



Comhairle Contae Thiobraid Árann
Tipperary County Council



Cahir Local Area Plan 2021-2027

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1.0 Introduction

1.1 What is the Cahir Local Area Plan?

This Cahir Local Area Plan 2021-2027 (hereafter referred to as ‘the Plan’) is a statutory document providing a six-year framework for the planned, co-ordinated and sustainable development of Cahir Town. The Plan replaces the Cahir Local Area Plan 2011-2017 (as extended).

The Plan sets out a strategic vision for the development of Cahir to 2027 and beyond, providing guidance as to how this vision can be achieved, where new development should be located, what public infrastructure is required and objectives to deliver the plan in partnership with stakeholders and the local community.

The Plan has been prepared in accordance with Section 20 of the Planning and Development Act, 2000 (as amended and hereafter referred to as “the Act”). In accordance with the legislative framework, the Plan must be consistent with national and regional documents and be consistent with the policies and objectives of the County Development Plan. Unless otherwise stated, the policies, objectives and development management standards of the County Development Plan will apply to the Plan.

The Plan is set out in 2 Volumes. Volume I consists of a ‘Written Statement’ setting out the vision for the town and the policies and specific objectives to guide future development. The Written Statement also includes the zoning map and visual representation of the development framework of the town. Appendices to the Plan include Development Briefs for Key Opportunity Sites and a Serviced Land and Infrastructure Assessment. Volume II of the Plan consists of Environmental Reports prepared in accordance with EU Directives and to ensure that environmental considerations are fully integrated into the plan-making process.

1.2 Review Process

The review of the Local Area Plan commenced in November 2019, with the publication of a pre-draft Issues Paper and launch of a four-week public consultation process. During this period a public workshop was held, and submissions were invited to ascertain the needs, views and aspirations of the people of Cahir. The proposed Plan was placed on public display for a six-week period on 25th September 2020. The Proposed Material Alterations to the Plan were published on 22nd January 2021 for a 4-week period. A Chief Executive’s Report was

prepared after the publication of the Proposed Plan and Proposed Material Alterations to the Plan. On 12th April 2021, the Cahir Local Area Plan 2021-2027 was adopted and came into effect on 24th May 2021.

Each stage of the public consultation process was advertised in the local newspapers, through social media channels, through the Public Participation Network and community groups. The extent of public engagement was very much welcomed, and the submissions received have informed this Cahir Local Area Plan, including the identification of a number of objectives and community actions over the plan period.

1.3 Environmental Assessments

Strategic Environmental Assessment

A Strategic Environmental Assessment (SEA) of the Plan has been prepared in accordance with Directive 2001/42/EC (“the SEA Directive”). The purpose of the SEA Directive is to ensure the environmental consequences of plans are identified and assessed during their preparation and are modified where adverse impacts are likely and/or appropriate mitigation measures are incorporated to alleviate potential impacts. The SEA recognises and considers the value of ecosystems, the interplay between different ecosystems and how each policy intervention can have positive and negative effects on the constituent and cumulative parts of the environment.

The Directive requires that SEA is undertaken where a Stage 2 Appropriate Assessment is required as a part of a Plan. In view of the potential impact on Natura 2000 Site, a SEA Environmental Report has been prepared on this basis and is contained in Volume II of the Plan. The reports set out a series of recommendations which have been fully integrated into Plan.

Appropriate Assessment

An Appropriate Assessment (AA), and has been prepared in accordance with Articles 6(3) and 6(4) of the European Communities Directive 92/43/EEC (Habitats Directive) and is contained in Volume II of the Plan. The mitigation measures identified in the Stage 2 Appropriate Assessment (i.e. Natura Impact Report) have been incorporated into the Plan. The emerging conclusion of the AA is that the Plan will not affect the integrity of the European Sites, alone or in combination with other plans or projects.

Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been prepared in accordance with the requirements of The Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and Circular PL02/2014 (August 2014). All SFRA recommendations have been integrated into the Plan with a precautionary approach applied to the zoning of lands identified as potentially at risk of flooding.

1.4 Planning Context

National Planning Framework

The National Planning Framework (NPF) was adopted as part of Project Ireland 2040 in February 2018. The NPF sets out a high-level strategic plan for shaping the future growth of Ireland and provides 10 National Strategic Outcomes for realising the vision of the plan. The NPF sits at the highest tier of planning in Ireland, and all regional and local planning policy should be consistent with the principles contained within it.

Planning Authorities are also required to take account of any policies and guidelines issued by the Minister under Section 28 of the Act. These documents include guidance on a suite of land use planning issues including architectural heritage, urban development and design, childcare facilities etc.

Southern Regional Spatial and Economic Strategy

The Southern Regional Spatial and Economic Strategy (RSES) was adopted in January 2020 and comprises the regional tier of planning policy relevant to County Tipperary and Cahir. The RSES primarily aims to support the delivery of Project Ireland 2040, the NPF and the National Development Plan 2018-27 (NDP). The RSES seeks to ensure coordination between the City and County Development Plans (CCDP) and Local Enterprise and Community Plans (LECP) of the ten local authorities in the southern region, including County Tipperary. The RSES includes population projections for each local authority as well as thematically grouped policies, objectives and cities towns and rural areas in the region.

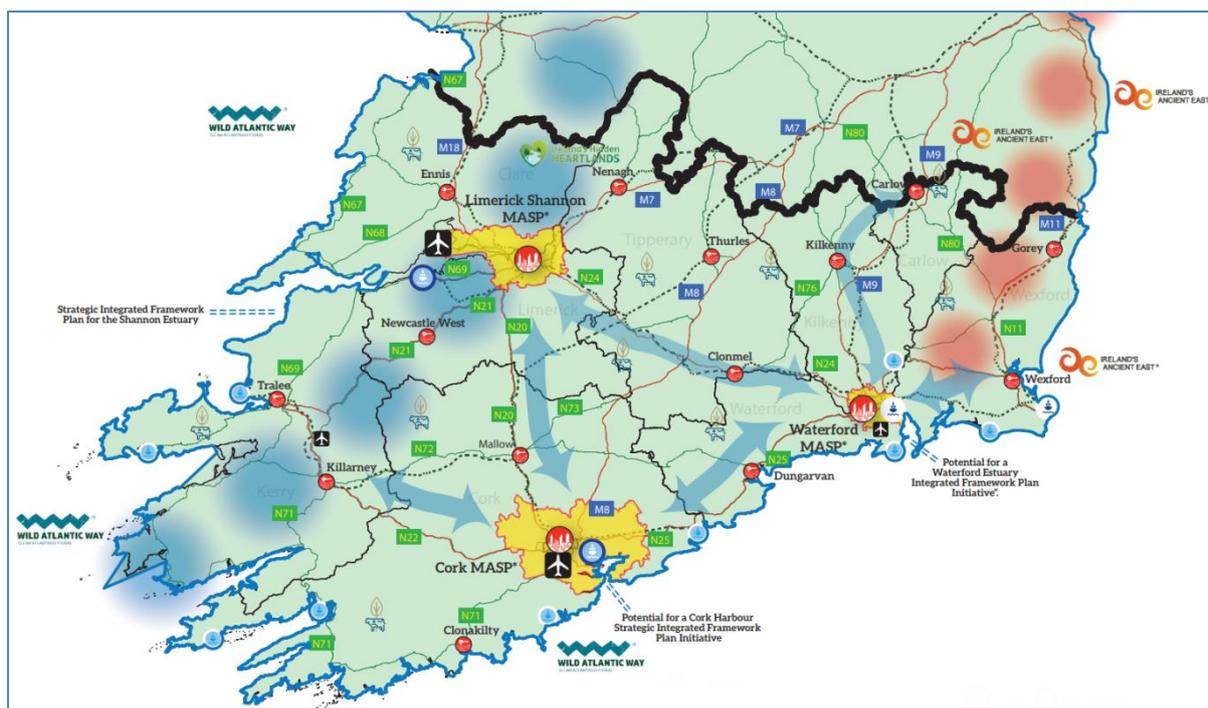


FIGURE 1: THE SOUTHERN REGION (SOURCE: RSES)

County Development Plan

Following the adoption of the RSES, all local authorities are required to commence the preparation of a County Development Plan. The Council formally commenced the preparation of this Plan on the 18th September, 2020. This Plan will be the first ‘county-wide’ plan prepared for the new administrative area of Tipperary and will be adopted in 2022. The Cahir Local Area Plan will be reviewed for consistency with the County Development Plan upon adoption, and amendments will be made if necessary.

During this interim period, the South Tipperary County Development Plan (hereafter referred to as “the CDP”) remains in force and is the relevant County Development Plan for Cahir. The CDP was adopted in February 2009, and subsequently varied, most recently in December 2017. The CDP contains a suite of policies and objectives to guide development and should be read in conjunction with this Plan.

1.5 Climate Action

The NPF and the Climate Action Plan 2019 have set out the scale of the climate change challenge and has established a national policy position to reduce CO₂ emissions by 80% on 1990 levels across energy generation, built environment and transport sectors. To achieve this objective, radical change is required in how we plan our cities, towns and rural areas.

Tipperary County Council, through its partnership approach with the Tipperary Energy Agency and stakeholders in the county, is recognised for its leadership in developing strong pro-active policy approaches and initiatives to address climate action. This Plan places climate action at the heart of its vision and will promote a framework to achieve compact growth and best practice in low carbon planning and design. This Plan also places a priority and focus on enhancing and protecting the biodiversity, natural heritage and environment of the town. The SEA of the Plan, in accordance with the Climate Adaptation Framework (2018), has supported the integration of climate action and land use considerations in the plan-making process.

2.0 Cahir in Context

2.1 Location

Cahir is strategically located at the junction of the M8 Dublin to Cork Motorway, the N24 Waterford to Limerick national route and on the Limerick to Waterford railway line. Historically the town evolved at this location, given the River Suir was easily crossed at this point, with the iconic Cahir Castle providing the best natural vantage point to the river and surrounding hinterland. The town's historical development has given rise to an outstanding natural and built environment, with the River Suir forming a natural linear park in the centre of the town, linking east to an impressive Victorian Square and historical streetscape. Cahir is a town with immense civic pride and a town that offers a high quality of life for local people and visitors to the area.



FIGURE 2: CAHIR TOWN

2.2 Socio Economic Profile

Cahir has a population of 3,593 persons (CSO, 2016). As outlined in Table 1, the town has experienced significant population growth (almost 29%) since the turn of the millennium, although this has slowed in recent years. The town is marked by its diverse and young population, with almost 1,000 people or circa 27% of the population identifying themselves as non-Irish. Household size in the town has increased slightly from 2.54 in 2011 to 2.56 in 2016. Increases in household sizes are a noted national trend since 2016, the first time household sizes have increased in 50 years in the state (CSO).

	2002	2006	2011	2016
Population	2,794	3,381	3,578	3,593
% Increase	-	21%	5.8%	0.4%

TABLE 1: POPULATION GROWTH IN CAHIR (SOURCE: CSO)

Cahir has a high working population percentage and a low dependency rate, with an elderly dependency ratio¹ of 15.1, compared to 24.1 for the county. The number of 'empty nest' or retired households has remained unaltered (181 households) from 2011 to 2016, though in common with the national trend, elderly dependency has increased from 12.6 in 2011.

¹ Elderly age dependency is calculated by assessing the number of persons aged 65 and over, against the number of working age (15-64) people in an area

	2011	2016
Tipperary	20.5%	24.1%
Cahir	12.6%	15.1%

TABLE 2: OLD AGE (+65) DEPENDENCY RATIO

Cahir serves as an important employment centre for the county, and in particular has a very strong manufacturing base, with over 30% of workers employed in this sector compared to a county average of 15%. The tourism sector has been specifically targeted as an area of potential growth over the lifetime of the previous plan, and the main attractions within the town have increased their visitor numbers year-on-year. In 2018, Cahir Castle attracted 90,000 visitors, an increase from 68,000 visitors in 2015, demonstrating the growth potential of tourism in the town. The employment sector including 'accommodation & food' is one of the few industries which is experiencing relative growth in employment in the town, reflecting a trend nationally and supported by the increase in visitor numbers in the town.

Employment Sector	2011	2016	% Change
Agriculture, Manufacturing & Forestry	7.5%	6.9%	-0.6%
Manufacturing, Mining, Electricity etc	30.7%	30.1%	-0.6%
Construction	1.7%	1.7%	0
Wholesale, Retail Trade, Transportation, Accommodation & Food	23.7%	24.6%	0.9%
ICT, Financial, Real Estate, Professional, Admin	12.1%	10.7%	-1.4%
Public Administration	4.9%	5.1%	0.2%
Education, Human Health & Social Work	14.5%	15.2%	0.7%
Other Service Activities	3.1%	4.4%	1.3%
Not Stated	2%	1.7%	-0.3%

TABLE 3: EMPLOYMENT PROFILE OF CAHIR (SOURCE: CSO)

The need to diversify the employment base and to harness sustainable employment opportunities continues to be a priority for the town, as identified by the community at the public consultation workshop.

Cahir has two primary schools and one secondary school. Though there are no third level facilities in the town, the town is within easy reach of several third level institutions in Cork, Waterford, Limerick, Clonmel and Thurles. There has been a notable increase in educational attainment for those aged 15 or older, with those holding at least a Grade 8 National Qualification Level qualification increasing from 8.5% in 2011 to 10.1% in 2016.

	2011	2016
NFQ Grade 8	8.5%	10.1%

TABLE 4: EDUCATIONAL ATTAINMENT LEVEL (SOURCE: CSO)

2.3 Transport and Movement

Cahir benefits from a railway station on the Limerick-Waterford Line and from regional bus services. Although private modes of travel are the dominant mode of transport, there was a notable reduction in car use from 2011 to 2016 and a corresponding rise in walking and cycling (CSO). It is noted, however, from data collected through the Commuting and Jobs Profile – Tipperary Local Authority (Sept 2018) report that for workers in the town, private modes of travel (79.5%) are by far the dominant form of transport with cycle and walking accounting for just 9.5% of transport, indicating a high proportion of active travel is for school or college going transport.

	2011	2016
Walking & Cycling	17.1%	20.4%
Public Transport	4.1%	4.5%
Private	70.1%	66.6%
Work or stay at home	1.3%	1.3%
Not stated	2.5%	6.8%

TABLE 5: MEANS OF TRAVEL FOR POPULATION AGED 5 AND OVER WHO TRAVEL TO WORK, SCHOOL OR COLLEGE (SOURCE: CSO)

2.4 Planning Context

This review of the Cahir LAP is taking place in the context of newly published national and regional planning policy; the National Planning Framework (NPF) and Southern Region Spatial and Economic Strategy, 2020-2031 (RSES).

The NPF recognises the important role rural towns like Cahir fulfil as local drivers for their surrounding areas and sets out a national objective to “*strengthen and diversify rural towns to*

be the focus of local housing and employment growth, based on regeneration and development that will include derelict site transformation and new technology, such as low carbon and energy efficiency and digital connectivity². This Plan will seek to deliver on national policy by providing a targeted strategy to regenerate the town centre, to promote infill and brownfield re-development and to promote best practice in low-carbon integrated planning and design.

The RSES provides a settlement framework based on the pillars of three cities, supported by Key Towns (including Clonmel, Nenagh and Thurles) and towns and villages across the region. The RSES has also recognised the role of networks or *“groupings of towns and villages...which share geographic and economic resources and contribute to specialisms which if combined provide a strategic opportunity to drive the regional economy³”*

Cahir is a thriving District Town and a nationally important tourism destination in its own right. The town also has the location on the Limerick-Waterford Transport and Economic Corridor, a network of strategically important towns, recognised within the RSES.

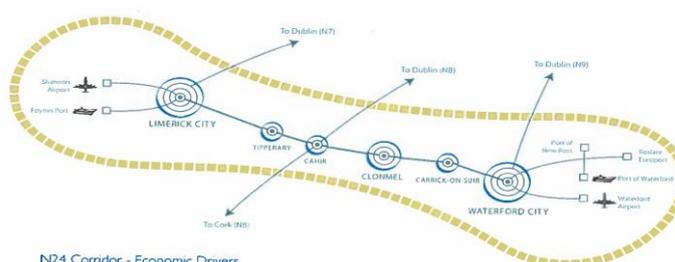


FIGURE 3: LIMERICK WATERFROD TRANSPORT AND ECONOMIC CORRIDOR

Tipperary's towns along this corridor have worked collaboratively on many economic development initiatives, including the River Suir Blueway and Butler Trail. This corridor, through continued collaboration and investment in the transport infrastructure, has significant potential to attract inward investment and foster economic development within the region.

The Plan offers the opportunity to identify local and collaborative initiatives which can be delivered through funding streams such as the Rural Regeneration Development Fund (RRDF). In this regard, a key ambition for the Plan will be to deliver national policy through the transformative regeneration of the town centre and by harnessing regional economic

² NPF, page 72.
³ RSES, page 33

opportunities including building on Cahir as a centre of excellence for tourism and working on a collaborative basis as part of the Limerick-Waterford Transport and Economic Corridor.

The review of the national and regional planning policy and the socio-economic profile of Cahir above has identified key issues and opportunities to inform the vision and development strategy set out in Chapter 3.

3.0 Development Strategy

3.1 Strategic Vision and Aims

The Strategic Vision for Cahir has been developed having regard to its role at a national, regional and county level, its social, cultural and economic assets and in recognition of the aspiration of the local community and stakeholders to work together in partnership to deliver the sustainable balanced growth of Cahir Town.

VISION STATEMENT

Cahir will continue to harness its unique cultural and natural heritage and its strategic location in the Southern Region, by facilitating balanced sustainable growth and promoting a vibrant, living town centre, building on its potential as a tourism area of excellence, while diversifying its employment base and addressing climate change. Cahir will continue to be a town where its community has immense civic pride and work in partnership to develop a town with an enhanced quality of life for its residents and future generations.

Strategic Aim 1: Town Centre

To facilitate the development of the town centre as a place to live, work, visit and enjoy by harnessing the rich architectural heritage of the town, enhancing the quality of the environment and facilitating high quality new development.

Strategic Aim 2: Sustainable Communities

To facilitate the development of sustainable and socially inclusive communities, where quality housing is provided and integrated with the delivery of community and social infrastructure to support a high quality of life for the residents of the town.

Strategic Aim 3: Economic Development and Tourism

To facilitate the sustainable economic growth of Cahir, by capitalising on high quality tourism attractions, and innovating in all sectors of the local economy to provide new and diverse employment opportunities.

Strategic Aim 4: Transport & Movement

To promote sustainable transport patterns and infrastructure in the town and to safeguard and develop the strategic road and rail network to enhance connectivity to national and regional towns and cities.

Strategic Aim 5: Natural and Built Heritage

To safeguard, showcase and support the sustainable development of the natural and built heritage of the town; enhancing amenity and providing a high-quality environment for locals, visitors and future generations.

Strategic Aim 6: Infrastructure & Utilities

To facilitate the development of infrastructure and utilities that will support sustainable socio-economic growth and protect the quality of the environment of the town.

3.2 Spatial Development Strategy

The Spatial Development Strategy as presented in Figure 4 has been developed having considered alternatives through the Strategic Environment Assessment⁴ process and to provide a framework to support sustainable compact growth, building on the socio-economic town's assets while protecting the environmental quality of the town and its setting.

⁴ Detail on alternatives considered is provided in Section 6 of the SEA

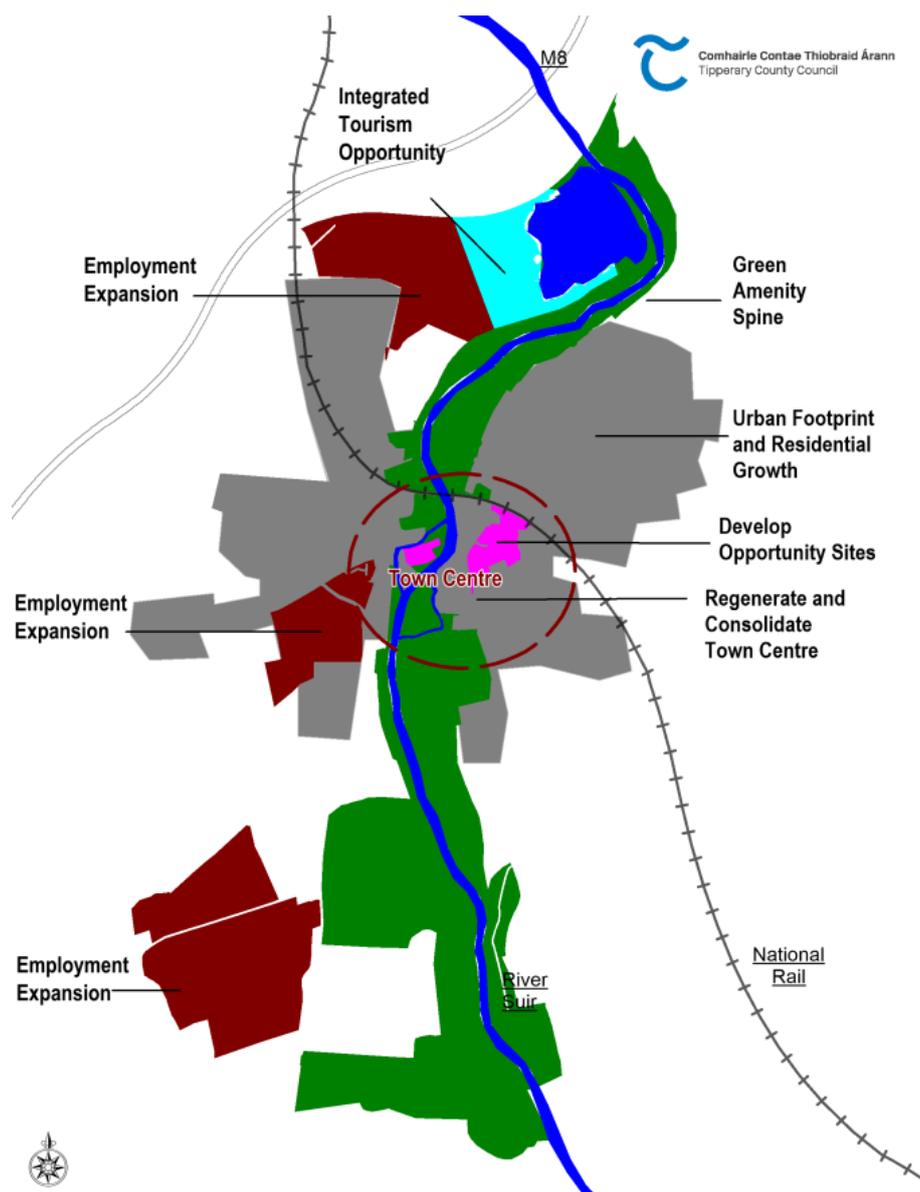


FIGURE 4: SPATIAL DEVELOPMENT MAP

3.3 Population Growth

The Council, in determining a population growth for Cahir over the Plan period, has given consideration to the population targets provided for County Tipperary in the Implementation Roadmap for the National Planning Framework (DHPLG, 2018), and a range of factors including:

- The role of Cahir in the County Settlement Hierarchy
- Population Trends
- Housing Needs and Demand Assessments
- Rebuilding Ireland Programme

- Infrastructural Capacity

As outlined in Chapter 2, Cahir has experienced significant population growth since the turn of the millennium and fulfils an important role as a District Town and centre of employment and residential growth. Cahir is also a nationally important tourism destination and has significant potential as a sub-regional driver as part of the network of towns along the Limerick-Waterford Transport and Economic Corridor. For Cahir to achieve its potential and fulfil its role as a District Town, a population allocation of 10% is considered achievable and proportionate. This would increase the current population by 359 persons, from 3,593 to 3,952.

The residential land zoning requirements outlined below in Table 6 has been determined, taking into consideration a targeted population growth of 10%; household size and demand; residential vacancy in Cahir; the need to deliver Rebuilding Ireland 2040 and to identify sufficient lands which can be developed and activated over the Plan period.

Pop Increase	No. of Units ⁵	Vacant Units (-)	Social Housing (+)	Total Units	Density ⁶	Quantum Required
359	133	55 ⁷	124	202	20 u/ha	10.1ha

TABLE 6: RESIDENTIAL UNITS REQUIRED 2021-2027

3.4 Land Use Zoning Framework

The NPF has provided a detailed methodology for local authorities to apply in developing a zoning framework, informed by the population targets and based on a detailed assessment of available serviced land and an assessment of infrastructure requirements⁸. This ‘Serviced Land and Infrastructure Assessment’ is contained in Appendix 2 of this Plan. The Council, in the preparation of the zoning framework, has also sought to ensure that the Town Centre Regeneration Strategy can be delivered and activated over the Plan period and that a sufficient choice for land for development is provided to support the sustainable residential, economic and social growth of the town. Table 7 presents a summary of the quantum of zoned land available for development purposes.

⁵ Based on an average household size of 2.7, the average household size in Tipperary in Census 2016

⁶ A density range of 20 units per hectare is applied to reflect the ‘edge-of-centre’ location of new residential development. This density reflects a blend to accommodate ‘serviced sites’, a gradual increase on the prevailing suburban density in Cahir, in accordance with section 6.3(c) of the ‘Sustainable Residential Development in Urban Areas’ guidelines, and the development of infill urban development.

⁷ As of January 2020, and survey conducted by the Council’s Vacant Housing Officer

⁸ NPF, Appendix 3, page 175

	Tier 1	Tier 2
Town Centre	3.25ha	
New Residential	2.94ha	7.71ha
Enterprise and Employment	66.7ha	
Social and Public	5.5ha	
Tourism and Recreation		12.5ha

TABLE 7: LAND USE ZONING FRAMEWORK. BASED ON TIER 1 & TIER 2 DESIGNATIONS AS SET OUT IN THE NPF

Strategic Development Policy

It is the policy of the Council to:

SD1.	Facilitate and support the sustainable growth of residential, employment and social development in Cahir in accordance with the National Planning Framework, the Southern Regional Spatial Economic Strategy 2020, and the South Tipperary County Development Plan 2009 (and any review thereof).
SD2.	Ensure all proposals comply with the policies, objectives and development management standards of the South Tipperary County Development Plan 2009 (and any review thereof).
SD3.	Require development proposals to incorporate best practice in low-carbon planning through the efficient use of land, reduced energy use and carbon output and the enhancement of bio-diversity of the town, in accordance with the Climate Action Plan.

Specific Objectives

It is an objective to:

SO3.1	Design, develop and implement strategic regeneration projects in partnership with national, regional and local stakeholders and seek funding opportunities as they arise.
SO3.2	Work in partnership with regional stakeholders to develop Cahir as part of the Limerick-Waterford Transport and Economic Corridor.
SO3.3	The Local Area Plan will be reviewed for consistency with the County Development Plan upon adoption, and in accordance with the provisions of the Act, amendments will be made as necessary.

4.0 Town Centre

STRATEGIC AIM FOR CAHIR TOWN CENTRE

To facilitate the development of the town centre as a place to live, work, visit and enjoy by harnessing the rich architectural heritage of the town, enhancing the quality of the environment and facilitating high quality new development.

4.1 Introduction

The Strategic Aim of the Plan is to promote and facilitate the development of the town centre of Cahir as a vibrant place to work, live, visit and do business. Cahir Town Centre has a strong foundation to build upon. Set within a historic square and close to the River Suir, it has vibrant commercial core, a unique sense of place and high-quality natural environment. Over the lifetime of Cahir Local Area Plan 2011, significant investment has been made, particularly from a tourism perspective and in harnessing the connection of the Town Centre with the Castle and River Suir. The focus of the Plan period will be to deliver a co-ordinated regeneration strategy for the town, to promote and facilitate the re-development of key strategic brownfield and infill sites, to enhance town centre services and residential development and to protect and showcase the architectural quality and historic core of the town.

4.2 Town Centre Regeneration Strategy

The NPF recognises that investment in our towns and villages through regeneration, public realm improvements and the appropriate adaptation and re-use of our built heritage are key factors in creating a vibrant and liveable town centre and supporting the socio-economic regeneration of our wider communities.

The Council, informed by the public consultation process on the Plan and building on national policy, prepared a public investment strategy focusing on four key pillars to be planned, developed and delivered in partnership with stakeholders and the community over the lifetime of the Plan:

The four pillars are:

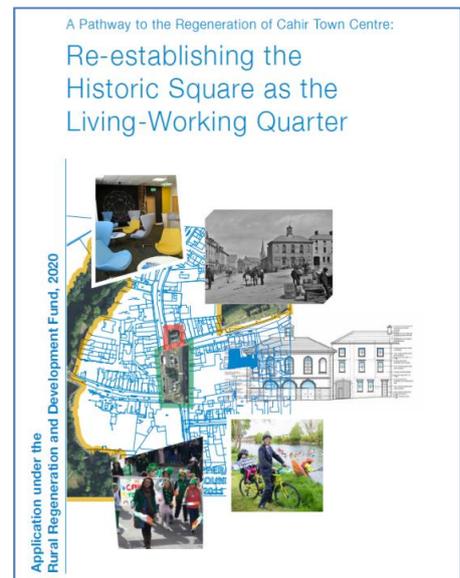


FIGURE 5: REGENERATION STRATEGY

- **Pillar 1:** Delivery of Cahir Market House Business Centre
- **Pillar 2:** Town Centre Public Realm Enhancement
- **Pillar 3:** River Suir Blueway Enhancement
- **Pillar 4:** A Living Town Centre

The objectives of the initial stages of the Strategy are to create vibrancy around the town centre, by re-purposing Market House as a contemporary Business Centre and re-designing the square to create a pedestrian friendly, living and vibrant environment. Funding has recently been secured through the Rural Regeneration Development Fund⁹ to develop Pillar 1 and Pillar 2 through the design stages.

The strategy will also seek to build upon the success of the Suir Blueway, applying best practice in destination planning and building on the many community and tourism initiatives at the river. The fourth pillar of the strategy seeks to ensure that Cahir has a town centre that can attract new residents because of the quality of the environment, the sense of community, connection to services and the availability of high-quality housing.

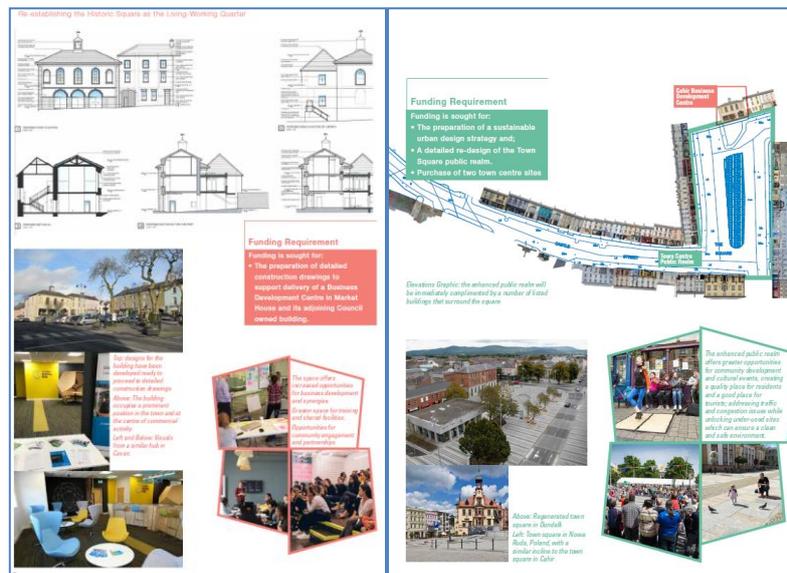


FIGURE 6: PILLARS 1 & 2 - ESTABLISHING A BUSINESS DEVELOPMENT CENTRE IN MARKET HOUSE AND PUBLIC REALM WORKS

The redevelopment of the Square and public realm improvements will offer the opportunity to enhance pedestrian connections with the river, a key strategic asset for the town. North-south routes along the river are already established and the plan will seek to support improvement

⁹ RRDF Press Release - <https://www.gov.ie/en/press-release/85c23-minister-humphreys-announces-a-further-55-million-in-funding-for-seven-projects-across-the-country-under-the-rural-regeneration-and-development-fund/>

and enhancement of these routes. The redevelopment of the square will provide priority for pedestrians, and a multi-functional space to support town centre commercial, social and cultural activities.

The Council and its partners will be engaging with the community and local stakeholders as this regeneration plan proceeds through the design stages and thereafter funding will be sought to bring the regeneration plan to the implementation stage.

4.3 Promoting a Vibrant Town Centre

Town Centres historically have been the focal point of commercial activity in rural towns supporting the town and a wider hinterland. The role of the town centre over past decades has changed substantially with the emergence of on-line retailing and the significant decline of residential function. The Town Centre Regeneration Strategy and the policies and objectives of this plan will seek to ensure the vibrancy and vitality of the town centre can be maintained and enhanced in accordance with best practice planning principles.

In retailing terms, Cahir is an identified District Centre in the County Retail Hierarchy, and as evident by a Town Centre Health Check undertaken in 2016, Cahir maintains a strong retailing function with a very low (5%) commercial vacancy level.

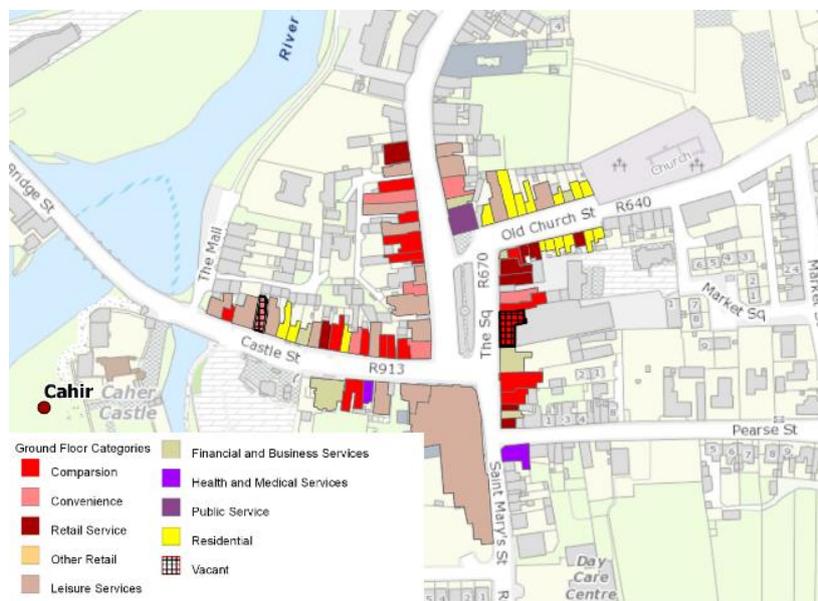


FIGURE 7: TOWN CENTRE HEALTH CHECK (DEC 2018)

The Council, in accordance with the Retail Planning Guidelines for Local Authorities (DECLG, 2012) will continue to support the viability of the town centre, including applying a ‘town centre first approach’ or sequential test for development. The Council will also support the

consolidation and expansion of town centre uses on infill and brownfield lands, including the Opportunity Sites identified at Section 4.5 below, and will seek in particular to facilitate high quality residential development and tourism related services.

The Council will also encourage the re-purposing of properties in the town centre for residential use and will seek to promote best practice design options, in accordance with Bringing Back Homes – Manual for Existing Buildings (DHPLG, 2018).

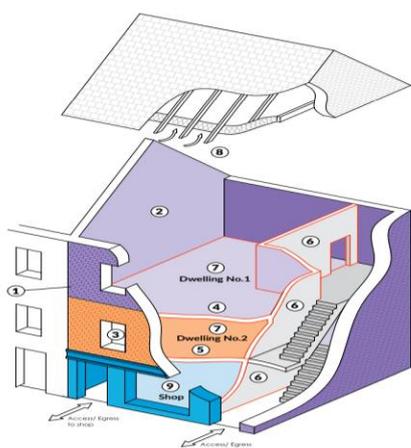


FIGURE 8: MANUAL FOR BRINGING BACK HOMES (DHPLG)



FIGURE 9: INFILL HOUSING, GEORGES PLACE, DUBLIN (PHOTO BY MARIE LOUISE HALPENNY)

The Council, in accordance with the provisions of the Urban Regeneration and Housing Act, has designated the Town Centre as a Regeneration Area and will seek, where appropriate, to identify vacant lands for inclusion on a register and to apply land activation provisions available under the legislation.

4.4 Protecting and Enhancing the Historic Core

Cahir Town Centre has a history of settlement stretching back to early Christian times. The modern layout of the town was largely established in the 18th century and the town has an extensive and impressive array of ecclesiastical, industrial and fortification architecture still in use. The layout and buildings in the historic core are largely unaltered since the early 19th century, and the architectural and cultural quality of the place can support regeneration initiatives in the town. New development within the town centre and historic core will be required to: consider the historic layout of the town; conserve and enhance the setting of historic buildings and monuments; improve existing route ways and public spaces and promote increased residential occupancy.

Original shopfronts in the town centre should be maintained and repaired sympathetically, where possible. Shopfront advertising should be sensitively designed, in particular within the historic core and Architectural Conservation Area (ACA), in accordance with the requirements set out in the CDP.

4.5 Opportunity Sites

The Plan has identified two Town Centre Opportunity Sites, both illustrated in Figure 10 below. In order to promote and facilitate the development of these sites, a development framework and architectural design concepts have been prepared to guide their development. These development briefs are included in Appendix 2 of the Plan, and will be a guide for landowners and developers, to enable the site to be developed in a coordinated way, to maximise their development potential as living and commercial quarters and to contribute toward the regeneration of Cahir Town Centre. The Council will seek to work with landowners and to use land activation measures to promote the development of these lands over the lifetime of the Plan.



FIGURE 10: OPPORTUNITY SITES

Town Centre Policy

It is the policy of the Council to:

TC1.	Ensure the vitality and viability of the town centre is maintained and to strengthen its function by facilitating the development of residential, retail, community and tourism services, subject to compliance with the policies and development management standards of the County Development Plan
TC2.	Facilitate the re-development of Town Centre Opportunity Sites (as identified in Figure 10) in accordance with the guidance set out Appendix 1 and compliance with the development management standards of the County Development Plan
TC3.	Seek to develop and improve areas within the town that are in need of regeneration, renewal and redevelopment. The Council will seek to apply, where appropriate, the provisions of the Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to facilitate regeneration, increase housing supply, employment opportunities and provide community facilities
TC4.	<p>Ensure the enhancement and protection of building and streetscapes within the ACA. In the assessment of development proposals, the Council will have regard to:</p> <ul style="list-style-type: none"> a) The impact of the proposed development on the character and appearance of the ACA in terms of compatibility of layout, urban grain, design, colour and finishes, massing of built form & architecture; b) The impact of the proposed development on the existing amenities, character and heritage of these areas; and, c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc

Specific Objectives

It is an objective to:

TCO4.1	Continue to develop and implement the Town Centre Regeneration Strategy in partnership with the Rural Regeneration Development Fund and other funding sources as may be available.
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TCO4.2	Prepare a plan for the improvement of the public realm in Cahir, including proposals for redesign of the square, improving the pedestrian environment for residents and visitors, and traffic management in the town
TCO4.3	Work with landowners and other stakeholders to seek the redevelopment of the identified Opportunity Sites for town centre uses over the lifetime of the Plan.
TCO4.4	Prepare an Architectural Conservation Area Character Statement for the Town Centre to support landowners and community in the protection and enhancement of properties.
TCO4.5	Encourage and facilitate the regeneration and reuse of vacant, disused and derelict sites and to take action, where appropriate, through legislative mechanisms.
TCO4.5	Maintain a Vacant Site Register for the town and to apply the provision of the Urban Housing Regeneration and Development Act 2015 (as may be amended) for land activation purposes.
TCO4.6	Support the development of tourism infrastructure and to enhance linkages with walking and cycle routes and water-based activities.
TCO4.7	Work in partnership with community groups in the development of regeneration initiatives and public realm enhancement projects and to seek funding for projects as opportunities arise.
TCO4.8	Support the provision of cycle parking facilities and electric vehicle charging points in the town centre subject to ensuring traffic and pedestrian safety.

5.0 Sustainable Communities

STRATEGIC AIM FOR SUSTAINABLE COMMUNITIES

To facilitate the development of sustainable and socially inclusive communities, where quality housing is provided and integrated with the delivery of community and social infrastructure to support a high quality of life for the residents of the town.

5.1 Introduction

Sustainable communities meet the residential, social and recreational needs of existing and future residents, their children and other users, providing opportunities for prosperity and a high quality of life. The socio-economic context for Cahir provides a picture of a healthy town which benefits from a wide range of natural, recreational and social amenities. The focus of the Plan period will be to enhance these amenities and provide quality housing and a range of choice to meet the needs of the change demographics and all sectors of the population.

5.2 Residential Development Strategy

The Development Strategy for the town as set out in Chapter 3 of the Plan has established a framework to facilitate residential development on lands zoned within the town centre and on a range of other residential sites within walking distance and close to existing services. The Council will also seek to promote compact growth through the re-use and re-development of vacant properties, brownfield and infill sites within the town.

Residential development in Cahir will be assessed having regard to the following national guidance and policies (and any review of these guidance documents):

- Quality Housing for Sustainable Communities (DEHLG, 2007)
- Sustainable Residential Development in Urban Areas (DEHLG, 2009);
- Design Standards for New Apartments (DHPLG, 2018);
- Urban Development and Building Heights (DHPLG, 2018);
- Design Manual for Urban Roads and Streets (DTTS & DHPLG, 2013 and as updated);
- Permeability Best Practice Guide (NTA, 2015); and
- Development Management Standards set out at Chapter 10 of the CDP.

5.3 Residential Design

Residential growth in Cahir over past decades has generally taken place north of the town centre and provision has comprised of 3 and 4 bed semi-detached and detached housing. In

accordance with national policy and to respond to our demographic trends of smaller housing sizes and an ageing population, residential development over the next plan period will need to provide a greater range of choice and options to meet the needs of the community.

In accordance with the County Development Plan, and in order to facilitate the assessment of development proposals, applications will be required to be accompanied by an evidence-based analysis of housing needs and detailed design statements incorporating a mix of house types and sizes. The forthcoming Tipperary County Development Plan will also include an updated County Housing Strategy and Housing Need Demand Assessment and development proposals will need to comply with these documents on adoption.



FIGURE 11: CAIREAL MOR, HEADFORD ROAD, GALWAY. AN EXAMPLE OF HIGHER DENSITY SCALE DEVELOPMENT WITH A NUMBER OF DIFFERENT HOUSING TYPOLOGIES

The development of infill sites and provision of living accommodation on upper floors of commercial units within the town centre is supported by the Plan. Proposals for infill development should be sensitively designed to have regard to proximity of neighbouring buildings, the uses of proposed development and neighbouring properties, impacts on light, overshadowing, servicing, noise and general disturbance.



FIGURE 12: INFILL HOUSING, LORD EDWARD STREET LIMERICK (NMA ARCHITECTS)

In accordance with the policies of the County Development Plan, the Housing Strategy and the requirements of Part V of the Act, social housing will be required to be delivered as part of new private housing which meets the thresholds set out in the Act. The Council is also continuing to deliver social housing in Cahir through the Rebuilding Ireland programme, including the forthcoming construction of a new social housing scheme in Abbey Street.

5.4 Age-Friendly Communities

The Tipperary Age-Friendly Strategy sets out a vision where the inclusion of older people is promoted, valued and actively encouraged in all areas of life. The strategy seeks to support older people to live independently with confidence, security and dignity in their homes for as long as possible and to encourage this age group to maintain, improve and manage their health and wellbeing. Public realm projects will have regard to and implement the principles of Age Friendly



FIGURE 13: AGE-FRIENDLY IRELAND

Ireland's 'Age Friendly Towns' and 'Being Age Friendly in the Public Realm', where feasible. The Plan will also seek to ensure, where possible, that homes in new residential developments are universally designed to the Lifetime Homes standard set out in Quality Housing for Sustainable Communities (DEHLG, 2007).

Cahir has two dedicated services for elderly persons within the town – Bramleigh Lodge Nursing Home and Cahir Day Care Centre on the Ardfinnan Road. As the population of the town is likely to continue to age, further dedicated services will be required for elderly persons. The Plan will support the provision of dedicated elderly services including assisted living, supported living, nursing homes and day care centres where the applicant can demonstrate there is an evidenced-based need for these services. New development should be located on sites with good access to a broad range of services for elderly persons.

5.5 Community and Educational Facilities

Cahir is well catered for in terms of community and social facilities and has many active community groups, and public and social enterprises located in the town. These groups have been very successful in delivering a number of projects including the development of the sensory garden, farmers market, and numerous improvements to river walks in the town. The Council will seek to support community-led and cultural projects which enhance the well-being of residents of the town and improve the quality of the environment in the town.



FIGURE 14: CAHIR BUSINESS & TRAINING CENTRE, SENSORY GARDEN AND FARMERS MARKET

A 1,885sqm primary care centre has recently been completed at Barnora to provide general medical practice facilities and public healthcare facilities. The Plan will support the proportionate expansion of healthcare facilities in the town and will zone sufficient land for this purpose.

Cahir has four early pre-schools registered with Tusla, at Ardfinnan Road, Duneske, Church Street & Pearse Street. The provision of new childcare facilities within the Plan boundary will be supported in accordance with the requirement of the policies set out in the CDP.

Cahir is served by two primary schools, one for girls and one for boys, and a secondary school. Planning permission was granted in 2017 for the provision of an amalgamated primary school on Pearse Street, which will be delivered by the Department for Education. The Plan will support the proportionate expansion of education facilities in the town and land is zoned for this purpose.

Cahir is also home to a branch of Fáilte Isteach, a valuable adult learning service that helps migrants to learn English. The provision of adult education services will continue to be supported in the Plan.

5.6 Community and Climate Change

Submissions received as part of the non-statutory phase of the Plan recognised the need within the local community to plan for climate change. Cahir has a number of vibrant community groups active in promoting climate action and enhancing biodiversity and the development of a Sustainable Energy Community in the town which would provide an opportunity to provide a clear, coherent and strategic focus to the work already taking place in the town. The Council will seek to provide support to the local community in developing sustainable energy initiatives.

Climate change will have significant effects nationally and locally in Cahir as flooding and storm events become more frequent. The Plan sets out a sustainable land use planning strategy, along with a number of policies and objectives aimed at reducing energy use, reducing waste and supporting biodiversity to mitigate the impacts of climate change. The Council will seek to support community groups in developing initiatives to address climate change.

In addition, specific policies are included in relation to new residential development, as required by policy SC4 and Objective SCO5.3, in relation to addressing these challenges and developing tools and measures that should be incorporated into all new design.

5.7 Open Space and Amenities

The town is well-served in term of open space and amenities, with soccer, GAA, tennis and golf facilities all located within the town. Community groups in the town have secured funding and improved a number of amenity spaces around the town and along the river. The redevelopment of public spaces and opportunity sites will be required to provide well-designed public spaces accessible to all, as well as providing play spaces for children that are safe. Provision of dedicated playground spaces will be supported as well as the provision of allotment space.

Sustainable Communities Policy

It is the policy of the Council to:

SC1.	Promote and facilitate new residential development within the town centre on opportunity sites, infill and brownfield sites and to use land activation measures where appropriate to support their development.
SC2.	Facilitate residential development in accordance with the principles and guidelines of Sustainable Residential Guidelines for Planning Authorities in Urban Areas (DEHLG, 2009) and the Urban Development and Building Height Guidelines for Planning Authorities (DHPLG, 2018).
SC3.	Seek the provision of lifetime adaptable homes, where feasible, in accordance with the standards set out in Quality Homes for Sustainable Communities (DEHLG, 2007).
SC4.	Require new residential development proposals to incorporate measures to address climate change and demonstrate within the Development Impact Statement, as required by the South County Development Plan 2009 (as varied) (and any review thereof), how the proposals would minimise energy use, the production of waste and support biodiversity, through measures such as: prioritising active transport, incorporating sustainable urban drainage systems, designing to minimise light pollution, and utilising native species in landscaping.
SC5.	Support the provision of dedicated elderly services including assisted living, supported living, nursing homes and day care centres on land zoned to support such developments.
SC6.	Support the co-location of community facilities and required new education and sport development to make provision for community access to such facilities

Specific Objectives

It is an objective to:

SCO5.1	Work with Age-Friendly Ireland in implementing the strategies and objectives of Tipperary Age-Friendly Strategy.
SCO5.2	Support the local community in developing sustainable energy initiatives
SCO5.3	Develop a toolkit for the integration of climate action measures in the design and development of residential and mixed used schemes, in tandem with the development of the County Development Plan.

SCO5.4	Support community-led and cultural projects which enhance the social and economic well-being of residents of the town and improve the quality of the environment in the town.
SCO5.5	Prepare a 'Children's Development Brief for Cahir' in consultation with the local schools, in relation to the provision of community facilities, access to facilities, pedestrian and cycle facilities and transport connectivity.
SCO5.6	It is the objective of the Council, in preparing a Masterplan for public lands at Mountain View Drive, to facilitate the consideration of the housing needs of the town, in addition to maintaining a recreational use, to ensure the co-ordinated development of lands at this location. The Masterplan shall include a Development Impact Statement (DIS) as required by the South Tipperary County Development Plan 2009 (as varied) (and any review thereof).

6.0 Economic Development & Tourism

STRATEGIC AIM FOR ECONOMIC DEVELOPMENT & TOURISM

To facilitate the sustainable economic growth of the Cahir, by capitalising on its high-quality tourism attractions, and innovating in all sectors of the local economy to provide new and diverse employment opportunities

6.1 Introduction

Chapter 3 and 4 of the Plan have outlined a co-ordinated regeneration plan for Cahir Town Centre, building on its historic and tourism assets which aim to create a vibrant destination town attracting business, services and employment opportunities. It is also a strategic aim of the Plan to capitalise on the town's connectivity, as part of the network of towns along the Limerick – Waterford Transport and Economic Corridor. The RSES acknowledges the development of collaborative initiatives in the region, such as the River Suir Blueway and supports future collaborative action at local level to realise opportunities.

This Chapter set out policies and objectives of the Plan to the build on the strategic assets and opportunities, and to provide a diverse economic base for town.



FIGURE 15: CAHIR CASTLE, SUIR BLUEWAY AND CAHIR MARKET HOUSE BUSINESS CENTRE

6.2 Industry and Enterprise Development

Cahir has a significant manufacturing employment base, with a number of large-scale employers operating in the town, including Oakpark Foods, AIBP and Munster Protein. The Carrigeen Buisness Park and the Cahirabbey Industrial Estate accommodate a number of

office and smaller industries and provide sustainable employment and opportunities for expansion. These business and industrial parks will continue to be key employment centres in the town, where new large-scale employment such as light and general industry, warehousing and starter and incubator units are located.

The Cahirabbey Business Park will accommodate light industrial land uses in addition to being the preferred location for bulky goods retail warehousing. The general industry land at Kilcommon is the desired location for heavy/general industry. The Carrigeen Business Park, owing to its location within a reasonable walking distance of the town centre, will be the most appropriate location for office-based businesses and small scale start-up/incubation units.

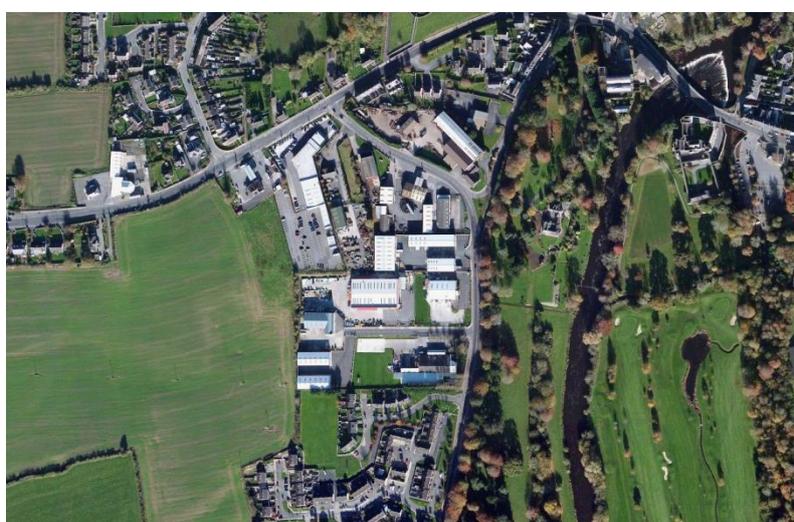


FIGURE 16: CARRIGEEN BUSINESS PARK - LOCATED CLOSE TO THE TOWN CENTRE AND WITH ROOM FOR EXPANSION

The Cahir Market House Business Centre is identified as a flagship development for the town, to support enterprise development and provide co-working spaces. As outlined in Chapter 2, the Council will continue to seek funding to bring this project to fruition. The town has also benefited from a Community Enterprise Centre, operated by the Cahir Development Association, offering a number of office and training services and continues to support enterprise development in the town. The Cahir Market House Business Centre, once operational, will offer dedicated flexible workspaces, a product not currently available in the town, and help to diversify employment by offering new opportunities for working and networking.

6.3 Tourism

The tourism economy is well established in Cahir, and visitor numbers are increasing year-on-year, supported by multi-faceted various tourism initiatives, including Tipperary Tourism, Munster Vales, Irelands Ancient East, Suir Blueway and the Butler Trail.

The Strategic Tourism Marketing, Experience & Destination Development Plan 2016-2021 for Tipperary has set an ambition for the county to transition from a transit zone to a touring zone thus increasing dwell time and supporting job creation. Cahir is acknowledged as a key town to contribute towards this ambition, and as a destination for the culturally curious, the adventurous, for places to eat, and for getting around and way-faring.

The Council will seek, through the Town Centre Regeneration Strategy and the principles set out in Fáilte Ireland's Development Guidelines for



FIGURE 17: SWISS COTTAGE

Tourism Destination Towns, to further develop the tourism potential of Cahir, building on linkages with other towns and identifying 'tourism-specific' needs for high quality tourism. The development of a 'Green and Blue Infrastructure Strategy' (outlined at section 8.4) will also support initiatives and the development of the tourism industry in the town.

Tipperary is recognised as one of the premier locations in the country for horse training and breeding, and a number of tourism amenities have developed around this industry. The Plan will support the promotion and development of equi-tourism on appropriately zoned land.

6.4 Cahirabbey – Integrated Tourism Development

The development of the Cahir Abbey quarry site to the north of the town also offers an opportunity to address two key 'tourism destination town' criteria, the availability of things to see and do and the variety and quality of accommodation. The site is 34ha in area and was formerly used as a quarry. The redevelopment of these lands for a flagship integrated tourism development was identified in the Cahir Local Area Plan 2011. This Plan supports the continued designation and its redevelopment for major high-quality facilities, water-based recreational activities and a high-quality hotel as a core product. The development of the lands

is likely to require access onto the N24 to the north in accordance with the STA and masterplan exercise to be undertaken in accordance with objective ED4. In order to protect the carrying capacity of this strategic road infrastructure and to ensure a holistic approach to transport and access issues into the site and the adjacent 'Employment and Enterprise' lands to the west, the development of the lands is contingent on a provision of an agreed masterplan for the lands and the adjacent 'Employment and Enterprise' lands. This masterplan must include a Strategic Transport Assessment (STA) which addresses issues of access, traffic loads and other criteria as set out at section 2.7 of the Spatial Planning and National Roads Guidelines'. The development of the land should include public access for pedestrians, cycle paths around the site and the delivery of a new pedestrian / cycle bridge over the Suir to link into the existing pathways on the eastern side of the river and the town. Further detail on the development of these lands is included at Appendix 1: Opportunity Sites.

6.5 Cahir and Strategic Employment Opportunities

As outlined above, Cahir is strategically located close to the junction of the N24 and the M8, providing excellent connectivity to Dublin, cities in the Southern Region, ports and airports. The Council will seek to ensure that this connectivity is harnessed by attracting national and regional employment opportunities to the town.

As part of the new Midwest Regional Enterprise Plan 2021-2024 a major proposal is being advanced for a Green Digital Basin in the Mid-west Region. This transformative vision seeks to create Digital Tech and Innovation jobs as part of new renewable energy in the Region. This will require the identification of sites for new energy generation, but it will also identify sites for large data centres and strategic-locational employment sites.

As part of the preparation of a new Tipperary County Development Plan, strategic sites to meet national and regional employment opportunities will be considered and identified. Priority consideration will be given as part of the process to the 'Strategic Employment' site located close to the M8 and as identified in the Cahir Local Area Plan 2011. A similar approach will be taken to strategic projects in the preparation of the South East Regional Enterprise Plan 2021-2024.

Economic Development & Tourism Policy

It is the policy of the Council to:

- | | |
|------|--|
| ED1. | Support the development and expansion of enterprise and employment within Cahir, and to co-operate with all stakeholders, land owners and relevant agencies to attract investment |
| ED2. | Support the development of arts and cultural activities, new visitor accommodation and water-based leisure activities to support the tourism industry in the town; and promote and expand physical and cultural tourism linkages with neighbouring areas and towns |
| ED3. | Monitor and manage any increases in visitor numbers in order to avoid significant effects including loss of habitat and disturbance and impacts on existing infrastructure. Visitor / habitat management plans will be required for proposed tourism projects as relevant and appropriate. |
| ED4. | <p>(a) Support the development of the Cahirabbey – Integrated Tourism Development, subject to the provision of a masterplan for the lands and adjoining enterprise and employment lands, including a Strategic Transport Assessment, in accordance with the ‘Development Framework’ for the site set out in Appendix 1. Both the Masterplan and the STA for the entire lands, will be developed by the landowner and planning authority in collaboration with relevant stakeholders including TII, in advance of granting any permissions on said lands.</p> <p>(b) The Masterplan and STA will address access, capacity and speed limits, inter alia, and the provisions of Section 2.6 of the DoECLG Spatial Planning and National Roads Guidelines’ requirements and shall be adopted by the Council by way of variation or amendment of the Cahir Local Area Plan prior to the grant of any planning permission on said lands, if considered necessary to support the sustainable delivery of the lands.</p> |

Specific Objectives

It is an objective to:

- | | |
|--------|---|
| EDO6.1 | Seek to redevelop Market House as a Business Development Centre to support and foster enterprise in the town. |
|--------|---|

EDO6.2	Work with national and regional partners in delivering a co-ordinated strategy for the Limerick – Waterford Transport and Economic Corridor and continue to build on existing initiatives of economic growth and job creation over the Plan period.
EDO6.3	Enhance, develop and promote tourism initiatives including the River Suir Blueway, Butler Trail, St Declan’s Way and Munster Vales, which support the expansion and diversification of the employment base in the town.
EDO6.4	Develop Cahir as ‘Destination Town’ and to seek funding to realise this objective in accordance with Fáilte Ireland’s Destination Town Guidelines.

7.0 Transport & Movement

STRATEGIC AIM FOR TRANSPORT & MOVEMENT

To promote sustainable transport patterns and infrastructure in the town and to safeguard and develop the strategic road and rail network to enhance connectivity to and from regional towns and cities.

7.1 Introduction

Cahir as outlined in earlier chapters is a town which benefits from its location on a strategic road and rail network, and at the junction with the N24 and M8. It is the strategic aim of this Plan to safeguard this strategic infrastructure and support the further development of transport corridors over the lifetime of the Plan.

This Plan will also seek to reduce overall travel demand, maximise the efficiency of the transport network, reduce reliance on fossil fuels and improve accessibility to transport in accordance with the Department of Transport's 'Smarter Travel: A Sustainable Transport Future 2009-2020'. New transport infrastructure shall have regard to NTA's 'Local Link Rural Transport Programme Strategic Plan 2018 to 2022' and the National Disability Inclusion Strategy (NDIS) 2017-2021. It is intended to prepare a sustainable transport & movement strategy for Cahir to achieve these aims through:

1. Integrating land use planning and transport;
2. Engaging with public transport service providers to improve services and promote public transport use locally;
3. Promoting the natural and built assets of Cahir such as the river, the quality of the built environment and green and blue infrastructure, for transport use;
4. Supporting new development to plan for active travel and prioritise the quality of the environment for pedestrians, cyclists, and those with mobility impairments.

7.2 Movement and Accessibility

Cahir is a compact town, with most residential properties located within a short distance of services, employment and industry. However, the use of the private car is still the predominant form of transport for trips and therefore supporting and facilitating a modal shift to sustainable transport options must be a priority over the next Plan period. The Development Strategy supports this modal shift through the appropriate zoning of land close to the town centre and existing services and employment opportunities. The Plan, in accordance with national guidelines, will also require that at design stage, residential and mixed developments consider pedestrian movement and the provision of cycleways and associated facilities.

The Council under the South Tipperary Active Travel Towns Walking and Cycling Strategy (2013) has provided a plan to improve infrastructure for walking and cycling as a means of travel in the town and a number of cycleways approaching the town have been delivered. It is an objective of this Plan to up-date the Strategy and ensure that pedestrian and cycling provision will also be a key requirement of the proposed public realm re-design of the historic square.

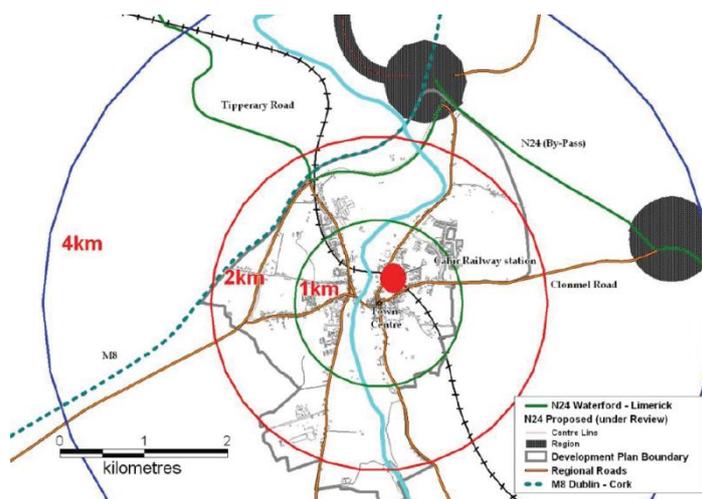


FIGURE 18: CAHIR WALKING DISTANCES (SOURCE: SOUTH TIPPERARY WALKING AND CYCLING STRATEGY 2013)

7.3 Public Transport

Cahir Railway Station opened in 1852 and is located on the Waterford – Limerick Railway Line. The train station currently has two services daily, Monday to Saturday. Cahir also has local and national bus services to Tipperary Town, Cashel, Waterford, Cork and Dublin.

The Railway Line is key enabling infrastructure to support the economic development of towns along the Limerick-Waterford Economic Corridor, supporting access to jobs and facilitating the development of collaborative tourism initiative. It is a regional policy to safeguard and enhance this railway corridor to support the development of the Southern Region and connectivity between Limerick and Waterford. The Railway Station, as identified in the current plan also provides a significant opportunity for further development as a multi-modal (pedestrian, cyclists, rail, bus, private vehicles) hub for the town. The Council will seek to engage with Irish Rail and other stakeholders to examine these opportunities as part of the development and delivery of the Town Centre Regeneration Strategy and Active Travel Plan over the lifetime of the Plan.

Local Link bus services support rural communities in providing for social and economic connectivity between Cahir and other settlements in the County as well as from within its own

rural hinterland. The Council will continue to support and encourage operators to extend local services, where feasible.

7.4 Roads

Cahir has benefitted from significant investment in road infrastructure around the town in the last 20 years including the development of the M8 motorway and the N24 bypass to the north-east of the town. The National Development Plan 2019-2027 has identified the up-grade of the N24 and improved connectivity between Limerick and Waterford as a national infrastructural priority, and the design stage for the section from Limerick Junction to Cahir has now commenced. The Council will seek to continue to work in partnership with Transport Infrastructure Ireland (TII) and other stakeholders in the design process and the delivery of these schemes.

The Plan will also seek to safeguard the development and carrying capacity of the national road infrastructure along the existing M8 and N24 route corridors. New development along these routes will be required to accord with policies of the County Development Plan which seeks to safeguard these routes from development which would compromise the safety, integrity or capacity of these routes.

Development proposals which may affect national roads within or adjacent to the Plan boundary must have regard to the requirements of the Spatial Planning and National Roads Guidelines (DTTS, 2012) and the Traffic and Transport Assessment Guidelines (TII, 2014).

Transport & Movement Policy

It is the policy of the Council to:

TM1.	Improve accessibility and movement within Cahir, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.
TM2.	Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town
TM3.	Seek the provision of workplace mobility plans for proposals for large scale employment and active travel plans for schools, and the development of Smarter Travel Initiatives as set in Smarter Travel: A Sustainable Transport Future 2009-2020 (or any replacement thereof).
TM4.	Ensure new development proposals comply with Spatial Planning and National Roads Guidelines for Local Authorities (DTTS, 2013) and safeguard the integrity, capacity and safety of national roads.

Specific Objectives

It is an objective to:

TMO7.1	Review and up-date the South Tipperary Active Travel Towns Walking and Cycling Strategy - August 2013) as it relates to Cahir.
TMO7.2	Explore the feasibility of re-opening the Bianconi archway on Old Church Street leading to Market Yard.
TMO7.3	Seek to work with the National Transport Authority, Irish Rail, Bus Eireann and other relevant stakeholders to improve public transport services in Cahir and to examine the feasibility to re-develop Cahir Railway Station as a multi-modal hub.
TMO7.4	Continue the improvement of approach roads, including the provision of traffic calming measures and active transport modes, subject to the availability of resources.

8.0 Natural and Built Heritage

STRATEGIC AIM FOR NATURAL AND BUILT HERITAGE

To safeguard, showcase and support the sustainable development of the natural and built heritage of the town; enhancing amenity and providing a high quality environment for locals, visitors and future generations.

8.1 Introduction

The character of Cahir is defined by the River Suir, its Castle and its historic buildings and streetscapes. This natural and built heritage is of international importance and has created a town with an exceptional environmental quality for locals to enjoy and visitors to experience. The Strategic Aim of the Plan is to safeguard this heritage, while supporting development to enhance and protect the town's character and to facilitate heritage and tourism led regeneration opportunities. This Chapter will set out policies and objectives of the Plan to support this aim.

8.2 Natural Heritage and Designated Sites

The River Suir and its corridor is a designated Special Area of Conservation (SAC) protected under the EU Habitats Directive (92/43/EEC) and of conservation importance for several rare plant and animal species. In accordance with the Habitats Directive, the Plan has been subject to an Appropriate Assessment to ensure that policies and objectives do not adversely impact on the integrity of this site. The Council will further implement the requirements of the Habitats Directive for all development proposals and where necessary will seek the submission of ecological impact assessments to ensure that development proposals do not impact on the integrity of the River Suir and its conservation status.

The Council will support development along the river corridor only where it has been demonstrated that water quality is protected, and its biodiversity value is enhanced in accordance with best practice principles of green and blue infrastructure planning. The Council will also seek to safeguard Cahir Park Woodland, a proposed Natural Heritage Area (pNHA), designed for its importance as an Irish Yew woodland and to support Coillte and other stakeholders in its continued restoration and enhancement.

8.3 Environment and Climate Action

The quality of our environment and the impacts of climate change are inextricably linked. The Climate Action Plan (2019), National Mitigation Plan (2017) and National Adaptation Framework (2018) represent a renewed ambition that climate action requires a multi-sectoral effort nationally, regionally and locally.

Tipperary County Council has put in place a suite of climate focused strategies including Renewable Energy Strategy (2016), Sustainable Energy Plan (2017) and Climate Adaptation Strategy (2019-2024). This Plan will seek to deliver and build on the objectives of the Plan as they relate to Cahir, including as outlined in Chapter 5 the objective to develop a toolkit or 'Climate Action Checklist' for the integration of climate action measures in the design of mixed use and residential schemes. In accordance with the requirements under the Habitats Directive, the Plan will seek to ensure that new plans or projects would not result in significant climatic impacts on European sites as a result of their scale, resource or transportation requirements, operation or emissions, either cumulatively or in combination with other development.

8.4 Green and Blue Infrastructure

The Green & Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (2018) provides a high-level framework for developing green and blue infrastructure in Cahir. Building on the issues identified in this report, the Council, subject to resources, will seek to undertake a 'Green and Blue Infrastructure Strategy' for the study area identified below. This study will set out:

- Key objectives and outcomes for alterations and improvements
- Potential synergies and linkages with other plans, such as the Suir Blueway
- How green and blue infrastructure can be managed to accommodate increased use and visitor numbers, and accommodate improved links and amenity walks
- Opportunity areas and priority action areas
- Opportunities for flood risk management, sustainable urban drainage systems, building 'stepping stone' habitats;

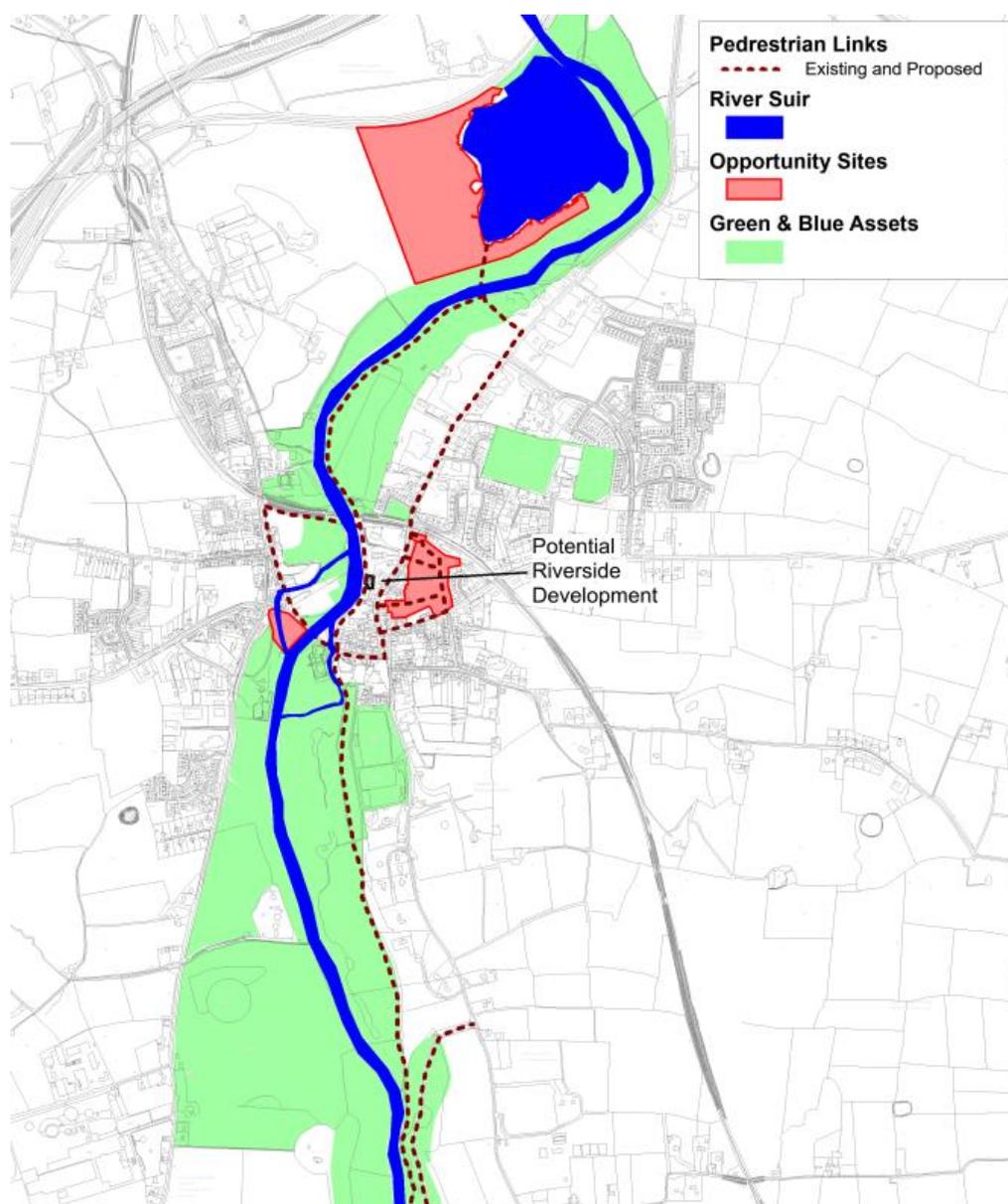


FIGURE 19: GREEN & BLUE INFRASTRUCTURE STUDY AREA

8.5 Built Heritage & Archaeology

Cahir has a high-quality built heritage, dating from the early part of the 12th century when the King of Thomand, Conor na Cathrach O'Brien built the castle on the site of an earlier earthen fort. From the late 18th century, the modern development of the town took place. Prominent buildings such as Cahir House, the Market House and the Inn were built during the late 1700s and early 1800s. Manor Mills on the bridge of Cahir, The Suir Mills on the Cashel Road, and the Cahir Abbey Mills were built in the years 1775-1790, reminders of the impressive industrial heritage of Cahir. St. Paul's Church, Erasmus House and Swiss Cottage were all designed by John Nash, one of the foremost architects of the Regency and Georgian eras, and best known for his work on Buckingham Palace.

Cahir has an Architectural Conservation Area and Zone of Archaeological Potential, which are detailed in Map 2 appended to this Plan. These areas will be managed and developed in accordance with the policies set out in the relevant legislation, the County Development Plan and the policies sets out in the Town Centre section above.

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

8.6 Protected Views

Given the national significance of Cahir Castle, any development to the castle or within its setting should preserve and enhance its setting. Views of the castle from the south are safeguarded by the amenity lands surrounding it. The CDP includes two protected views (V091 & V092, Appendix 4 of the CDP) which seek to ensure views of this historic monument are protected and enhanced by any development proposals.

An additional protected view within the Plan boundary is included to safeguard built heritage within the CDP (V091 & V092, Appendix 4) at the junction of Old Church Street and Market Street and two additional protected views are included to safeguard views of the Galtee Mountains. New development affecting any of these protected views will be required to have regard to the setting, the significance of the view, and the heritage or landscape asset the views seek to protect.

Natural and Built Heritage Policy

It is the policy of the Council to:

NBH1.	Protect and conserve the integrity and ecological and biodiversity value of the Lower River Suir SAC and the Cahir Woodlands NHA. Ensure that any development proposals within or adjacent to the Lower River Suir SAC are appropriately screened, and assessed if necessary, in accordance with the Habitats Directive.
NBH2.	Seek to ensure that new plans or projects would not result in significant climatic impacts on European sites because of their scale, resource or transportation requirements, operation or emissions, either cumulatively or in combination with other development.
NBH3.	Ensure the setting and character of Cahir Castle is safeguarded and enhanced in the assessment of new development proposals.
NBH4.	Safeguard sites, features and objects of archaeological interest (in situ where practicable or as a minimum, preservation by record) included in the Record of Monuments and Places and sites.
NBH5.	Require, where the presence of non-native species is identified at the site of proposed development, new development to detail how invasive species will be managed and controlled.

Specific Objectives

It is an objective to:

NBH08.1	Work in partnership with stakeholders and the local community in the delivery of projects identified for Cahir Town in the Green & Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) and seek funding opportunities as they arise.
NBH08.2	Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity and conservation value of the river corridor.

9.0 Infrastructure & Utilities

STRATEGIC AIM FOR INFRASTRUCTURE & UTILITIES

To facilitate the development of infrastructure and utilities that will support sustainable socio-economic growth and protect the quality of the environment of the town.

9.1 Introduction

The availability of high-quality infrastructure is critical to securing investment, creating sustainable and attractive places, ensuring health and wellbeing and safeguarding the environment. The Council will work with national, regional and local utility providers to safeguard the protection of existing infrastructure assets in the town and seek up-grades and enhancement, where necessary, to facilitate the sustainable growth of the town.

9.2 Water Infrastructure

Irish Water is responsible for the provision of public water services (water supply and foul drainage) on a national basis. It is an objective of Irish Water to provide both drinking water and wastewater capacity to facilitate future settlement growth, in line with national and regional planning policies and objectives, subject to the availability of funding, and environmental and financial sustainability criteria. In co-operation with Irish Water, the Council will contribute towards compliance with the European Union (Drinking Water) Regulations 2014 (as amended) and seek to undertake any remedial action as required.

Cahir is served by the Cahir Waste Water Treatment Plant (WWTP), which currently has limited additional capacity (approx. 500 PE¹⁰). However, the up-grade of the plant is identified in Irish Water Investment Strategy, with work scheduled to be completed in 2025. The delivery of this up-grade is critical to support the development strategy and for Cahir in achieving its socio-economic potential.

Cahir forms part of the Arfinnan Regional Water supply area and there is adequate water supply to cater for the future demands generated during the lifetime of this Plan.

9.3 Surface Water Drainage and Sustainable Drainage Systems

The Council is responsible for the management and disposal of surface water runoff within the public realm. All new development will be required to be adequately serviced with surface water drainage infrastructure and to ensure new development will not cause surface water

¹⁰ Based on loadings in 2019 provided to Tipperary County Council by Irish Water in April 2020

flood risk or safety risks to the public. New development proposals should ensure that surface water run-off does not increase above existing levels.

New development should consider as part of the initial design concept whether sustainable urban drainage systems (SuDs) and rainwater harvesting can be incorporated, particularly on large-scale development. Insofar as practicable, development should seek to reduce the amount of impermeable hard surface areas.

9.4 Flood Risk Management

A Strategic Flood Risk Assessment (SFRA) has been prepared as part of a suite of environment reports and may be found in Volume II of the Plan. The SFRA provides a detailed evidence-based review of the town, including site survey work and outlines provision to ensure flood risk is mitigated¹¹. Consideration of flood risk in the SFRA acknowledges the role of climate change and includes provisions to adapt to, and mitigate, climate change. The Development Framework of the Plan informed by the SFRA ensures a precautionary approach to flood risk management and greenfield lands at risk of flooding is zoned only for agricultural or amenity purposes.

¹¹ These provisions are set out in detail at Table 6 of the Strategic Flood Risk Assessment and are included throughout the Plan in abridged format. All new development, in assessing flood risk, should have regard to Table 5 of the SFRA

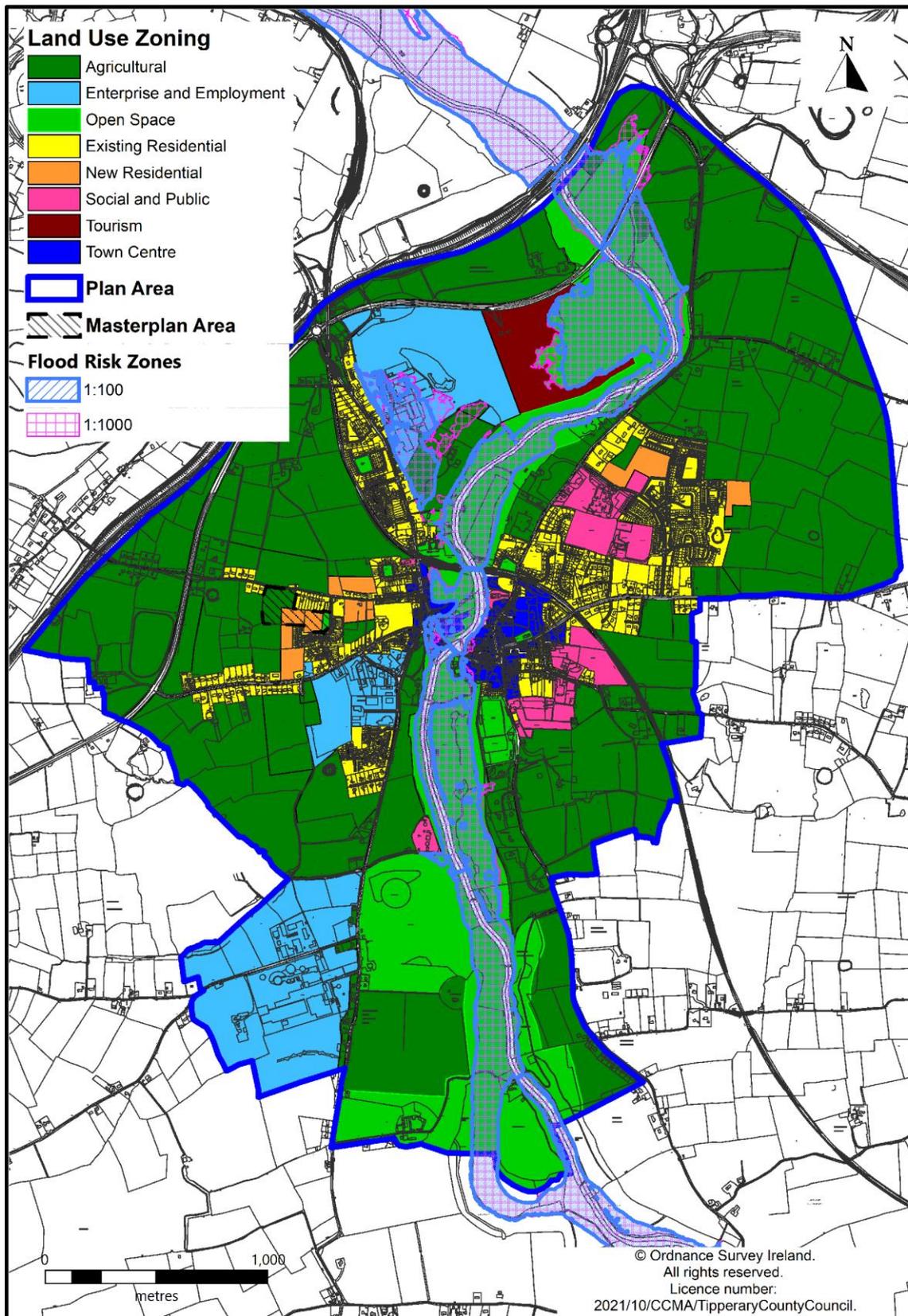


FIGURE 20: FLOOD RISK ZONES

The Council will require all developments within areas identified to be at flood risk to comply with the requirements of the Planning System and Flood Risk Assessment Guidelines

(DEHLG, 2009) and Circular PL2/2014¹². Proposal for development where there is an identified or potential flood risk will be required to carry out a site-specific Flood Risk Assessment, and Justification Test in accordance with these guidelines and the standards of the County Development Plan. New development within these flood risk zones shall also provide details of: floor levels relative to expected flood levels in ordnance survey datum; internal layouts; flood-resistant and flood-resilient construction methods proposed; emergency response planning details; and access and egress measures during flood events.

Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere.

The Office of Public Works Catchment Flood Risk Assessment and Management programme includes mid-range and high-end future scenarios for flood risk which take into account likely climatic impacts on flood risk. In order for the town to develop in a sustainable manner and ensure future flood risk impacts are mitigated, new development within Flood Zones A & B will be required to provide site-specific flood risk assessments that have regard to mid-range climatic flood extents.

9.5 Energy Generation

The Tipperary Renewable Energy Strategy 2016, which is adopted and included as part of the County Development Plan, sets out a vision and framework to support and facilitate the development of the renewable energy sector in the county whilst ensuring the protection of the environment and cultural and heritage assets. This Plan will seek to ensure the aims and objectives of the Tipperary Renewable Energy Strategy are implemented, and in particular, will support and encourage energy efficient design and the use of micro-generation technologies to support energy production in new and existing residential and commercial facilities.

¹² Circular PL2/2014 provides information on use of OPW Flood mapping in assessing planning applications and clarifies advice provide in the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009)

Infrastructure Policy

It is the policy of the Council to:

IU1.	Ensure that adequate and appropriate water services infrastructure is provided in accordance with the requirements of Irish Water and as part of new development proposals.
IU2.	Support the sustainable and efficient use of existing capacity in water services in the planning of new development and compliance with the European Union (Drinking Water) Regulations 2014 (as amended)
IU3.	Require that all development proposals demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and were feasible provided;
IU4.	<p>Require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and any updated thereof) including providing detailed design specifications as may be required to facilitate the impact of development.</p> <p>(a) Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere.</p> <p>(b) Applications for development on previously developed lands within Flood Zones A or B, shall be subject to site specific flood risk assessment and shall provide details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</p>
IU5.	Promote and encourage the use of renewable energy technologies in residential, commercial and community developments.
IU6.	Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout,

flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.

Specific Objectives

It is an objective to:

IUO9.1 Support and work in co-operation with Irish Water to up-grade the public waste water treatment plant in the town.

IUO9.2 Support with and work in co-operation with the Office of Public Works in the implementation of the Cahir Flood Relief Scheme

10.0 Land Use Zoning Framework

The Land-Use Zoning Matrix is intended to guide applicants in assessing the acceptability or otherwise of development proposals, although the listed uses are not exhaustive. It sets out whether uses are: (√) Generally permitted; (O) Open to consideration; (X) Not generally permitted. Factors such as density, height, massing, traffic generation, public health, design criteria, visual amenity, and potential nuisance by way of noise, odour and pollution are also significant and relevant to the proper planning and development of the area.

Zoning	Objective
Town Centre (TC)	To provide and enhance the service base of the town through the provision of mixed-use development inc. retail, office service and community facilities.
Existing Residential (R)	To preserve and enhance existing residential development and residential amenity and provide for additional facilities where gaps are identified.
New Residential (R6)	To provide for new residential development
Enterprise & Employment (Ent & Emp)	To provide, improve and encourage enterprise and employment activity, including start up enterprises.
Open Space (OS)	To provide, preserve and enhance open space and amenity uses
Social & Public (SP)	To provide and improve social and public facilities
Agricultural (AG)	To provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement

TABLE 6: LAND USE ZONING OBJECTIVES

The table below lists the land-use activities referred to under each zoning objective. It indicates the acceptability or otherwise (in principle) of the specified land-uses in each zone. This should be read in conjunction with the draft Plan and maps.

Land Use Matrix								
Use Types	TC	R	R6	Ent & Emp	OS	SP	Ag	T
Abattoir	X	X	X	O	X	X	O	X
Agricultural Buildings/Structures	X	X	X	X	X	X	√	X
Betting Office/Amusement Centre	O	X	X	X	X	X	X	X
Caravan Park/Camping	X	X	X	O	O	X	O	O
Cash and Carry Wholesale	O	X	X	O	X	X	X	X
Community Facility	√	O	O	√	O	√	O	O
Childcare	√	O	√	O	X	√	X	O
Night Club	√	X	X	O	X	X	X	O
Cinema	√	X	X	O	X	X	X	O
Doctor/Dentist/Healthcare practitioner	√	O	O	O	X	X	X	X
Educational/School	√	O	O	X	X	√	X	X
Funeral Home	O	X	X	O	X	X	X	X
Crematorium	X	X	X	O	X	X	X	X
Garden Centre	X	X	X	O	X	X	O	X
Haulage/Bus/Truck Park	X	X	X	√	X	X	X	X
Health Centre (public)	√	O	O	O	X	O	X	X
Hotel	√	O	O	O	X	X	X	√
Industrial – General	X	X	X	O	X	X	X	X
Industrial - Light	X	X	X	√	X	X	X	X
Motor Sales Outlet	O	X	X	O	X	X	X	X
Offices	√	X	X	O	X	X	X	X
Parks/Playgrounds	√	√	√	O	√	√	O	√
Petrol Station	O	X	X	O	X	X	X	X
Places of Worship	√	O	O	X	X	√	X	X
Public House	√	X	X	X	X	X	X	O

Sports/Leisure Facilities (Commercial)	√	○	○	○	X	X	X	√
Refuse Transfer Station	X	X	X	○	X	X	X	X
Residential	√	√	√	X	X	X	○ ¹³	○
Restaurant	√	○	○	X	X	X	X	○
Retail Warehouse	○	X	X	○	X	X	X	X
Retirement/Nursing Home	○	○	√	○	X	X	X	X
Recycling Facility	X	X	X	○	X	X	X	X
Self-Catering Tourism Accommodation	√	○	○	X	X	X	X	○ ¹⁴
Shop – Neighbourhood	√	○	○	○	X	X	X	○
Supermarket (circa 1500sqm)	√	X	X	X	X	X	X	X
Take-Away	○	X	X	X	X	X	X	X
Veterinary Surgery	○	○	○	○	X	X	○	X
Warehousing	X	X	X	√	X	X	X	X

TABLE 7: LAND USE ZONING MATRIX

13 Primary purpose of this zoning is to preserve the integrity of these lands and to ensure future access; therefore proposals for new homes will be directed to alternative locations outside of this zoning type. Applications for single homes will only be permitted in exceptional cases to persons who are direct descendants of long term landowners with assessments on a case by case basis.

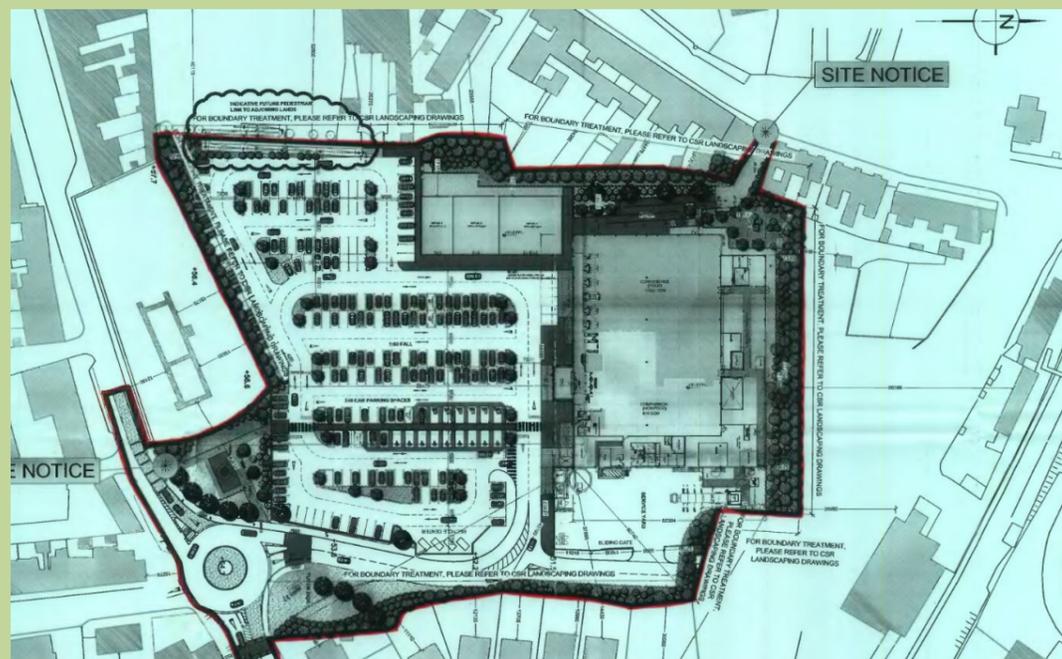
14 The provision of self-contained accommodation, used for tourism purposes and which is ancillary to a hotel or other tourism use of the site, may be considered an appropriate use of the land.

The Co-Op Site

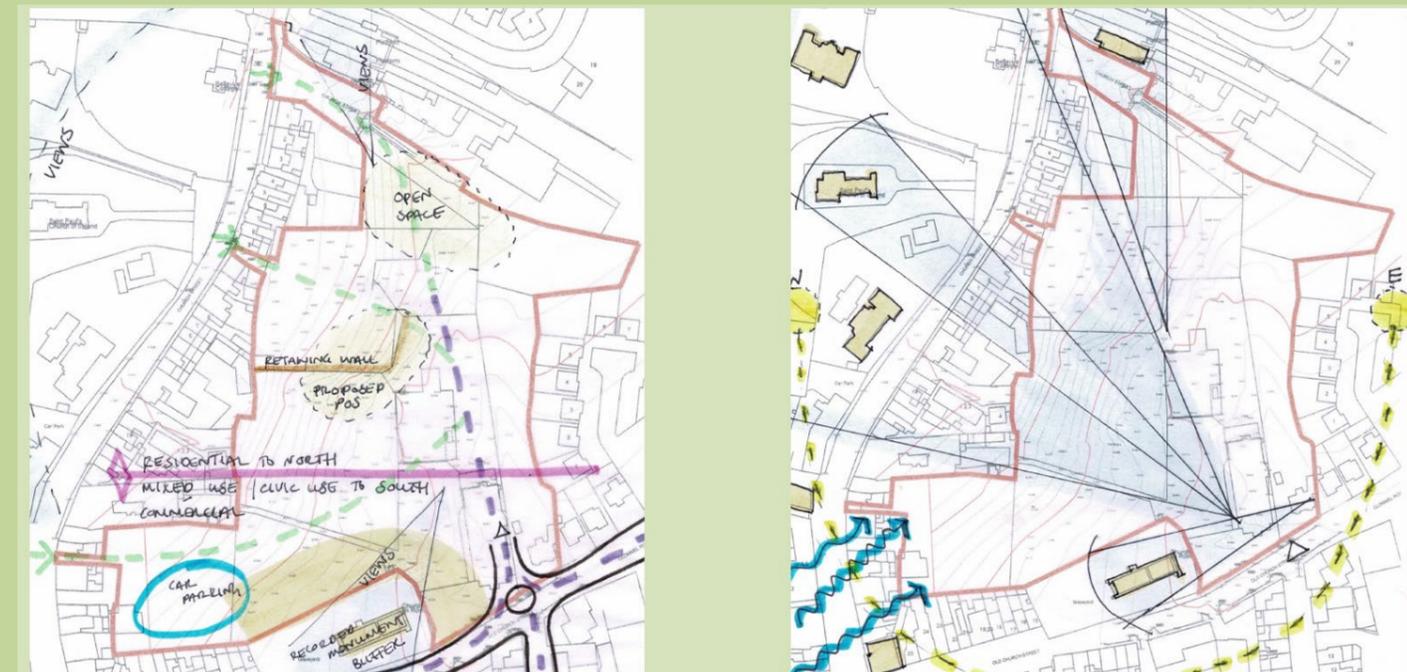
Area:	2.8ha
Zoning:	Town Centre
Planning History:	Permission granted in 2007 for 2,260sqm superstore with ancillary shops and parking. This planning permission remains extant until October 2021
Context:	This site is bounded by Old Church Street to the south, Cahir rail station to the north, the rear boundaries of the properties along Church Street to the west and the residential properties of Birchdale to the east. The site was formerly occupied by Co-Op Superstores and is now derelict. The site represents the most significant 'brownfield' land in the town centre.
Development Framework	<p>To re-develop the site to create a high quality mixed use development, incorporating retail, energy efficient homes, tourism, commercial and civic uses.</p> <p>The design and layout should seek to expand the town centre, reflecting the urban grain and pattern of historic town centre, and harness and build on linkages with the Square and Train Station. The residential mix should include for universal design and age friendly housing.</p>



Aerial photo of site looking eastwards with St Paul's Church in the foreground



Site Layout of extant planning permission



Site constraints and concept development

Site Strategy:	<ol style="list-style-type: none"> 1. To provide a vehicular access point adjacent to the junction of Market Street & Old Church Street 2. To provide for pedestrian & cycle routes through the site from the rail station through to Old Church Street 3. To maximise connectivity through the site by providing secondary pedestrian / cycle access point(s) from Church Street into the site opposite the post office, and opposite St Paul's Church and from the L34244 4. To concentrate the provision of commercial and civic uses at the southern and western parts of the site, and residential uses along the northern and eastern parts of the site 5. To provide open space for civic use adjacent to the rail station. 6. To provide a buffer to the north and east of the Recorded Monuments of the ruined church and graveyard and to allow for appreciation of this heritage asset 7. To ensure that the house types proposed reflect the urban setting of the site 8. To ensure that the landscaping proposed reflects the town centre location of the site in terms of function and appearance. 9. To ensure that the landscaping strategy enhance the views and significance of the rail station and recorded monuments to the south of the site.
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Development Management	<p>The Council may request the following reports to be submitted in order to assess the impact of development:</p> <ul style="list-style-type: none"> • Design Statement and Visual Impact Statement • Development Impact Assessment • Architectural Impact Assessment (including impact on Cahir train station and Recorded Monuments) • Archaeological Impact Statement • Traffic Impact Statement and Road Safety Audit
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Towards Compact Growth	<ul style="list-style-type: none"> • Creating an attractive place to live, work and enjoy within the heart of the town • Providing an anchor for co-ordinated investment in infrastructure through the Town Centre Regeneration Strategy • Activating a key strategic and long under-utilised town centre site by providing a viable and deliverable development opportunity • Demonstrating that compact growth can be delivered with gentle but appropriate densities • Connecting the place into its surrounding and providing opportunities for new connections and sustainable mobility
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TOWNHOUSES

TOWN PARK

RETAIL / RESIDENTIAL BUILDINGS

PUBLIC AMENITY SPACE

LANDMARK BUILDING WITH CIVIC SPACE

COURTYARD HOUSING

ACCESS ROUTES

RETAIL/RESIDENTIAL STREET FRONT

ACCESS

LINKAGE TO TOWN

LINKAGE TO TOWN

POTENTIAL FUTURE EXPANSION SITE

POTENTIAL FUTURE EXPANSION SITE

MAIN ACCESS

KENNETH HENNEBLY ARCHITECTS

RMV

TEL: 052 6122606
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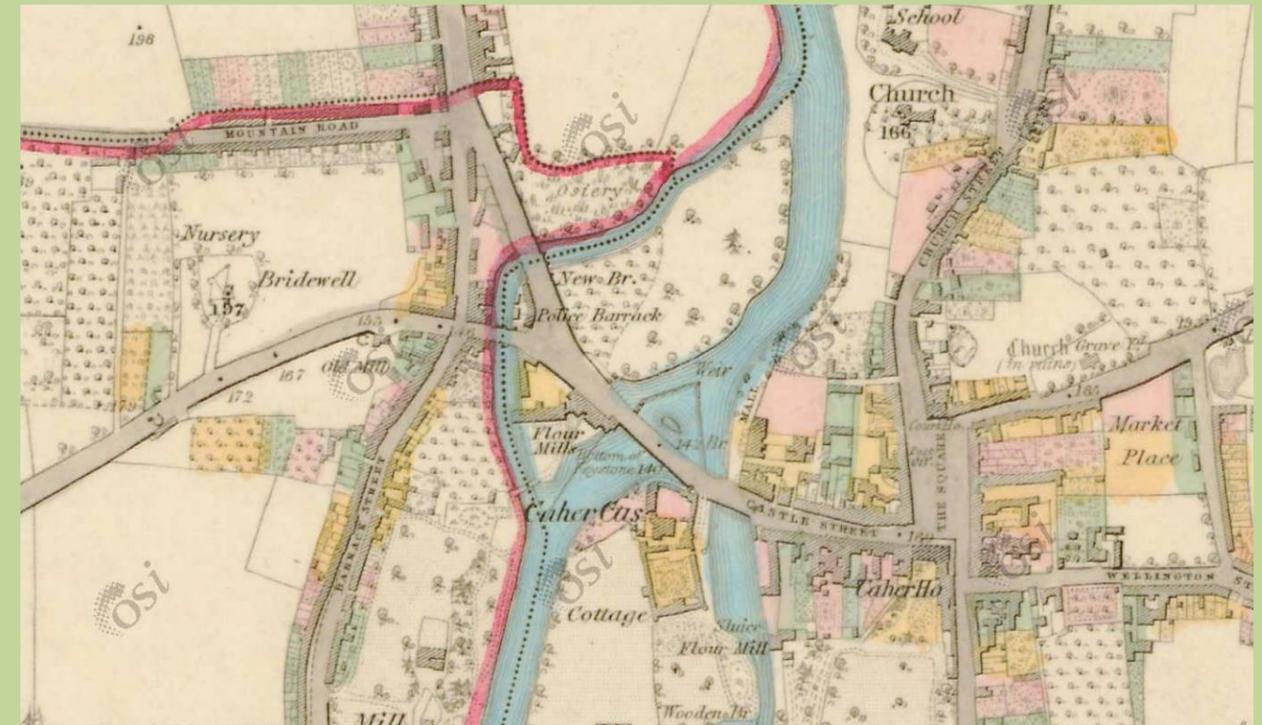
Indicative layout



Precedent images

The Mill Site

Area:	0.45ha
Zoning:	Town Centre
Planning History:	No relevant planning history though planning permission was granted for use of part of the site as car wash, which still operates on the site.
Context:	<p>The mill complex is prominently located on an island formed by two channels of the River Suir and is recorded on the Record of Protected Structures (RPS). The site sits on the opposite bank of the River Suir to Cahir Castle and because of this prominent setting and the scale of the structures on the site, it has an imposing and significant impact on the town centre. The structures on the site, because of their dilapidated state, have a negative impact on the appearance and quality of the town centre.</p> <p>The building on the north-eastern corner, adjoining Bridge Street, was constructed c. 1801 and has been significantly altered with the removal of a pitched roof and lime render and addition of cement render during the 20th century. The building to the rear of the site was constructed in the late 19th century.</p> <p>The buildings maintain many of the original attractive features, though they are now in disrepair. The buildings are a significant landmark in Cahir because of their prominent location and provide an important reminder of the industrial heritage of Cahir.</p>
Development Framework	<p>To regenerate and repurpose the Old Mill and Site through a conservation-led methodology, with a focus on tourism-related developments and services.</p> <p>The substantial north block, fronting onto Bridge Street, and the double-pile south block should be retained and comprehensively restored as the centre piece of a new development on this important site, ensuring the industrial heritage of the site is recognised.</p> <p>The ecological integrity of the River Suir SAC should be protected and enhanced as part of any redevelopment, whilst the setting of Cahir Castle on the opposite bank of the river should be respected and enhanced.</p>



Cahir c. 1840 showing location of buildings on the Mill site (Source: Geohive)



Cahir Flour Mill in the late 19th century (north block shown with original pitched slate roof)

Site Strategy:

1. To prepare a conservation led-methodology to re-purpose and redevelop the Mill complex, while protecting its architectural integrity and form of the buildings and their setting.
2. To improve views of Cahir Castle from the junction of Bridge Street and Abbey Street to enhance the setting of Cahir Castle when approached from the west
3. To enhance the setting of the Mill buildings and ensure these buildings act the focal point for new development on the site
4. To provide a new civic amenity space along the riverbank to allow appreciation of the castle and the river
5. Potential to extend the built form on the eastern part of the site, whilst respecting the view corridor to the castle from the west, to provide definition and an enhanced sense of enclosure to the street
6. To make provision for vehicular and servicing access to the site, whilst maintaining the central courtyard space
7. The location fronting directly onto the river opposite Cahir Castle provides a unique setting and may be opportunity for tourism accommodation or commercial tourism uses
8. To provide landscaping which functions as a tranquil space to appreciate the river and the castle and a secondary space which acts as a servicing area for the commercial use of the mill

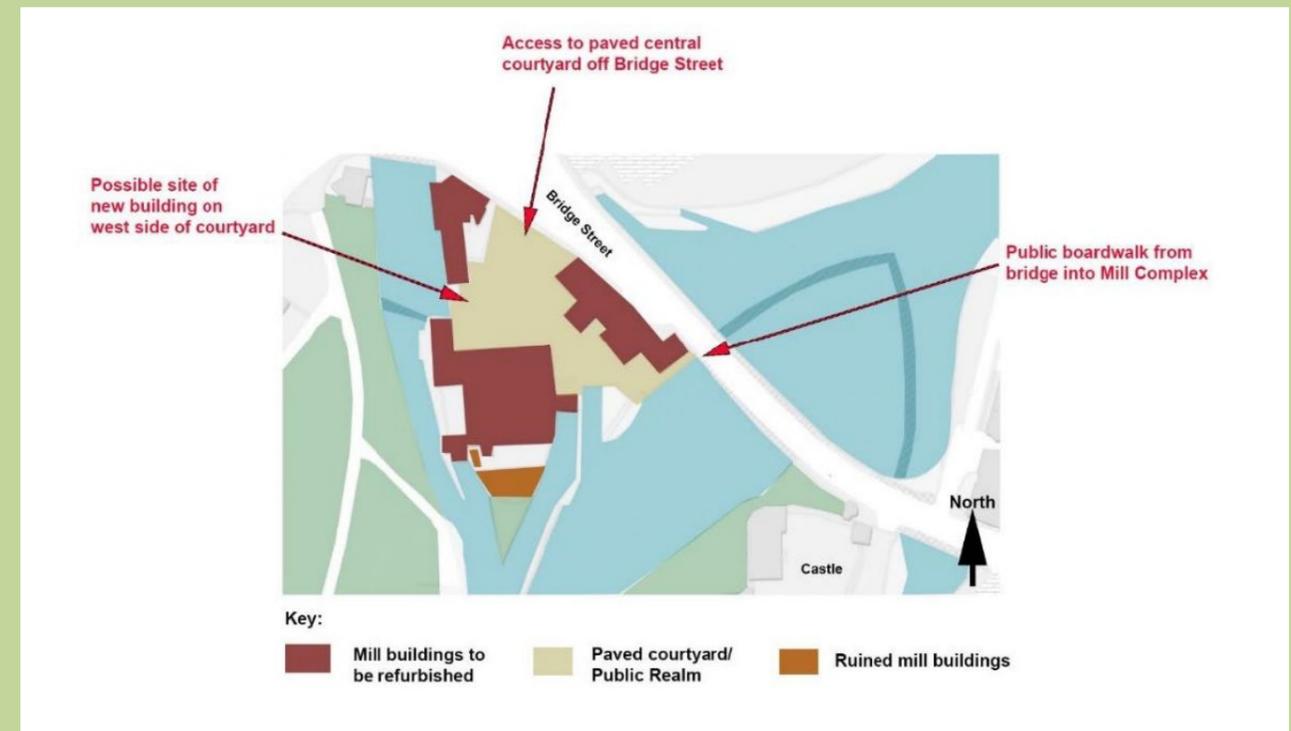
Development Management

The Council may request the following reports to be submitted in order to assess the impact of development:

- Design Statement and Visual Impact Statement
- Architectural Impact Assessment
- Flood Risk Assessment
- Archaeological Impact Statement
- Ecological Impact Assessment

Towards Compact Growth

- Leveraging the heritage value and unique setting of the site to activate a key strategic and long under-utilised town centre site
- Developing tourism infrastructure in the heart of the town to compliment the strategic growth approach for the town
- Connecting the place into its surrounding and providing opportunities for new connections and sustainable mobility



Indicative layout showing how site might be developed



Refurbishment of Blarney Woollen Mills for hotel and tourist related uses



Sketch image of restored mill complex with contemporary boardwalk and commercial uses



Potential for warehouse conversion with double height spaces and mezzanines

Cahirabbey Quarry Site

Area:	38ha
Zoning:	Tourism and Recreation; Open Space
Planning History:	No relevant planning history
Context:	This site is located to the north of the town on the western side of the river. The site includes a quarry, which is no longer operational, and a small lake system off the Lower River Suir. The Cahir LAP 2011 identified the potential of the site to be used for integrated tourism uses and the Council's adopted Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (Sept 2018) also identified the opportunity for the site to be used for a high-quality multi-use public amenity and nature habitat.
Development Framework	The development of the site offers the opportunity to provide for high-quality tourism and water-based amenity development, with passive and active uses on and round the lake and river, enhancing and complimenting the tourism offer of the town. The development of the site could provide for a high-quality hotel to serve the town and surrounding area, and ancillary accommodation. Any new development of the site must ensure the ecological integrity of the Lower River Suir SAC is protected and enhanced.
Site Strategy:	<ol style="list-style-type: none"> 1. To provide required pedestrian and cycling infrastructure and vehicular access, following the completion of a Strategic Transport Assessment and preparation of Masterplan for the lands in accordance with Policy ED4 in consultation with the NTA and TII. 2. To provide for new pedestrian and cycle links to the town prior to or in tandem with the development of the Cahirabbey Opportunity Site, including the examination of the feasibility to provide a bridge over the River Suir, to provide access to the eastern river bank. 3. To provide for a new pedestrian and cycle access bridge over the River Suir to the south of the site, and to provide access to the eastern river bank 4. To provide a landmark piece of architecture which addresses the lake, views from the bridge and

reflects the sensitive location of the site on the riverbank.

5. To provide soft landscaping along the N24 to mitigate road noise, and to provide appropriate soft landscaping to protect and enhance biodiversity on the site
6. To provide appropriate walkways to safeguard the ecological value of the site around the lake and along the river

Development Management

- Land Use Masterplan (which must include the Employment and Enterprise lands to the west), including phasing proposals
- Design Statement and Visual Impact Statement
- Strategic Transport Assessment
- Architectural Impact Assessment
- Flood Risk Assessment
- Habitat Directive Screening Assessment & Natura Impact Statement if required

Towards Compact Growth and Enhanced Amenities and Heritage

- Developing activity-based tourism infrastructure to support leisure and amenities within walking distance of the town centre
- Utilising underused land to support biodiversity
- Integrating the industrial heritage of the town to encourage economic activity and support tourism



Clockwise from Top Left: Cahirabbey Quarry Site; Europe Hotel, Killarney; Ballyhass Lakes and accommodation

APPENDIX 2 – Serviced Land and Infrastructure Assessment

1.0 Purpose of the Report

This Serviced Land and Infrastructure Assessment has been prepared in accordance with the Methodology provided in the NPF and the Local Area Plans – Guidelines for Planning Authorities (DHPLG, 2013) and to determine a residential zoning framework for Cahir to support its sustainable growth and development over the lifetime of the Plan.

2.0 Policy Context

The NPF has provided a framework to promote the principles of compact sustainable growth and to seek to ensure effective linkages between the zoning of land and the availability of infrastructure. A standardised methodology to zoning is provided in Appendix 3 of the NPF and key national policy provisions are outlined below:

Tiered Approach to Assessment

National Planning Objective 72(a) requires local authorities to apply a standardised approach to zoning, to identify lands that are serviced (Tier 1) and land that are serviceable within the lifetime of the plan (Tier 2). Where lands do not fall within Tier 1 or Tier 2, they may not be zoned for development. National Policy Objective 72(b) also requires local authorities when considering the zoning of land to identify infrastructural requirements and where appropriate to provide a delivery strategy and cost estimate.

Sequential Approach and Sustainable Development

The NPF also recognises that the availability of physical infrastructure should not be the sole determinant of the zoning of land. In relation to the prioritising of development lands, Section 10.2 of the NPF states that *'there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development'*

3.0 Methodology

The Serviced Land and Infrastructure Assessment has been developed having regard to the policy provisions set out above and the standardised methodology provided in Appendix 3 of the NPF and as follows:

1. Population Growth

Chapter 3 of the Plan has provided for a sustainable population growth rate of 10% for Cahir up to 2026 and determined that 10.1ha of land is required to meet the anticipated population increase over the plan period. This provided a baseline figure to meet in identifying land suitable for development for residential purposes.

2. Site Identification

The Cahir LAP 2011 included circa. 51 ha of zoned land for residential purposes and the majority of these lands have not been developed over the lifetime of the Plan. All lands currently identified within the Cahir LAP 2011 and a number of contiguous sites were identified for detailed review and assessment. Land identified by the Strategic Flood Risk Assessment identified to be at risk of flooding was discounted from the assessment. In total 19 Sites were identified for further examination as illustrated in Figure 1 below.



FIGURE 1: SITE ASSESSMENT

3. Site Assessment

All sites have been appraised based on infrastructural requirements and land use criteria. Tables 1 and 2 provides a summary of the evaluation process and Table 3 provides explains the weighting/scoring description of infrastructure availability. It should be noted that the overriding infrastructural consideration and constraint is the capacity of the public waste water treatment plant. The plant currently has a limited space capacity of circa. 500 PE. However, Irish water has committed to upgrading the plant and the upgrade is included in the current investment programme. This up-grade in capacity will support a residential growth of 10% over the lifetime of the Plan but would not provide the infrastructural capacity to retain the level of residential zoned land within the current plan.

Score	Infrastructure Requirements
1	Existing infrastructure can support the development of the site, subject to on-site works, some minor works at access points or linking into available existing systems
2	Some off-site works are required but could be delivered as part of a planning application to develop the site or capital investment is identified to facilitate development over the course of the plan
0	The land could not reasonably be serviced over the course of the plan and capital investment works have not been identified to meet the infrastructural need to develop the site over the course of the plan. These sites are discounted, and no further assessment is made.

TABLE 1: INFRASTRUCTURE CAPACITY

Characteristic	Description
Compact Growth	Proximity to the town centre and services – distance of no more than 1km or 5 min walk from the town centre is desirable
Public Transport	Whether public transport modes are available within proximity of the site or connected walking & cycle routes provide easy access to public transport and services
Co-Ordinated Development	That the development of the land will contribute to or complete the strategic development of the wider area

TABLE 2: PLANNING ASSESSMENT CRITERIA

Ref:	Site Name	Area (ha)	Roads	Footpath	Water Supply	Waste Water	Compact Growth	Public Transport	Co-ordinated Development
Opp Site 1	Co-Op site	2.86	1	1	1	1	✓	✓	✓
Opp Site 2	The Mill Site	0.45	1	1	1	1	✓	✓	✓
1	Clogheen Road	6.44	1	1	1	1	x	x	x
2	Mitchelstown Road	7.79	1	2	1	1	x	x	x
3	Carrigeen	6.24	1	2	1	1	✓	x	x
4	Lissava (Mitchelstown Road)	1.9	1	1	1	1	✓	x	✓
5	Lissava (Mountain Road)	1.53	2	2	1	1	✓	x	✓
6	Carrigeen Castle	1.3	2	2	1	1	✓	x	✓
7	Mountain Road (west)	1.51	2	2	1	1	x	x	x
8	Mountain Road (central)	4.71	2	2	1	1	✓	x	✓
9	Mountain Road (east)	1.6	2	2	1	1	✓	x	✓
10	Abbey Street	0.23	2	2	1	1	✓	✓	x
11	The Mart	2.39	1	2	1	1	✓	✓	x
12	Cashel Road	1.05	1	2	1	1	x	✓	x
13	Barnora	2.94	1	1	1	1	✓	✓	✓
14	Farranlahassery	1.38	1	1	1	1	✓	x	✓
15	Clonmel Road (north)	2.88	1	2	1	1	x	x	✓
16	Clonmel Road (south)	2.50	1	2	1	1	x	x	✓
17	Pearse Street East	1.68	1	2	1	0	✓	✓	✓

TABLE 3: SITE-SPECIFIC INFRASTRUCTURE ASSESSMENT

4.0 Land Use Framework

Having regard to the NPF methodology for land zoning, the population targets, infrastructure capacity and the comprehensive review of the lands, the following sites are considered to meet land zoning requirements and will support the sustainable growth of the town.

Zoning	Site	Comment	Area (ha.)
'Town Centre'	Opp Site 1 (Co-op site) Opp Site 2 (The Mill site)	Key Sites to facilitate the regeneration of the town centre.	3.31
'New Residential'	Site 4 (Lissava - Mitchelstown Road) Site 5 (Lissava Mountain Road) Site 6 (Carrigeen Castle) Site 9 (Mountain Road – east) Site 13 (Barnora) Site 14 (Farranlahassery)	<ul style="list-style-type: none"> • Effective Use of Infrastructure • Proximity to the Town Centre / Sequential Test • Co-ordinated development 	10.65

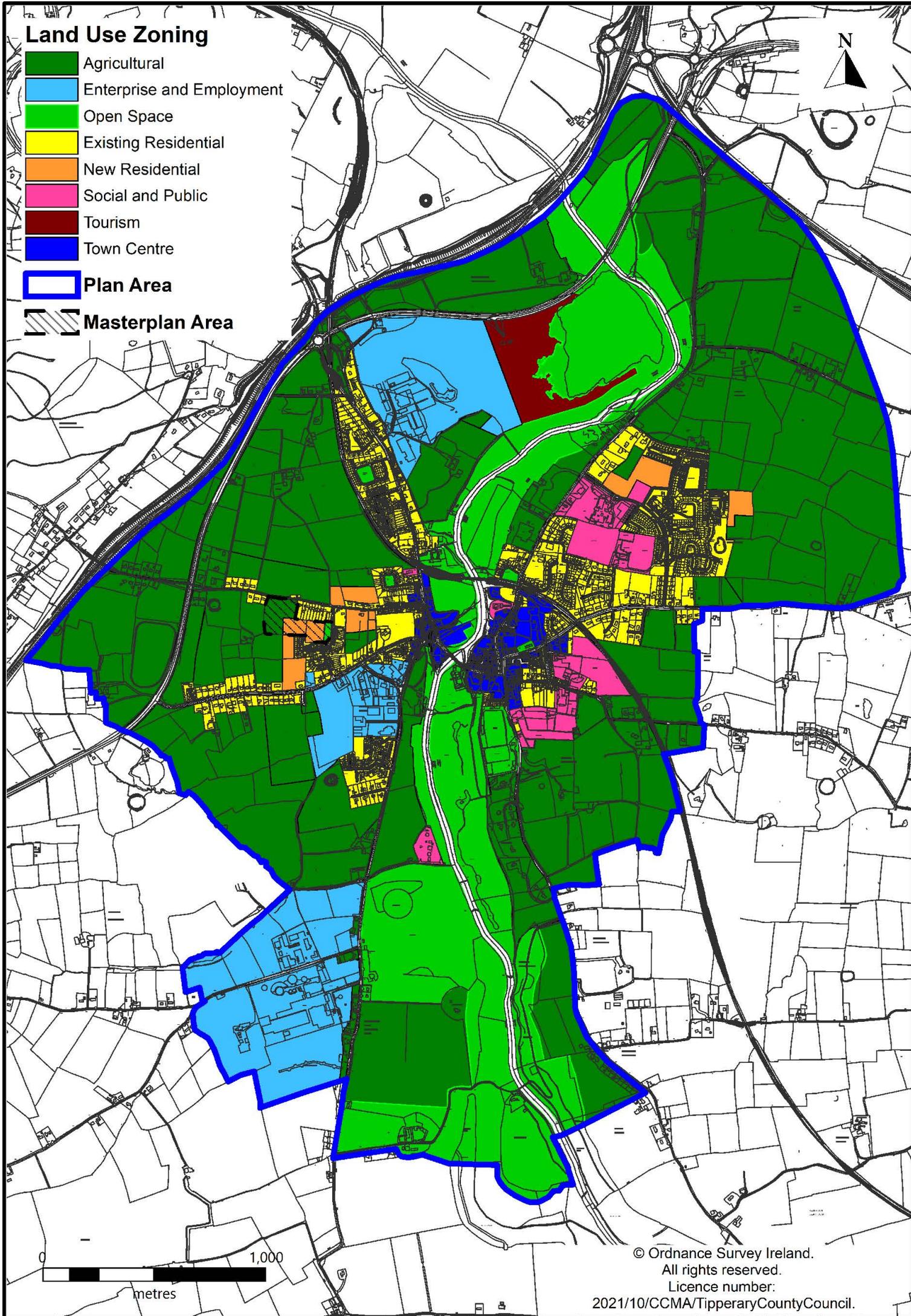
TABLE 4: SITES TO BE ZONED FOR RESIDENTIAL / TOWN CENTRE USE

5.0 Infrastructure Delivery

Irish Water have committed to the up-grade of the Cahir Waste Water Treatment Plant by 2024. This investment programme will support development of all land zoned and the residential, commercial and social developed and sustainable growth in Cahir Town. In the interim period, all applications for development will have to be considered by Irish Water in terms of available residual capacity.

Land Use Zoning

-  Agricultural
-  Enterprise and Employment
-  Open Space
-  Existing Residential
-  New Residential
-  Social and Public
-  Tourism
-  Town Centre
-  Plan Area
-  Masterplan Area



Natural & Built Heritage

-  Proposed Natural Heritage Area
-  Special Area of Conservation
-  Architectural Conservation Area
-  Zone of Archaeological Potential
-  Plan Area

