

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.

Quarries and Ancillary Activities: Guidelines for Planning Authorities, (DEHLG 2004)	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.
Section 261A of Planning and Development Act and Related Provisions, Supplementary Guidelines for Planning Authorities, (DECLG 2012)	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.
Retail Planning, Guidelines for Planning Authorities, (DECLG 2012)	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.
Retail Design Manual: A companion document to the Retail Planning Guidelines for Planning Authorities, (DAHG 2012)	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.
Spatial Planning and National Roads, Guidelines for Planning Authorities (DECLG 2012)	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.
Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas,(Cities, Towns and Villages),	Chapters 3, 4 and 10 set out the Councils policy to support the development of new housing accommodation in the Plan area to the

(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

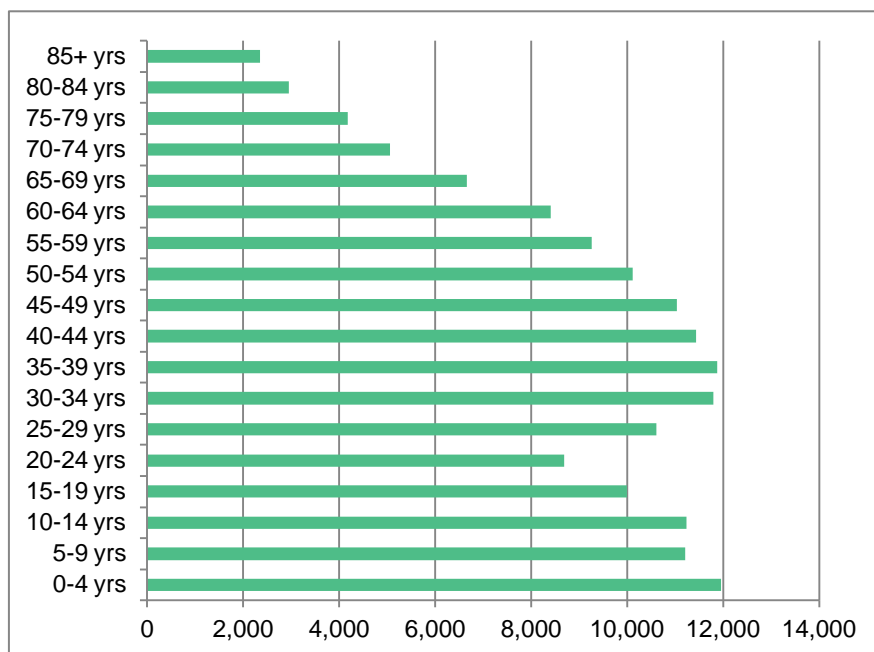
3.2 DEMOGRAPHY

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.

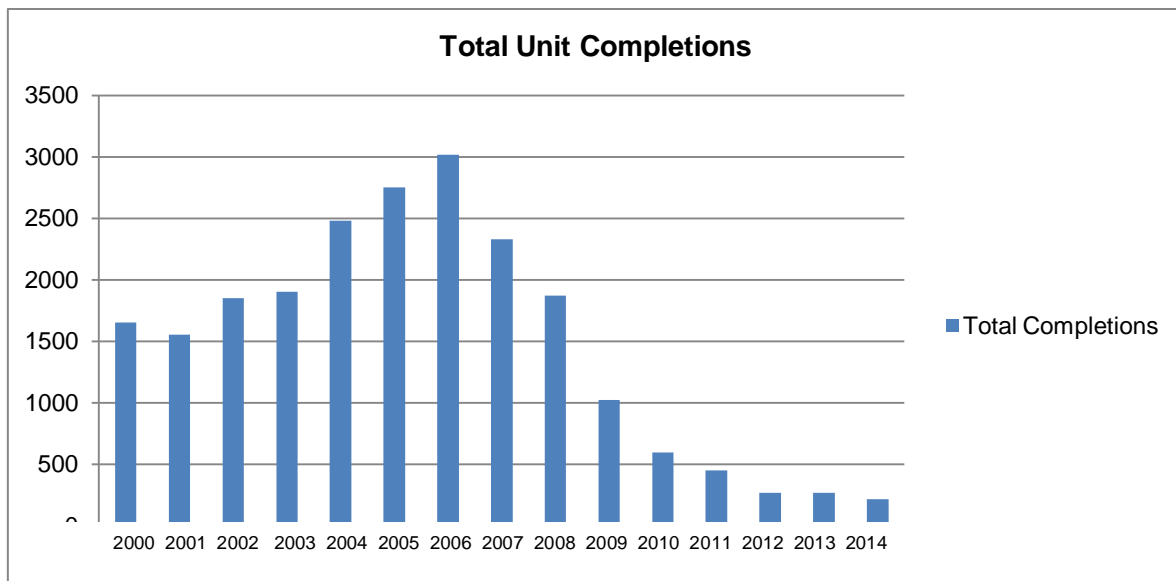
4.0 POPULATION PROJECTIONS AND HOUSING SUPPLY

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.

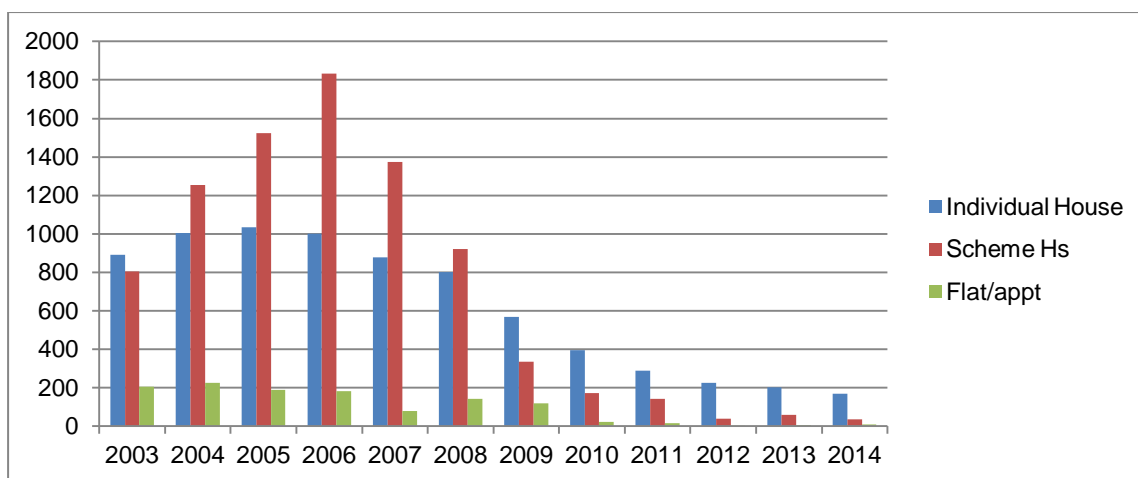
FIGURE 2 NEW UNIT COMPLETIONS TIPPERARY 2001-2014 (SOURCE DECLG, ANNUAL HOUSING STATISTICS)



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)

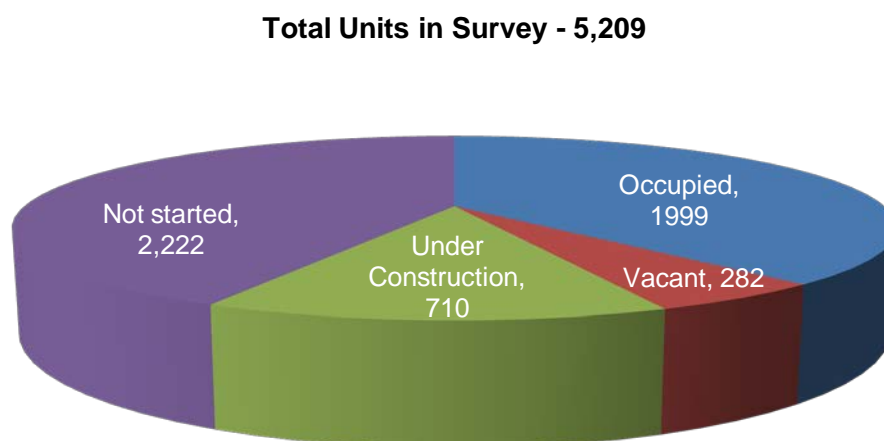


4.3 UNFINISHED HOUSING ESTATES

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

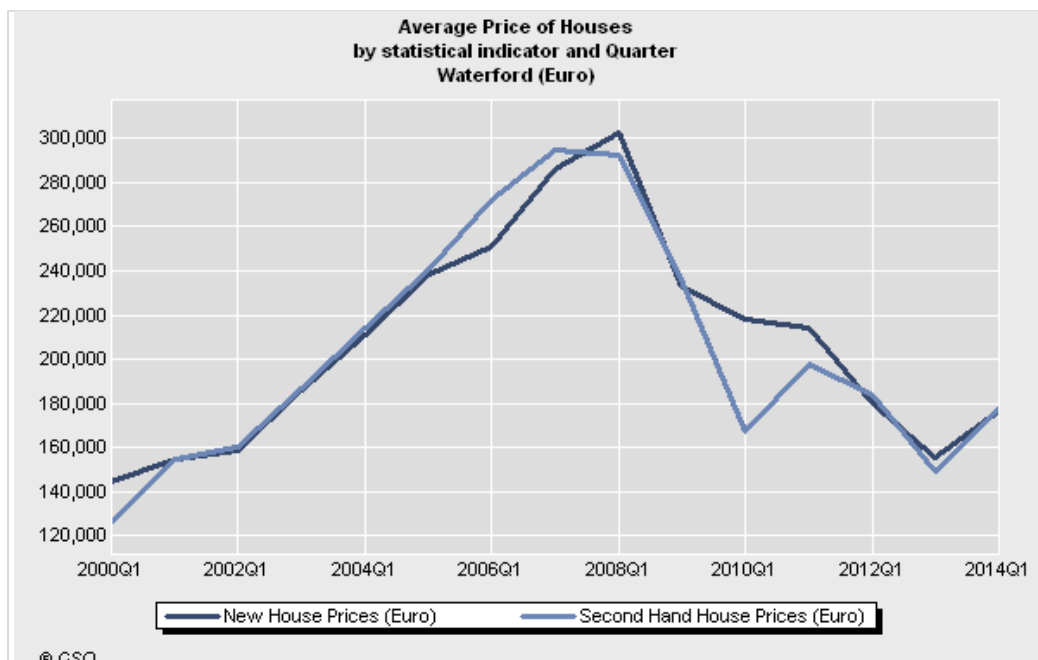
In order to inform this Strategy it is necessary to estimate the average house price over the Strategy period, this will help facilitate an assessment of how affordable and available housing is to the population of Tipperary. This section examines the most recent available house price data and the assessment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

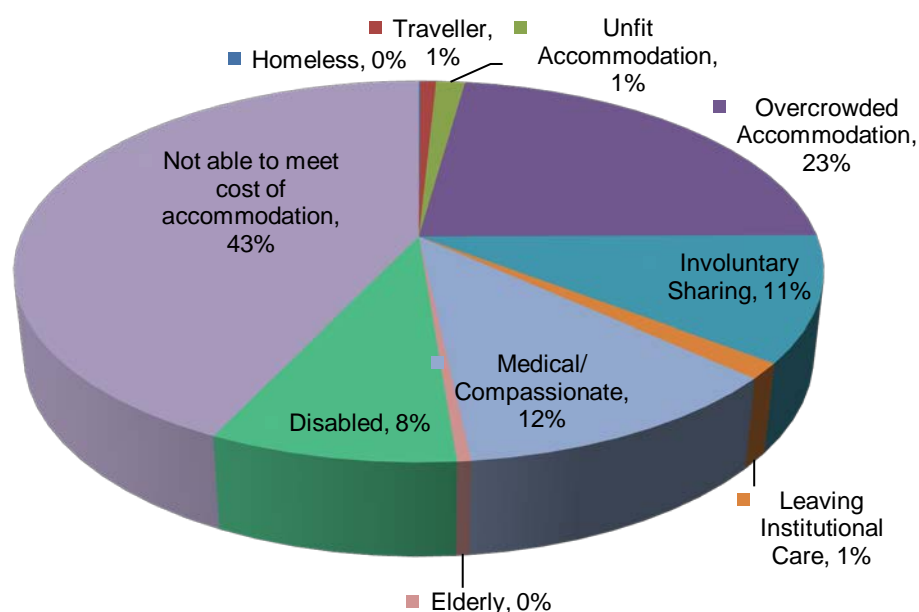
¹⁰ This is subject to meeting all other qualifying criteria for exemptions set out in Section 97 of the Planning and Development Act 2000 (as amended).

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)

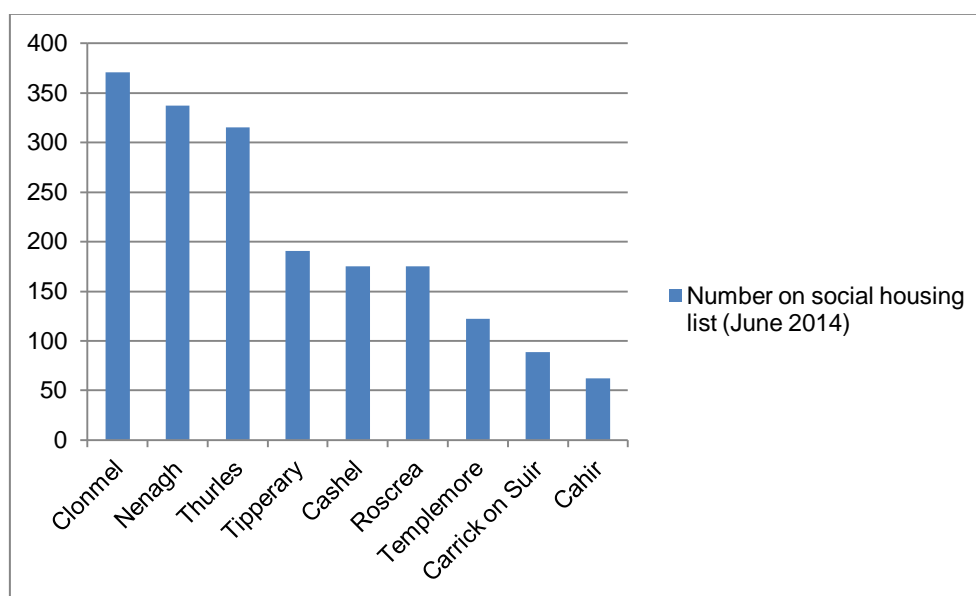
5.2.1 LOCATION AND SOCIAL HOUSING NEED

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)

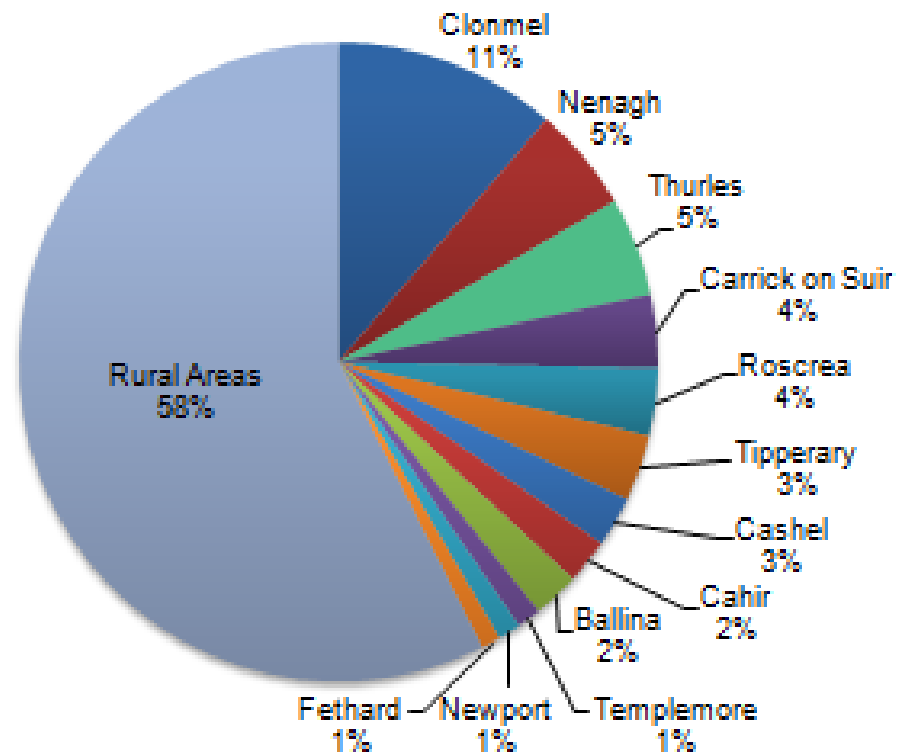
Figure 8 illustrates the county settlements that are > 1,500¹³ in population and their contribution by % of county population. It can be seen that Clonmel has the highest number of applicants in need of social housing; this is expected having consideration to the fact that it is the largest settlement 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)



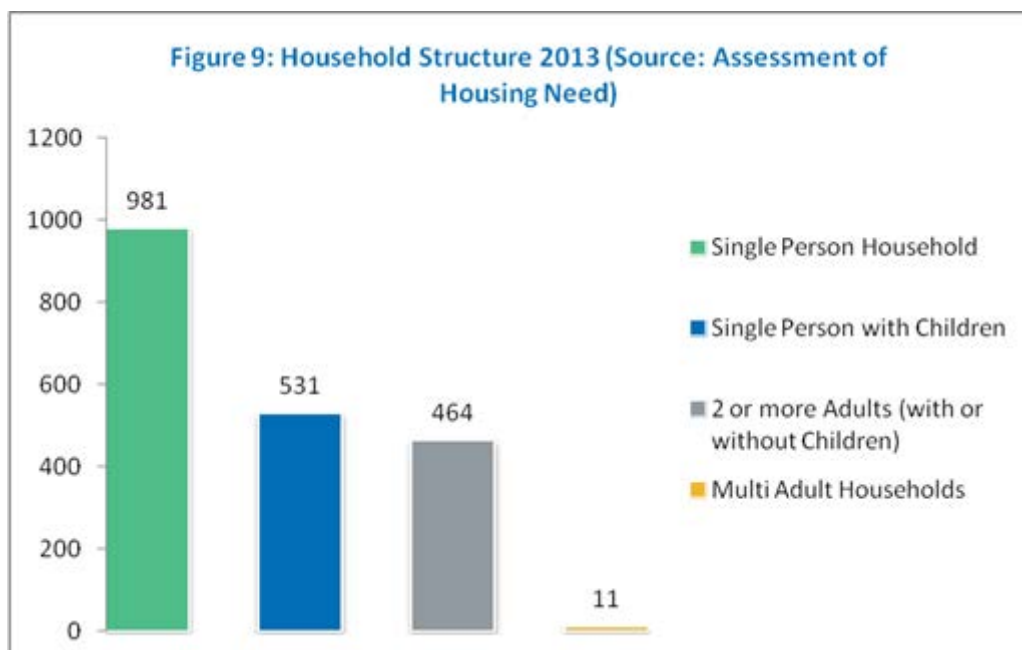
¹³ All settlements with a population of less than 1,500 are collectively entitled as rural; this also incorporates one-off houses in the open countryside.

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 effect, 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.

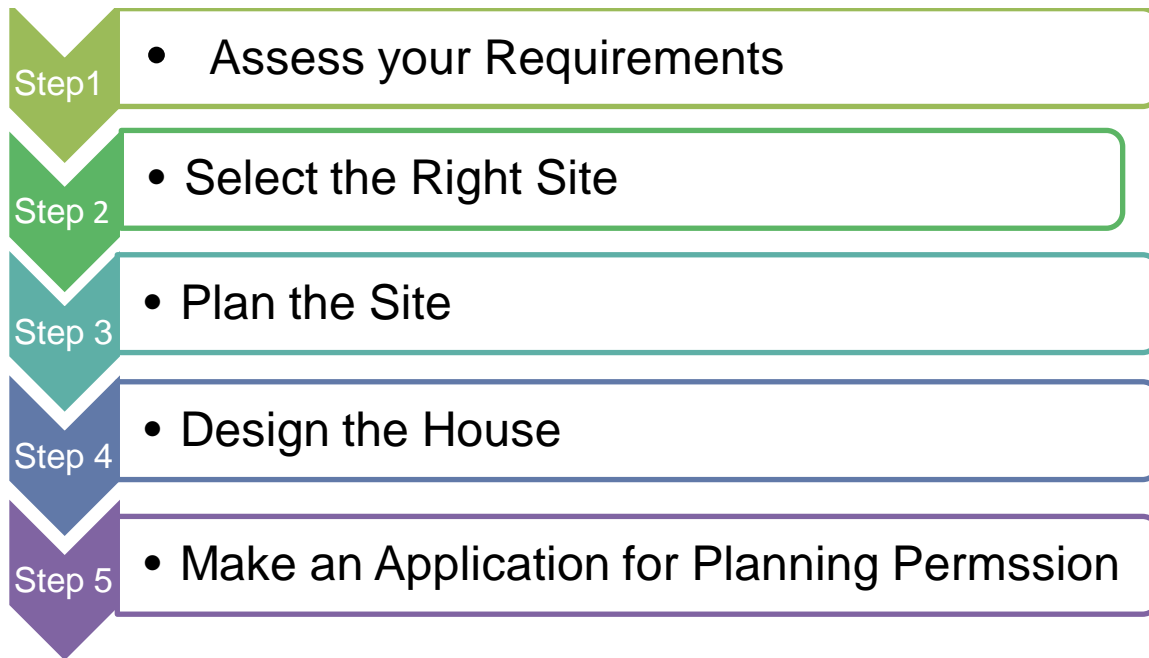
The Council supports rural housing located on appropriate sites and sensitively related to the landscape and immediate surroundings and will expect planning applications for one-off houses to demonstrate how this Guide has been taken into account. This Guide was produced after the amalgamation of North 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 otherwise 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**:

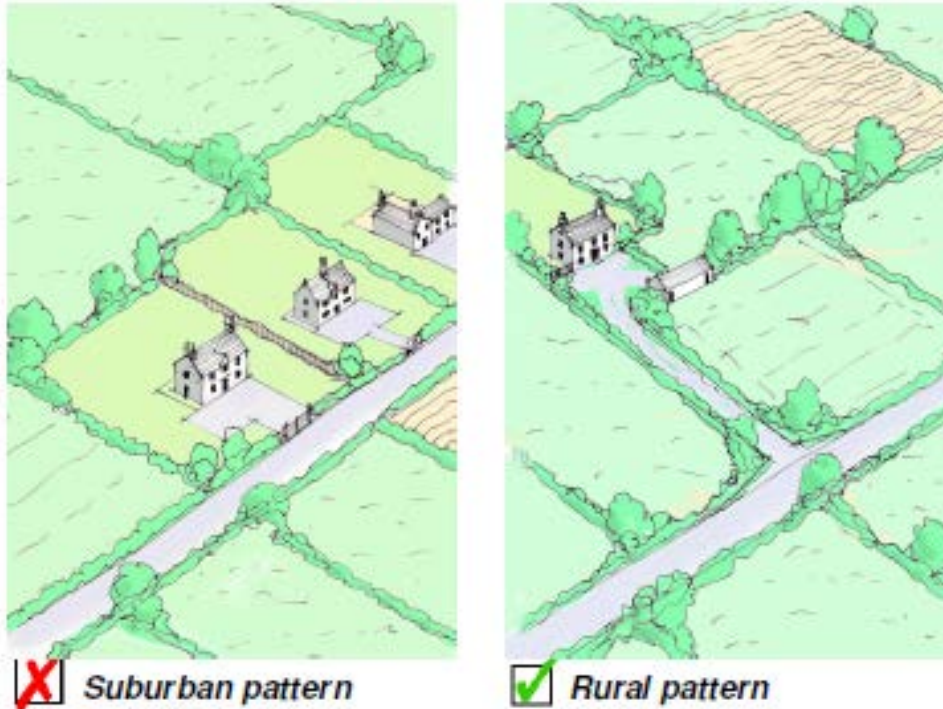
- Sites on exposed hilltops with lack of shelter and no screening.
- Sites within intensively farmed low lying areas with little natural screening, unless substantial new planting can be achieved to help absorb the proposed dwelling.
- Scenic lakeside sites that are obvious when viewed from the open 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.

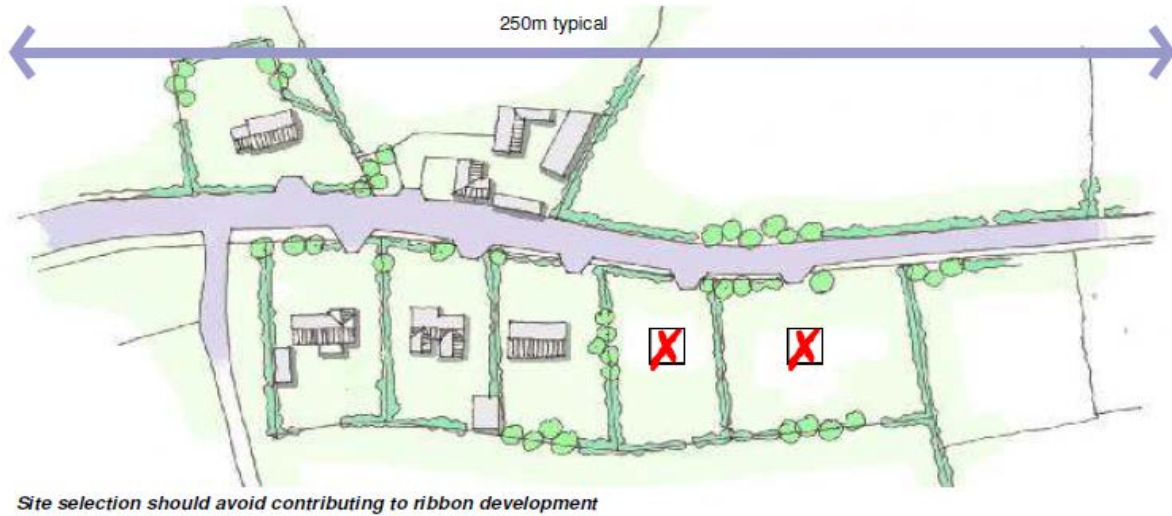
Ribbon development is undesirable because:

- 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



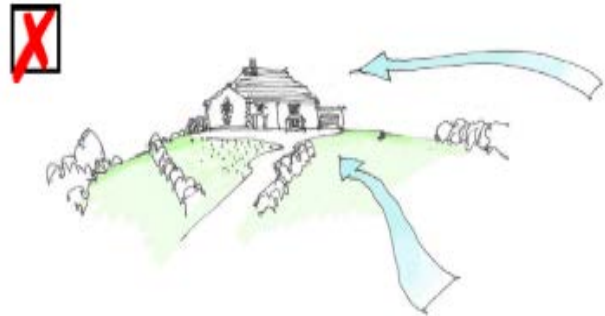
Sustainable Energy and Energy Conservation

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).

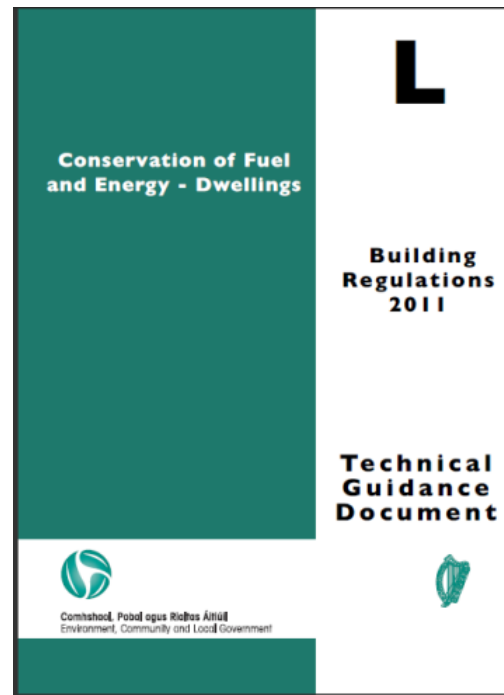


Prominent sites that are exposed to the elements are to be avoided.

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.

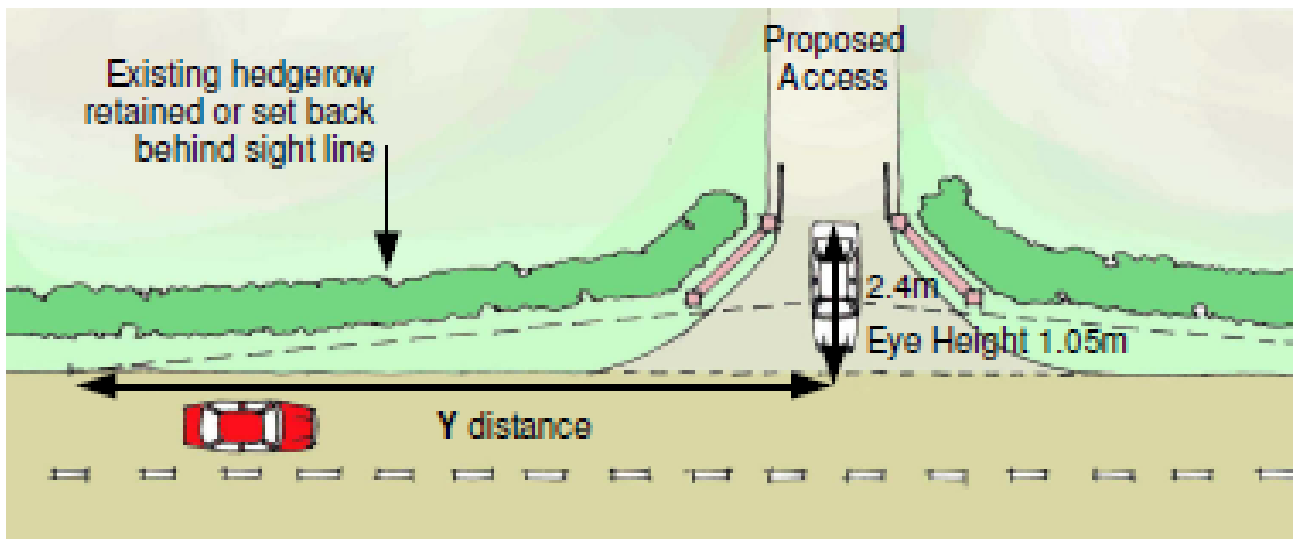


FIGURE 2: SIGHTLINE STANDARDS FOR NEW ENTRANCES

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

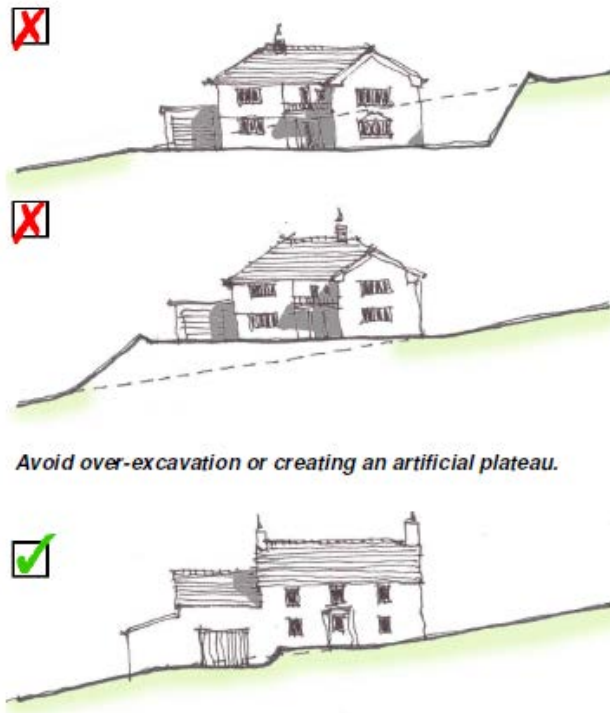
Topography

- 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

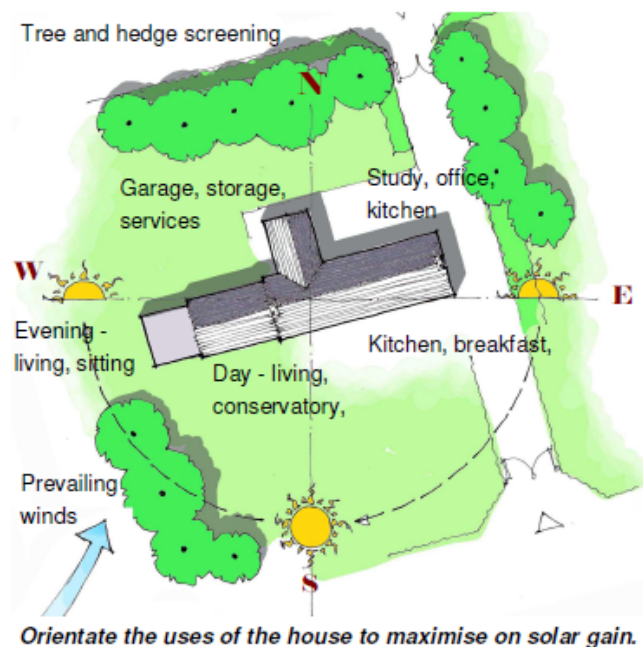
The EU Directive on the Energy Performance of Buildings requires every home for sale or rent in Ireland to be rated as to its energy performance, this must be a consideration in the initial design and planning of any house.

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

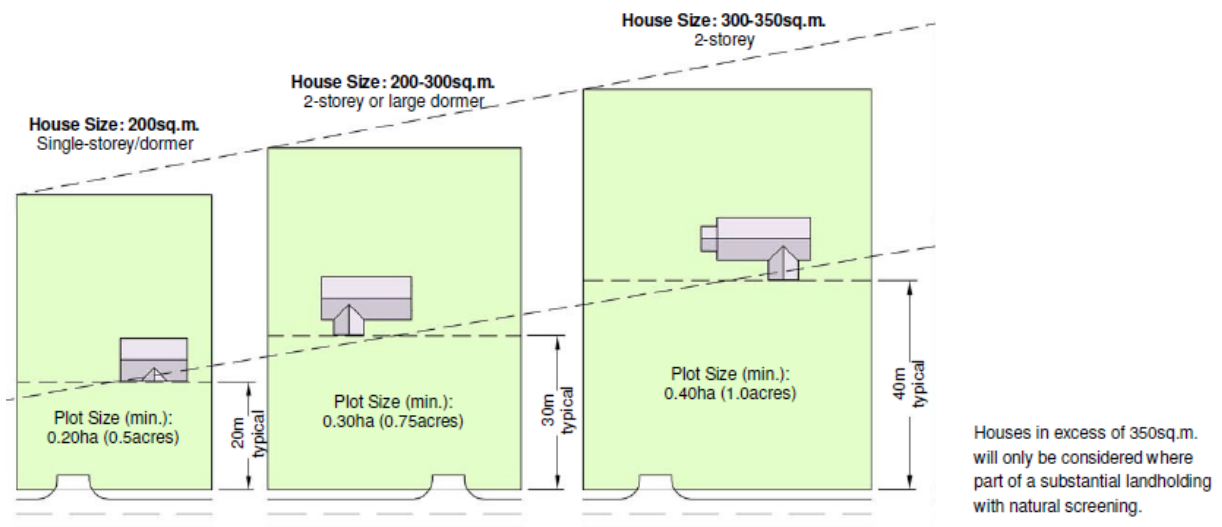
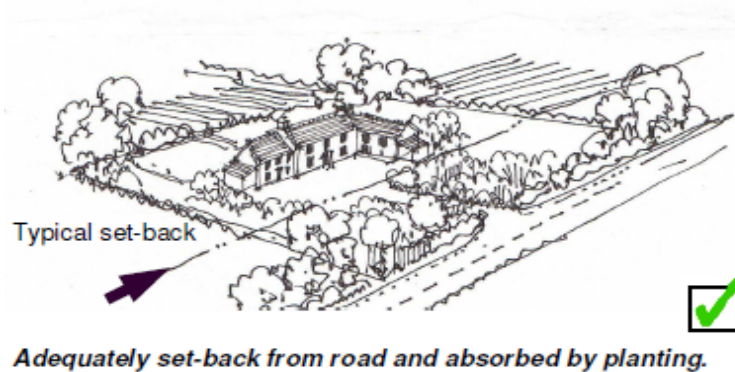
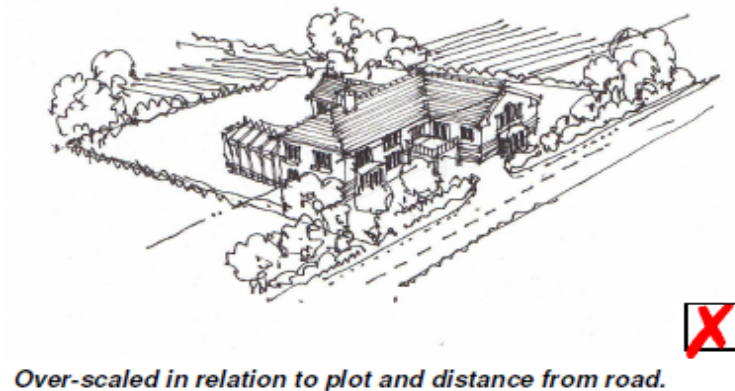


FIGURE 11: IN GENERAL THE BIGGER THE HOUSE THE GREATER THE SET BACK.



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

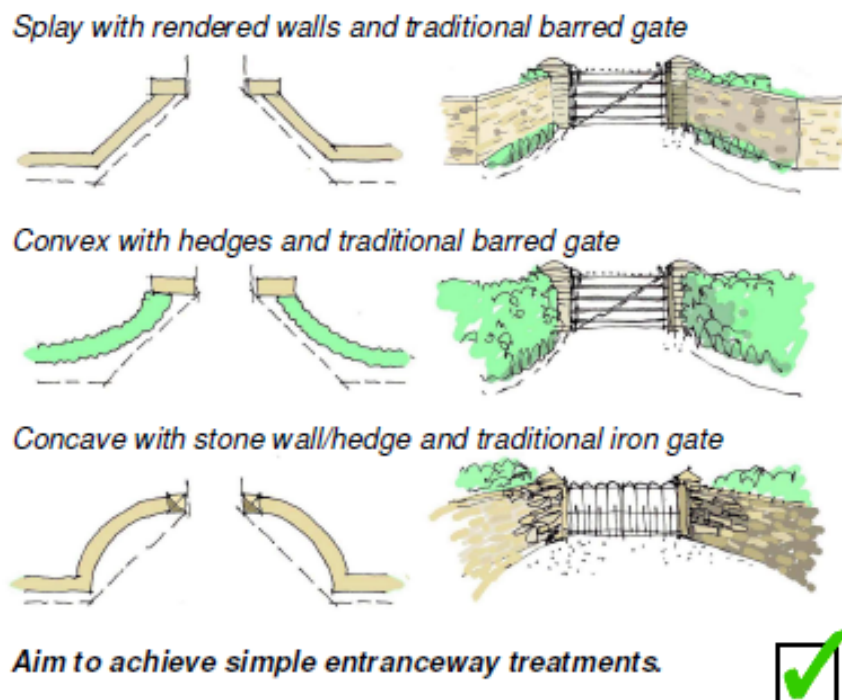
Destruction of existing roadside boundaries should be avoided, except to the extent necessary to create a safe entrance to the new house and where required by the roads section of the Council. New road boundaries and entrances need to be designed sympathetically, especially where several different frontages 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:

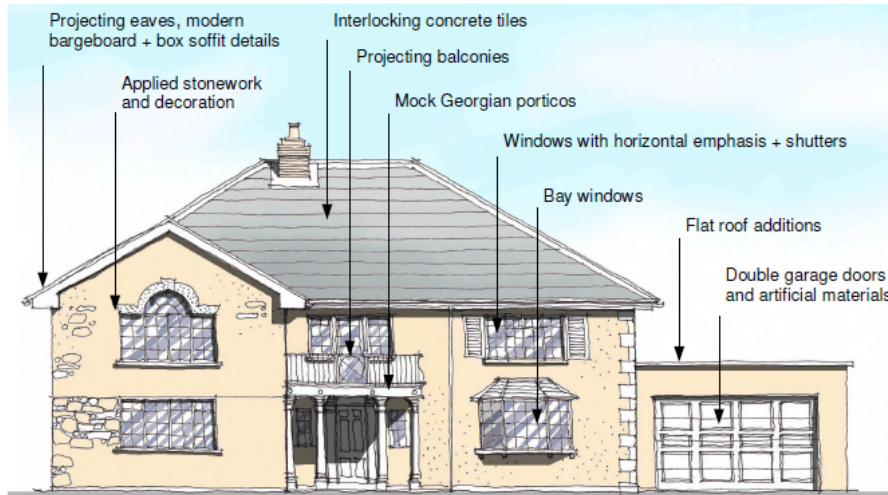
- I. Complicated and fussy designs and finishes
- II. Boxy, irregular plan forms, shallow pitched roofs
- III. Horizontally proportioned or arched windows
- IV. Over-use of artificial materials
- V. Large overhanging roof verges and barge boards



FIGURE 13: EXAMPLES OF INAPPROPRIATE SUBURBAN DESIGN FEATURES

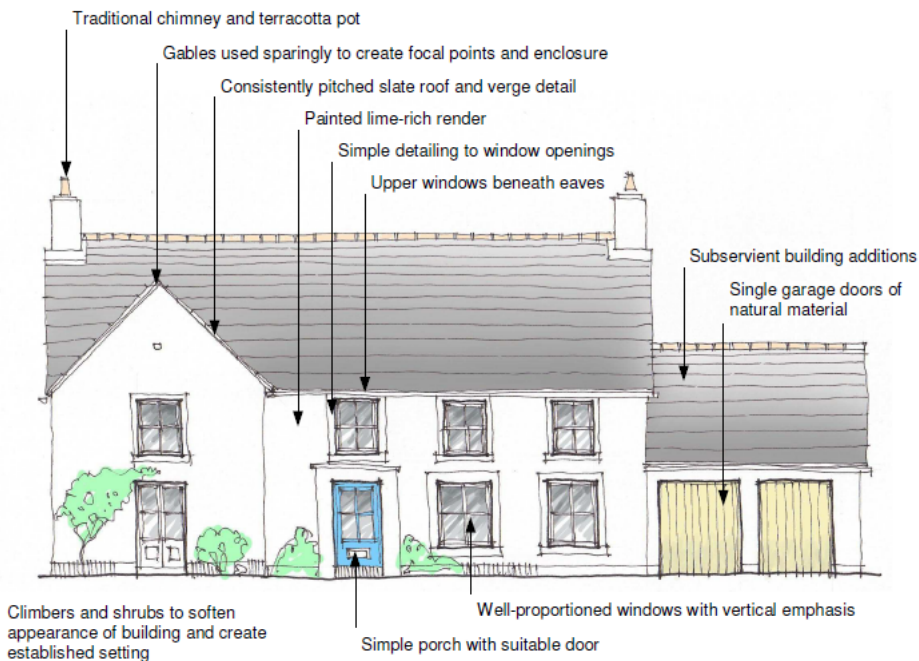
Refer to the image below for a general guide with to features and finishes appropriate to a rural house.

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 quoins 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

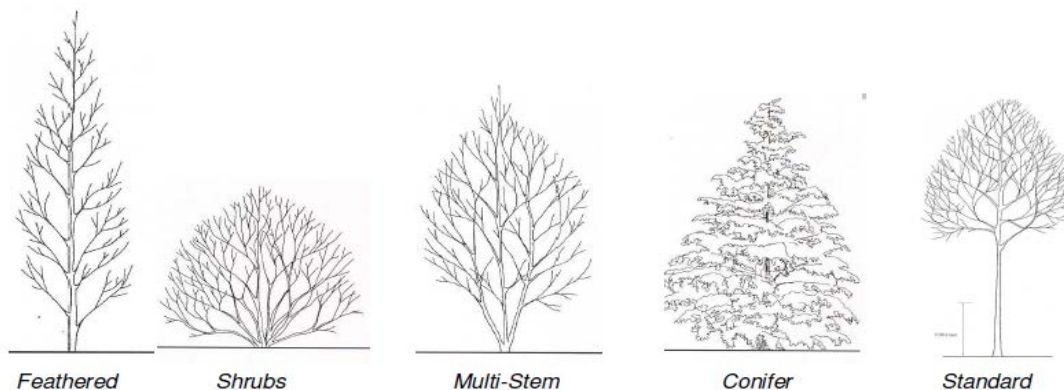
Shelter belt

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.