part of the integrated collection system. The Council may include as a condition of planning, that developers of commercial and large-scale residential developments provide bring facilities to serve occupants and residents.

10.11.6 Naming of Residential Development

Names chosen for private residential developments shall reflect local place names, particularly townlands or local names which reflect the landscape, its features, culture and/or history. Care should be taken not to duplicate names or place names already in use in the locality. The name chosen for a new development shall be agreed in writing with the Council prior to the marketing of the development.

10.11.7 Domestic Extensions

The Council will seek to implement the following guidelines in respect of extensions.

- a) A ground level extension shall be subordinate to the main dwelling in scale and design.
- b) The extension shall integrate with the primary dwelling, following window proportions, detailing and finishes, including texture, materials and colour;
- c) The design and layout of extensions to houses shall have regard to the amenities of adjoining properties. The Council may require the submission of a daylight, sunlight and overshadowing assessment, if considered necessary.
- d) Where a dwelling is served by an on-site waste water treatment system and where the extension increases the potential occupancy of the dwelling, the applicant shall demonstrate that the system complies with the standards of the EPA Code of Practice 2009 (or any amendment thereof), see section 10.10.2 for standards.

10.11.8 Provision for Ancillary Family Accommodation

Consideration can be given to building ancillary accommodation either as an extension to an existing house where it can be shown that such is required for a family member.

Proposals for such development will be required to meet the following design requirements:

- a) There shall be direct internal access to the principle dwelling and the flat shall not form a permanent separate self-contained unit from the principle dwelling.
- b) There shall be no subdivision of the garden or entrance.
- c) The design should ensure that the flat forms an integral part of the main dwelling unit capable of integration for single domestic use when no longer required.
- d) The flat shall form part of the main dwelling when no longer required and shall not be sold or leased separately.

10.11.9 Domestic garages

The scale and detail of domestic garages shall be subordinate to the main dwelling and their use shall not impact on adjoining residential amenity. Detached garages should be less than 70sqm and should be discreetly located on the site to compliment the appearance and finish of the dwelling.

10.12 Retail and Commercial Development

10.12.1 Shopfronts and advertising in Town Centres

The principles of good design will be taken into consideration as part of proposals to alter existing shop fronts or where new shopfronts are proposed. Particular consideration shall be given to buildings of special merit or historic interest on the Record of Protected Structures (RPS), buildings located within Architectural Conservation Areas (ACAs) and buildings located within Primary Retail Areas (PRAs).

Where possible, original traditional shop fronts should be retained and repaired sympathetically. Proposals for new shop fronts will only be considered where it can be demonstrated that the existing shop front is without merit or beyond repair.

The following criteria will apply when considering proposals for new shopfronts:

- a) Shop-front advertisements should be restricted to fascia signs placed immediately above the shop window. Fascia lettering and logos are best hand-painted in a style and colour that harmonises with the shop and helps to portray its use. Long continuous fascia signs, stretching full-width across a frontage or straddling across 2 or more buildings should be avoided. Signs that extend higher than the sill of first floor windows are not encouraged.
- b) Hanging signs can have a place in the streetscape, however, they should not be mounted higher than first floor windows. There should not be more than 1 hanging sign to each property frontage, and the bracket should not extend more than 80cm from the wall face and the lowest part of the sign a minimum of 2.5m above pavement level.
- c) In the case of properties with multiple tenancies, the ground floor shop may have a fascia sign and 1 additional projecting sign may be permitted to the first floor premises. A plaque located at the front door should serve all additional tenants.
- d) Where there is insufficient fascia space decorative lettering can be painted directly onto the display window, provided it is of an appropriate form.
- e) Brand advertising is not acceptable on fascias and fascias should not link buildings of different styles.
- f) Separate entrances to upper level residences shall be retained and/or reinstated.

- g) Murals require planning permission and applications for wall painted advertising will be assessed against the visual impact on the character of the area, particularly within an ACA.
- h) Internally illuminated box signs are particularly inappropriate in ACAs and in visually sensitive locations, and will only be permitted in exceptional circumstances.

10.12.2 Roller/Security Shutters

The external fitting of security shutters does not constitute exempt development and can affect the character and appearance of the property to which they are fitted and the overall streetscape. Within ACAs in towns and village, on structures on the RPS and within PRAs, new security shutters shall be located internally; external security shutters will not be permitted due to their visual impact.

10.12.3 Advertising Structures and Signs

In general, new advertisement signs shall be sensitively designed and not be excessive in terms of scale, size and number. In particular, free-standing advertisements on forecourts, signs or advertisements above fascia level, and more than one projecting sign per commercial/retail unit need careful design and consideration. The Council recognises the importance of providing appropriate tourist signage on various routes and will facilitate same subject to compliance with the policies of this Plan (as varied) and the technical satisfaction of the TII and having consideration to road safety and visual amenity.

The Council will permit advertising and support structures where the following guidelines are met:

- I. The proposed development would not adversely affect public/traffic safety,
- II. The proposed development is appropriate in terms of scale and mass to the principal structure and its use,
- III. Visual clutter is avoided in urban and rural locations.
- IV. The proposal will not detract from visual amenity or the visual appearance of approach roads to towns and villages.

10.12.4 Street Furniture, Canopies and Awnings

The provision of street furniture will require either a licence under Section 254 of the Planning and Development Acts 2000, as amended, or planning permission (including street furniture erected on private landings). In both instances, the Council will require details of the location, design, specification and quality of the proposed elements of street furniture.

Planning applications for canopies and awnings should be accompanied by full details of the canopy structure i.e. materials proposed, canopy size (open and closed), blind box location and arm design. The following basic standards will be applied to proposals for such features:

- a) Canopies of traditional design and materials will be favoured i.e. canvas canopy, wrought iron arms, timber blind box etc. Appropriate contemporary designs and finishes may be acceptable where they enhance the streetscape.
- b) The use of plastic and/or uPVC will not be permitted. Curved or Dutch canopies will not be permitted.
- c) Canopies and awnings shall not be used for advertising purposes other than the name of the premises.
- d) Canopies shall be positioned to avoid covering any distinctive architectural elements such as fascia or pilasters. They will not be permitted where they detract from the character of the shopfront or buildings of special architectural interest.

In considering applications for outdoor tables and chairs under Section 254, the Council shall have regard to the following:

- a) Size and location of the facility,
- b) Concentration of existing street furniture in the area,
- c) The visual impact of the structure, particularly in relation to the colour, nature and extent of advertising on all ancillary screens,
- d) Impact on the character of the streetscape,
- e) The effects on the amenities of adjoining premises, particularly in relation to hours of operation, noise and general disturbance,
- f) Impact on access and visibility.

10.12.5 Satellite Dishes and Telecommunications apparatus

Satellite dishes and telecommunications apparatus are now a regular sight on buildings and other structures in towns and villages and can affect the character and appearance of historic buildings and important townscapes. Satellite dishes are not normally acceptable on a Protected Structure, on the front of structures within PRAs or town centre areas or the front or side of a building within an ACA save for exceptional circumstances.

10.13 Motor Fuel Stations

In accordance with the Guidelines for Planning Authorities: Retail Planning (DEHLG 2012) or any amendment thereof, the Council will generally require that net retail floor space shall not exceed 100 sqm associated with vehicle service stations.

The Council will require that proposals for Motor Fuel Stations comply with Dangerous Substances (Retail and Private Petroleum Stores) Regulations, S.I. 311 of 1979, as amended, and made under the Dangerous Substances Act, No. 10 of 1972. The Act requires that all petrol storage facilities must be licensed, the Council will require the following:

- I. A minimum of frontage of 30 m within a 50/60 KPH area and 45 m in other speed limit areas.
- II. All new petrol stations and refurbished existing stations will require a high standard of design and layout. Forecourt canopies should be integrated into the overall design and sited to minimise visual impact.
- III. Forecourt lighting, including canopy lighting, should be limited to that which is necessary for the safe operation of a petrol station and should not interfere with the amenities of adjoining premises.
- IV. A minimum distance of 7 m from the pump island to the road boundary.
- V. 2 access points, between 7-9 m wide, with a minimum junction radius of 10.7 m
- VI. A minimum distance of 50 m from entrance to nearest major junction and 25 m to nearest minor junction;
- VII. A footpath of 2 m wide with 0.5 m high wall along the front boundary;
- VIII. High quality boundary treatment and use of materials and finishes such as natural st1 cladding, railings and planting/landscaping.
- IX. A petrol/oil interceptor to the surface water drainage;
- X. Adequate facilities for storage of refuse and waste on site;

Reference should be made to the Health and Safety Authority Petrol Storage Information note.

10.14 Industrial development

The standards set out in Table 10.4 shall apply for industrial developments.

Table 10.4 Minimum Standards for Industrial Developments	
Access	Multi-unit developments shall have a single access. Access roads shall have a minimum carriageway width of 7.5m with 1.3m wide grass strip and 2m wide footpath(s).
Site Layouts	Adequate space shall be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site.

	Turning space shall be provided for 15 metre articulated vehicles and 9 metre fixed axle vehicles. A building line set back of at least 12 metres from estate roadside boundaries shall be provided.
Design Scheme	Multi-unit industrial proposals shall submit a detail design scheme; to set out proposed design approach and materials and finishes to be applied throughout the entire scheme. The design scheme shall ensure that the overall development implements a uniform/complimentary approach to design and finishes.
Boundary treatment/ Landscaping	A comprehensive boundary treatment and landscape plan providing for details of uniform approach to boundary treatment and planting shall accompany applications. Existing trees and hedgerows shall be incorporated where practicable and new planting shall utilise trees and shrubs that are indigenous to the area. All services shall be laid underground.
Use	Full details of the proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used, shall be submitted with the planning application if known. Changes in use may require the grant of a new planning permission in accordance with the Planning & Development Regulations, 2001 (as amended).
Storage of Goods & Fuels	Goods, including raw materials, manufactured goods, packaging, crates etc., shall be stored or displayed only within the enclosed factory or industrial unit area behind the front building line. All over-ground oil, chemical storage tanks shall be adequately bunded to protect against spillage. Adequate storage to facilitate the segregation & storage of waste materials at source shall be provided.
Signage	Within the curtilage of industrial estates, signage shall be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions throughout the estate where the Council considers such necessary.

10.15 Noise

The Council will require new developments to submit a Noise Impact Assessment and appropriate mitigation measures as part of their planning application. This provision will apply to the following:

- a. For new developments that are likely to generate noise nuisance or an unacceptable impact on sensitive receptors,
- b. For new developments proposed within the current Action Planning Area as set out in the Tipperary County Council Noise Action Plan, 2014 or
- c. For developments proposed near major roads (i.e. traffic volumes in excess of 3 million vehicles per annum or otherwise on a case by case basis.)

Where developments are planned adjacent to major roads, the planning application shall incorporate acoustical planning into the development design e.g. designing the development so that the access road is adjacent to the major road noise source. It may also involve the use of buffer zones and/or noise barriers and traffic calming measures.

In permitting new development outside of the Action Planning Areas identified in the Noise Action Plan 2013, the Council will refer to the appropriate regulations and guidance in place, and where a proposed development may result in excessive noise levels or, by virtue of its proximity to a noise sensitive receptor may result in a loss of amenity to that receptor or result in general nuisance, a Noise Impact Assessment may be required. The Council may apply conditions at planning stage to manage noise emissions from new developments.

10.16 Lighting

All new public lighting shall be designed and installed to meet minimum design standards and will also incorporate the principles of Energy-Efficient Design⁶¹ into the design process.

Proposals for new development including or likely to require external lighting shall include details of lighting schemes to comply with minimum standards and best practice in energy efficient design⁶². All new multi-unit residential and commercial development shall identify the following on a site layout plan to an appropriate scale at planning application stage:

- The appropriate lighting specification to perform the lighting task necessary to the most energy efficient standard.

⁶¹ a methodology that facilitates the design, construction and management of projects so that they consume the minimum quantity of energy during subsequent operation.

⁶² Including national guidance being prepared by the SEAI and the Department of Communications, Energy and Natural Resources and the Council (in line with SO-6)

- Include measures to minimise light spillage and pollution through design, layout and specification.
- Avoid dazzle or distract of drivers on nearby public roads to the standards of TII.

10.17 Sustainable Building Design

The Council will encourage the energy efficient design of buildings and their layout and orientation on site and will seek to ensure that all new residential, commercial, industrial and other developments are designed to obtain maximum energy performance ratings during their construction, operation and lifetime use. Sustainable designs shall seek to provide units with zero-heating requirements through the use of innovative design solutions and innovative building/insulation materials. Where this is not feasible, designs shall incorporate alternative energy technologies such as bio-energy, solar energy, heat pumps and heat recovery, while larger developments shall consider the use of district/block heating/cooling systems, combined heat and power and wind energy. All design solutions shall ensure reduced resource requirements during their life through surface water reuse and applicants shall demonstrate how such considerations are incorporated at pre planning and planning application stage.

The Council will seek to ensure that all development, whether new-build, redevelopment or renovation, will be undertaken so as to enhance the environment and shall conform to principles of sustainable development.

Appendix 1

Statement of Compliance with Ministerial Guidelines

1.1 Introduction

Under Section 28 of the Planning and Development Act 2000, (as amended) the Council is required to append a statement to include information which demonstrates:-

1. How the Council has implemented the policies and objectives of the Minister contained in the Guidelines when considering their application to the area of a Development Plan or part thereof.
2. Alternatively, if the Council has formed the opinion that is not possible, because of the nature and characteristics of the area, or part of the area, of a Development Plan, to implement certain policies and objectives of the Minister contained in the guidelines, the statement shall give the reasons for the forming of the opinion and why the policies and objectives of the Minister have not been so implemented. The required statement is set out below.

Ministerial Guidelines	Manner in which the Planning Authority has implemented the policies and objectives contained in the Section 28 Guidelines
Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, (DEHLG 2009)	The North Tipperary County Development Plan 2010 was subject to Habitat Directive Assessment. A Screening for Appropriate Assessment was undertaken in respect of the proposed Variation.
Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment, Guidelines for Regional Authorities and Planning Authorities, (DEHLG 2004)	The North Tipperary County Development Plan 2010 was subject to Strategic Environmental Assessment. A Screening for Strategic Environmental Assessment was undertaken in respect of the proposed Variation.
Architectural Heritage Protection, Guidelines for Planning Authorities, (DEHLG 2004)	Chapter 7 and Chapter 10 set out the Councils policy to protect and preserve the character and setting of protected Structures and Architectural Conservation Areas in line with the Guidelines.

Architectural Heritage (Protection for Places of Public Worship), Guidelines for Planning Authorities, (DEHLG 2003)	Chapter 7 and Chapter 10 set out the Councils policy to protect and preserve the character and setting of architectural heritage in line with the Guidelines
Development Plans, Guidelines for Planning Authorities, (DEHLG 2007) & Development Management, Guidelines for Planning Authorities, (DEHLG 2007)	The Development Plan & Development Management Guidelines for Planning Authorities have informed the preparation of this proposed Variation. Development Management Standards are set out in Chapter 10.
Implementation of Regional Planning Guidelines, Best Practice Guidance, (DEHLG 2010)	Chapters 1 and 2 set out to demonstrate the role that Tipperary will play in the Development of the Region in line with the RPGs.
The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government, (DEHLG 2008)	The policy of the Council with respect future educational requirements are set out under Chapters 4 and 10 in line with the Department of Education and Skills Guidelines.
Childcare Facilities, Guidelines for Planning Authorities (DEHLG2 001)	Chapter 4 sets out the Councils policy to support the development of adequate childcare facilities in the Plan area. Furthermore, it is the policy of the Council to consult with the County Childcare Committee with respect to requirements for childcare facilities as part of new developments.
The Planning System and Flood Risk Management, Guidelines for Planning Authorities, (DEHLG 2009) (and Technical Appendices of same)	The proposed Variation has been prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009. Policies in respect of Flood Risk Management are set out in Chapter 8.

<p>Quarries and Ancillary Activities: Guidelines for Planning Authorities, (DEHLG 2004)</p>	<p>Chapter 5 sets out the policy of the Council with respect to the extractive industry in line with the Department of the Environment, Heritage and Local Government Guidelines.</p>
<p>Section 261A of Planning and Development Act and Related Provisions, Supplementary Guidelines for Planning Authorities, (DECLG 2012)</p>	<p>Chapter 5 sets out the policy of the Council with respect to the extractive industry in line with the Department of the Environment, Heritage and Local Government Guidelines.</p>
<p>Retail Planning, Guidelines for Planning Authorities, (DECLG 2012)</p>	<p>The Plan (as varied) has been prepared in accordance with the Retail Planning Guidelines for Planning Authorities. A strong focus is placed on town centre development and management. Chapter 6 sets out policies and objectives to reinforce the viability and vibrancy of the Town Centres in line with these guidelines.</p>
<p>Retail Design Manual: A companion document to the Retail Planning Guidelines for Planning Authorities, (DAHG 2012)</p>	<p>The Plan (as varied) has been prepared in accordance with the Retail Planning Guidelines for Planning Authorities. A strong focus is placed on town centre development and management. Chapter 6 sets out policies and objectives to reinforce the viability and vibrancy of the Town Centres in line with these guidelines.</p>
<p>Spatial Planning and National Roads, Guidelines for Planning Authorities (DECLG 2012)</p>	<p>Chapters 9 sets out the Councils policy with respect the protection of the carrying capacity of the National Roads located within the Plan area in accordance with these guidelines.</p>
<p>Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas,(Cities, Towns and Villages),</p>	<p>Chapters 3, 4 and 10 set out the Councils policy to support the development of new housing accommodation in the Plan area to the</p>

(DEHLG 2009)	standards of the Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas.
Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, (DEHLG 2007)	Chapters 3, 4 and 10 set out the Councils policy to support the development of new housing accommodation in the Plan area to the standards of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.
Sustainable Rural Housing, Guidelines for Planning Authorities, (DEHLG 2005)	Chapters 3, 4 and 10 set out the Councils policy to support the development of new housing accommodation in the Plan area in line with the Sustainable Rural Housing Guidelines for Planning Authorities.
Urban Design Manual: A best practice guide, (DEHLG 2009)	Chapters 3, 4 and 10 set out the Councils policy to support the development of sustainable residential developments in Urban Areas in line with the standards of the Urban Design Manual: A best practice guide.
Design Manual for Urban Roads and Streets, (DTTS and DECLG 2013)	Chapters 3, 4 and 10 set out the Councils policy to support the development of Urban Roads and Streets in line with the standards of the Design Manual for Urban Roads and Streets.
Wind Energy, Guidelines for Planning Authorities (DEHLG 2006)	Chapter 8 and Appendix 6 sets out the Council's policy for wind energy development have regard to these guidelines.
Landscape and Landscape Assessment (DEHLG 2000)	Chapter 7 includes policies for the protection of the landscape underpinned by the South Tipperary Landscape Character Assessment.

Telecommunications Antennae and Supporting Structures, Guidelines for Planning Authorities, (DELG1996)	Chapter 5 sets out the Council's policy in relation to telecommunications antennae and supporting structures in line with the Telecommunications Antennae and Supporting Structures, Guidelines for Planning Authorities.
Tree Preservation Guidelines, (DELG 1994)	Chapter 7 includes the Council's policy in relation to trees and requests that healthy, mature trees shall be retained where possible.
Development Contributions, Guidelines for Planning Authorities, (DECLG 2013)	Chapter 10 includes a section relating to development and implementation of the Development Contributions Scheme. This Scheme has been adopted in accordance with the Development Contributions, Guidelines for Planning Authorities.

APPENDIX 2

COUNTY HOUSING STRATEGY

1.0 INTRODUCTION

This is the combined Tipperary County Housing Strategy 2015, hereafter referred to as ‘the Strategy’. The preparation of a Housing Strategy is a requirement under Part V of the Planning and Development Act 2000, (as amended) and the Strategy addresses the following objectives:

- (a) To ensure that the overall supply of housing is sufficient to meet the future planned population of Tipperary.
- (b) To ensure that there is an appropriate mixture of house types and sizes to meet the needs of the households in the county.
- (c) To ensure that affordable housing is available for people in the county who may be on different income levels.
- (d) To meet the social housing needs of County Tipperary.

1.1 A NEW COUNTY HOUSING STRATEGY

The South Tipperary County Housing Strategy was prepared in 2011 having regard to the South Tipperary Housing Needs Assessment 2008 and the County Core Strategy. The North Tipperary County Housing Strategy was prepared by the North Tipperary Local Authorities in 2013 having regard to their Housing Needs Assessment 2011 and the County Core Strategy.

This Strategy is a review of both the North and South Tipperary County Housing Strategies and incorporates the entire county of Tipperary and its urban areas previously collectively known as the North Tipperary Planning Authorities and the South Tipperary Planning Authorities¹.

The Strategy has been incorporated into the North Tipperary Development Plan, 2010 and the South Tipperary Development Plan 2009 pursuant to variation process under Section 13 of the Planning and Development Act, 2000 (as amended).

1.2 HOW THE HOUSING STRATEGY WAS DEVELOPED

This Strategy was prepared by the Planning Section of the Council in consultation with the Housing Section. This Strategy taken account of recently published national strategies and policy statements which will be set out in this section. Further, in assessing the housing

¹ Tipperary Planning Authorities include the former Borough Council of Clonmel and the former Town Councils of Carrick on Suir, Cashel, Nenagh, Templemore, Thurles and Tipperary Town.

requirement of the county consideration was given to the most up to date data available on population, population projections and social housing statistics.

2.0 NATIONAL POLICY CONTEXT

Since the preparation of the previous County Housing Strategies there have been a number of new policy documents and legislative and economic changes that must be considered in the preparation of this new Strategy, these are set out below:

2.1 CONSTRUCTION 2020

Construction 2020: A Strategy for a Renewed Construction Sector (2014) is the Government's Strategy to achieving a sustainable construction sector, contributing to the economy and job creation and is based on best practice in delivering the economic and social infrastructure needed to serve the population of the country. The Strategy acknowledges that there has been in the past little connection between the construction and supply of housing and sustainable level of demand.

Construction 2020 provides 75 actions across planning and housing policy to revitalise the construction sector with the aim to ensure that supply and demand of housing meets the needs of communities. These following key actions:

- The publication of a national statement for housing supply and annual statement of projected housing demand.
- The publication of a Social Housing Strategy setting out a vision for the sector, and the introduction of legislation for the most effective delivery of social housing.
- Review of Part V of the Planning and Development Act 2000, as amended.
- Examining the possibility of enabling local authorities to adopt new measures to incentivise the development of vacant sites.

2.2 SOCIAL HOUSING STRATEGY 2020

Social Housing Strategy 2020: Support, Supply and Reform (2014) is the Government's six year strategy to meet obligations in providing support to people who need assistance in providing a home for themselves. The document sets out three central 'pillars' to deliver the strategy, which include the resumption of direct building of social housing across the state.

- **Pillar 1: Provision of New Social Housing.**

This pillar sets a target for the delivery of 35,000 new social housing units up to 2020, through direct provision by local authorities and Approved Housing Bodies.

- **Pillar 2: Providing Housing Supports Through the Private Rental Sector**

This pillar includes providing housing supports through the Rental Accommodation Scheme (RAS), the Housing Assistance Payment (HAP) and Rent Supplement (RS).

- **Pillar 3: Reform Creating More Flexible and Responsive Social Housing Supports**

The pillar include a range of actions to ensure that social housing supports are responsive to people's current needs, including a new rent framework, tenant purchase scheme and expanded powers to counter anti-social behaviour.

2.3 POLICY STATEMENTS AND LEGISLATIVE CHANGES

Construction 2020 and Social Housing Strategy 2020 provide the overarching national strategy for the delivery of housing. In addition, since the preparation of the North and South Tipperary County Housing Strategies, a number of policy statements, initiatives, reports and legislative changes have been brought forward at a national level. These have informed this County Housing Strategy and in summary are set out below.

- a. The establishment of the Housing Agency in 2010, to work with and support the local authorities, approved housing bodies and the Department of Environment, Community and Local Government in the delivery of housing and housing services.
- b. The Housing Needs Assessment 2013 published by the Housing and Sustainable Communities Agency.
- c. The Housing (Miscellaneous Provisions) Act 2009 which put the RAS (Rental Accommodation Scheme) on a statutory basis.
- d. Publication in 2011 of the Governments 'Housing Policy Statement'. Key changes include;
 - a. Existing affordable housing schemes to be ceased.
 - b. Review of Part V to be carried out by the Housing Agency.

- c. New legislative and policy initiatives for Housing Authorities to meet the demands for social housing.
- e. Publication in 2011 of the Governments 'Statement of Strategy 2011-2014'. This seeks to address social housing need through flexible models of delivery and more flexible funding models in the day to day practices of housing authorities.
- f. Publication of 'Housing Supply Requirements in Ireland's Urban Settlements 2014 – 2018', Housing Agency. This study aimed to forecast future housing supply requirements in the Republic of Ireland's principal urban settlements for the period 2014 to 2018, inclusive. The principle purpose of this study was to identify key areas where pressure for new houses may arise.
- g. Publication of the 'National Statement of Housing Supply and Demand 2014 and Outlook for 2015-16, Housing Agency.
- h. Publication of the ESRI Research Note – 'Projected Population Change and Housing Demand: A County Level Analysis', Edgar Morganroth. This report identifies the development of local housing markets that influence demand for housing at county level, and the resulting lack of conformity in housing demand across the country.
- i. Commencement of Section 35-36 of the Urban Regeneration and Housing Act 2015 incorporating amendments to the operation of Part V of the Planning and Development Act 2000, (as amended²).

3.0 POPULATION, HOUSING DEMAND AND TRENDS

This section examines the settlement growth patterns of the county, the focus of settlement growth, and the requirement for housing in the county. Data on population projections and settlement strategy have been extracted from the Core Strategies of the North Tipperary Development Plan, 2010 and South Tipperary Development Plan, 2009 (as varied). Please note that for the purposes of this County Housing Strategy and for coherency the 'Core Strategy' of both the Development Plans is presented in a 'combined' manner. Hereafter the 'Core Strategy' can be taken to be for both the North and South County Tipperary Development Plans.

² DECLG Circular: Housing 33 of 2015

3.1 SETTLEMENT STRATEGY

The County Settlement Strategy³ is designed to ensure that the county can grow in a balanced fashion whilst ensuring that critical mass can be achieved in the key urban areas to secure the competitiveness of the county. The Core Strategy sets out the population projections for the county across the higher order settlements.

Settlement Tier	Town	Population Target 2022
Regional Town	Clonmel	25,000
Sub-Regional Towns	Nenagh	9,590
	Thurles	9,372
District Towns	Carrick-On Suir	6,312
	Roscrea	5,858
	Tipperary Town	5,766
	Cashel	4,179
	Cahir	3,875
	Templemore	2,631

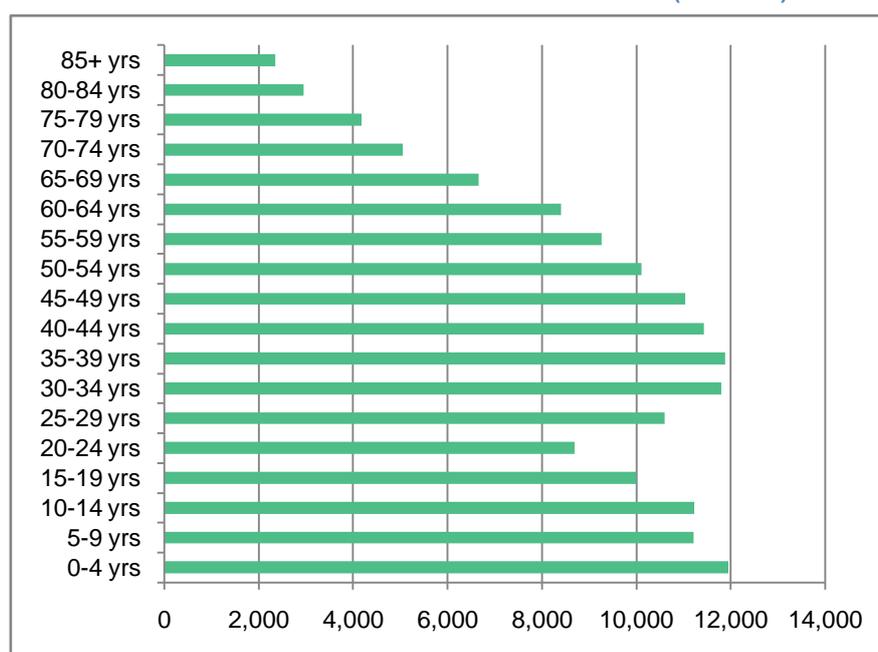
3.2 DEMOGRAPHY

The most recent census of population was carried out in 2011. At this time the population of North Tipperary was 70,322 (an increase of 6.5% over CSO results 2006) and South Tipperary was 88,432 (an increase of 6.3% over CSO results 2006), giving a combined county population of **158,754**. It can be seen from the last census figures that the county population increased by an average of 6.4% over the last census period.

In the county population graph set out below, the high birth rate is evident, this is an indicator of future housing demand, and also evident is the number of persons currently at household formation stage (30-39 years).

³ 'County Settlement Strategy may be taken as the Settlement Strategy of the North and South Tipperary Development Plans (as proposed to be varied).

FIGURE 1 COUNTY TIPPERARY POPULATION GRAPH (CSO 2011)



Tipperary is a rural county with very high population share in the lower order settlements and the open countryside (58%). The Core Strategy has identified a need to focus growth on the higher tier towns as the most sustainable approach to accommodation of future population growth in the county.

3.3 HOUSEHOLD SIZE AND GROWTH

Average household size is continuing to decline as a result of population growth and social changes, according to the CSO 2011 the average number of persons in private households for Tipperary is 2.7. This indicates that more new dwellings will have to be supplied for the same amount of people and much of the new demand may be for smaller rather than larger family units.

Table 2: Average Number of Persons per Private Household in Permanent Housing Units (Number) by County (Source CSO)

	2002	2006	2011
North Tipperary			
Aggregate Rural Area	3.10	2.96	2.90
Aggregate Town Area	2.70	2.57	2.52
South Tipperary			
Aggregate Rural Area	3.05	2.92	2.84
Aggregate Town Area	2.72	2.58	2.49

3.4 COUNTY HOUSING REQUIREMENT & CORE STRATEGY

The Core Strategy of the Plan (as varied) addresses the projected population demand in the county and the amount of new housing that will be required over the lifetime of the proposed Variation in order to address this demand. The Settlement Strategy addresses where housing will be provided in line with the settlement hierarchy for the county. This Strategy considers the overall demand for housing against the actual nature of housing required and the housing types etc that will be necessary in order to develop an inclusive society. In this respect there is a clear overlap between the Core Strategy and the Housing Strategy with the outcome being that;

- (a) The Core Strategy determines the overall quantum and location of land required for housing, and,
- (b) The housing strategy ensures sufficient housing for social housing purposes is provided on such lands.

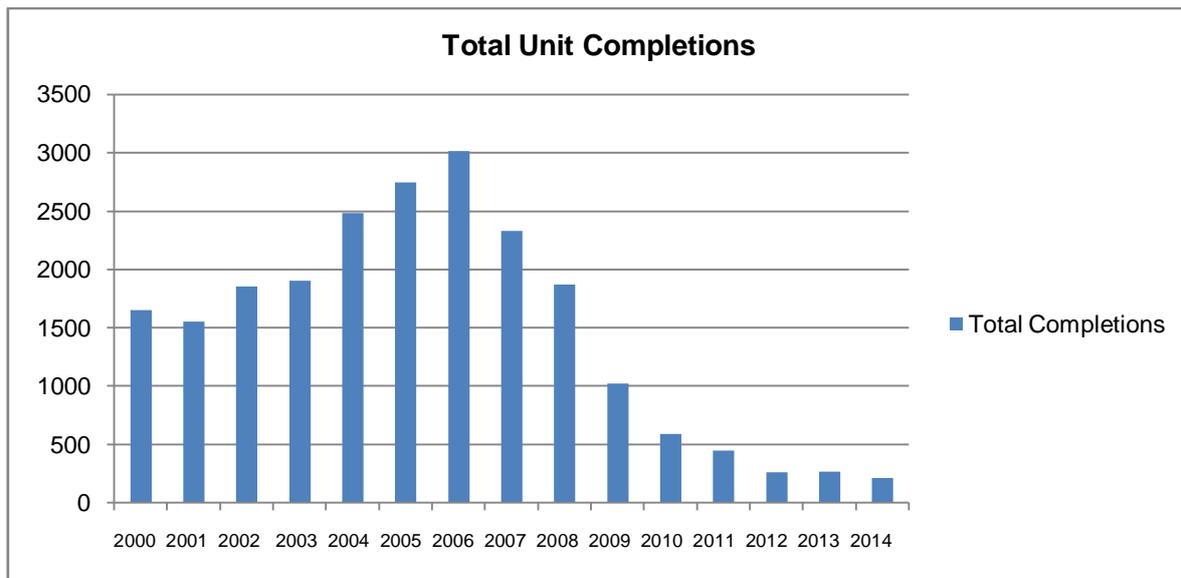
4.0 POPULATION PROJECTIONS AND HOUSING SUPPLY

This section of the Strategy considers the nature of housing supply and the likely requirements for new housing in the county.

4.1 HOUSE COMPLETIONS

Since 2006 there has been a dramatic fall off in construction rates in Tipperary. Construction rates peaked in 2006, with 3016 units being built in the county, however, figures from the DECLG illustrate that in 2013 only 266 units were built, this decreased again to only 215 in 2014. This trend of very low unit construction will need to be reversed in order to accommodate the growing population of the county.

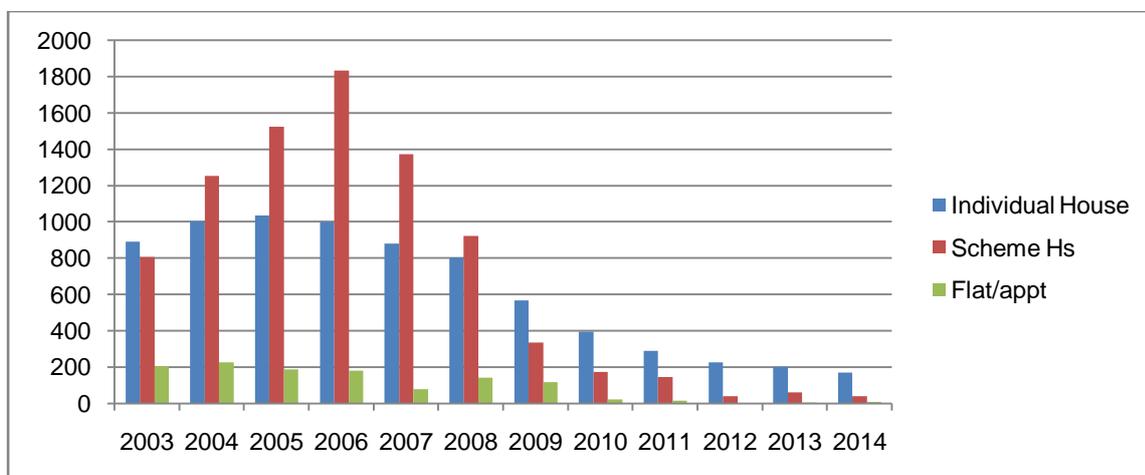
FIGURE 2 NEW UNIT COMPLETIONS TIPPERARY 2001-2014 (SOURCE DECLG, ANNUAL HOUSING STATISTICS)



4.2 HOUSE TYPES

The graph below illustrates the types of house that have been built in the county over the last ten years. It illustrates both the dramatic fall-off in construction rates since 2006 and also the dramatic reduction in construction of scheme housing. This is indicative of a marked reduction in the delivery of housing in towns and villages. In 2014 only 45 houses/apartments were delivered in housing schemes in the entire county, whilst 170 individual houses were delivered. This could be indicative of a stagnation of growth in the towns and villages of the county and is a trend that will need to be addressed to ensure that growth pattern based on sustainable and serviced communities is delivered.

FIGURE 3 NEW HOUSE COMPLETIONS TIPPERARY 2003-2014 (SOURCE DECLG, ANNUAL HOUSING STATISTICS)

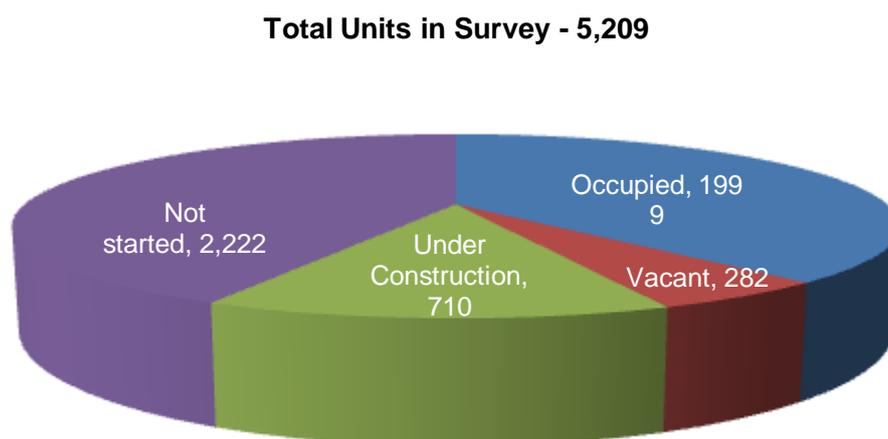


4.3 UNFINISHED HOUSING ESTATES

In 2013, the National Housing Agency completed its National Housing Survey. This provides detail of the numbers of and condition of unfinished housing estates in the country. The survey was carried out over the summer 2012 and covered all housing developments of two or more dwellings.

The units most relevant to the county housing strategy are those which are fully constructed but vacant, as these units can reasonably be expected to contribute to the overall housing supply in a settlement, in this respect there are 282 units vacant in the county⁴. The pie chart overleaf indicates the level of vacant units as a proportion of the overall units in the survey and in addition to the units constructed and occupied, under construction and not started/permission expired.

FIGURE 4 UNFINISHED HOUSING ESTATES FROM THE 2013 SURVEY (SOURCE WWW.HOUSING.IE)



4.4 HOUSING LAND SUPPLY

The Core Strategy for the county sets out the amount of land zoned for residential development in the county. It was found that there is sufficient land to provide for the residential development needs of the county over the lifetime of the Plan (as varied) and that there is adequate surplus in lands zoned for residential and mixed use to ensure that there is flexibility and choice to ensure that sites become available for development within the settlements.

⁴ It should be noted that 'Unfinished Housing Estates' are subject to continual review and monitoring. Therefore this vacancy rate is subject to change.

4.5 AFFORDABILITY IN TIPPERARY

In order to inform this Strategy it is necessary to estimate the average house price over the Strategy period, this will help facilitate an assessment of how affordable and available housing is to the population of Tipperary. This section examines the most recent available house price data and the assessment of average house price, incomes and interest rates.

4.5.1 HOUSE PRICE

House price is a key factor in affordability, the CSO in their most recent Residential Property Price Index (July 2014) identified that the price of residential properties in the 'Rest of Ireland'⁵ is 45.8% lower than their highest level in September 2007. The price of residential properties in the 'Rest of Ireland' rose by 2.3% in June compared with an increase of 0.7% in June of last year. Prices were 3.4% higher than in June 2013.

Reference was made to the DECLG Housing Statistics which set an average house price of units (new and second hand) in Waterford of €177,103⁶ in 2014; this price may reasonably be applied as a guideline⁷ to cost of houses in Tipperary in 2015. These statistics are indicative of a slight rise in property prices in Tipperary.

FIGURE 5: AVERAGE HOUSE PRICES IN THE WATERFORD AREA 2000-2014



⁵ Outside of the Greater Dublin Area

⁶ CSO Q1 2014 - Average Price of Houses by Area, Quarter and Statistic – Waterford.

⁷ Note that the Residential Property Price Register gives a similar average house price for Tipperary of €164,787.00 in 2014.

4.5.2 HOUSEHOLD INCOME AND EMPLOYMENT

In order to determine income levels in Ireland, reference was made to the CSO 'Survey on Income and Living Conditions in Ireland 2004-2012'.

Table 3: Composition of Average Weekly Household Income by Type of Income, Statistical Indicator and Year 2004-2012 (CSO)

	2009	2010	2011	2012
Real Household Income (Euro)	880.78	857.31	819.38	776.26

It can be seen that real household income has fallen since 2009 (€880.78) to a current figure in 2012 of €776.26, this is in line with unemployment rates to 2012, see Table 4.

Table 4: Seasonally Adjusted Annual Average Standardised Unemployment Rates (SUR) (%) by State and Year (CSO)

	2010	2011	2012	2013	2014	2015
State	13.5	14.4	14.8	13.6	11.6	9.8

During the period 2010 to 2012, levels of unemployment demonstrated a steady increase to a high of 14.8% in 2012. However, since then unemployment rates have been steadily falling and are now at around 9.6%. This is a positive indication of a trend towards stronger employment rates and corresponding increasing household incomes in the country.

4.5.3 MORTGAGE INTEREST RATE AND LOAN TO VALUE RATIO

The level of mortgage repayment required of any household will be based on the value of the house, the loan to value ratio and the available interest rate.

House Value

As set out above, it is considered appropriate to adopt an average house price in Tipperary of around **€177,103.00** in 2015.

Interest rates

Former mortgage options available in 2007 such as tracker mortgages and 100% mortgages are no longer available. The current⁸ European Central Bank interest rate of 0.15% is not reflected in available variable rate mortgages and indeed variable mortgage rates are under pressure as lenders try to claw back losses on bad lending and loss making tracker

⁸ July 2014

mortgages. The best rates currently available are for mortgages with a LTV of less than 50%. These <50% rates start at **3.7%** variable. The highest variable rates are for mortgages with a LTV of 90% or more and these rates range from **4.2% to 4.5%**.

Loan to Value Ratio (LTV)

In January 2015, the Central Bank of Ireland⁹ announced new regulations which will apply proportionate limits to mortgage lending by regulated financial services providers in the Irish market. The measures introduce proportionate limits for LTV and loan to income measurements for both primary dwelling houses (PDH) and buy to let mortgages. The LTV for PDH is an important consideration in affordability.

For first time buyers of properties valued up to €220,000, a maximum LTV of 90 per cent will apply. For first time buyers of properties over €220,000 a 90 per cent limit will apply on the first €220,000 value of a property and an 80 per cent limit will apply on any excess value over this amount.

The accumulation of a lump sum is now necessary to secure a mortgage. An application of the new central bank guidelines (LTV 90% for PDH based on average house price of €177,103) result in a requirement for a minimum deposit of 10% of the value of the house to support a mortgage application this will require a minimum deposit of circa **€18,000** for a PDH in Tipperary.

Conclusion

House price rises are possible in the Tipperary area over the lifetime of the Strategy, however, are envisaged to remain significantly less than their levels recorded in previous years. The affordability and availability of houses is influenced by availability of credit from lenders who require deposits to secure mortgages. Current variable and fixed interest rates are significantly above the ECB rate and this is indicative of a potential for variable rate increases whenever the ECB rate starts to climb once more, in this scenario and having consideration to the current high levels of social housing demand and high levels of unemployment, it is likely that the number of persons who cannot afford their own home and require social housing provision will remain high in Tipperary.

⁹ www.centralbank.ie

4.6 LOCATION RELATED PRESSURE FOR HOUSING IN IRELAND

Two recent studies carried out by the Housing Agency and the ESRI have identified a move towards the development of local housing markets in Ireland where increased demand for new housing due to population and economic growth has resulted in a shortage of units and increased property prices. The result is that not all parts of the country are currently growing equally and have the same demand for new housing.

The National Housing Agency has found that it is likely that 47% (37,581 units) of total supply until 2018 is required across the Dublin Region's urban settlements. Outside of Dublin, the study identifies varying requirements across the other principle cities. Elsewhere, trends highlight that some areas are adequately catered for, while other areas are evidently not. Clonmel is identified as having a demand for 480 units over the 5 year period to 2018 (Housing Agency), this requirement for 96 units per annum is in line with its role as the primary county town. However, it is likely that outside of the primary centre of Clonmel and the secondary centres of Thurles and Nenagh, that Tipperary as a whole will not have a high demand for new housing (relative to the GDA) having consideration to factors such as existing levels of vacancy and projected population growth.

4.7 SUMMARY OF KEY POINTS

- Average Household size in Tipperary is 2.7 persons per unit, this is indicative of a need to provide more houses for smaller households.
- Housing construction in Tipperary peaked in 2006, with 3016 units being built; however, in 2014 only 215 units were built. The challenge will be to increase unit construction from such a low base.
- In 2014, only 45 scheme houses (excl apartments) were delivered in the entire county, whilst 170 individual houses were delivered. This could be indicative of a stagnation of growth in the towns and villages of the county and a need to refocus growth to settlement centres.
- There are 282 vacant units located in unfinished housing estates in Tipperary, as these are occupied over the short term they will actively help underpin housing demand in the county.
- There are adequate lands zoned for residential development in the county to cater for projected population increase over the lifetime of the Strategy.
- Demand for new housing in the country is set to increase however; this will be most pronounced in the Greater Dublin Area. Moderate demand for new housing in

Tipperary is likely to remain stable over the short to medium term, however, the numbers in need of social housing remain very high.

- The average price of a house in Tipperary is circa €177,103 having consideration to current trends this may increase slightly over the lifetime of the Strategy.
- The minimum mortgage deposit required in Tipperary is circa €18,000 based on average house prices. The affordability of houses is influenced by lender requirement for a minimum deposit in order to secure a reasonable interest rate. Available mortgage interest rates are not reflective of current ECB interest rates and it is not clear how variable rate mortgage rates will perform over the short term.

5.0 SOCIAL HOUSING IN TIPPERARY

This section sets out to consider social housing requirements over the Strategy period. An important source of information is the Housing Needs Assessment 2013 which sets out the socio-economic status of households on the local authority housing lists, in addition, the most up-to-date records (June 2015) on social housing need from the housing authority were considered.

In this Strategy 'social housing' is defined as rented housing provided either by the Local Authority or a voluntary or cooperative housing body or provided through the Rental Accommodation Scheme (RAS).

5.1 LEGISLATIVE CHANGES IN DELIVERING SOCIAL HOUSING

The Housing (Miscellaneous) Act 2009 has facilitated local authorities in taking a more flexible and strategic approach to housing delivery and management. The most relevant to this strategy are that the being the provisions for 'affordable housing schemes' were stood down. Rented social housing (through leasing or contracts with private accommodation providers, including RAS) is now afforded stronger legislative support.

The Urban Regeneration and Housing Act 2015 has introduced amendment to the Part V of the Planning and Development Act, 2000 as amended. The legislative amendments *inter alia* aim to maximize the opportunity for the delivery of social housing units and address aspects of the legislation to take account of court judgments. Key amendments to Part V are as follows:

- The percentage of land that must be provided for social and affordable housing in a housing development has changed from 20% to 10%

- The obligation to meet the requirement of Part V now applies to developments consisting of 10 or more houses¹⁰
- Part V delivery options include the transfer of ownership of land (subject to that planning permission application); the building and transfer of ownership of units to the local authority; the transfer of ownership to the local authority of social units on other lands¹¹.
- New Part V arrangements, with the consent of the local authority and developer, can be retrospectively applied to planning permissions. This applies where a commencement notice has not been lodged.

It should be noted that the option of providing a cash payment in lieu of social housing has been stood down.

5.2 ASSESSMENT OF HOUSING NEED

There is a formal process for assessment of housing need under Section 21 of the Housing (Miscellaneous Provisions) Act 2009, which requires all housing authorities to prepare a summary, in the form prescribed by the Minister, of the social housing assessments carried out in its administrative area. The Assessment of Housing Need was completed by the Tipperary Local Authorities in 2013 to determine the number of households in need of social housing support. The information was published by the National Housing Agency in December 2013.

For the purposes of this Housing Strategy, it has been decided to consider the social housing data collated by the County Tipperary Housing Authority as of June 2015, as the most up-to-date data in the county in respect of the numbers in need for social housing as it allows for a geographical assessment of where demand is highest in the county. The Housing Section of the Council recorded a significant increase in social housing need over the figures returned in 2014 for all areas, and the numbers on the social housing waiting list are set out below by municipal district.

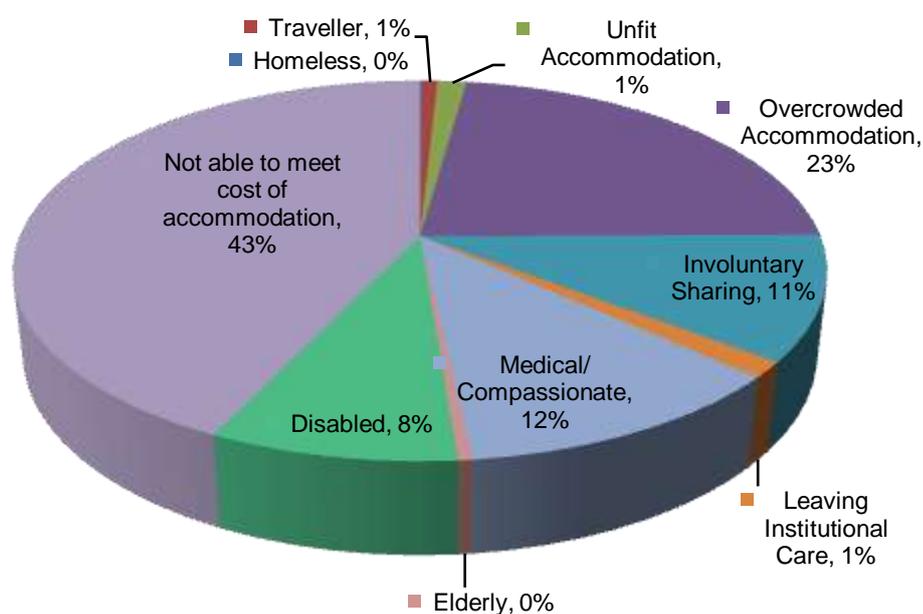
¹⁰ This is subject to meeting all other qualifying criteria for exemptions set out in Section 97 of the Planning and Development Act 2000 (as amended).

¹¹ Section 34 of the Urban Regeneration and Housing Act, 2015 provides options for Part V obligations to be met by developers through rental accommodation availability agreements.

Table 5: Social Housing waiting list by Municipal District (June 2015 – Tipperary Housing Section)

Municipal District	Social Housing Applicants
Thurles/Templemore	770
Nenagh	641
Clonmel	619
Cashel/Tipperary	544
Carrick	261
Total	2,835

It was recorded that the total numbers on the social housing list in the county were 2,835 in June 2015 this is an increase of 289 over numbers in need of social housing as recorded in 2014¹². The categories of person in need of social housing are set out below, the majority of households with housing need have no specific requirement, and it must be assumed that their housing need is related to their inability to afford a dwelling for their selves.

FIGURE 6 SPECIFIC HOUSING REQUIREMENTS (SOURCE: HOUSING AUTHORITY)

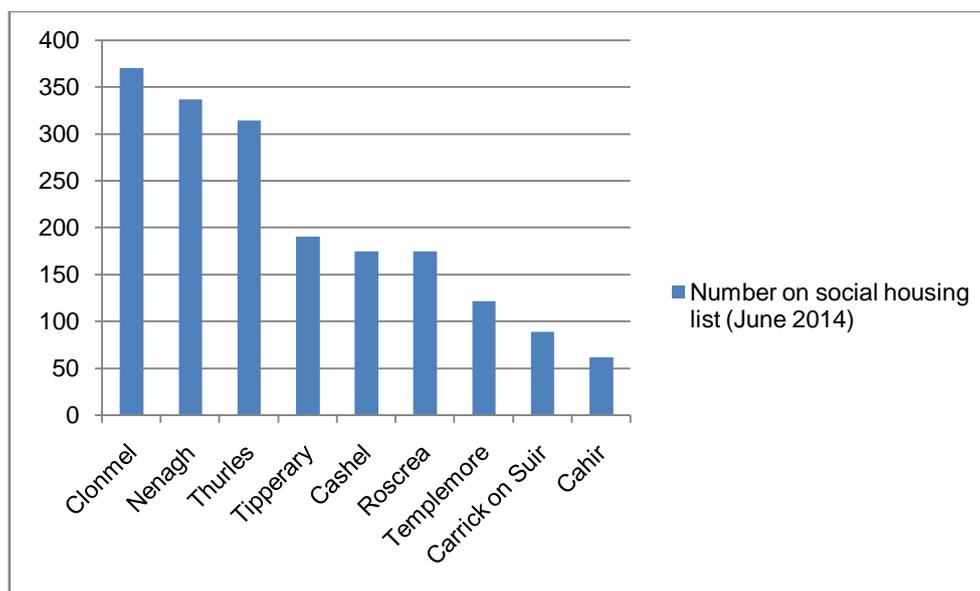
5.2.1 LOCATION AND SOCIAL HOUSING NEED

The Housing Section maintains detailed records of the social housing demand by settlement in each municipal district and this information is updated regularly. The settlements with the greatest demand for social housing are illustrated in Figure 7.

¹² Note: Notwithstanding the percentage increase over the last two years, the numbers of persons on the current social housing list (June 2015) will differ from the formal Social Housing Return figures (2013) as the social housing list includes applicants who are currently in receipt of rent supplement (for a period not exceeding 18 months)

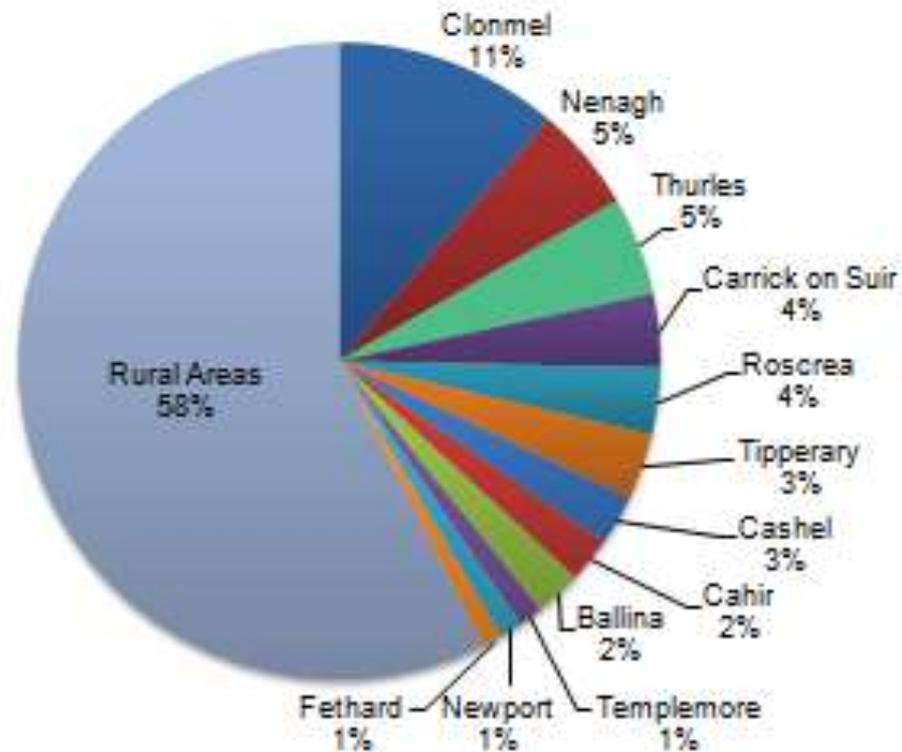
Figure 8 illustrates the county settlements that are > 1,500¹³ in population and their contribution by % of county population. It can be seen that Clonmel has the highest number of applicants in need of social housing; this is expected having consideration to the fact that it is the largest settlement in the county with 11% of county population. However, both Nenagh and Thurles proportionally have very high demands for social housing having consideration to their much smaller contribution to county population. Cashel, Roscrea and Templemore also have proportionally very high demands for social housing.

FIGURE 7: NUMBERS OF APPLICANTS ON SOCIAL HOUSING LIST BY TOWN (SOURCE: HOUSING AUTHORITY)



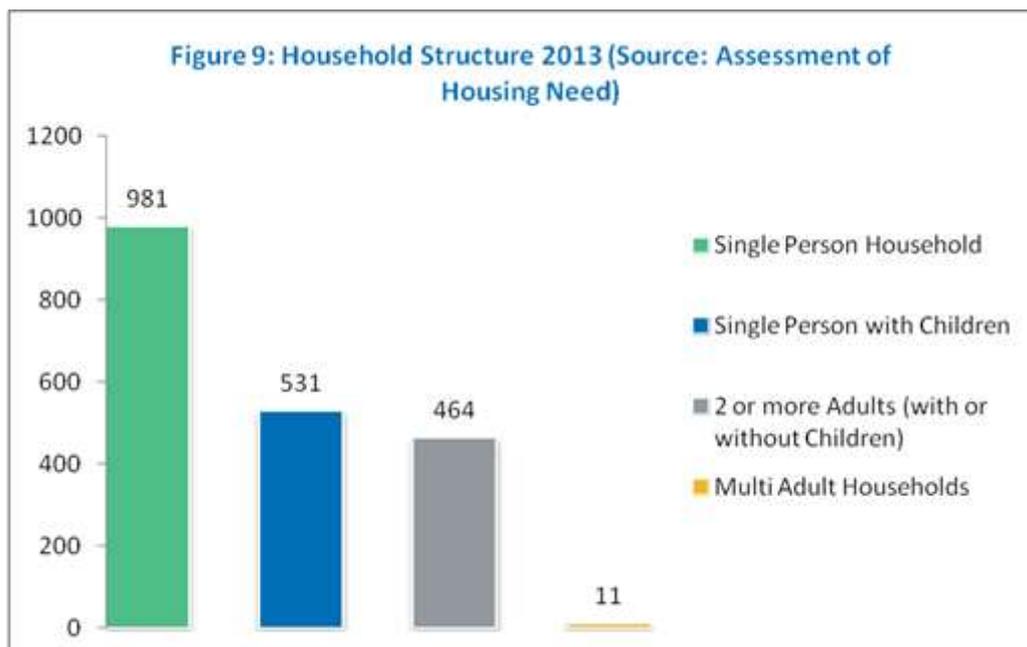
¹³ All settlements with a population of less than 1,500 are collectively entitled as rural; this also incorporates one-off houses in the open countryside.

FIGURE 8: PIECHART ILLUSTRATING THE PERCENTAGE OF COUNTY POPULATION IN THE MAIN SETTLEMENTS



5.2.2 HOUSEHOLD STRUCTURE

An assessment of the structure, for example, the number of type of persons, of households seeking social housing indicates what kind of units are likely to be in demand in the county.



A detailed breakdown of household structure is not available for 2014/2015; therefore the figures for the 2013 assessment of housing need were used. In 2013, there were 981 single persons in need of social housing; this indicates a need for smaller units. However, there was a combined number of 995 households with children in need of social housing, this is illustrative of a housing type suitable for the needs of children, i.e. larger units with ready access to schools, sports facilities etc.

5.3 SPECIALISED HOUSING REQUIREMENTS

It is apparent from an assessment of social housing needs across the county that there is a specific demand for housing among the elderly, the travelling community, persons with disability and the homeless. These categories may have technical requirements that differ from the general housing requirements of the population. It is necessary to examine the nature of the requirements of these groups in order to adequately cater for their needs. Each of these categories is addressed in further detail below.

5.3.1 ACCOMMODATION FOR THE ELDERLY

In its policy for the accommodation of the elderly, the Council defines the elderly as “persons aged 65 or over”. People in Ireland are living longer as can be seen in the changes in the population aged over 65 which increased by 14.4 per cent since 2006¹⁴. This was especially evident in the male population aged over 65 which rose by 17.5 per cent compared with 12 per cent for women, indicating the narrowing gap in life expectancy between the two sexes. It was found in 2011, that there were 21,196 persons of age 65+ living in Tipperary, this is indicative of a sizable elderly population in the county at present. In addition, to this the largest population cohort in Ireland (and Tipperary) is persons in their thirties, this is indicative of a large elderly population in Ireland in 30 years time with a resultant demand for specialised housing. In the medium term the percentage of the population classified as elderly will continue to grow steadily and will lead to increasing demands for housing suitable for elderly persons. It was found in 2013, that there were 32 elderly social housing applicants in Tipperary seeking housing.

The National Positive Ageing Strategy is a commitment in the Programme for Government and was published in April 2013. The Strategy is a high level document outlining Ireland’s vision for ageing and older people and the national goals and objectives required to promote positive ageing. It is an over-arching cross-departmental policy that will be the blueprint for age related policy and service delivery across Government in the years ahead. It is a

¹⁴ CSO 2011

strategic goal of the National Positive Ageing Strategy to enable people to age with confidence, security and dignity in their own homes and communities for as long as possible. It is the aim of the Council to support and facilitate older persons to remain in their own home in their own community for as long as possible. Measures such as policy to require the provision of adaptable and lifecycle housing as well as encouraging housing mix in new developments provides for the opportunity to downsize whilst staying in the community. It will be a key objective of this housing strategy to influence planning policy to ensure that where new housing is provided in Tipperary (either through the private market or as social housing provided by the housing authority) that it can cater for all stages of life and facilitate changes to existing homes to allow older persons stay within those communities. Building homes suitable for older persons provides choice and will open up new opportunities for younger people by freeing up the existing housing stock, which may be more suitable for families.

Older people may have specific housing needs relating to accessibility, medical care, security and personal safety. Location of housing is important and dwellings and other residential facilities for older persons should be located in close proximity to convenience shops, public transport nodes and community facilities.

The Council recognises the need to provide housing to cater for the needs of the elderly proportion of the County with respect social housing demand and new housing in general. Where the Council proposes to provide a scheme of houses, before designing the scheme, regard will be made to the number of approved applicants on the Council's waiting list who are elderly and who have indicated that location as their first preference. As a result of this selection process a proportion of houses in that scheme will be purpose-built for the elderly. However, in addition to this policy approach the Council will strive to ensure that private housing provision in the county is of a high quality to cater for the needs of the community including the elderly population – refer to Chapter 4 'Housing and Communities' of the Plan (as varied) for details.

5.3.2 ACCOMMODATION FOR TRAVELLERS

The Housing (Traveller Accommodation) Act 1998 requires that each housing authority adopts a Traveller Accommodation Programme for its functional area. The Act also provided for Local Authorities to prepare Joint Programmes. The Tipperary Traveller Accommodation Programme outlines the accommodation requirements of the travelling community over a five year period from 2014 to 2018.

The annual count of Traveller Families at November 30th 2012 identified 201 households in North Tipperary. Of this total, 106 families were in permanent accommodation provided by the Local Authority. 27 families were residing in traveller specific accommodation and 16 families were living on unauthorised sites. In South Tipperary the Annual count showed 139 traveler Households. 50 families were in permanent accommodation provided by the Local Authority. 24 families were residing in traveller specific accommodation and 12 families were living on unauthorised sites.

The following table illustrates housing need by type among the travelling community in Tipperary. Group Schemes may include a mixture of houses and halting bays. The areas of significant need are Thurles (Cabra), Cashel, Cahir and Clonmel.

Standard Housing/Including RAS Leasing	Group Housing	Halting Site	Single Dwelling	Rural	Total
54	30	5	10		99

The Tipperary Traveller Accommodation Programme is available to view at www.tipperarycoco.ie. The Council is the key statutory agency with responsibility for meeting the accommodation needs of the travelling community where they are unable to provide for their own housing needs. It is the policy of the Council to provide appropriate accommodation for traveller families who apply, and who, pursuant to existing housing legislation and policy and the Housing (Traveller Accommodation) Act, 1998 are considered to be in need of accommodation.

It is estimated that 76 new families in Tipperary with an accommodation need will be formed during the life of the Traveller Accommodation Programme. It is envisaged that their short term housing need will be met through the private rented sector while their permanent need is being individually assessed.

The Council wishes to build on the progress that has been achieved through successive Traveller Accommodation Programmes and will work with travellers, traveller representatives, local communities and other agencies to deliver the programme and provide suitable accommodation for members of the travelling community.

5.3.3 ACCOMMODATION FOR PEOPLE WITH DISABILITIES

As of June 2014, the Council recorded that there are 213 persons with a disability in need of social housing in Tipperary, this equates to 8% of all social housing need in the County, and represents a sizable section of the community with specific housing needs. There are 4 categories of disability i.e. sensory disability, mental health disability, physical disability and intellectual disability and each has specific housing demands which are often not easily provided for through private housing construction without early and specific Part V discussions.

The National Housing Strategy for people with a disability is the Government strategy to address the housing needs of people with disabilities over the period 2011 to 2016.

In considering housing for people with disabilities, location and access to public transport, community facilities and services is critical, particularly to those with a mobility related disability. In terms of house design, compliance with Part M of the Building Regulations (as amended) expands options to people with a disability.

To effectively address the needs of persons with a disability, consultation with health boards and associations that represent those with disabilities and the Council is critical. Where a specific housing need is identified within an area, this should be considered during pre-planning discussions involving Part V so that the need can be provided for during the design stage.

5.3.4 ACCOMMODATION FOR THE HOMELESS

The Housing Miscellaneous (Provisions Act) 2009 provides a new statutory framework of structures to address homelessness. Under the provisions of this Act Homeless Action Plans have been prepared for the Mid West and South East Regional Authorities. In addition to the regional Homeless Action Plans the Department of Environment, Community and Local Government is currently preparing a Homelessness Implementation Plan, this will set out a national strategy for homelessness.

Both North and South Tipperary County Councils have been proactive in the alleviating homelessness in Tipperary, and now under the amalgamated county of Tipperary the amalgamated Homeless Action Teams (HAT) will be working to achieve a standardised approach to care and case management in the county.

The key homeless support services in Tipperary are:

- Homeless Action Team (H.A.T.)
- Tenancy Sustainment Service (South East SIMON)
- Tipperary Homeless unit.

A dedicated Homeless Unit has been established by the Council and the H.S.E. since 2003. This Unit is located at the H.S.E. Offices, Kenyon Street, Nenagh and is staffed by a Community Welfare Officer from the H.S.E. and a Resettlement Worker from North Tipperary County Council. An outreach support worker employed by Nenagh Community and Social Services is also accommodated at the Unit. The main objective of the Homeless Unit is to provide assistance in dealing with all persons who present as Homeless.

In 2013 a Directory of Adult Homeless Services in the South East Region was published. The Directory provides a comprehensive listing of all specialist homeless services, for adults, families and young people in the South East, as well as providing some information on relevant mainstream and general services, which provide support to people who are experiencing homelessness.

5.4 SUMMARY OF KEY POINTS

- The total number of applicants on the social housing list in the county was 2,546 in June 2014, including those in receipt of rent supplement for a period exceeding 18 months.
- The majority of households with housing need have no specific requirement; their housing need is related to their inability to afford a dwelling for themselves.
- There are a very high proportion of single persons in need of social housing; this indicates a need for smaller units, i.e. 1 and 2 bedroom units.
- It is apparent from an assessment of social housing needs across the county that there is a specific demand for housing among the elderly, the travelling community, persons with disability and the homeless.
- The percentage of the population classified as elderly will continue to grow steadily and will lead to increasing demands for housing suitable for elderly persons in the short term.
- At present, approximately 8% of all social housing need in the county is disability related, this represents a sizable section of the community with specific housing needs.

- It is estimated that 76 new families in Tipperary with an accommodation need will be formed during the life of the Traveller Accommodation Programme.

6.0 DELIVERY OF SOCIAL HOUSING

This section addresses the options available to the Council with respect the delivery of social housing in a manner that addresses the particular requirements of Tipperary. The mechanisms for the delivery of social housing changed in recent years and has been influenced by severe cuts in the Capital Allocation for the Social Housing Investment Programme and changes to the delivery of housing through Part V of the Planning and Development Act 2000, (as amended). However, under the Social Housing Strategy 2020 including a re-instatement of capital allocations and other scheme, the Council will seek to best utilise resources and options available to meet the need of the citizens of the county.

The delivery of affordable housing units though Part V has been discontinued, this results in a significant change to the last County Housing Strategy which required the fulfillment of Part V obligations typically by the delivery of 10% social units and 10% affordable units. The amendment to Part V, will place a new focus on the delivery of social housing units, located there the need has been established.

6.1 OPTIONS FOR DELIVERY OF SOCIAL HOUSING

The current options for the delivery of social housing units in order to address the social housing waiting lists are:

- Provision of social housing under Part V of the Planning and Development Acts 2000, (as amended).
- Rental Accommodation Scheme, Leasing Initiatives and Housing Assistance payment.
- Provision of Social Housing in partnership with voluntary housing associations.
- Casual vacancies.
- Purchase of homes.
- Construction of new accommodation by the Council.

PROVISION OF SOCIAL HOUSING UNDER PART V

The principle of applying social housing gain under Part V of the Planning and Development Act 2000, (as amended) remains a key mechanism to contribute to meeting the social housing needs of Tipperary. In recent times, as a result of the economic downturn, the current situation is that Part V is delivering little in terms of social housing. However, over the lifetime of the proposed Variation, and as demands for housing increase, it is likely that Part V obligations will again make a significant contribution to meeting social housing demands.

Planning applications for housing development on land which is zoned for residential development or a mixture of residential and other uses, will be required to demonstrate compliance with Part V of the Planning and Development Act 2000, (as amended).

In accordance with Section 97 of the Planning and Development Act 2000, (as amended), a person may, before applying for permission in respect of 9 houses or fewer, or for housing on land of 0.1 hectares or less, apply to the planning authority for a certificate of 'exemption' from the requirement of Part V.

Where an exemption does not apply, applicants should engage with the Planning and Housing Sections of Tipperary County Council at an early stage and prior to the submission of a planning application, to agree the appropriate mechanisms to meet the social housing obligations of Part V.

It should be noted that it is now a legal requirement for Part V agreements to be reached between the developer and the local authority prior to the lodgment of a commencement notice.

RENTAL ACCOMMODATION SCHEME (RAS), LEASING INITIATIVES AND HOUSING ASSISTANCE PAYMENT.

The **RAS** is now formerly recognised as a housing option in meeting housing need and the Council has 1442 units leased or in process of being leased as of June 2014. It is envisaged that the RAS scheme will be maintained indefinitely by the Council.

The RAS is being supplemented by the **Social Housing Leasing Initiative** through support from the Department of Environment and Local Government; through this scheme the Council enters into long-term leasing arrangements with private property owners as a means to provide social housing.

The Government has introduced a new scheme entitled **Housing Assistance Payment (HAP)** which enables the transfer of responsibility for recipients of rent supplement with a long-term housing need from the Department of Social Protection to housing authorities. HAP is a new payment designed to replace rent supplement for people who qualify for social housing support. Currently working families are not entitled to Rent Supplement if they work more than 30 hours per week, however, the HAP will be paid incrementally depending on how much the applicant earns and will facilitate those who work and require assistance in paying for their accommodation.

PROVISION OF SOCIAL HOUSING IN PARTNERSHIP WITH VOLUNTARY HOUSING ASSOCIATIONS

The National Housing Policy Statement, published in June 2011, places approved housing bodies at the heart of the Government's vision for housing provision, and to this affect, the Department of Environment, Community and Local Government produced 'Building for the Future, A Voluntary Regulation Code for Approved Housing Bodies in Ireland', July 2013. The Council will continue to work with voluntary housing associations to provide high quality social housing in the county.

CASUAL VACANCIES

It is unlikely that there will be many causal vacancies among housing stock over the lifetime of the Strategy; therefore this is not a key option for the delivery of social housing.

PURCHASE OF NEW OR SECOND HAND DWELLINGS

This option is not likely to contribute much to the housing supply in the county without a significant increase in capital allowance from central government. However, in the event that capital allowances are increased, this is an option that the Council would consider as a means to support the provision of social housing.

CONSTRUCTION OF NEW ACCOMMODATION

In recent years the financial parameters within which the Council operated acted to restrict any large capital-funded housing construction programmes. However, on April 1st 2015 the Minister for the Environment announced a funding program for the construction of new social housing nationally, with targets for the first phase of construction by 2017. The Minister has stated that €7million will be allocated to Tipperary with further investment expected to be announced later in the year. The programme is to incorporate a combination of building, buying and leasing schemes by the Council and it is proposed to reduce by 25% the number of households currently on housing waiting lists for social housing.

6.1.1 PROVIDING FOR SOCIAL HOUSING DEMAND

It is likely that the Council will meet housing demand through the application of a number of these options as set out above. It is further likely that schemes such as social leasing will become more prevalent over the lifetime of this Strategy.

6.2 IMPLEMENTATION AND MONITORING

This Strategy forms part of the North and South Tipperary County Development Plans (as varied) and will replace the existing separate County Housing Strategies previously prepared for North and South Tipperary County Councils.

The Tipperary Assessment of Housing need was last submitted to the Housing Agency in 2013, and at this time the returns were made separately by North and South Tipperary County Council on behalf of the Tipperary Local Authorities. The next Assessment of Housing Needs will be submitted to the Housing Agency in 2016, and at this time the needs assessment will be for Tipperary County Council.

MONITORING OF THE STRATEGY

The Planning and Development Acts 2000, (as amended), provide for the monitoring of the Strategy as part of the Report of the Chief Executive under Section 15(2), and where the

Report indicates that new or revised housing needs are identified the CE may recommend that the Strategy be reviewed.

The Chief Executive may also, where he or she considers that there has been a change in the housing market or regulations that affect the housing strategy give a report to the members of the authority and where he or she considers it necessary, the CE may recommend that the Housing Strategy be adjusted.

This Strategy will underpin the housing policy of the North and South Tipperary County Development Plans (as varied). In the event that there is no need to review the Strategy in the interim under the provisions of the Act as set out above, the next review of the Strategy will occur as part of the preparation of a new Tipperary County Development Plan.

6.3 ROLE OF LOCAL AUTHORITIES

The Council has an important role in ensuring that housing is delivered in Tipperary that caters for all members of society.

- It is the function of the Council, to ensure that this Strategy is delivered through planning and housing policy and land use strategies.
- The Council also has a role in regulating land use and development and building quality in accordance with national planning guidance.
- The Council assists in the delivery of high quality amenities in the county, through developing, maintaining and preserving open space, parklands, and infrastructure in association with local communities.
- The Council has a key role in promoting good quality development and setting a standard through example for high quality development. It has a role to play in working with communities to ensure that housing is provided that best addresses the social and cultural needs of the county.

7.0 OBJECTIVES OF DELIVERY OF COUNTY HOUSING NEEDS

7.1 KEY PRINCIPLES

The policies of this Strategy are built around the following three key principles:

- 1) To provide for sustainable communities in Tipperary through the implementation of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban areas', May 2000.
- 2) To ensure that the housing needs of the whole community are accommodated for in the county having consideration to diversity in income level, age and social circumstance.
- 3) To ensure that housing needs in the county are monitored on an ongoing basis and that there is meaningful consultation among those who are central to the development and implementation of the policies of the Strategy.

7.2 HOUSING STRATEGY OBJECTIVES

- A. It is an objective of the Council that the provision of social housing in Tipperary under Part V will reflect the requirements for social housing as identified by this Strategy. Each planning application for new housing will be considered on an individual basis and the method used to satisfy Part V requirements will be the one that best facilitates the delivery of a sustainable community.
- B. It is an objective of the Council to require a mix of house types and sizes within individual developments and within communities to promote a socially balanced and inclusive community. Planning applications for multiple unit developments will be required to submit a **Development Impact Statement (DIS)** with a '**Statement of Housing Mix**', to set out how the proposal meets the requirements of a sustainable development as set out in the Plan (as varied). Refer to Chapter 10 of the Plan (as varied) for details of DIS requirements.
- C. It is an objective of the Council will seek to provide accommodation for travellers through the continued implementation of the Traveller Accommodation Programme.

- D. It is an objective of the Council work in partnership with voluntary and co-operative sectors, in implementing RAS programme in the provision of accommodation for those who cannot afford to purchase a private dwelling of their own.
- E. It is an objective of the Council to seek to ensure the enjoyment of any house, building or land provided by the Local Authority or with the support of the local Authority, and the enjoyment of any neighboring properties, through the promotion of good estate management.
- F. It is an objective of the Council to maximize the use of existing local authority housing stock by efficient use of the existing stock and through remedial works and retrofitting programmes.
- G. It is an objective of the Council to ensure that new housing is provided in Tipperary (either through the private market or as social housing provided by the housing authority) can cater for all stages of life and facilitate changes to existing homes to allow older persons stay within those communities.
- H. It is an objective of the Council to support the voluntary sector to develop housing for special needs, including the concept of independent living for older people and people with a disability and ensure where possible that housing for such groups is integrated with mainstream housing.
- I. It is an objective of the Council to continue to work with the Homeless Action teams in finding ways to prevent homelessness and to find solutions for those who find their selves homeless.
- J. It is an objective of the Council to work with the disability organisations to ensure that wherever possible, housing (including Local Authority Housing) is built to disabled access standards.
- K. It is an objective of the Council to protect and enhance the natural and built environment and to promote the use of sustainable building technologies and practices and will ensure the attractive design and layout of all residential developments.

- L. It is an objective of the Council to seek to optimize the provision of social infrastructure for residential areas.

- M. It is an objective of the Council where particular estates are recorded on the Department of Environments register of Unfinished Housing Estates, to evoke all measures under the Planning and Development Act, 2000 (as amended), to address public safety and environmental improvements for people living in these estates.

- N. It is an objective of the Council to review the progress achieved in implementing this Strategy in line with the monitoring proposal of this strategy and in consultation with the appropriate bodies.

Appendix Three

Natura 2000 Sites & Natural Heritage Areas

Natura 2000 Sites in North Tipperary

Site Name	Designation	Code
Ballyduff/Clonfinane Bog	SAC	000641
Bolingbrook Hill	SAC	002124
Clare Glen	SAC	000930
Keeper Hill	SAC	001197
Kilcarren-Firville Bog	SAC	000647
Kilduff, Devilsbit Mountain	SAC	000934
Liskeenan Fen	SAC	001683
Lough Derg North East Shore	SAC	002241
Lower River Shannon	SAC	002165
Lower River Suir	SAC	002137
Redwood Bog	SAC	002353
River Shannon Callows	SAC	000216
Sharavogue Bog	SAC	000585
Silvermine Mountains	SAC	000939
Silvermine Mountains West	SAC	002258
Lough Derg (Shannon)	SPA	004058
Middle Shannon Callows	SPA	004096
River Little Brosna Callows	SPA	004086
Slievefelim to Silvermine Mountains	SPA	004165

Natural Heritage Areas

Site Name	Code
Dovegrove Callows	000010
Lough Nahinch (Tipperary)	000936
Lough Derg	000011

Sheehills Esker	000938
River Shannon Callows	000216
Silvermine Mountains	000939
Roscrea Bog	000583
Spring Park Wetlands	000941
Sharavogue Bog	000585
Templemore Wood	000942
Ballyduff/Clonfinane Bog	000641
Willsborough Esker	000943
Kilcarren-Firville Bog	000647
Nenagh River Gorge	001133
Lough Ourna	000650
Killavalla Wood	001178
Newchapel Turlough	000653
Keeper Hill	001197
Redwood Bog	000654
Liskeenan Fen	001683
St. Anne'S, (Sean Ross Abbey), Roscrea	000656
Cabragh Wetlands	001934
Clareen Lough	000929
Lough Avan	001995
Clare Glen	000930
Aghsmear House	002060
Derrygareen Heath	000931
Ormond'S Mill, Loughmoe, Templemore	002066
Fiagh Bog	000932
Friar's Lough	000933

Kilduff, Devilsbit Mountain

00093

The lists above includes all designated sites (as at October 2015), including proposed and candidate sites. The list is subject to change outside the control and remit of the Council.

Appendix 4

Listed Views

Listed View	Description of Listed view
V01	Views west and sections of the road to the east of the R494 road from Ballina to Portroe
V02	Views north and west of the L6037 and L6056 west of Portroe
V03	Views west of the L1203 south of Dromineer
V04	Views west of the L1206 north of Dromineer
V05	Views west of the R493 north of Puckane to Ballinderry
V06	Views west of the L5080 north of Ballinderry
V07	Views west of the L1091 south west of Terryglass
V08	Views west of the R493 north of Terryglass
V09	Views south of the R489 east of Lorrha
V10	Views east on the R491 Cloughjordan to Nenagh
V11	Views north and south of the R498 from Bouladuff through Borrisoleigh to Latteragh
V12	Views north and south on sections of the R503 from Newport to Ballycahill
V13	Views east and west of the R497 from the R503 through the mountains to Dolla - including Mother Mountain to the West, Knockacreggan to the East, Coneen Hill to the East and the Silvermines to the west
V14	Views west on the Cork Road approach road to Newport
V15	Views west on the N62 north of Templemore

Appendix 5

Rural House Design Guide

Introduction

This is the Tipperary County Council Design Guide for one-off houses in the open countryside (the Guide). It provides guidance on planning your new house and the importance of good siting and appropriate and sustainable design for one-off houses in rural areas.

This Guide should be read in conjunction with the North Tipperary County Development Plan 2010, hereafter referred to as ‘the Plan (as varied)’, to assist in the planning, location and design of one-off houses in the open countryside.

Purpose of the Guide

The purpose of this Guide is to aid the planning applicant and designer by:

- Identifying the key site planning and building design issues to be considered before applying for planning permission;
- Setting out design and layout features appropriate to one-off houses, and
- Supporting the Planning Policy and Development Management Standards of the North Tipperary County Development Plan (as Varied), www.tipperarycoco.ie.

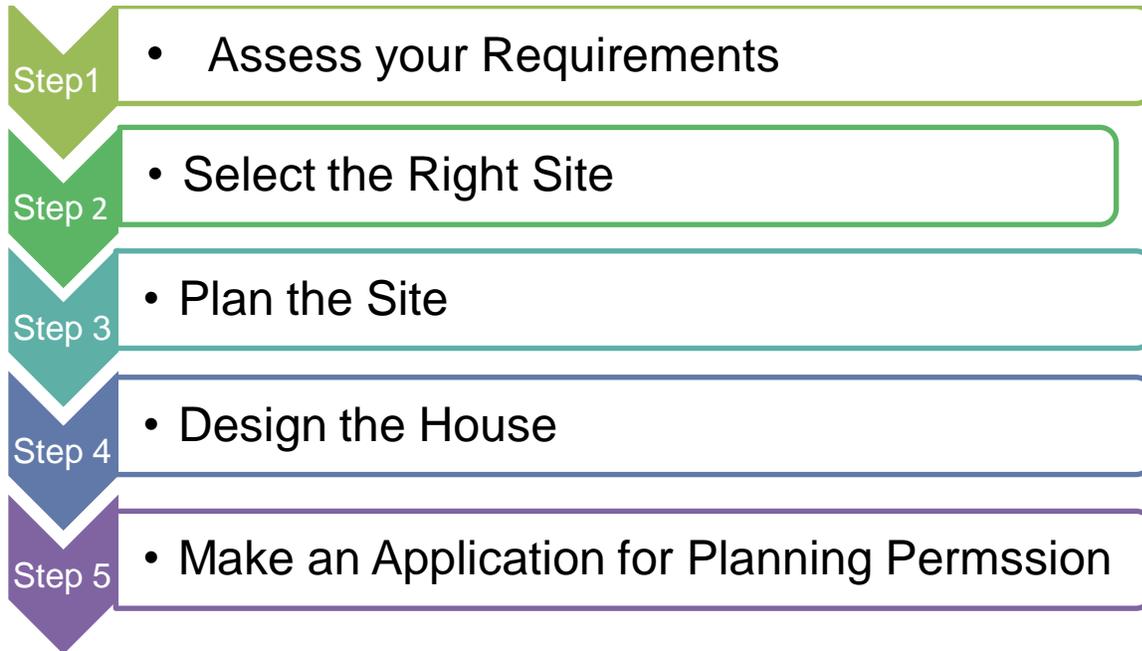
The Council supports rural housing located on appropriate sites and sensitively related to the landscape and immediate surroundings and will expect planning applications for one-off houses to demonstrate how this Guide has been taken into account. This Guide was produced after the amalgamation of North and South Tipperary County Councils and replaces the former north and south Tipperary rural design guidelines for one-off houses in the open countryside.

Key principles of the Council include:

- To foster greater consistency in planning decision-making;
- To inform and inspire applicants, builders, designers and planners;
- To help conserve and enhance the landscape of Tipperary.
- To strive towards Near Zero Energy Buildings (NZEB) in Tipperary.

APPLYING A STEP BY STEP APPROACH

A step by step approach to the design and planning for a new house is set out below.



Step 1: Assess your Requirements:

Consider employing a qualified designer at the start who can certify that the building design and construction is compliant with the Building Regulations and ensure that your new dwelling will be highly energy efficient.

Design Brief

The following considerations should inform your design and all should be considered by you at the start.

- Site Location – Why the site?
- Proximity to amenities i.e. shops, schools, doctor, hospital etc.
- Budget – incorporate cost of certifier, landscaping and entrance, energy technologies and development contributions.
- Orientation, Energy Efficiency & Solar Gain
- Adjoining dwellings and buildings and other uses

- Overall Size – Note that Development Contributions are based on floor area
- Disabled Access
- Type of Heating Systems
- Infrastructure and Services – Water, sewer, broadband, gas, bus service etc
- Entrance Safety
- Landscaping and Planting
- Rainwater harvesting and plumbing into house
- Storage of waste and recycling facilities
- Security - is the site house isolated or vulnerable?

FIGURE 1: SENSITIVE APPROACH TO SITING AND DESIGN IN AN UPLAND AREA



Building Regulations

The Building Regulations apply to the design and construction of a new building (including a dwelling) or an extension to an existing building. The aim of the building regulations is to provide for the safety and welfare of people in and about buildings. The minimum performance

requirements that a building must achieve are set out in the Second Schedule to the Building Regulations. These requirements are set out in 12 Parts (classified as Parts A to M).

A Technical Guidance Document is published to accompany each part of the Building Regulations indicating how the requirements of that part can be achieved in practice. Copies of the Technical Guidance Documents are available to view / download on the Department's website at <http://www.environ.ie/en/TGD/> under the heading "Current Technical Guidance Documents and Supporting Documentation"

In the case of a new dwelling or an extension to a dwelling greater than 40 square metres, the building control regulatory process typically involves the following steps:

(a) a commencement notice signed by owner is submitted to the local building control authority not less than 14 days and not more than 28 days prior to commencement of works, accompanied by-

- design and compliance documentation certified by a registered construction professional,
- undertakings by the builder and the assigned certifier (a registered construction professional),
- an inspection plan prepared by the assigned certifier,
- the relevant fee of €30 per building.

(b) the building control authority then has 7 days to determine the validity or other wise of the commencement notice received; once validated key particulars of the commencement notice and compliance documentation is referenced on the public register of building control activity;

(c) works for which a commencement notice is validated may then commence within the 14 - 28 day notice period;

(d) on completion of works, a Statutory Certificate of Compliance on Completion, accompanied by relevant compliance documentation and the inspection plan as implemented, is lodged with the building control authority. This Statutory Certificate incorporates certification from the Builder and from the Assigned Certifier;

(e) the building control authority has 21 days to determine the validity or otherwise of the Statutory Certificate

(f) valid Statutory Certificates of Compliance on Completion are referenced on the public register of building control activity.

Alternative Process – Opt Out of Statutory Certification:

The most recent amendment to the Building Control Regulations 1997 to 2015 provides owners of new single dwellings, on a single development unit, and domestic extensions with an alternative process to that outlined above. The key difference involves the facility to opt out of the requirement to obtain statutory certificates reliant on the services of a registered construction professional.

For further information, please refer to the *'Information Note for Owners of new dwellings and extensions who opt out of Statutory Certification for building control purposes'*, at www.environ.ie.

Step 2: Select the Right Site

In assessing your site you should consider any specific planning policies of the Plan (as Varied), see www.tipperarycoco.ie. In this respect, you may also request a pre-planning meeting (free of charge, contact the planning front desk to make an appointment) with the area planner to assist in the planning process.

Assess potential sites having consideration to

- Planning policy and objectives that may relate to the area i.e. protected views, primary amenity areas.
- Landscape character and context.
- Views into and out of the area.
- Adjoining Settlement Pattern i.e. consider your neighbours.
- Adjoining uses, i.e. do not consider a site adjacent to an active farmyard.
- Micro-climate and sustainable energy.
- Flood risk, is there potential for the site to become flooded either from surface water, ground water or nearby river?
- Vehicle access requirements/Traffic safety.
- Service infrastructure i.e. is there a public water main, electricity, broadband?
- Drainage, can you safely dispose of your wastewater and sewage?

- Future development proposals refer to the Plan to ensure that the site is not located in an area where new infrastructure or development is planned.

The siting of a new dwelling needs to be compatible with the general principles set out in the 'Sustainable Rural Housing, Guidelines for Planning Authorities' (April 2005).

FIGURE 2: SENSITIVE LANDSCAPE GLEN OF AHERLOW



Before you start

Check with the Plan (as varied), especially in relation to policies for one-off housing set out in Chapter 3 in particular areas including;

- Areas that have restrictions on the development of new houses i.e. strategic transport routes, ribbon development areas, primary amenity areas etc.
- Areas designated for heritage or amenity, such as Natural Heritage Areas (NHSs), Special Protection Areas (SPAs), and Special Areas of Conservation (SACs)
- Areas of Archaeological Interest, archaeology policies, Record of Protected Structures and the Record of Monuments and Places

The objectives of the Plan (as varied) will be considered by the planning officer assessing the planning application before any decision is made to refuse or grant planning permission, therefore you should make yourself aware of these.

If a site falls within or is located close to any such areas it will be necessary to take advice from the Planning Department before proceeding and you may be best advised to choose another site.

The key questions to be asked when looking for a site are:

- Will your house detract from the quality of long distance views in the area?
- Can the local topography help absorb the new development into the landscape?
- Can existing vegetation in the vicinity of the site help integrate the new development with its surroundings?
- Will the new development intrude on views from public roads or public areas?
- Will the new development be in keeping with the existing settlement pattern?
- Is significant removal of existing hedgerows required?
- Can the proposed site optimise the potential for renewable energy sources?
- Can safe access be gained to the proposed site from existing roads?
- Is the proposed site in reasonable proximity to everyday needs (e.g. shops, schools, pubs, church, etc)?
- Has the site ever become flooded for any reason?
- Is the site connected to or in reasonable proximity to essential services (e.g. water, electricity, telephone, broadband)?
- Are ground conditions suitable for a sewage treatment system?
- Is the site large enough to accommodate the type of development envisaged?
- Future development proposals in the area refer to the county development plan to ensure that the site is not located in an area where new infrastructure or development is planned.

If a potential site does not satisfy most of these essential criteria, then alternative locations should be sought



Landform and Landscape

The landscape types of Tipperary range from the rolling valleys, uplands and lakelands in the north, the prominent Galtee Mountains and Slievenamon to the south, and the low-lying open landscapes and river valleys on much of the central area of the county.

Aim to **Avoid**:

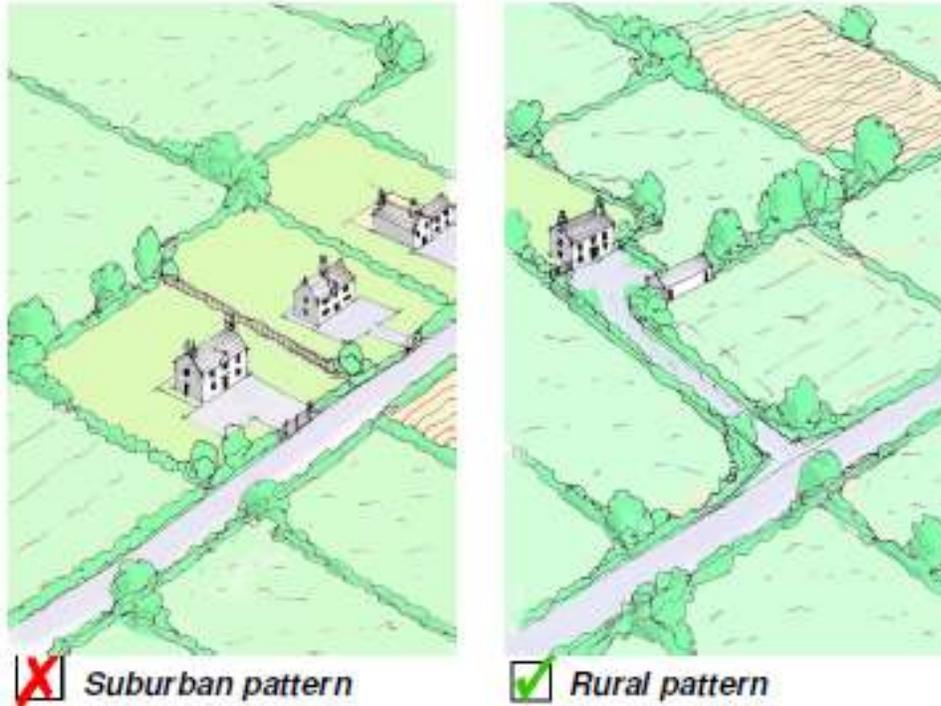
- Sites on exposed hilltops with lack of shelter and no screening.
- Sites within intensively farmed low lying areas with little natural screening, unless substantial new planting can be achieved to help absorb the proposed dwelling.
- Scenic lakeside sites that are obvious when viewed from the open water.

Instead **look for**:

- Variations in landform that can help nestle the building into the local landscape;
- Established trees and boundary hedges to help absorb the new building.

Settlement Pattern

In cases where the site is in an area with nearby houses, aim to respect and reflect in scale and approach to siting, the existing pattern of development i.e. in an area where single storey houses are the predominant form, a large two story house may not be appropriate.



Ribbon Development

New sites should avoid contributing to existing patterns of linear roadside ribbon development¹ along roads or within undeveloped areas between existing building clusters. Please refer to Chapter 3 of the Plan (as varied) – Policy SS8: Ribbon Development for further detail.

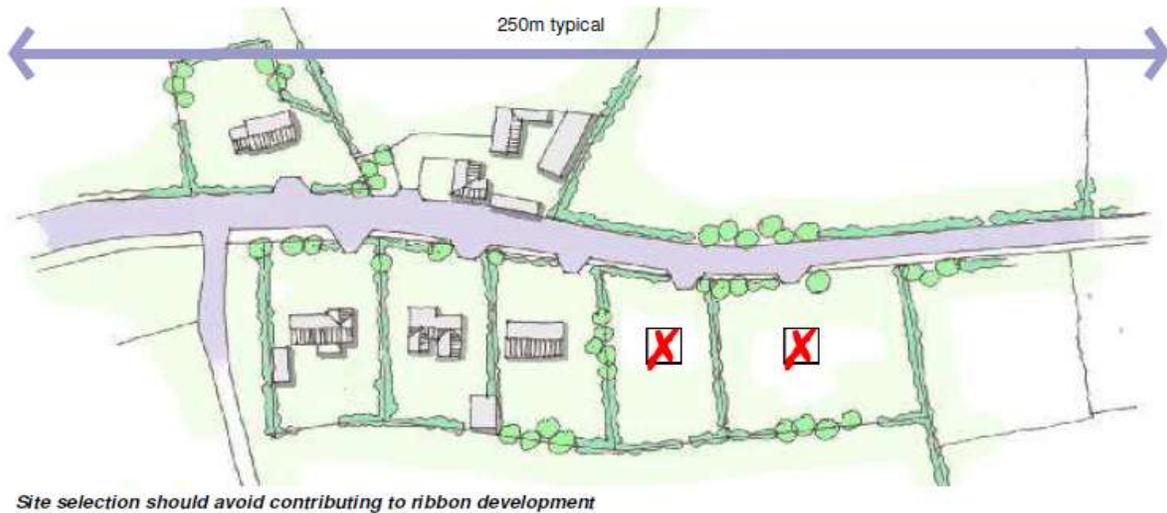
Ribbon development is undesirable because:

- It extends urban influences into the countryside;
 - Results in numerous accesses onto rural roads;
 - Leads to the loss of roadside features (hedgerows, earthen banks etc)
 - Sterilises backlands and landlocks farmland;
 - Creates servicing problems (e.g. water supply, drainage, footpaths, street lighting, etc.);
- and

¹ 5 or more existing or permitted dwellings within any continuous 250m stretch of road

- Intrudes on public views of the rural setting.

FIGURE 1: AIM TO AVOID EXTENDING AN EXISTING PATTERN OF RIBBON DEVELOPMENT



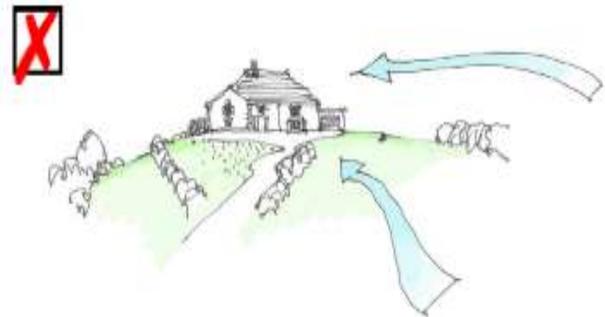
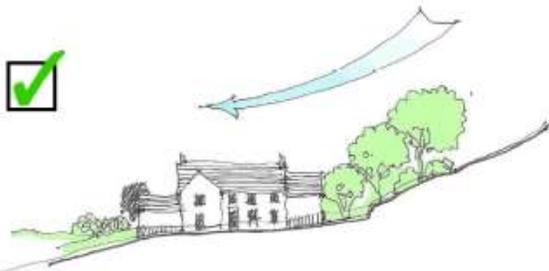
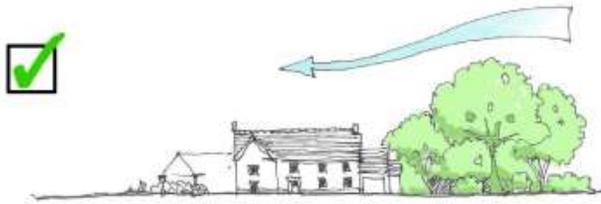
Sustainable Energy and Energy Conservation

Site selection should be strongly influenced by energy saving and generating objectives, including maximum passive solar heating gains through site orientation and the selection of a location sheltered from the wind.

In many rural locations it should also be possible to consider renewable energy installations, such as solar panels, wind turbines, ground (or air) heat pump systems, rainwater harvesting and 'grey-water' recycling facilities.

The Sustainable Energy Authority of Ireland (SEAI) – (www.seai.ie) promotes and assists the development of sustainable energy and can provide wide ranging advice on current technologies.

Specific measures for increasing the energy efficiency of new buildings are also included in Step 3 (Planning the Site).

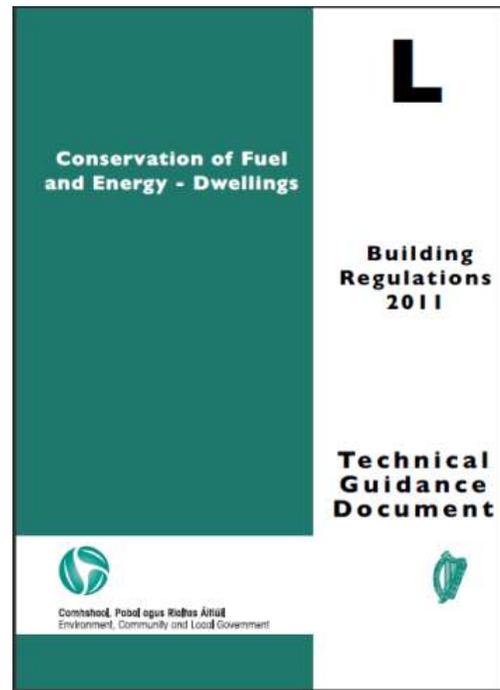


Prominent sites that are exposed to the elements are to be avoided.

Part L of the Building Regulations

The requirements regarding conservation of fuel and energy for dwellings are laid out in Part L of the Second Schedule to the Building Regulations 1997 (S.I. No. 497 of 1997) as amended by the Building Regulations (Part L Amendment) Regulations 2011 (S.I. No. 259 of 2011).

All new houses must be built to the specifications set out in Part L. The energy efficiency of your new home should be a paramount concern at design stage and should be discussed in detail with your designer.



Accessibility and Roads

Vehicle access needs to be carefully considered in relation to category of the road, distance from the road, and existing roadside boundary features. Access to potential sites may be at or adjacent to existing entrance points on suitable existing roads, modified as appropriate to meet sightline requirements but avoiding excessive loss of existing roadside hedgerow. Noting that an additional agricultural entrances may be required to be opened to replace the entrance being used for a new site (this in itself may require planning permission).

Please refer to Chapter 10 of the appropriate County Development Plan for detailed design standards for new access to public roads, and to Section 3.4 for policy relating to access to the road network.

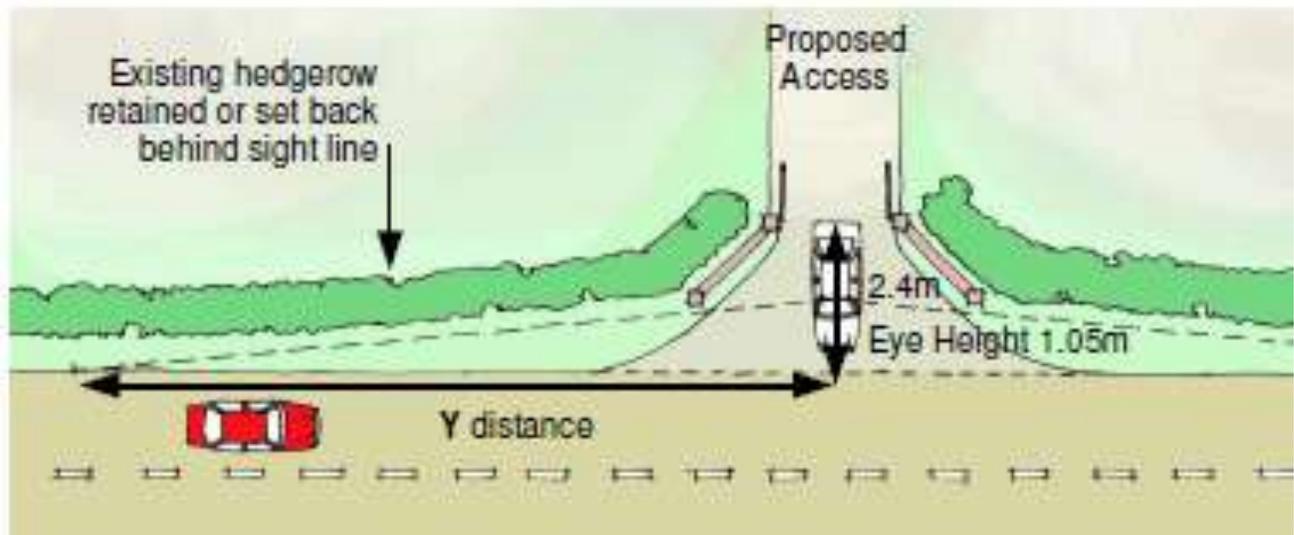


FIGURE 2: SIGHTLINE STANDARDS FOR NEW ENTRANCES

In all cases, safety concerns are paramount and any proposals need to satisfy the requirements of the Council's Road Section. For further guidance on appropriate site boundary treatments refer to Step 3 (Planning the Site).

Service Infrastructure

The available services in the area should be assessed at an early stage. In particular, a public water supply and a site that can accommodate the safe disposal of wastewater and sewage effluent are essential requirements. When selecting a site ensure that:

- The ground conditions are suitable for percolation for a sewage treatment system, in accordance with the EPA 'Waste Water Treatment Guide for single houses'. In this respect, an on-site suitability test will be required to support your planning application.
- It is large enough to accommodate a sewage treatment system.
- That water supply from a public source is available. If you intend joining a group water scheme, confirmation from the group secretary will be required at planning stage.
- It is large enough to locate a well (if this is the only option) at least 10m from the septic tank or treatment system and 30–60m from the percolation area (depending on the percolation rate). Note that where a public water supply is available, you will be required to connect to this.
- It is connected or in reasonable proximity to existing telephone and electricity services.

Site History and Planned Infrastructure

When selecting your new site check if there is any new development proposed or permitted on adjoining sites or in the adjoining area. It is prudent to carry out a planning history check on your own proposed site, neighbouring sites and in the wider area. Ensure that no significant proposed infrastructure is planned i.e. wind energy developments, intensive agriculture, power lines, route corridors etc. See www.tipperarycoco.ie/planning for the map based



planning enquiry system to learn about planning permissions and histories in your area.

A history of planning refusals on your site may have serious implications for the success for your own application as could a plan for significant infrastructure in the area in the event that your site would interfere with such a proposal.

Flood Risk

When selecting your new site, take great care in considering the potential for flooding to occur on the site. Flooding can occur from a nearby water course, however, can also occur as a result of surface water run-off from surrounding land. Review flood risk mapping produced by the OPW – www.floodmaps.ie and old OSI maps for



history of flooding in the area. It is also important to ask local people if they are aware of flooding on the site. If the site has ever been subject for full or partial flooding or is an area of flood risk it should be avoided.

Step 3: Plan the Site

Analysis of Site features

Before you plan your house, identify all existing features on you site including:

- The contours of the land;
- Vegetation cover including hedgerows and individual trees;
- Rock outcrops;
- Water courses, ditches and wetland areas;
- Location and type of boundaries;
- Existing buildings, including outbuildings;
- Other structures, such as wells, gate piers, historical or archaeological features;
- All pipes, culverts, septic tanks, storage tanks, percolation areas, and land drainage.
- Roads, rights of way, footpaths and access tracks.
- Neighbouring houses and their septic tanks and percolation areas,
- Adjoining agricultural premises and operations.



FIGURE 6: AVOID BUILDING CLOSE TO FARMYARDS

These are important factors in setting out your site and will influence your planning application, site layout and house design.

Carefully consider the effects of -

- Topography/slope
- Sustainable site planning/Energy efficiency capacity
- Building proportion and set-back
- Means of vehicle access
- Plot boundaries/Garden
- Neighbouring amenity

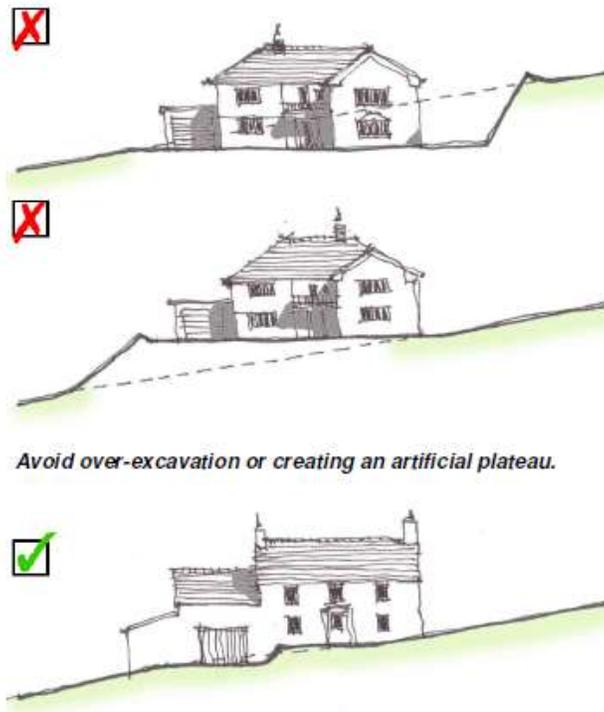
Topography

- Use the natural folds of the landform to help absorb the new house.
- Select naturally-occurring shelves or the gentlest part of a slope so as to minimise earth moving and to avoid excessive scarring of the landscape.
- Avoid the need for excessive cut and fill.
- Carefully shape the land around the building so that it blends more successfully with the surroundings while creating further shelter.
- On elevated sites avoid houses of excessive height, consider single story design.

FIGURE 7: SIMPLE TRADITIONAL DESIGN IN AN UPLAND AREA



FIGURE 8: MINIMUM IMPACT APPROACH TO DESIGN ON SLOPING SITES



Sustainable Site Planning

Energy Performance

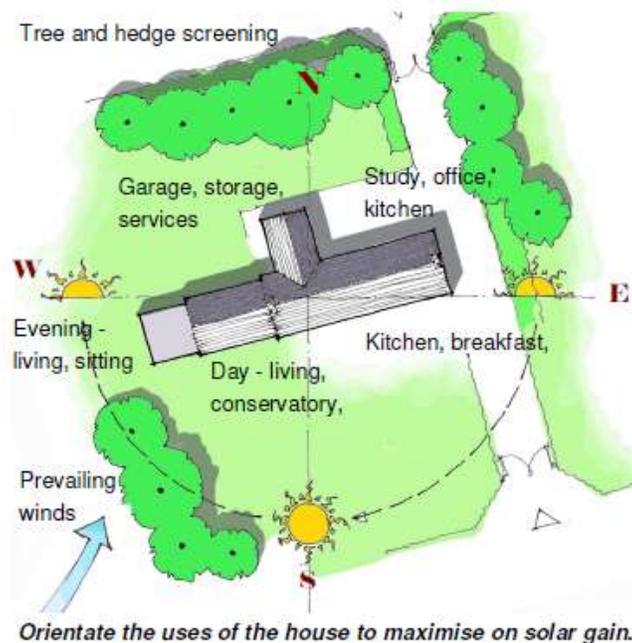
The EU Directive on the Energy Performance of Buildings requires every home for sale or rent in Ireland to be rated as to its energy performance, this must be a consideration in the initial design and planning of any house.

Building Form, Orientation and Solar gain

Solar radiation is transmitted indoors through windows and other glazing and is then converted into heat when it is absorbed by surfaces such as concrete, stone or brick walls and masonry. The surfaces then store and release this passive solar heat within the building.

A building can then be designed to make maximum use of these gains, by optimising the room shape, room size, glazing size and type room position and orientation (south facing rooms take most solar heat energy). By maximising the use of this free solar energy for heating by simply designing the building correctly, the building requires less input from a primary heating source (e.g. a boiler). Combined with high levels of insulation and airtightness, passive solar gains can provide more than 50% of a building's heat needs. For more information on designing for passive solar gain please refer to www.seai.ie and consider Figure 9 below.

FIGURE 9: USE OF ORIENTATION & PASSIVE SOLAR GAIN IN DESIGNING YOUR HOUSE



Renewable Energy Resources

Renewable energy resources are abundantly available throughout Ireland. They offer sustainable alternatives to the dependency on imported fossil fuels as well as reducing harmful greenhouse emissions. Many decisions affecting the energy performance of a house need to be taken early in the site planning and design process - refer to the appendices for further details and to current SEAI publications (e.g. '*Your Guide to Building an Energy-efficient Home*').

Certain renewable energy equipment can be installed without planning permission as exempted development (SI 83 of 2007 and SI 235 of 2008) subject to certain conditions; these include solar panels, heat pumps, wind turbines and wood pellet burners. For further details, contact the Planning Section of the Council, the SEAI or refer to the Planning and Development Regulations 2001 as amended at www.environ.ie.

Solar Energy

Solar is a clean, renewable energy generated from the sun. The main domestic applications are: *Solar Hot Water Heating Systems* - for domestic applications comprise of a solar collector (solar panel, flat plate or evacuated tube), hot water storage cylinder and a pump. Panels should ideally face south and mounted on the main property roof, or in some cases on a shed roof or floor/wall mounted. Flat plate collectors can be installed as an integral part of the roof construction, or retrofitted to existing buildings.

Solar Photovoltaic (PV) - involves generating electricity from the sun's energy that exists in daylight. Panels can be installed on or as an integral part of the roof.

Check if your proposal for solar panels constitutes exempted development, if they are not planning permission will be required and you will need to make a planning application to the Council, or to submit details of the panels as part of your planning application for your new house.

Domestic Wind Energy

Wind turbines - harness the wind to produce electrical power. The efficiency of a domestic system will depend on factors such as location and surrounding environment. Careful siting of a domestic wind turbine is required to reduce visual impacts and impacts on neighbours.



If considering the installation of a wind turbine, check if your proposal constitutes exempted development, if it does not planning permission will be required and you will need to make a planning application to the Council, or to submit details of the turbine as part of your planning application for your new house. The following detail will be required.

- Dimensions of the turbine (including rotor blades).
- Height above ground or building.
- Material type and finish.
- Plan showing position on the ground.
- Brief technical specifications such as power and noise output (as usually supplied by the manufacturer).

Geothermal Energy

Geothermal heat pumps - transfer heat from the ground into a building to provide space heating and, in some cases, to pre-heat domestic hot water. A typical system can provide 95%-100% of a household's heating requirements. Check if your proposal for a domestic heat pump constitutes exempted development, if it does not planning permission will be required and you will need to make a planning application to the Council, or to submit details of the heat pump system as part of your planning application for your new house. If considering the installation of a ground heat pump system, you will need to provide (as a minimum) the following information to the Council:

- Existing and proposed ground levels in the vicinity of the system.
- The total area of the heat pump.
- Plans showing position on the ground.

- Brief technical specifications such as power and noise output (as usually supplied by the manufacturer).

Biomass Energy

Biomass energy is obtained from organic materials such as wood (chips or pellets) and the domestic stove is the most common example. A wood burner or pellet boiler is simple to install, and there is very little adjustment needed to existing plumbing if converting from a conventional system.

Water Recycling and Rainwater Harvesting

Techniques for harvesting rainwater to be considered at the site planning stage for reducing domestic water consumption include:

Water butt - a simple, low cost method for collecting rainwater from the roof and storing it for use in the garden (e.g. instead of a mains-water hosepipe for lawns, etc).

Rainwater harvesting - provides an efficient and economic means for utilising the rainwater coming from roofs to supply toilets, washing machines and irrigation systems.

Greywater recycling - enables slightly polluted water from the bath, shower and washbasin to be reused in the house (e.g. for toilet flushing, in the washing machine, watering the garden or for cleaning purposes).

If designing a rainwater recycling system, you should take into account:

- For rainwater collection, the external drainage of the roof needs to be designed to bring the water to a central point.
- Access for an underground storage tank and excavation is required.
- A pumping system with electrical supply and housing may be required.
- Internal plumbing should separate out the drinking (including bathing) water from the nondrinking water (WC, washing machine, outside tap).

Surface Water Drainage

All domestic buildings should be provided with a drainage system to remove surface water from the roof, or other surfaces. Surface water discharge should be carried out to a point of disposal that will not endanger the building or environment.

If the site cannot drain to an infiltration system, it may be necessary to discharge to a water course. The discharge of storm-water from roofed and paved areas to a foul water sewer or onto the public road is not permitted.

Site Proportion and Set-Back

At an early stage it is essential to consider the proportion of the proposed house in relation to both the size of the available plot and the size of existing buildings in the vicinity. The new house will also need to be set-back an acceptable distance from the public road to provide adequate frontage for planting and to reduce the visual impact of development.

The set-back distance will vary according to plot size, adjacent building line and the natural features of the site generally, the larger the house the greater the required setback from the road.

A general guide to house sizes and appropriate plot sizes and setback from the public road is set out below.

FIGURE 10: ILLUSTRATIVE GUIDE TO APPROPRIATE SETBACK

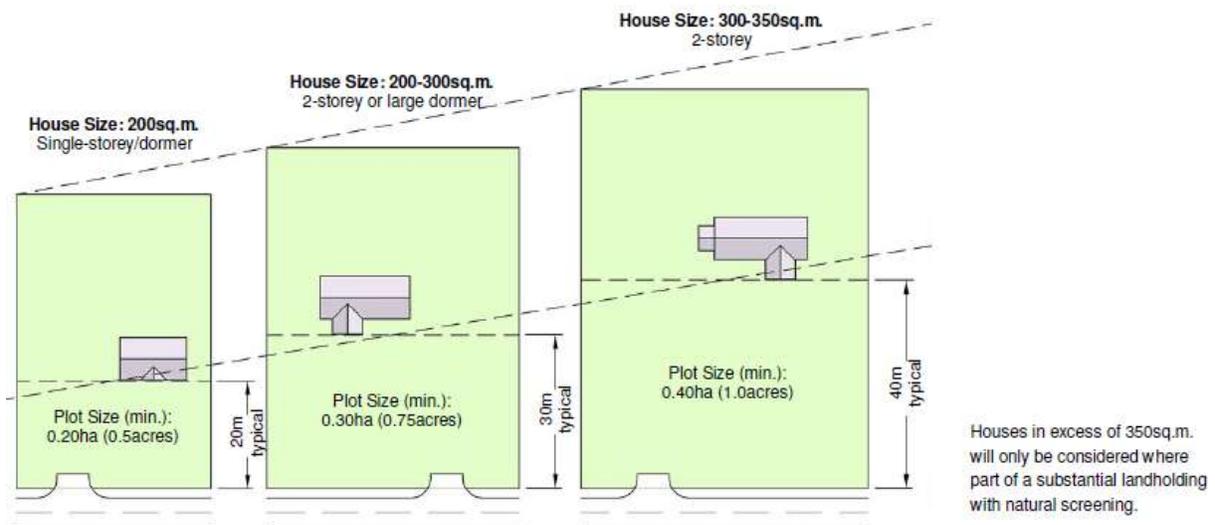
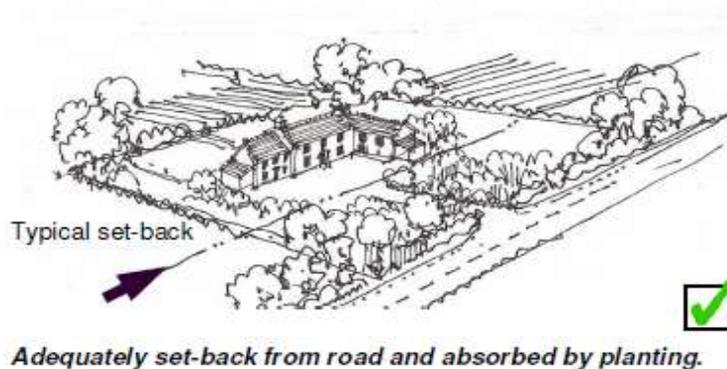
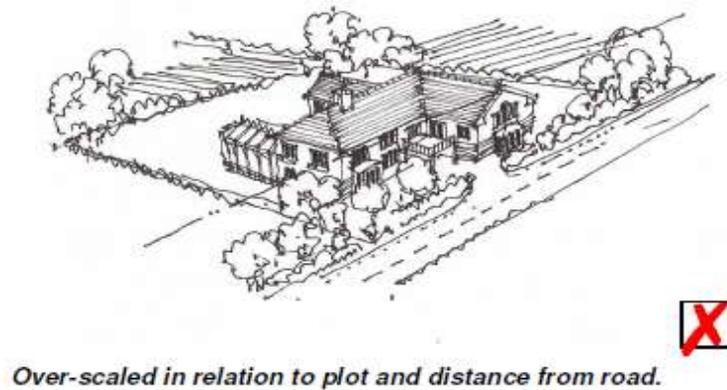


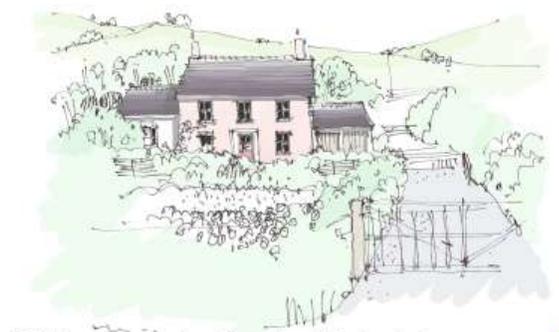
FIGURE 11: IN GENERAL THE BIGGER THE HOUSE THE GREATER THE SET BACK.



Vehicle Access and Parking

The space around the new building should be considered as an integral part of the site layout, not as an afterthought. In particular, vehicles need to be carefully provided for:

- All parking requirements should be met on site and off the road.
- The driveway should preferably be indirect, gently crossing the natural contours of the site or curving subtly around existing site features, as opposed to taking a harsh straight line from the road.
- Surface materials should be sympathetic to the rural character of the site (such as gravel with soft edges as opposed to tarmac with pre-cast concrete kerbs).
- The garage should be subservient to the scale of the building.



Vehicle access and parking should be treated as an integral part of the site layout.



Plot Boundaries, Entrances and Garden Design

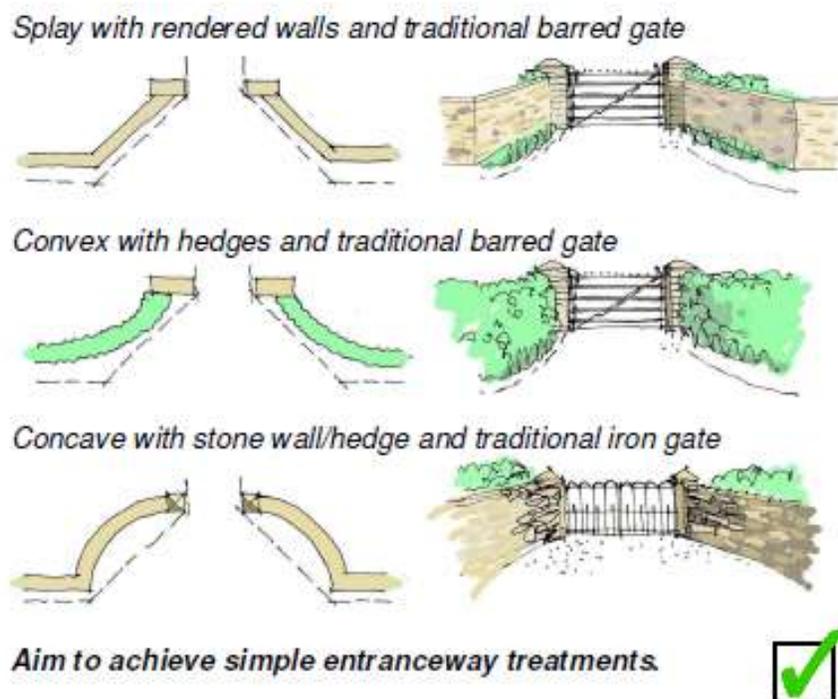
Destruction of existing roadside boundaries should be avoided, except to the extent necessary to create a safe entrance to the new house and where required by the roads section of the Council. New road boundaries and entrances need to be designed sympathetically, especially where several different frontages are adjacent to one another:

- Entrance sight lines must be designed according to standards set out in the Chapter 10 of the Plan and clearly illustrated on the site layout plan submitted with the planning application. The entrance shall be maintained free from obstruction from over grown shrubs/trees
- New front boundaries should be restricted to a simple range of materials that are already common to the area, such as hedgerows, sod and stone banks and stone/rendered walls.
- Gateways should also be simple, constructed from timber or metal and defined by restrained piers of stone or rendered block.
- For side boundaries, existing hedgerows are preferable or simple timber fencing with new hedge and tree planting may be provided.

FIGURE 12: EXISTING NATURAL FEATURES SHOULD BE USED TO INTEGRATE THE NEW HOUSE



FIGURE 12: ENTRANCE OPTIONS



In setting out your site boundaries consider the following:

- Retain trees, hedgerows and other existing features (e.g. streams, rock outcrops) to provide a framework for the garden.
- Consider planting the space between the house and front boundary with trees.
- Create new hedgerows of mixed native species.

- Trees and shrubs which are locally native will be easier to establish, and in keeping with the character of the area.
- On exposed sites, consider more substantial shelter planting of native trees to help reduce the effects climate.
- Incorporate practical needs sensitively into the overall design of the site, such as fuel and refuse storage areas, a compost/recycling area, clothes drying area, and a safe place for children to play.

Refer to the Appendices for Recommended Planting Species.

FIGURE 14: NEW HEDGEROW OF NATIVE SPECIES



Neighbouring Amenity

When choosing your new site, be conscious of your neighbours. Avoid building close to farmyard both active and disused. The normal day to day operation of farmyards generates noise and smells from machinery, slurry and animals which are not compatible with residential amenity.

Be conscious of the privacy and amenity of others who are already resident in the area when selecting a new site. Seek to avoid disrupting established views or vistas from existing houses in as much as is reasonable. Ensure that any new development does not overlook or overshadow existing property.

Step 4: Design the House

Traditional Building Forms

The traditional buildings of the County tend to be simple, with little or no decorative detailing and built of a limited range of locally available natural materials. Many were only one room deep, giving a narrow rectangular plan form, which could be extended sequentially, and with consistent roof pitches. Aspects of traditional design can be incorporated into modern dwellings.

FIGURE 15: EXAMPLES OF CONTEMPORARY DESIGN INCORPORATING TRADITIONAL PRINCIPLES



Contemporary Approach

The Council promotes the contemporary design of new houses and particularly passive houses in the countryside where the principles set out in this Guide are satisfied and where the proposed house is appropriate to the site, the existing character of the location and its neighbours.



Scale and Form

Consider how the scale and form of a proposed dwelling will complement its setting, its visibility in the landscape, and its relationship to nearby buildings, this applies to both modern and traditional designs.

The traditional linear plan form provides a versatile shape that is equally applicable to contemporary buildings. Rectangular narrow forms can adapt to most plot sizes and different landforms - running along a slope, stepping down a slope, or enclosing spaces such as courtyards.

Aim to Achieve:

- I. Simplicity in design, particularly in the front elevation
- II. Rectangular, narrow plan forms with excellent passive solar gain
- III. Consistent roof slopes
- IV. Well proportioned windows and doors
- V. Quality, predominantly natural materials
- VI. Minimal ornate decoration

Try to Avoid:

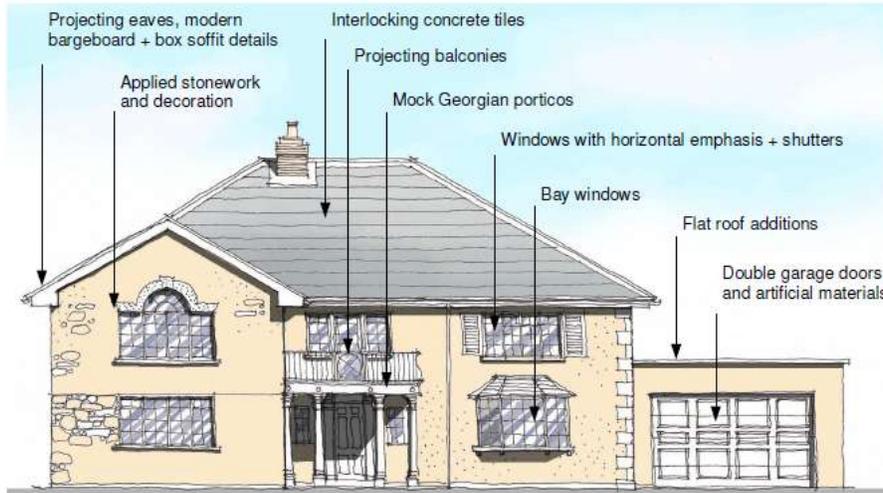
- I. Complicated and fussy designs and finishes
- II. Boxy, irregular plan forms, shallow pitched roofs
- III. Horizontally proportioned or arched windows
- IV. Over-use of artificial materials
- V. Large overhanging roof verges and barge boards



FIGURE 13: EXAMPLES OF INAPPROPRIATE SUBURBAN DESIGN FEATURES

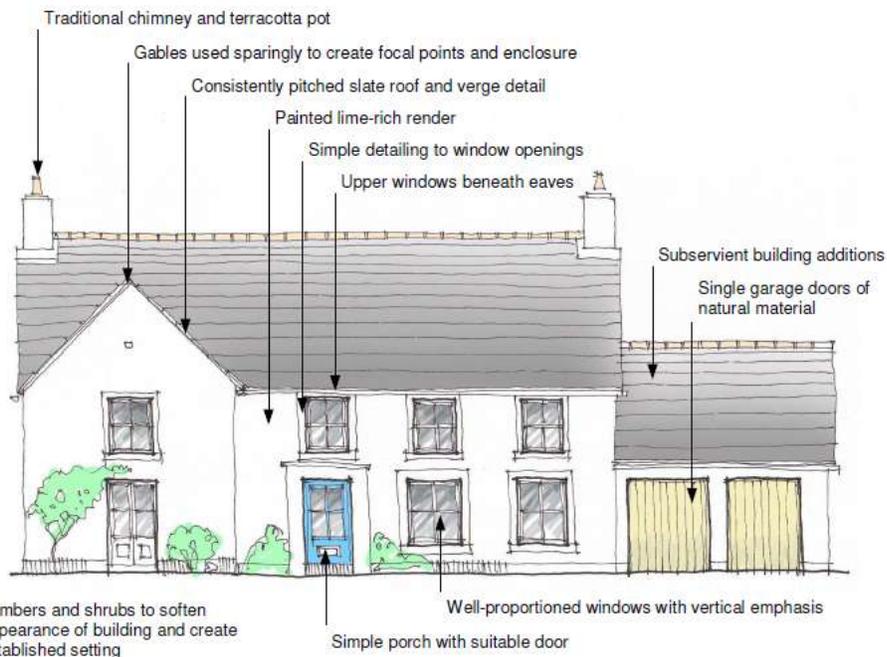
Refer to the image below for a general guide with to features and finishes appropriate to a rural house.

FIGURE 17: GENERAL GUIDANCE TO SCALE, FORM AND FINISH



Complexity

Unsympathetic



Simplicity

Sympathetic

Detailed Design Considerations appropriate for Tipperary.

Take care that new buildings enhance rather than detract from rural Tipperary. Consider the following recommendations:

- Avoid 'off-the-shelf' designs and use of inappropriate standard materials.
- Avoid using 'images' of past architectural styles, such as medieval leaded lights, mock Georgian porticos and doors, ornamental barge boards and half timbering.
- Take care not to overuse ornamental detailing such as coloured brick banding, applied quoins and unusual window shapes.

Materials

Consider the use of contemporary materials such as copper and zinc that can be successfully combined with timber, glass, slate, rendered and painted blockwork to create attractive houses.

If these are out of your price range aim for a simple design that can support simple finishes.

Tipperary houses usually have a painted plaster or plaster dash finish and this is often the best finish to use. If you need to use stone, use it sparingly to provide contrast and in suitable locations to help integrate the building with the landscape.

Natural stone garden and boundary walls can be especially effective in linking the new house with the landscape. Where stone is used it is best to be natural stone.

Roof and Chimneys

For you roof form and finish consider the following:

- Simple and consistent pitched roof form works best on standard designs.
- Limit use of oversailing roofs unless as integral part of a contemporary design.
- Simple roofing materials are best, such as flat dark tiles and natural slate.
- Rainwater goods should be as discrete as practicable.
- Chimneys proportion and location appropriate to the size and style of house.



Windows and Doors

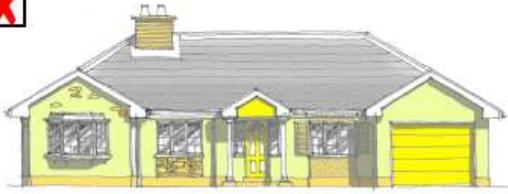
Consider the following for windows and doors:

- The total area of window and door openings needs to be in proportion to the scale and style of the house.
- Gable end and north facing walls will usually benefit from a lower ratio of opening to wall.
- Windows should usually line-up over each other - although a carefully considered contemporary design may deviate from this rule.
- The size of opening should reflect the function of the room - very small bathroom; cloakroom or landing windows can contribute to the composition of a façade by contrasting with more expansive openings to principal living areas.
- Irregularly-sized windows and elaborate bay windows should be avoided.



Single Storey Houses

Single story dwellings lend their selves to innovative designs which can be highly energy efficiency and respect the local character of the countryside. Consider simplicity in form and passive solar gain as key design influences.



Modern bungalow type to be avoided.



Simple interpretation of traditional building form.

Dormer Houses

The dormer house can provide an alternative to two-story house; however, the design needs to be carefully considered so as to avoid over-complicated roof planes and eaves lines.

Traditional eaves dormers are the preferred form, simply detailed to suit the style of the house. Rooflights should be considered to avoid a proliferation of dormers and in preference to mid-roof dormers. Consider roof space for solar panels.



Dormer house type to be avoided.



Simple interpretation of dormer building form.

Two-Storey Houses

Two storey houses should reflect the site size, neighbouring houses and the sensitivity of the landscape.

A narrow rectangular plan is appropriate as it does not result in overly high or shallow pitched roofs, and allows subservient additions and extensions to the main structure. On hilly and undulating sites, the narrow plan form reduces the need for an excavated platform and enables the building to more fully respond to the natural contours of the site.



- × Excessive use of projecting front elevations
- × Complex hipped roof patterns
- × Use of uPVC boxed eaves and barges
- × Elaborate projecting bay windows
- × Artificial stonework and unnecessary decoration
- × Poorly divided windows with horizontal emphasis
- × Sun room with hipped roof and ill-proportioned openings
- × Addition of protruding elements to main elevation (e.g. turrets and double bay windows)
- × Over-emphasised door
- × Unnecessary quoinage and lintel detailing
- × Dominant garage with 'up and over' door.

This combination of features results in a suburban design and finish, and the overall appearance may not be appropriate in rural Tipperary.



- ✓ Uninterrupted ridge lines with consistently pitched roofs
- ✓ Simple plan with extensions in proportion to the main building
- ✓ Balanced door and window openings with simple detailing
- ✓ Simple porch and door detailing.
- ✓ Conservatory/Sun room of appropriate scale and natural materials.
- ✓ Well-proportioned arrangement of recessed openings.
- ✓ Vertical window emphasis with plaster surrounds and sills.

Houses on Sloping Sites



Avoid:

- ✗ Sitting on north-facing slopes
- ✗ Over-excavation and artificial plateaus
- ✗ Building form unrelated to sloping context
- ✗ Boxy floor plan requiring substantial platform

- ✗ Main elevation facing down the slope (requiring cut + fill)

Consider:

- ✓ Minimal excavation by orientating the building with the contours

- ✓ Linear floor plan that extends across the natural contours, with internal floor levels to suit
- ✓ Sensitive earth mounding
- ✓ Narrowest elevation facing down the slope
- ✓ Use of naturally-occurring shelves or gentlest part of slope

Large Houses

Very large houses can complement and add interest to the countryside where they are located on very large sites with significant landscaping and space to complement them. Very large houses on small sites are not appropriate and therefore you house size should respect your site size.

Avoid:

- ✗ Wide plan building form with shallow hipped roofs
- ✗ Over-complex plan and roof forms
- ✗ Wide gable and turret add-ons
- ✗ Inconsistent window openings

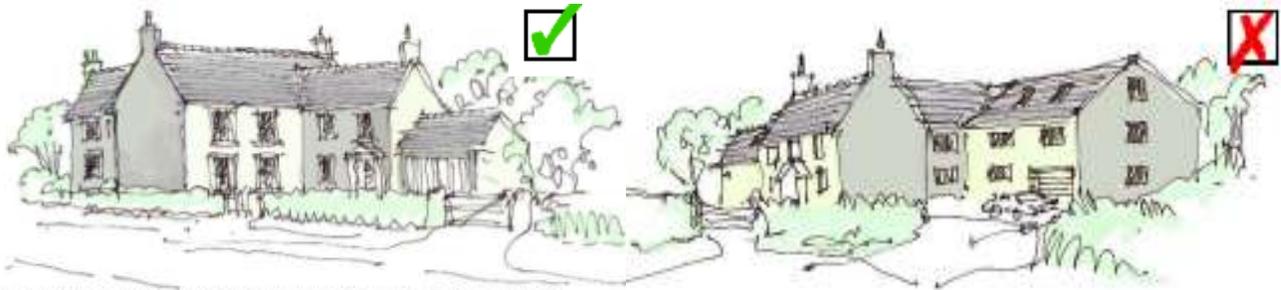
Aim for:

- ✓ Narrow plan form with projections to rear or side
- ✓ Consistently pitched roofs
- ✓ Well-balanced window and door openings with vertical emphasis.



Building Extensions and Garages

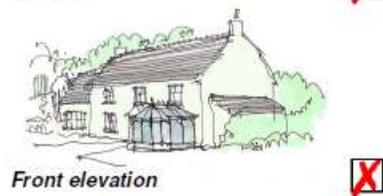
When planning an extension or garage ensure that the main house is dominant in scale. With larger houses, detached garages may be more suitable, located discreetly to the rear or side of the main building. Extensions and garages should generally be built with similar materials to the existing house.



Appropriate extension, subservient to main house and of same materials

Conservatories / Sun Rooms

Considerations of scale, proportion and spatial layout of the house are all important to ensure that a conservatory is an appropriate addition. Additions to gable ends or rear elevations are usually most appropriate. See below for design suggestions.



Renovation of Derelict Dwellings

There are numerous disused houses throughout Tipperary, often located on good sized plots with road access and within mature landscape settings. The sympathetic restoration of dwellings which are structurally sound, reasonably intact, safely accessible and capable of being connected to water and other services is encouraged as an alternative to building new houses in the countryside. Planning permission will be required for significant renovation work if the dwelling is listed or if it is proposed to make significant changes that do not come within planning exemptions.

Factors to be considered include:

- The structure must have been last used as a dwelling house.
- Ensure that safe access can be obtained to the dwelling.
- Ensure that the site attached to the dwelling is of sufficient size to accommodate a wastewater treatment system/septic tank to the standards of the EPA Guidelines for domestic wastewater treatment systems.
- High quality design and finish will be required in Primary Amenity Areas.

Replacement Dwellings

The Council permits the replacement of a derelict dwelling that is no longer suitable for habitation, with a new dwelling in line with Policy SS7: Replacement of Rural Dwellings. In order to conform to this policy it must be demonstrated to the Council that the structure was last used as a domestic dwelling house and that the structure is reasonably intact. It will generally be expected that the dwelling at a minimum retains all of its external structural walls, roof and chimney breast. The site boundaries and entrance should also be in evidence.

In applying for permission for the replacement of a derelict dwelling, the following factors shall be considered:

- In Primary Amenity Areas the applicant must comply with policy SS4
- Ensure that safe access can be obtained to the new dwelling.
- Ensure that the site attached to the dwelling is of sufficient size to accommodate a wastewater treatment system/septic tank to the standards of the EPA Guidelines for domestic wastewater treatment systems.
- High quality design and finish will be required in Primary Amenity Areas.



EXAMPLES OF DERELICT RURAL DWELLINGS

Planting and Landscaping

Recommended Planting Types

The main planting types to be considered when planning a new garden comprise:

- Shelter Belts
- Hedgerows
- Specimen Trees
- Shrubs

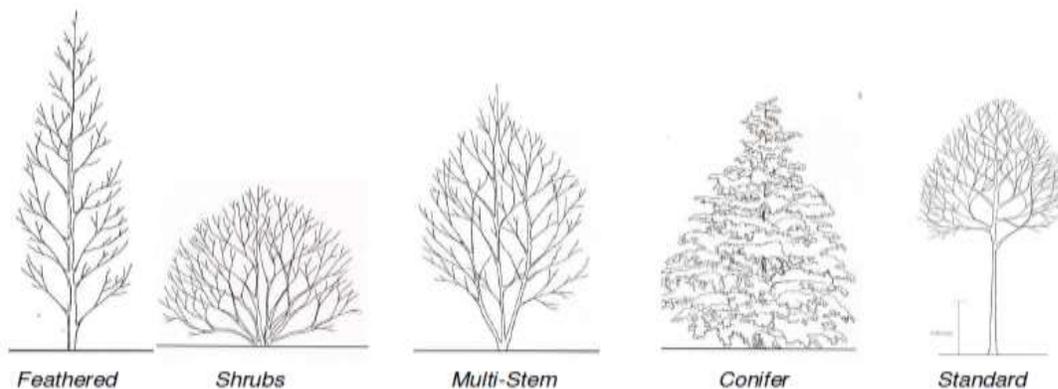
Shelter belt

Shelter planting can be used to help the new house integrate more effectively with the surroundings. Such planting should contain a large percentage of small trees (feathered or whips) interspersed with larger trees (clear stem) to provide a more immediate effect

Typical recommended species/mix:

- Common Ash *Fraxinus excelsior* 20%
- European Beech *Fagus sylvatica* 20%
- Alder *Alnus glutinosa* 15%
- English Oak *Quercus robur* 5%
- Durmast Oak *Quercus petraea* 5%
- Rowan *Sorbus aucuparia* 15%
- Hawthorn *Crataegus monogyna* 10%
- Larch *Larix decidua* 5%
- Scot's Pine *Pinus sylvestris* 5%

Typically plants are available from the nursery in the following forms:



Hedgerows

New hedgerows should consist of a combination of native tree species with under-storey planting of multistemmed shrubs. Shrubs should be planted in a double staggered row, around 0.9m apart (2-3 plants/sq.m.), with trees (species as per Woodland) randomly interspersed.

Shrubs should comprise bare-root whips (min. 60-90cm height). Typical recommended species/mix:

- Whitethorn *Crataegus laevigata* 10%
- Blackthorn *Prunus spinosa* 60%
- Holly *Ilex aquifolium* 5%
- Hazel *Corylus avellana* 10%
- Guelder Rose *Viburnum Opulus* 5%
- Spindle *Euonymus europeaus* 5%
- Dog Rose *Rosa rugosa* 5%

Specimen Trees

Trees planted singly or in small groups (3-5) should be of a large size, Advanced Heavy Standard Trees (16 – 18cm girth), to make an immediate impression.

Typical recommended species include:

- Common Ash *Fraxinus excelsior*
- European Beech *Fagus sylvatica*
- English Oak *Quercus robur*
- Durmast Oak *Quercus petraea*
- Rowan *Sorbus aucuparia*
- Larch *Larix deciduas*

Shrubs

Shrub species can be planted in bold groups to the edges of Woodland/Shelter Belts to provide added interest and a lower layer of vegetation. They should be planted as bare-root whips (min. 60-90cm girth) or in 2-5 litre containers, at around 2 plants/sq.m. Typical recommended species include:

- Whitethorn *Crataegus laevigata*
- Blackthorn *Prunus spinosa*
- Holly *Ilex aquifolium*
- Hazel *Corylus avellana*
- Guelder Rose *Viburnum Opulus*
- Buckthorn *Rhamnus frangula*
- Spindle *Euonymus europeaus*
- Dog Rose *Rosa rugos*



Hazel

Spindle

Dog Rose



Cornus

C. 'Sibirica'

Ivy



Blackthorn

Guelder Rose

Holly



Blackthorn

Beech (hedge)



Alder

European Beech

Ash



Rowan

Scots Pine

Larch

Hawthorn

Step 5: Making a Planning Application

Considering an Application

The Council is committed engaging with planning applicants. Pre-planning meetings with the Planning Officer for the area are facilitated to discuss a planning application before it is submitted. Applicants will be expected to demonstrate from the outset that careful consideration has been given to the location, siting and design of new housing in the countryside.

Applicants, and their planning agents, should familiarize themselves with the relevant policies of the Plan, as well as the principles and advice contained in this Guide and other relevant Council documents before they submit a planning application.

Submitting a Planning Application

Applicants should note that guidance notes for completing a Planning Application are obtainable from the Council. Failure to fully meet the requirements may result in an application being rejected as invalid or in a request for further information. Applicants should make sure that all required information and documentation is submitted to avoid unnecessary delay in processing the planning application. With applications for one-off houses in the countryside consider the following:

On the site layout plan:

- Indicate the location, scale and orientation of any adjoining buildings and features in line with the requirements of the Planning and Development Regulations. Contiguous elevations and cross sections may be required.
- Ensure that sufficient details are enclosed showing how the house will be serviced by public water supply and how waste water can be safely disposed
- The means for achieving safe access must be clearly demonstrated and indicated on the drawings (sightlines).
- High quality design and layout in accordance with this Guide.

On Plans and Elevations:

- Indicate in as much detail as possible proposed building materials for all building elements.
- Demonstrate Compliance with the requirements of the Building Regulations, including how you aim to enhance energy efficiency.

Checklists – before you submit your planning application

Site Selection

Have you...

- Checked the rural housing policy of the Plan (as varied)?
- Assessed the suitability of your chosen site in terms of its impact on landscape character and the capacity of the area to absorb a house?
- Consulted with the Council if a site falls within or is located close to primary amenity areas or other environmental or archeological designation?
- Considered a site where natural features such as trees and hedgerows can help assimilate new development with the surroundings?
- Avoided hilly sites where development may break the skyline when viewed from a distance, or would result in excessive cutting or filling of the local topography?
- Avoided elevated and exposed locations such as hilltops and ridgelines, which would increase energy consumption and fuel costs?
- Avoided sites that are subject to flooding, boggy, or in a frost pocket?
- Ensured that a site will not contribute to ribbon development or other inappropriate development form?
- Considered the micro-climate and the benefits of sustainable energy?
- Considered the proximity of a site to existing facilities, such as schools, shops, church, pub?
- Ensured that the site is accessible from the public road and can achieve adequate sight lines at the entrance without excessive loss of the existing roadside boundary?
- Considered the availability of existing service infrastructure, including water supply, telephone, broadband and electricity?
- Undertaken a Site Suitability Assessment (Percolation tests) to determine whether ground conditions are suitable for effluent disposal?
- Avoided sites in close proximity to active farmyards, commercial uses etc.
- Considered the proportion of the house in relation to the size of the plot and scale of any existing buildings in the locality?
- Ensured that the building can be positioned to avoid overlooking or loss of light/privacy to neighbouring properties?
- Ensured that the site has sufficient depth to be able to locate the building back from the road edge?

Building Form and design

Have you aimed to achieve...

- Your design does not impinge on the privacy of your neighbours or result in overshadowing?
- A limited range of building materials and, wherever possible, locally available?
- The use of natural materials - stone, timber, slate – as much as possible?
- Consistently pitched roofs, dark tiled and with neat eaves detailing?
- Carefully located and detailed windows, doors and chimneys?
- Extensions or additions that are subservient to the main building and of similar scale/style?
- Renewable energy technologies and passive solar gain to contribute to a near zero building energy rating
- Rainwater harvesting and internal plumbing arrangements to suit.

Planning Application

Have you...

- Fully complied with the guidance notes for completing a Planning Application, obtainable from the Council?
- Fully complied with the technical requirements of the planning and development regulations as they refer to planning applications.
- Fully completed the planning application?
- Copy of the site notice and plan showing its position on site?
- Submitted sufficient site survey details?
- Calculated the cost of your development contributions that will be due?
- Copies of the Site Layout Plan at not less than 1:500 scale?
- Copies of drawings of floor plans at not less than 1:200 scale?
- Copies of drawings of all elevations at not less than 1:200 scale?
- Submitted sufficient information to demonstrate the scale and orientation of the building in relation to any neighbours (including contiguous elevations as appropriate)?
- Submitted sufficient details of proposed building materials?
- Submitted required information for renewable energy applications?
- Submitted an EPA Site Suitability Assessment Report, including trial hole layout plan and proposed wastewater treatment layout plan?
- A schedule listing all plans, maps and drawings?
- The appropriate planning fee?

Further Details/Information

1. Obtain a planning pack from the county council offices - Civic Offices, Clonmel or Civic Offices, Nenagh, Co. Tipperary. Telephone: +353(0)761 065000 9.30 - 4.30 Mon-Fri.
2. Make an appointment for a pre-planning consultation at the main planning office if you consider it necessary. Telephone: +353(0)761 065000 9.30 - 4.30 Mon-Fri.
3. The County has many designated areas for environmental protection, e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Natural Heritage Areas (NHAs), as well as designations for heritage protection such as Architectural Conservation Areas (ACAs) and Protected Structures. There are also numerous archaeological sites listed as Recorded Monuments for protection. Refer to the County Development plan for further detail at www.tipperarycoco.ie.
4. Lists of suitably experienced Architects are available from the RIAI www.riai.ie
5. Refer to the requirements of:
 - *Sustainable Rural Housing – Guidelines for Planning Authorities*, DoEHLG April 2005,
 - *The National Roads Authority (NRA) 'Policy Statement on Development Management and Access to National Roads'* May 2006.
6. Any Planning Application for a new single dwelling (where not served by public sewer mains) must be accompanied by a Site Suitability Assessment Report, in accordance with the Environmental Protection Agency Wastewater Treatment Guides. The site assessments are carried out by private operators who are screened by the Council's Environment Department - an up-to-date list of approved assessors is available from Tipperary County Council Planning Department.
7. Refer to the Sustainable Authority of Ireland (SEAI) for information on sustainable building design and technologies – www.seai.ie, details on planning exemptions for

renewable energy technologies are available at www.seai.ie/Renewables/Microgeneration/Conditional_Planning_Exemptions/

8. Obtain a detailed survey of the site and its immediate surroundings showing contours; vegetation; boundaries; existing structures; historical or archaeological features; all pipes, septic tanks, wells, percolation areas, etc.; roads, rights of way and access tracks; water courses and wetlands; soil types and land drainage characteristics.
9. The OSI provides detailed mapping for planning applications.
10. See OPW flood risk data at www.floodrisk.ie.
11. The Planning and Development Regulations 2007 (as amended) make specific provision for exemptions from planning for renewable energy installations.
12. In the event that you need to appeal a decision on your planning application or on a planning application that directly affects you, please refer to An Bord Pleanála at www.plenala.ie.