



Comhairle Contae Thiobraid Árann  
Tipperary County Council

# The preparation of a Tipperary County Development Plan 2022-2028

## Chief Executive's Report Pre-Draft Consultation Process

Report to Council under Section 11 (4) Of the Planning and Development Act 2000, (as amended).

January 2021



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Appendices – Separate Volume

## Acronyms

AA: Appropriate Assessment

ACA: Architectural Conservation Area

AHB: Approved Housing Body

ALM: Active Land Management

BER: Building Energy Rating

BID: Business Improvement District

CARO: Climate Action Regional Office

CCAP: Climate Change Action Plan

CDP: County Development Plan

CE: Chief Executive

CFRAM: Catchment Flood Risk Assessment and Management

CPO: Compulsory Purchase Order

CSO: Central Statistics Office

DCHG: Department of Culture, Heritage and the Gaeltacht

DE: Department of Education

DECC: Department of Environment, Climate and  
Communications

DHLGH: Department of Housing, Local Government and  
Heritage

DTCAGSM: Department of Tourism, Culture, Arts, Gaeltacht,  
Sport and Media

DMURS: Design Manual for Urban Roads and Streets

DTTS: Department of Transport, Tourism and Sport

EMs: Elected Members

EIA: Environmental Impact Assessment

EIAR: Environmental Impact Assessment Report

EPA: Environmental Protection Agency

ESB: Electricity Supply Board

EU: European Union

EV: Electric Vehicle

GAA: Gaelic Athletic Association

GI: Green Infrastructure

GSI: Geological Survey Ireland

HNDA: Housing Need and Demand Assessment

HSE: Health Service Executive

LAP: Local Area Plan

LCDC: Local Community Development Committees

LECP: Local Economic and Community Plan

LEO: Local Enterprise Office

MASP: Metropolitan Area Strategic Plan

NC: Neighbourhood Centre

NDP: National Development Plan

NHA: Natural Heritage Area

NPF: National Planning Framework

NPO: National Planning Objective

NPWS: National Parks and Wildlife Service

NSO: National Strategic Outcome

NTA: National Transport Authority

NZEB: Nearly Zero Energy Building

OPR: Office of the Planning Regulator  
OPW: Office of Public Works  
PDA: Planning and Development Act, 2000 (as amended)  
PFRA: Preliminary Flood Risk Assessment  
PPN: Public Participation Network  
PV: Photovoltaic  
RES: Renewable Energy Strategy  
RMP: Record of Monuments and Places  
ROW: Right of Way  
RPO: Regional Policy Objective  
RRDF: Rural Regeneration and Development Fund  
RSES: Regional Spatial and Economic Strategy  
RSO: Regional Strategic Outcome  
RPS: Record of Protected Structures  
SAC: Special Area of Conservation  
SDZ: Strategic Development Zone  
SEA: Strategic Environmental Assessment  
SEAI: Sustainable Energy Authority of Ireland  
SPPR: Strategic Planning Policy Requirement  
SEC: Sustainable Energy Community  
SFRA: Strategic Flood Risk Assessment  
SLA: Serviced Land Assessment  
SRA: Southern and Regional Assembly  
SHD: Strategic Housing Development  
SPA: Special Protection Area

SPC: Strategic Policy Committee  
SRDUA: Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas  
SUDS: Sustainable Urban Drainage Solutions  
TCC: Tipperary County Council  
TII: Transport Infrastructure Ireland  
UN: United Nations  
UNESCO: UN Educational, Scientific and Cultural Organization  
URDF: Urban Regeneration and Development Fund  
WWTW: Wastewater Treatment Works  
WES: Wind Energy Strategy

# Section 1.0

## 1.1 Introduction

Tipperary County Council (the Council) commenced the process of preparing a new County Development Plan (CDP) on 18<sup>th</sup> September 2020<sup>1</sup>. This will be the first CDP prepared by the Council for the entire County. It will set out strategic planning framework, to support the physical, social and economic development of the County, for six years and beyond.

Public consultation is a critical part of the process, whereby people can get involved and have their say. Consultation was carried out over an eight-week period from the 18<sup>th</sup> September 2020 – 16<sup>th</sup> November 2020. There was a very positive response to the call for submissions and observations, with over 190 submission received, addressing topics such as climate action, town centre regeneration, rural and community development, tourism etc. The submissions will make a valuable contribution in the preparation of Draft CDP and in shaping the development of the County.

This report provides a summary of all submissions made, and the Chief Executive's response and recommendations for the Draft CDP.

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<sup>1</sup> Including a review of the South Tipperary County Development Plan 2009 (as extended) and the North Tipperary County Development Plan 2010 (as extended)

## 1.2 Format of Report

This report is set out over five key sections.

Section 1 explains the plan-making process, consultation procedures and how this Report will influence the Draft CDP.

Section 2 describes the submissions received, by general area of interest.

Section 3 provides a summary of submissions received from statutory authorities, including the Office of the Planning Regulator (OPR), and the considerations and recommendations of Chief Executive, in response to each.

Section 4 sets out a summary of all other submissions received, by topic and the considerations and recommendations of the Chief Executive in response to each.

Section 5 provides a summary overview of submissions received by general area of interest, and the response of the Chief Executive.

Appendices are attached as a separate volume including a complete list of submissions received, a list of policy documents, guidelines and plans, that will inform the new CDP, the

consultation strategy undertaken, and the formal notice of commencement of the plan-making process.

### 1.3 Legislative Context

The key stages in the Plan preparation process are summarised in Figure 1 below, and this Report forms part of Stage 1.

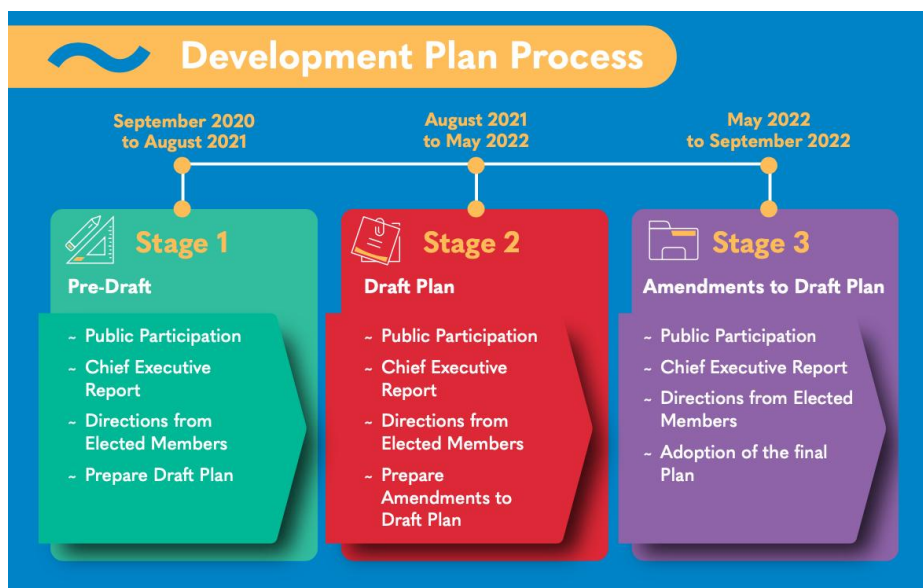


Figure 1: Plan-Making Process and Timeline

Section 11 (4)(b) of the Planning and Development Act, 2000 (as amended), (the Act), states that this Chief Executive’s Report must:

- (i) List the persons or bodies who made submissions or observations, as well as any persons or bodies consulted.
- (ii) Summarise the issues raised in the submissions and during the consultations, where appropriate, but shall not refer to a submission relating to a request or proposal for zoning of particular land for any purpose.
- (iii) Give the Opinion of the Chief Executive on the issues raised. In this regard the Chief Executive’s opinion must take into account (a) the proper planning and sustainable development of the area, (b) the statutory obligations of any Local Authority in the area, and (c) any relevant policies or objectives of the Government or any Minister of the Government.
- (iv) Finally, the Report shall state the Chief Executive’s recommendations on the policies to be included in the Draft CDP.

This Report is now submitted to the Elected Members of the Council for their consideration. The Elected Members have up to 10 weeks to consider the Report, and following this consideration, may issue directions to the Chief Executive regarding the preparation of the Draft CDP. The directions shall be strategic in nature, consistent with the draft Core Strategy and shall take account of the statutory obligations of any local

authority in the area, and any relevant policies and objectives of the Government.

In issuing Directions, the Elected Members shall be restricted to considering the proper planning and sustainable development of the area to which the CDP relates.

Within 12 weeks following the receipt of any Directions, the Chief Executive shall prepare a Draft CDP and submit it to the Elected Members for their consideration.

A list of Policy Documents, Guidelines and Plans to inform the Draft CDP is set out in the Appendix, these are important to the preparation of the Core Strategy, and policies and objectives of the Draft CDP.

## 1.4 Pre-Draft Consultation

A pre-Draft 'Shaping Our Future' communications strategy was prepared to support the consultation process, with the following key actions:

- A strategic 'Issues Paper' was made available in public libraries, at Civic Offices and on the Council's website.
- An animated video was produced along with Background Papers, and Children's Activity Worksheets.

- Publications were produced with recognisable branding in a clear and simple style<sup>2</sup>.



Figure 2: Example of branding for the plan-making process.

- A dedicated website was set up and can be accessed at <https://www.tipperarycoco.ie/cdp>, this will remain available as a source of information over the two year process of plan-making.
- Publication of newspaper advertisements inviting written submissions. Adverts appeared local newspapers.
- The planning section Twitter page @planningtipp is also constantly updated as a key source of information.

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<sup>2</sup> Consideration was given to National Adult Literacy Agency (NALA) requirements in so far as possible.

Further consultation procedures included:

- Non-statutory Briefing Sessions for all Elected Members.
- Public Consultation Meetings took place at each Municipal District.
- Stakeholder meetings with statutory bodies.
- Distribution of notices and website link to individual residents' associations, community groups, business interests etc.
- **Notification issued to all primary and secondary schools in the county inviting submissions.**
- Radio interviews (Tipp FM and Tipp Mid-West radio).
- Targeted meetings and Webinars, including with the Strategic Policy Committee (SPC), the Public participation Network (PPN), the Local Community and Development Committee (LCDC), Comhairle na nOg etc.

Please refer to the attached Appendix for further details of consultation processes.

It should also be noted that all submissions are available to view on the Council's website.

The COVID-19 health measures resulted in challenges in ensuring that everybody had an opportunity to have their say. The Council responded actively by using available consultation and media services in getting the message out. Social media services, website, twitter and virtual meetings were used to maximum effect, along with on-line submissions function. This is in line with the OPR Communications Toolkit<sup>3</sup> for increasing public engagement.

## 1.5 Environmental Assessment

During the preparation of the new CDP the potential for environmental impacts that may arise as a result of its implementation must be considered through the following processes; Strategic Environmental Assessment (SEA), Habitats Directive Assessment (HDA) and Strategic Flood Risk Assessment (SFRA).

EU Directive 2001/42/EC ensures, through the SEA process, that environmental considerations are integrated into the preparation of the CDP. Article 6(3) and 6(4) of the EU Habitats Directive 92/43/EEC seeks to ensure, through the HDA, that the implementation of the CDP, either on its own or in combination with other plans and projects, does not adversely impact on protected conservation sites (Natura 2000 sites). Finally, SFRA seeks to ensure that flood risk mitigation is considered as an

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<sup>3</sup> <https://opr.iw.ie/view-file/9>.



integral part of the plan-making process. As a result of these processes the following reports will be published in support of the Draft CDP: Environmental Report, Natura Impact Assessment and Strategic Flood Risk assessment.

Consultation with environmental authorities and the general public is important to the environmental assessment processes, and a number of submissions were received in response to the issue of SEA Scoping notices. The SEA Scoping Report addresses relevant submissions and is available to view on the Council website.

## 1.6 Introduction to the Core Strategy

The Draft CDP is required by the Act to contain a strategic 'Core Strategy', focused on residential development in towns and villages, and co-ordination between the supply of zoned and serviced land for housing over the lifetime of the CDP. The key objective being, to guarantee the delivery of housing and jobs, in tandem with services and amenities, such as schools, infrastructure, public transport, roads/cycle infrastructure and community facilities. The Core Strategy will also support the economic strength and diversity of rural Tipperary and its rural communities.

The Core Strategy in the Draft CDP will include;

### (a) Core Strategy Statement

The Core Strategy Statement is the collaborative vision for Tipperary for how the county and its population, will develop and prosper into the future; its focus will be on economic, social and environmental sustainability. The Statement will illustrate how the Tipperary CDP supports the strategy of the National Planning Framework (NPF) and the Southern Regional Spatial and Economic Strategy (RSES). Key considerations will be:

- The NPF projects a population growth for Tipperary of up to 24,500 additional persons by 2031 and will outline targets for the delivery of new housing in line with national guidance<sup>4</sup> over the lifetime of the CDP. As housing delivery in Tipperary has been low over the past 10 years, strong support for the delivery of new housing to cater for a growing population will be important.
- The Core Strategy will recognise the strong network of towns and villages in Tipperary<sup>5</sup> and provide a framework for settlements of all sizes. In line with the RSES, settlements will be considered according to their size, role and capacity as follows: Key Towns (Clonmel, Nenagh and Thurles), Towns and Villages above 1,500 population, Rural villages under 1,500 population, and

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<sup>4</sup> *Housing Supply Target Methodology for Development Planning Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) December 2020*

<sup>5</sup> *There are 126 towns and villages identified in the current CDPs*

wider rural areas and networks. This typology will be tailored to apply to the settlements and rural areas in Tipperary and will be supported by settlement capacity analysis.

- Sustainable compact growth, economic prosperity and the revitalisation of towns and villages will be supported, by the identification of population growth and investment across the settlement types. In accordance with their role as Key Towns, and in accordance with the RSES, Clonmel, Nenagh and Thurles will be targeted to grow by more than 30% over 2016 levels.
- The Core Strategy will set out a framework to support and sustain rural communities and economies, harnessing natural assets, including; agriculture, forestry, tourism, renewable energy resources, green and blue infrastructure assets and rural enterprise base etc. The Core Strategy will consider emerging opportunities for rural areas in terms of broadband provision, renewable energy, social enterprise, tourism etc.
- The Core Strategy will support the UN 2030 Agenda for Sustainable Development and the three considerations of sustainable development being, economic, social and environmental. Integral to this vision will be the integration of climate change mitigation and adaptation.



Figure 3: UN Sustainable development Goals

(b) Core Strategy Table

The Core Strategy table will:

- Tabulate each of the county's towns and villages in a tailored settlement hierarchy.
- Set out the broad distribution of new population across these settlements and rural areas.
- Clearly identify how the county population projection translates into households to inform housing need and quantity of zoned land required in towns and villages.

(c) Core Strategy Map

A map will spatially illustrate County Tipperary and its strategic location in the Southern Region, its relationship to the cities of Limerick, Waterford and Cork and its own physical and

economic strengths. The Settlement Hierarchy will be illustrated, along with key transport and infrastructure assets i.e. motorways, rail lines, ports, airports and waterways, and additional strategic policy as appropriate, such as, areas under urban pressure, strategic economic networks etc.

## Section 2.0

### 2.1 Submissions Received

This section categorises the 190 submissions received into six broad topics (see Table 1 below) and further categorises them by local area of interest (see Figure 3). Submissions by reference number are listed in the Appendix under their areas of interest.

In accordance with the Act, four submissions as received in relation to land zoning cannot be considered at this stage. When the Draft CDP is published, land zoning submissions can then be invited, and considered.

Figure 4 is an illustration of key terms and words that arose in submissions received and give a flavour of the key areas of interest, reoccurring themes and subject matter of submissions received.

Strategic Vision	<ul style="list-style-type: none"> <li>• Low-Carbon Society &amp; Climate Action</li> <li>• Core Strategy</li> <li>• Planning for economic recovery</li> </ul>
People and Places	<ul style="list-style-type: none"> <li>• Settlement Strategy, towns/villages, housing in the open countryside.</li> <li>• Housing, services and infrastructure</li> <li>• Low-Carbon Society &amp; Climate Action, Town and village amenities</li> <li>• Tipperary Town and Emly</li> </ul>
Economy, Enterprise and Regeneration	<ul style="list-style-type: none"> <li>• Stronger settlements, place-making and regeneration</li> <li>• Economy, Employment, Tourism and rural development</li> <li>• Renewable Energy and Circular Economy</li> <li>• Low-Carbon economy</li> </ul>
Environment, Ecology and water Systems	<ul style="list-style-type: none"> <li>• Water and Flooding</li> <li>• Landscape, Natural Ecosystems and Biodiversity</li> <li>• Climate Change Adaptation</li> </ul>
Connectivity, Transport and Infrastructure	<ul style="list-style-type: none"> <li>• Infrastructure</li> <li>• Sustainable Transport</li> <li>• Digital Connectivity</li> </ul>
Quality of Life	<ul style="list-style-type: none"> <li>• Access to Community Facilities</li> <li>• Arts, Culture and Built Heritage</li> <li>• Green/Blue Assets/Climate Action</li> <li>• Amenity and Landscape</li> </ul>

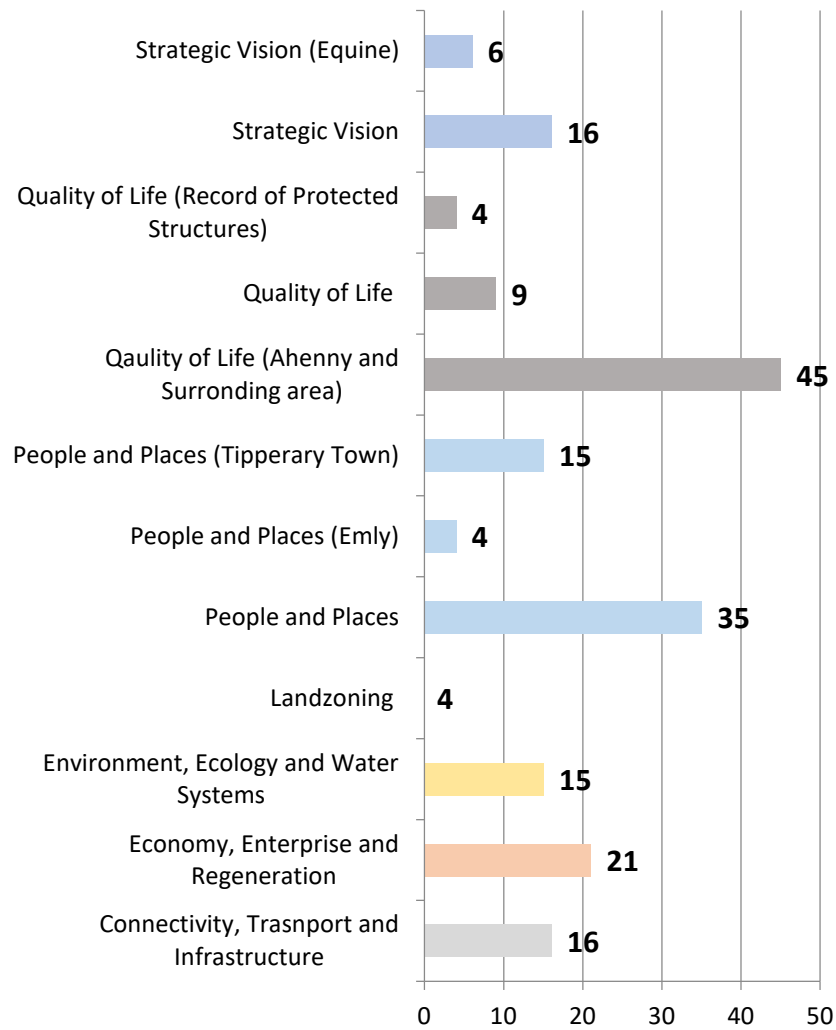


Figure 4 Submissions received by local area of interest

Figure 5: Illustration of reoccurring themes arising



## Section 3.0

### 3.1 Office of the Planning Regulator Submission & Chief Executive's Recommendation

This section contains a summary of the issues raised by the Office of the Planning Regulator (OPR), and the considerations and recommendations of the Chief Executive as to how the considerations will be addressed in the Draft CDP.

Reference No. 654	Submission Name Sean Woods, Executive Officer, Statutory Plans Evaluation, OPR	Theme: Strategic Vision
Summary of Submission		Chief Executive's Consideration
The issues paper is commended, along with the positive approach to public engagement.		Observations are noted and welcomed.
<p>Core Strategy and Settlement Strategy</p> <p>The requirement to prepare a Core Strategy is highlighted and it is noted that a justified settlement hierarchy is a central part. It is noted that three settlements – Clonmel (RPO 17), Nenagh (RPO 20) and Thurles (RPO 21) – have been designated as key towns under the RSES, RPO 11 supports TCC in targeting 30% growth to 2040 for all key towns, subject to capacity analysis.</p> <p>It is also noted that the RSES suggests a different focus for Clonmel, as a self-sustaining regional economic driver and one of six larger key towns in the SRA, compared to the</p>		<p>The requirement to prepare a Core Strategy and Settlement Strategy is noted, with consideration to population projections. Clonmel, Nenagh and Thurles as Key towns will incorporate a targeted growth of more than 30% in accordance with the objective of the RSES. The current settlement strategy will be reviewed to allocate population and housing across the settlement hierarchy of the County in accordance with the settlement typology of the RSES.</p> <p>It is noted that the RSES acknowledges the stronger role of Clonmel as a self-sustaining regional economic driver, and consideration will be given in the Settlement Hierarchy to this designated role.</p>

<p>sub-regional influence of the Nenagh and Thurles. It is noted that Clonmel, should plan for population growth in excess of 30% by 2040 with a lower level of growth for Thurles and Nenagh.</p>	
<p>Lower tier settlements will be determined in accordance with section 3.3 A Tailored Approach, under the RSES. It is also noted that networks of towns and villages which share geographic and economic resources and specialisms, can provide an opportunity to drive the regional economy. The Council should consider how best the Limerick-Waterford Transport and Economic Network/Axis, encompassing the towns of Clonmel, Carrick-on Suir, Cahir and Tipperary (RPO 30, refers), and other networks can best be reflected into the core strategy.</p>	<p>Noted. It is acknowledged that a strong and vibrant settlement framework is important for quality of life and delivery of services and jobs. In line with the Settlement Strategy of the RSES, the Draft CDP will seek to identify networks of towns and villages that can work together on collaborative projects and benefit from strategic investment. The Tipperary towns of Carrick on Suir, Clonmel, Cahir and Tipperary located on the Limerick-Waterford Transport and Economic network/axis will be considered as a network as part of the development of the Core Strategy</p>
<p>The OPR notes that over the last 10 years, approximately 80% of all new homes in the county were built in the open countryside. At the same time, the population of many of the county's larger settlements have experienced population decline with long-term implications for their viability. The Tipperary CDP is an opportunity for analysis and evidence-based policy development to turn around the trend above and, rejuvenate smaller towns and villages.</p>	<p>The Draft CDP will promote a strong focus on the population growth of the towns and villages and will seek to put in place a series of measures and objectives that will contribute to their revitalisation. Key areas of focus will be the revitalisation of towns and villages to encourage private housing through appropriate landzoning objectives, regeneration and public realm improvement measures and a renewed focus on sustainable growth in serviced areas.</p>
<p>In devising the Core Strategy to 2028, the Planning Authority should be cognisant that the growth rates (in</p>	<p>The Core Strategy will be supported by Housing Needs Demand Assessment (HDNA), an evidence-based analysis to inform the zoning</p>

<p>excess 30%) allowed for under NPO 9 refers to growth to 2040, over the 2016 census of population baseline. It will be essential that the core strategy for the county is implementable. The planning authority should therefore be mindful to identify key locations and opportunity sites, which are capable, in terms of physical and social infrastructure, of delivery over the lifetime of the plan.</p>	<p>framework in accordance with the NFP Methodology for a Tiered Approach to Land Zoning, and Serviced Land Assessment (SLA). These assessments will underpin population growth, and ensure that the Council can identify key locations and opportunity sites that will be suitable for development and satisfy both housing targets over the lifetime of the CDP.</p>
<p>Compact Growth, Regeneration and Zoning The OPR states that at least 30% of all new homes in settlements will need to be delivered within the existing 'built-up footprint' through infill and brownfield sites. In this regard, the RPOs under section 3.11 of the RSES are of particular relevance to the core strategy, including the requirement for specific objectives for urban infill/brownfield development (RPO 34), in addition to RPO 35. It is recommended that the CDP defines those areas which will contribute to the target, having regard to the definition of brownfield and the range of infill development in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (EHLG 2009).</p>	<p>The Draft CDP will seek to ensure that least 30% of all new homes in settlements will be delivered within the existing 'built-up footprint', through infill development and use of brownfield sites. The Council will seek to actively support brownfield development, and regeneration in Local Area Plans (LAPs) as they are prepared.</p>
<p>The CDP should ensure compact growth and regeneration, including through Active Land Management (ALM) in accordance with the provisions of the NPF and the RSES.</p>	<p>Active Land Management initiatives will be considered, both as part of the Draft CDP and in the preparation of LAP for each of the towns.</p>



Land zoning should flow from a core strategy consistent with the NPF Implementation Roadmap. It should be based on an evidence-based county housing occupancy rate, consistent with the NPF, informed by a HNDA, and consistent with all relevant section 28 guidelines and Strategic Planning Policy Requirements (SPPRs).

The HNDA should identify the level of housing expected in the various urban and rural parts of the county, including one-off housing (NPO 21), taking account of both historical trends and the policies above. The HNDA should inform the level of zoning requirements for residential development in settlements. The HNDA and the CDP would also be expected to consider, specifically, the range of housing needs of the elderly (NPO 30), in view of the growing proportion of the county's elderly population.

The OPR notes that the application of appropriate residential density to the different settlement tiers in line with the Guidelines will naturally limit the quantum of land required to accommodate population growth. In the absence of relevant section 28 guidelines, the Office considers it essential that the rate(s) selected is fully supported in an evidence-based approach.

In setting out land zoning, the Draft CDP will be informed by an evidence-based analysis to inform the zoning framework in accordance with the NFP Methodology for a Tiered Approach to Land Zoning, and Serviced Land Assessment (SLA) will consider the availability of infrastructure, especially water services capacity, and environmental considerations.

The review of the County Housing Strategy and the preparation of HDNA and will be on an evidence-based approach, with consideration to the specific housing needs of Tipperary, for example, the elderly population.

Noted. In drafting the Draft CDP the residential density rate(s) selected will be fully supported in an evidence-based approach based on the characteristics and needs of individual settlements, and the need to provide housing choice for population needs.

<p>The OPR welcomes a flexible approach to zoning for rural villages in order to ensure they provide attractive options for housing as a realistic alternative to one-off housing in the open countryside (RPO 27). However, the approach must also be cognisant of the need to be consistent with national and regional objectives for compact growth and justified on an evidence-based approach.</p>	<p>Noted. The Draft CDP will include settlement plans for villages across the county, which will include a framework to provide a range of different housing options.</p>
<p>In terms of managing a legacy over-zoning issues that may exist in the making of the Draft CDP, the OPR commends the authority in the approach taken to land use zoning in the draft Cahir Local Area Plan 2020-2026.</p>	<p>Noted.</p>
<p>Regeneration The Draft CDP will need to consider the regeneration and rejuvenation of rural towns and villages in line with the detailed recommendations of RPO 26. The OPR welcomes the recognition of the importance of addressing quality of life issues for these settlements to encourage people to live in towns and villages as an alternative to one-off rural housing in the open countryside (RPO 27).</p> <p>The Draft CDP should support an appropriate level of growth in small towns and villages through land activation approaches and supportive works (NPO 18a), i.e. serviced sites, in line with the programme for 'new homes in small towns and villages' intended to be developed by the Department of Housing, Local Government and Heritage</p>	<p>The Draft CDP will support and promote the regeneration of rural towns and villages, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration. A vision for town and village centres as sought-after commercial and cultural hubs with sustainable living opportunities for all types of families will be supported.</p> <p>The Draft CDP will incorporate specific objectives for urban infill/ brownfield development and Active Land Management initiatives, both as part of the Draft CDP and in the preparation of LAP for each of the towns.</p>

<p>(NPO 18b; RPO 26 and RPO 216). In this regard, the OPR commends the planning authority for its work in producing the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages' (2018).</p>	
<p>Economic Development &amp; Employment Consider the county economic and employment base to ensure resilience to economic structural changes (RPO 75). Consider how active alignment of the development plan with the county's Local Economic Community Plan (LECP) might be achieved.</p>	<p>The economic strengths of the county in areas such as the energy economy, agriculture, activity-based tourism, food and drinks sector and pharmaceuticals, will be supported in the Draft CDP. Consultation has been carried out with the LCDC and will continue over the CDP preparation process, noting that the preparation of the Draft LECP is due to commence in early 2021.</p>
<p>Development of strategic employment areas has the potential to be significant employment driver. The guiding principles and RPOs relating to enterprise development under 4.7- Placemaking for Enterprise Development, provide direction for enterprise development, in addition to the principles underlying the regional economic strategy (RSES section 4.2). Economic development should follow the settlement hierarchy (RPO 62).</p>	<p>The Draft CDP will have regard to the RSES and the county Settlement Hierarchy in its approach to planning for strategic employment, enterprise development and employment locations for settlements and the rural economy.</p>
<p>The planning authority should consider: Potential economic opportunities through the Limerick-Waterford Transport and Economic Network/Axis identified in the RSES (RPO 30), which would complement and build on the connectivity to and influence of the metropolitan area strategic plans (MASPs).</p>	<p>The Draft CDP will address the provision of the RSES as it relates to the identification of networks. The Council is mindful of the combined strength of the towns (Carrick on Suir, Clonmel, Cahir, Tipperary) located on the Limerick-Waterford Transport and Economic Network/Axis and will seek to build on this in conjunction with the Limerick and Waterford Metropolitan Area Strategic plans (MASPs).</p>

<p>A coordinated focus on tourism, including through the network approach (green and blueways - Lough Derg and Butler Trail,) building on work already done to promote this sector through the Tipperary Tourism Strategy 2016-2021.</p>	<p>The Draft CDP will seek to support a co-ordinated focus on sustainable outdoor based tourism along with place-making and heritage focused development of towns and villages in Tipperary.</p>
<p>The retail sector forms a critical element of any economy, especially for the key towns, and performs an essential service for settlements within most tiers. The planning authority should be guided, as much as is feasible, by the requirements of the Retail Planning Guidelines (2012) concerning the preparation of a retail strategy.</p>	<p>The Draft CDP will consider the retail sector as a key element of the economy in terms of employment, economic activity and maintaining the vitality of our towns. The Covid-19 pandemic, advances in online retailing and other new and evolving retail forms continue to change retail trends and challenge town centres. Guidance on the future pattern of retail development will be provided, to provide sustainable retail facilities and having consideration to digital strategies.</p> <p>Retail is important for services, regeneration, enterprise, and employment . In this regard, the Draft CDP will seek to maintain and grow the population of settlements within walking/cycling distance, in tandem with public realm improvements.</p>
<p>Rural enterprise may include diversification (NPO 21) through inter alia, tourism, the agri-food sector and extractive industries (NPOs 22-23 and RPOs 48-50), National Broadband Plan (NPO 24, and RPOs 46 and 136), renewable energy, all of which should be supported through a clear strategy. Planning for employment and services close to population centres will support sustainable transport and obligations in terms of climate action.</p>	<p>The Draft CDP will support the rural economy and will seek to encourage diversification in line with the provisions of the RSES. The need for employment and services to be located close to centres of population in the interest of sustainability is a key objective of the RSES and will be reflected in the Draft CDP.</p>

### Transport and Connectivity

The integration of transport planning with spatial planning policies under section 6.3.5, and transport investments priorities under section 6.3.6 of the RSES, should be addressed. Integrated land use transport approach (RPO 151), with appropriate local planning objectives (RPO 152), is key to attain sustainable and compact settlements which meet the RSES '10-minute' town concepts in line with RPO 176. The planning authority is requested to actively promote modal shift in the CDP through the inclusion of a sustainable transport strategy for the county, with aims, objectives, policies and measures to implement same in consultation with the National Transport Authority (NTA). In addition, the CDP should ensure walkability, with footpaths and pedestrian facilities. Consider both county and settlement walking and cycling strategies (RSES table 6.1) and the integration of existing and future greenways and blueways in the region with settlements and facilities across the county (RPO 174, RPO 46) to improve pedestrian and cycle safety for rural residents, rather than solely as tourism assets.

LTPs should be expedited for the key towns in accordance with the RSES, and the planning authority should also consider, with the NTA, whether it is necessary to prepare LTPs for other settlements.

The Draft CDP will seek to guide land use development in settlements in a way that will enable behavioural change and support active travel and viable public transport services with the right development in the right locations. The Draft CDP will consider transport needs on a county-wide and intermodal basis, with transport profiling, and incorporation of transport actions. The Draft CDP will plan for compact settlements, with appropriate pedestrian and cycling facilities, with benefits in terms of safety, and quality of life. Local Transport Plans (LTPs) will be prepared for the Key towns and other large towns in accordance with the requirements of the RSES. Existing and proposed greenways and blueways will be considered in terms of their role in improving pedestrian and cycle safety for rural residents, rather than solely as tourism assets.

The Draft CDP will align with NPF and RSES policies to achieve enhanced regional accessibility, sustainable mobility and quality international connectivity, and in particular, to support connectivity between Cities.

<p>Any ambitions to increase rail transport modal share to be based on improvements to infrastructure and services that are form part of the infrastructural investment plans of Irish Rail, the NTA or otherwise.</p>	<p>The Draft CDP will collaboratively support and encourage an increase in rail transport based on improvements to infrastructure and services having consideration to the infrastructural investment plans of Irish Rail and the NTA.</p>
<p>Investigate, in conjunction with the Department of Transport, Tourism and Sport (DTTaS) and the NTA, how the CDP might best facilitate and improve existing public transport services, and/or promote new transport services. Regarding the wider area, the further development of the Local Link Rural Transport Programme by the NTA (RPO 172), including a commitment to its better integration.</p>	<p>Noted. The Draft CDP will have consideration to the input of the Department of Transport, Tourism and Sport (DTTaS) and the NTA in how existing and proposed rural transport programmes may be enhanced through the spatial planning process.</p>
<p>Ensure that the capacity of the national road network is maintained and protected through compliance with the requirements of the Spatial Planning and National Road Guidelines for Planning Authorities (2012), including protecting relevant corridors for national road schemes.</p>	<p>Noted. The Draft CDP will seek to protect the carrying capacity of existing transport infrastructure.</p>
<p><b>Infrastructure and Services</b> The planning authority will be required to apply a standardised tiered approach to zoning (TAZ) (NPO 72a-c) and not to zone lands that cannot be serviced during the life of the development plan (TAZ methodology, Appendix 3 of the NPF). Other mechanisms to prioritise the delivery of zoned lands for development (NPO 73a-73c) will also be important considerations. These requirements are also</p>	<p>The Draft CDP will include an evidence-based analysis to inform the zoning framework in accordance with the NFP Methodology for a Tiered Approach to Land Zoning, and Serviced Land Assessment (SLA) will consider the availability of infrastructure, especially water services capacity, and environmental considerations.</p>

<p>supported by the tailored approach under section 3.3 of the RSES. Proactive engagement with utility providers will be crucial. It is the objective of the RSES (RPO 9 and RPO 11) to take a holistic approach to delivery of infrastructure, generally, and specifically in relation to the key towns. In this regard, a central element of the NPF relates to the renewal and consolidation of underutilised parts of key towns and rural towns and villages (NPO 3c).</p>	
<p>Any strategy for the provision of water/wastewater infrastructure should be based on the growth strategy objectives under the NPF and the RSES. RPO 213 provides that investment in Rural Wastewater and Treatment Programmes will be subject to settlement hierarchies and core strategies set out in the CDP.</p>	<p>Noted. The Core Strategy will be informed by the investment plans and programmes of the key services providers.</p>
<p>Services, such as education and other community facilities, are critical to the quality of life and to the vitality and viability of settlements. The planning authority should consider how best such essential services can be accommodated in a flexible manner in its approach to future land use zoning, including in the existing built up area and areas proposed for regeneration, in discussion with the Department of Education and other providers.</p>	<p>The Draft CDP, through its Settlement Strategy and LAPs will seek to ensure the delivery of appropriate community services and facilities in consultation with service providers and tandem with new housing and economic growth.</p>
<p>Strategic Flood Risk Assessment (SFRA), to be consistent with the Planning System and Flood Risk Management</p>	<p>SFRA is being prepared for the CDP and will ensure that there is sufficient information to inform zoning decisions.</p>

<p>Guidelines for Planning Authorities (2009).</p>	
<p><b>Climate Action and Energy</b>  Climate action is a central issue to the forthcoming CDP and will require the inclusion of objectives for promotion of sustainable settlement and transport for urban and rural areas, which include measures to reduce energy demand, greenhouse gas (GHG) and climate change adaptation.</p> <p>It would be appropriate to include a climate action strategy as part of the CDP. The planning authority is also strongly advised to bring forward all land use zoning objectives into the CDP.</p>	<p>The Council has put climate action at the forefront of all strategy and policy documents and has developed several strategic projects in partnership with the TEA and national and local stakeholders. The Council is committed to ensuring our transition to a low carbon society is a central goal of the Draft CDP.</p> <p>Key actions will include:</p> <ul style="list-style-type: none"> <li>• Support for renewable energy development and diversification, including community-led development and sustainable job creation in a low-carbon economy.</li> <li>• Policy response to guide priority areas for action including; Decarbonisation, Resource Efficiency and Climate Resilience.</li> <li>• Objectives for de-carbonization zones, compact growth, modal shift in terms of transport, increased use of SUDS etc.</li> <li>• Support for the preparation of and implementation of Climate Action Plans for Tipperary.</li> <li>• Recognition of the contribution of, and services delivered by eco-systems and appropriate policy response.</li> <li>• Ensure effective co-ordination of Climate Action with the local authorities and CARO.</li> </ul>
<p>The objectives of the RSES under section 6.35 Regional Policy Objectives for the Integration of Transport and Spatial Planning Policies (in addition to NPOs 28, 30, 54</p>	<p>The objectives of RSES in relation to the integration of landuse and transport are noted and will be established as core principles in the Draft CDP. The Draft CDP will seek to guide land use development in</p>



<p>and 64) and under section 1, Climate Action and Transition to a Low Carbon Economy in Chapter 5, are particularly relevant.</p>	<p>settlements in a way that will enable behavioural change and support active travel and viable public transport services with the right development in the right locations.</p>
<p>It is an objective of the RSES to ensure effective coordination of climate action with the Climate Action Regional Offices (CARO) and with utility and service providers, including the OPW and Irish Water, will also be of particular importance.</p>	<p>The Draft CDP will support the coordination of climate action with the Climate Action Regional Offices (CARO) and with utility and service providers, including the OPW and Irish Water.</p>
<p>Renewable Energy The OPR commends the significant progress made by the planning authority in facilitating renewable energy and the promotion of renewable energy sources within the county. The Planning Authority should be mindful not to include restrictions on wind energy development (or other renewable energy infrastructure).</p>	<p>The existing Tipperary RES was developed as a proactive plan for RE development in collaboration with all stakeholders. The Draft CDP will continue to promote and support the sustainable development of RE though the RES and associated Wind Energy Strategy (WES).</p>
<p>Environment, Heritage and Amenities The CDP will play a central role to the protection of environmental assets, including landscape, natural ecosystems and biodiversity, and in particular ground and surface waters in line with the requirements of the Water Framework Directive (WFD). The recognition of the vulnerability of water resources in the issues paper is noted. However the CDP should also address the potential threat to water resources from of one-off housing.</p>	<p>A SEA, HDA and SRFA will be carried out as part of the Draft CDP process, in compliance with the relevant legalisation to assess the environmental effects of implementing the CDP. The Draft CDP will seek to recognise and support the role that ecosystems play in climate change mitigation and adaptation and to include effective policies and objectives to protect water quality and habitats in all areas, including those outside of EU designations.</p>

Chief Executive's Recommendation

The comments and input of the OPR are noted and will be addressed in the Draft CDP.

### 3.2 Southern Regional Assembly Submission & Chief Executive’s Recommendation

This section contains a summary of the issues raised by the Southern Regional Assembly (SRA), and the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations will be addressed in the Draft CDP.

Reference No. 620	Submission Name Bryan Riney, Southern Regional Assembly	Theme Strategic Vision
Summary of Submission		Chief Executive’s Consideration
<p>This submission identifies specific policies and objectives in the RSES which are relevant to the vision, policies and objectives of the Draft CDP and the obligation of the Planning Authority to ensure consistency with the RSES. The key issues are summarised below:</p> <p>Low Carbon Society and Climate Action Relevant to polices on flood risk management and surface water drainage, settlement strategy, transport, waste management, water services, energy, natural heritage, green and blue infrastructure. Blue Green Infrastructure and Nature-Based Solutions (NBS) should be integrated into policy formulation and project planning.</p> <p>The transition to a low carbon economy can offer significant opportunities to achieve sectoral diversification in all areas, especially rural areas. Tipperary is at the heart of the global bio-economy opportunity and is designated</p>		<p>In line with the RSES, Climate Action will continue to be an overarching cross cutting theme of the Draft CDP, key actions (as outlined in the previous response) will include:</p> <ul style="list-style-type: none"> <li>• Support for renewable energy development and diversification, including community-led development and sustainable job creation in a low-carbon economy.</li> <li>• Recognition of Tipperary as a national leader in the transition to a Low-Carbon Economy and the Bio-Economy.</li> <li>• Policy response to guide priority areas for action including; Decarbonisation, Resource Efficiency and Climate Resilience.</li> <li>• Objectives for de-carbonization zones, compact growth, modal shift in terms of transport, increased use of SUDS etc.</li> <li>• Support for the preparation of and implementation of a Climate Action Plans for Tipperary.</li> <li>• Recognition of the contribution of, and services delivered by eco-systems and appropriate policy response.</li> <li>• Ensure effective co-ordination of Climate Action with the local</li> </ul>

<p>as a 'European Model Demonstrator Region'. The RSES strongly supports this emphasis and the Development Plan should build on this strong platform. The Draft CDP should also provide policy support for the work of the CAROs.</p>	<p>authorities and CARO.</p>
<p>People and Places  RSES Chapter 3: People and Places sets out the regional settlement strategy, in particular Section 3.2: Sustainable Place Framework and Section 3.3: A Tailored Approach and the settlement typology set out in Table 3.2. The RSES requirements relating to the Core Strategy include Regional Policy Objectives (RPOs) such as RPO 2: Planning for Diverse Areas, RPO 3: Local Authority Core Strategies and RPO 5: Population Growth and Environmental Criteria.</p> <p>Guidance for rural housing, development plans and Housing Needs Demand Assessment (HNDA) are awaited and will provide an important input.</p>	<p>A Core Strategy for Tipperary will be prepared based on the guiding principles and typology for settlements as set out in the RSES. In addition, the Core Strategy will acknowledge the role of Tipperary in both supporting, and gaining from, the wider economic performance of the Region.</p> <p>It is noted that guidance for the preparation of rural housing policy, development plans and HDNA are due to be published. In the interim, the Draft CDP will be supported by detailed analysis of all available data to support the preparation of appropriate policy.</p>
<p>The Draft CDP should address and develop the opportunities for specific relationships and synergies between settlements and Tipperary's three Key Towns. The policy approach towards the Key Towns will need to be significantly enhanced and strengthened in the Draft CDP. Three Key Towns are identified in Tipperary - Clonmel, Nenagh, and Thurles with critical role in ensuring a consolidated spread of growth beyond the cities to the</p>	<p>The Draft CDP will seek to enhance the important role of Tipperary's towns and villages, and their role as part of a regional economy. Three Key Towns are identified – Clonmel, Nenagh, Thurles as key regional economic drivers, with a targeted growth of more than 30%.</p>

<p>sub-regional level.</p>	
<p>The RSES seeks prioritisation (see Section 3.6: Towns and Villages) in the growth allocation for settlements informed by guiding principles as set out under RSES Section 3.3. A Tailored Approach. RPO 26 specifically relates to towns and villages. Part (d) of RPO 26 states: "Local authorities will identify settlements which can play an enhanced role at sub-regional level to drive the development of their area;"</p>	<p>The current Plans identify 126 towns and villages in Tipperary. It is acknowledged that a strong and vibrant settlement framework is important for quality of life and delivery of services and jobs. In setting out the Settlement Strategy for towns and villages, other than the three towns identified by the RSES, the Planning Authority will be cognisant of the requirements of the RSES. The current settlement strategy will be reviewed to allocate population and housing across the settlement hierarchy of the County in accordance with the settlement typology of the RSES.</p>
<p>Section 3.6 of the RSES states that CDPs should include guidance for new homes in small towns and villages and renewal initiatives to assist an evidence-based approach to identifying appropriate sites for housing, social and physical infrastructure, including water infrastructure.</p>	<p>This is noted and will be given further consideration in the drafting of the CDP. The Council will continue to collaborate and consult with stakeholders to determine appropriate measures to support and enable renewal and redevelopment in towns and villages citing, for example, the 'Cluster Guidelines' as good practice.</p>

<p>Section 3.7: Rural Areas of the RSES states that Core Strategies in CDPs should identify areas under strong urban influence in the hinterlands of settlements. Relevant policy is set out in RPO 27. This facilitates the needs of rural communities, whilst controlling pressures for urban-influenced housing demand. Updated national guidance is anticipated.</p> <p>The importance of our rural areas is highlighted throughout the RSES including rural economic development (see Section 4.5), and rural connectivity (see Section 6.3 and RPOs 158 and 172).</p>	<p>Tipperary is in its nature a rural county and depends on rural areas for enterprise, employment, quality of life and the natural services it provides to the population.</p> <p>The Draft CDP will incorporate policies and objectives to strengthen rural villages as the corner stone of rural life, including encouraging and facilitating economic opportunities. Policies will be developed for rural settlement and housing in the open countryside to comply with the NPF.</p>
<p>When settlements combine their similar economic strengths and specialisms, it provides strategic opportunities to drive the regional economy. Networks present opportunities for collaborative projects and shared benefits from strategic infrastructure investments, particularly from improved inter-regional connectivity (transport networks and digital communications). Chapter 3 and 4 identify the importance of networks.</p> <p>The Limerick-Waterford Transport and Economic network/axis is a potential network. This potential network along a strategic east-west axis across the Region links the cities of Limerick and Waterford, the Atlantic Economic Corridor and Eastern Corridor, and includes Clonmel, Carrick-on-Suir, Cahir and Tipperary Town.</p>	<p>In line with the Settlement Strategy of the RSES, the Draft CDP will seek to identify networks of towns and villages, that can work together on collaborative projects and benefit from strategic investment. The Tipperary towns of Carrick on Suir, Clonmel, Cahir and Tipperary located on the Limerick-Waterford Transport and Economic network/axis will be considered as a network as part of the development of the Core Strategy.</p>

<p>Section 3.11: Regeneration states that the regeneration and development of urban brownfield and infill sites to achieve higher density populations will need to be a priority for local authority plans, with a focus given to mixed-use developments for vibrant living and working urban centres.</p> <p>In relation to Key Towns and other towns and settlements, RPO 35 (c) states: "Development Plans shall set out a transitional minimum requirement to deliver at least 30% of all new homes that are targeted in settlements other than the cities and suburbs, within their existing built up footprints in accordance with NPF. This will be evidence based on availability and deliverability of lands within the existing built up footprints." RPO 34: Regeneration, Brownfield and Infill Development states the NPF's NPO 3a, 3b and 3c, shall be considered.</p> <p>Active land management initiatives are supported through RPO 37: Active Land Management while the work of the Land Development Agency is supported in RPO 36. Collaboration is required between IW and the local authorities to agree phasing, water and wastewater services to accommodate growth in a phased, sustainable manner.</p>	<p>The NPF has identified the growth and revitalisation of our town centres to be a national priority, by promoting the development of brownfield and underutilised sites and quality development. The Council is already investing significantly in towns across the county, and the Draft CDP will support their further development, with a Town Centre first approach.</p> <p>The Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration. A vision for town and village centres as sought-after commercial and cultural hubs with sustainable living opportunities for all types of families will be supported. The Draft CDP will incorporate specific objectives for urban infill/ brownfield development and for brownfield site remediation. Active Land Management initiatives will also be considered, both as part of the Draft CDP and in the preparation of LAP for each of the towns.</p> <p>The Draft CDP will include an evidence-based analysis to inform the zoning framework in accordance with the NFP Methodology for a Tiered Approach to Land Zoning, and Serviced Land Assessment (SLA) will consider the availability of infrastructure, especially water services capacity, and environmental considerations.</p>
<p>Economy, Enterprise and Regeneration</p> <p>The RSES economic policy is based on 5 key principles: Place Making, Knowledge Diffusion, Capacity Building,</p>	<p>The Draft CDP will seek the incorporation of an economic strategy building on the economic strengths and assets of Tipperary, and considering the 5 key principles of Place Making, Knowledge Diffusion,</p>

<p>Smart Specialisation and Clustering to be addressed.</p> <p>Key infrastructural requirements have been provided for Tipperary's Key Towns. In addition, RPO 11: Key Towns states that it is an objective to: "support and promote place-making in all Key Towns to include public realm regeneration and urban renewal initiatives and public private partnership approaches for town centre regeneration". Project Ireland 2040 and similar frameworks require competition in the form of bids to access funds from sources such as EU programmes,</p>	<p>Capacity Building, Smart Specialisation and Clustering.</p> <p>The Draft CDP will seek to strengthen the enterprise base of Tipperary through diversification and innovation, building on its strengths and its role within the southern region. As stated above, the Draft CDP will actively support the regeneration and revitalisation of towns and villages having regard to the role in the economic strength of the County.</p> <p>It will remain a key focus of the Council to work with national, regional local stakeholders to develop projects, to submit for funding, and which make a transformative impact on towns across the county. The Council will ensure that the Draft CDP specifically addresses deliverable projects, initiatives and actions that will underpin competitive funding bids and investment.</p>
<p>Particular industries have place-specific needs, such as proximity to high-energy services infrastructure, water capacity, availability of employees, proximity to public transport, access to international markets through airports and ports, and serviced lands.</p>	<p>The place-specific needs of industries in Tipperary, for example, the equine industry, horticulture, agriculture, tourism and the retail economy are understood. The Draft CDP will seek to identify ways to support industries with place-specific needs.</p>
<p>The RSES champions innovation in the retail sector in response to changing patterns of activity, including online retail. The retail business model is evolving in a digital direction and therefore retail should be at the centre of any digital strategies developed by local authorities. The RSES supports mechanisms to support traditional retailers in the transition to technology led, experiential retail models.</p>	<p>The Draft CDP will consider the retail sector, in terms of employment, economic activity and maintaining the vitality of our town centres. It is noted that the Covid-19 pandemic, advances in online retailing and other new and evolving retail forms, continue to change retail trends and challenge town centres. Guidance on retail development will be provided as part of an overall Strategy for town centre regeneration and will support the provision of sustainable retail facilities and initiatives.</p>



<p>The Regional Assemblies have published a Regional Co-Working Analysis report. Remote working is becoming part of normal working patterns, particularly since the outbreak of COVID-19. The degree to which regions can capitalise on the potential of remote working will depend on a variety of factors i.e. co-working hubs. To explore this further, the three Regional Assemblies of Ireland have embarked on identifying co-working hubs throughout the country.</p>	<p>The Council will have consideration to the Regional Co-Working Analysis Report and seek to plan for a range of options that will attract highly skilled workers and retain them in our regions.</p>
<p>New sectors are constantly emerging and the policy approach of the CDP should be flexible to allow adaption to emerging sectors. Section 4.6 of the RSES supports enterprise transitions to Industry 4.0 and equipping people with the necessary skills to adjust and adapt to technology changes and disruptions, while creating an enterprise ecosystem that promotes innovation and entrepreneurship in emerging opportunities. The delivery of actions under Mid-West Regional Enterprise Plan and Mid-West Regional Skills Forum should be supported through the Draft CDP.</p>	<p>Noted. The Draft CDP will seek to promote innovation and entrepreneurship in emerging opportunities in both urban and rural areas and will support actions under the Mid-West Regional Enterprise Plan and Mid-West Regional Skills Forum. The key strengths of Tipperary in areas such as renewable energy, agriculture (including the equine and horticultural sectors), pharmaceuticals, food and drink and activity-based tourism will be supported through the Draft CDP.</p>

<p>Environment, Ecology and Water Systems</p> <p>The RSES recognises that our economy and society are dependent on the resources and services provided by the natural environment. The RSES promotes the recognition of 'services' provided by the natural environment in Section 5.2, where the term 'ecosystem services' is applied to the benefits derived from our ecosystem.</p>	<p>The recognition of 'services' provided by the natural environment is recognised and the Draft CDP will integrate sustainable economic and social development with the protection and enhancement of the natural environment. The integration Nature-Based Solutions (NBS) into the preparation of the Draft CDP will be an important tool in the areas of climate action and quality of life. This will be considered as part of the SEA process.</p>
<p>The RSES promotes the guidance document, Planning for Watercourses in the Urban Environment published by Inland Fisheries Ireland. RSES also states that spatial planning can play a significant role in ensuring that the design of developments prevent and reduce diffuse pollution, including Sustainable Drainage Systems (SuDS).</p>	<p>Noted. The guidelines Planning for Watercourses in the Urban Environment published by Inland Fisheries Ireland and role of design in reducing pollution, including the use of Sustainable Drainage Systems (SuDS), will be incorporated in the Draft CDP.</p>
<p>Connectivity, Transport and Infrastructure</p> <p>The RSES supports a Smart Region to build on existing Smart City initiatives which embed digital technology across functions to improve quality of life. These concepts can also be applied to towns, villages and rural areas.</p>	<p>This RSES objective will be reflected in the Draft CDP in order to optimise the opportunities from smart technology, access to high-speed, high capacity digital and communications infrastructure.</p>
<p>The successful integration of employment, housing and services with improved transport infrastructure is a priority issue. RPO 151: Integration of Landuse and Transport and RPO 152: Local Planning Objectives.</p>	<p>The objectives of RSES in relation to the integration of landuse and transport are noted, and will be established as core principles in the Draft CDP. The Draft CDP will seek to guide land use development in settlements in a way that will enable behavioural change, and support active travel and viable public transport services, with the right development in the right locations.</p>

<p>The RSES supports the role of Local Transport Plans (LTPs) to be prepared for Key Towns and other settlements (RPO 157) by local authorities based on Area Based Transport Assessment guidance from the NTA and TII. The RSES addresses this challenge by placing a significant emphasis on a switch to sustainable mobility by requiring:</p> <ul style="list-style-type: none"> <li>• Lower tiered plans and other transport strategies to enact land use and transport planning integration.</li> <li>• The distribution of future population and employment growth must be aligned with transport infrastructure.</li> <li>• Targets for modal change at a local level must be set.</li> <li>• Actions, assisted through National Development Plan (NDP) investment, must target sustainable transport infrastructure as a priority.</li> <li>• Increased priorities must be set for increased permeability in settlements for active travel, integrated multi modal travel chains, bus, rail, walking and cycling networks and inclusion of innovations in e-mobility.</li> </ul>	<p>The Draft CDP will consider transport needs on a county-wide and intermodal basis, with transport profiling, and incorporation of transport actions. The Draft CDP will plan for compact settlements, with appropriate pedestrian and cycling facilities, with benefits in terms of safety, and quality of life. LPTs will be prepared for the Key Towns, and LTPs or Active Travel Plans, will be prepared for other towns, as appropriate. Existing and proposed greenways and blueways will be considered in terms of their role in improving pedestrian and cycle safety for rural residents, rather than solely as tourism assets.</p>
<p>The RSES requires phased growth targets in tandem with infrastructure services under local authority Development Plans. RSES objectives require a Core Strategy approach for phased infrastructure-led development in Development Plans and for Irish Water (IW) to align their Investment Plans with the settlement strategy and RSES.</p>	<p>Noted. The Draft Core Strategy will be informed by the investment plans and programmes of the key services providers.</p>

<p>In setting out the Development Plan Core Strategy to 2028 adherence to NPO 72 (a) to 72 (c) will be required to differentiate between zoned land that is serviced and zoned land that is serviceable within the life of the plan.</p>	<p>The Draft CDP will include an evidence-based analysis to inform the zoning framework in accordance with the NFP Methodology for a Tiered Approach to Land Zoning, and Serviced Land Assessment (SLA) will consider the availability of infrastructure, especially water services capacity, and environmental considerations.</p>
<p>Transition to new renewable energy technologies and positioning the Southern Region as a Carbon Neutral Energy Region is strongly supported.</p>	<p>Noted. The Draft CDP will align with the regional vision in relation to the promotion of the Southern Region as a Carbon Neutral Energy Region. In doing so the Council will liaise with stakeholders, including CARO, the SRA and the TEA.</p>
<p>Quality of Life The historical charter and heritage of Tipperary's towns is important, not only in terms of driving heritage-based regeneration, but also in developing place-making initiatives. Local authorities are core agents in place-making and will require policy support and context in the Draft CDP.</p> <p>The challenge for the new CDP will be to address the community, educational and social infrastructure needs and wider requirements for education and healthcare to cater for an expanding and changing population profile.</p>	<p>The Draft CDP will recognise the importance of historical character and heritage in towns for the economy and for quality of life. The Draft CDP will seek to incorporate objectives for heritage-based regeneration, and place-making initiatives, to build on the character, strength and role of towns and villages, and to enhance them as places to live, work and visit.</p> <p>Noted. The Draft CDP, through its Settlement Strategy and LAPs will seek to ensure the delivery of appropriate community services and facilities in tandem with new housing and economic growth.</p>
<p>Section 7.1.6: Learning Region states that learning plays a significant role in promoting social inclusion and a healthy, sustainable society. The RSES places a strong emphasis on</p>	<p>Noted. The Draft CDP will include policies and objectives to promote a culture of learning to assist in the continued success of all education and learning provisions and enhance the skills and employment opportunities.</p>

education, skills development and lifelong learning in sections 7.1.6 to 7.1.9, with a key enabler being the establishment of an inclusive Learning Region for urban and rural centres across our Region.

Chief Executive's Recommendation  
The comments and input of the SRA are noted and will be addressed in the Draft CDP.

### 3.3 Submissions from other Statutory Bodies & Chief Executive's Recommendation

This section contains a summary of the issues raised by the all other statutory consultees/bodies, and the recommendations of the Chief Executive in relation to the way those issues and recommendations will be addressed in the Draft CDP.

Reference No: 472	Submission Name: Offaly County Council	Theme: Strategic Vision
Summary of Submission		Chief Executive's Consideration
<p>Birr is as a 'Self Sustaining Growth Town, earmarked to grow at a sustainable level. Riverstown Village on the Tipperary - Offaly county boundary has a village plan in the Offaly draft CPD, the objectives of this plan should be considered for consistency. It is also stated that the Barack Obama Plaza has had an adverse effect on the vitality of Moneygall. Offaly County Council requests that any potential future planning applications / uses / policies for the Plaza consider the impact on Moneygall Village. Midlands cycle and walking routes are identified including the proposed routes between Birr and Roscrea and also Birr and Portumna. The draft Tipperary CDP should consider policies / objectives in the draft Offaly plan relating to greenways, blueways, peatways and trails and the integration and linkage of them both within and outside County Offaly.</p>		<p>The location and functional relationship between settlements in Offaly, and other counties bordering Tipperary, will be considered in the Draft CDP. The comments regarding cycling and walking routes are also noted, and the Draft CDP will seek to support and enhance intraregional Blue and Green connectivity, in line with the objectives of the NPF and RSES.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted and will be considered during the preparation of the Draft CDP where appropriate.</p>		
Reference No: 603	Submission Name: Louise Byrne, Dublin/Cork Airport Authority	Theme: Connectivity, Transport and Infrastructure

Summary of Submission	Chief Executive's Consideration
This submission refers to the connectivity between Tipperary and Cork airport and its importance in attracting business investment and tourism into the south. The objective of the Issues Paper to strengthen the linkages with the regional cities through collaboration and infrastructural development is noted. Cork Airport welcomes any opportunity to discuss the role of the Airport in supporting the economic development of Tipperary.	The role of Cork Airport in supporting development in Tipperary is acknowledged. The Draft CDP will provide policy support to enhance connectivity to all Airports in line with the objectives of the NPF and RSES.
Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.	

Reference No: 606	Submission Name: Alan Hanlon, Department of Education and Skills	Theme: Quality of Life
Summary of Submission	Chief Executive's Consideration	
<p>Collaborative engagement is required to support the provision of additional and enhanced education facilities. At this early stage in the plan-making it is requested that the Draft CDP address the following:</p> <ul style="list-style-type: none"> <li>Support the provision of school accommodation, including new schools and the expansion or alteration of existing ones, and include objectives for both the provision of new schools and the protection of existing schools and the development of wider infrastructure. Insert a 'community and infrastructure' land-use zoning objective which includes schools as a use that is 'permitted in principle'. In the context of a new focus on compact growth, ensure the explicit provision for school development be provided for in existing "built-up"</li> </ul>	The Draft CDP will consider educational needs with the county, and will include policies to facilitate residential development in line with community, educational and social infrastructure needs. The Draft CDP will seek to ensure collaboration with service providers such as the Department of Education and Skills.	

areas.

- Ensure inclusion of buffer zones and land-use designations that support education development adjacent to existing and established schools (where required to facilitate potential future expansion).
- Provide for the design of schools, as per the DES guidelines. In particular, facilitate reduced requirements for onsite parking and set-down, and support access to off-site public amenities and facilities in achieving the delivery of schools in the urban carbon-neutral model promoted in the NPF.
- Any new or proposed school sites, should be explicitly supported by means of an appropriate zoning provision and/or by a Specific Local Objective. Consider the principle of permitting schools, in as many zoning categories as possible
- Consider potential synergies with adjacent public (and commercial) facilities in the siting of schools or vice versa, ie opportunities to locate schools near to recreation amenities, childcare provision and/or other community facilities.
- Give the location of educational facilities a high priority in the Council's assessment of the suitability of specific lands for residential development.
- Where a designated school site forms part of a wider development area, or plan that is being implemented incrementally, or phased, it is requested that the granting of permission for any part or phase of that wider development be contingent upon the full consideration and provision of infrastructure and services to the school site as part of that development, and such infrastructure and services must be specified to the standards and capacity required for the



<p>future school provision at that location.</p> <p>The DES Technical Guidance Documents on school site identification and suitability assessment (TGD 25 and TGD 27), be used to inform the selection of proposed school sites and are available on <a href="http://www.education.ie">www.education.ie</a>.</p>	
<p>Chief Executive’s Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 546	Submission Name: Alison Harvey, Heritage Council	Theme: People and Places
Summary of Submission		Chief Executive’s Consideration
<p>This submission relates to the Heritage Councils ‘Putting Towns First’ initiative. It is stated that key priorities are:</p> <ul style="list-style-type: none"> <li>- Consider the UN Sustainable Development Goals in the draft CDP.</li> <li>- Towns Centres and revitalisation</li> </ul> <p>Formulate and deliver a Town Centre First Policy for key towns (and other villages) – direct all new development to the historic town core or edge of historic core. Consider the enhancement of the built heritage, and the reuse and repurposing of vacant buildings in historic town centres. Formulate a Town Centre Living Strategy in partnership with the EIB and other private investment and social enterprise partners and produce Design Guidelines to support infill development in Town Centres.</p>		<p>The Draft CDP will support the UN 2030 Agenda for Sustainable Development and the three dimensions of sustainable development - economic, social and environmental. Integral to this will be the integration of climate change mitigation and adaptation as a core element of the Draft CDP.</p> <p>The Draft CDP will provide a framework for the development of towns and villages as places to live, work and socialise, in line with the provisions of the RSES, and the ‘Town Centre First’ policy.</p>

<p>Prepare a sustainable regeneration plan for publicly-owned land banks.</p> <p>Ensure that all Strategic Housing Development (SHD) proposals are within or adjacent to the town centre.</p> <p>Formulate and deliver a Strategic Development Plan to set up Business Improvement Districts (BIDs) in the county.</p> <p>Establish sustainable key indicators and monitor processes of a Town Centre First Policy, i.e. commercial vacancy rates in town centres, with international peer reviewers on town centre matters and network within the Collaborative Town Centre Health Check (CTCHC) Programme. Undertake CHTCs every two years.</p> <p>Resourcing Ensure that the Council has sufficient technical staff to support the revitalisation and regeneration of town and village centres, including Architectural Conservation officer. Progress a single source of geospatial truth for the whole of the county.</p> <p>Biodiversity, Climate Change: Update the County Heritage &amp; Biodiversity Action Plan and seek to enhance biodiversity knowledge and information base, through the recruitment of a Biodiversity Officer. Assess the impact of Climate Change on heritage in the county.</p> <p>Support an audit of embedded carbon in existing buildings in historic town and village centres within the plan area – this audit could link to the ongoing work of the CTCHC Programme and the proposed Town and Buildings Renewal Plan.</p> <p>Undertake Riverscape Studies with the NPWS and the Heritage Council for the key</p>	<p>The Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration.</p> <p>Additional comments, as they refer to areas including, the circular economy, green and blue infrastructure, ecosystem services/biodiversity, climate change, sustainable transport, landscape etc will be considered as part of the Draft CDP in it's associated objectives and strategies.</p>
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towns and examine the feasibility of creating greenways and blueways.

Undertake Noise and Air Quality/Pollution Mapping for the county's historic towns in order to inform strategies for enhancing and encouraging town centre living

The Council should audit their land banks, and consider opportunities for ecosystem service provision, i.e. less chemical herbicides to roadway management and / or facilitating more natural vegetation to establish for pollinators;

The larger towns in the county should be enhanced in terms of biodiversity, this can enrich consumers' experience i.e. softening of the built environment by pocket parks, orchards, pollinators, and swift box enhancement etc

Tipperary's urban river environment to be acknowledged and supported. These sensitive habitats, if sustainably managed will be a draw to tourists and a backdrop to Tipperary's landscape.

Tipperary Town:

Support the Town CTCHC Programme and deliver a Town and Buildings Renewal Plan, in partnership with the Town Revitalisation Taskforce and the Department of Housing, Local Government and Heritage (DHLGH) and the Heritage Council. This plan should also promote the historic town centre as a Strategic Energy Zone (SEZ);

Adopt the Tipperary Town Heritage Action Plan 2020-2022 as part of the draft CDP and introduce the concept of heritage action plans (HAPs) for other historic towns.

Set up a Public Transport Stakeholder Group and liaise with relevant partners; Create a Priority Bus Corridor from the railway station to the town centre, connecting work

With reference to Tipperary Town, the Draft CDP will continue to support a strong role in for the town in terms of population and economic growth, and as part of the Limerick-Waterford Transport and Economic network/axis. A new LAP for Tipperary will be prepared after the CDP is adopted. During this process, there will be opportunities for stakeholders to collaboratively identify local issues and opportunities such as sites and

<p>and town centre living; Establish a priority Greenway linking the town centre to the railway station and establish a Heritage Loop walk in the town environs; Work with UL and LOT to develop a Student Quarter within Tipperary Town Centre;</p> <p>Communications A detailed Public Communications Strategy should be formulated to ensure that the CDP is successfully monitored and delivered.</p>	<p>areas for new development.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 644	Submission Name: Cliona Ryan, Silvermines Hydro Electric Power Station	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>This submission seeks the inclusion of the proposed Silvermines Hydroelectric Power Station &amp; Pump Storage project at Silvermines, Co. Tipperary as a development objective of the upcoming County Development Plan. It is submitted that over the last ten years the project has undergone site, environmental, design and technology assessments that have continued to prove the project and brought it closer to realisation. In 2019 the project is officially recognised amongst the select Projects of Common Interest (PCIs). The project has now begun the process of seeking development consent and is then to immediately progress to construction and commissioning. It is stated that the EU TEN-E Regulation lists the projects of common interest (PCIs) critical to sustainable European energy supply and then sets the unique framework for streamlining their permitting and regulatory procedures to ensure</p>		<p>The content of this submission as it relates to the proposed hydro electric power station at Silvermines is noted. The Draft CDP will seek to support sustainable and innovative renewable energy development through its RES, and to ensure that a low-carbon and circular economy can be supported in Tipperary in line with the provisions of the RSES. The Council considers that energy storage technologies have an important a role as part of a decarbonisation vision for Tipperary.</p>

<p>timely development and implementation. The 4th list of 151 no. Projects of Common Interest (PCIs) were adopted by the European Commission 31 October 2019. Only 9 of these projects are related to Ireland: 4 no. interconnectors, 2 no. CO2 transportation projects, 1 no. repurposing of natural gas infrastructure for CO2 transmission &amp; storage, and 1 no. LNG terminal &amp; pipeline. The remaining Irish project is the subject of this submission; “2.29 Hydroelectric Power Station Silvermines (IE)”, the only one of the projects without requirement for cross-border hard infrastructure. The development of Silvermines Hydroelectric pump storage project is a priority for Europe as a PCI and will provide 1.8 GWh of storage with 360 MW export capacity and 360 MW of pumping load.</p>	
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<p>Chief Executive’s Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>
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Reference No: 645	Submission Name: Amanda Walsh, Bord na Mona	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive’s Consideration
<p>It is stated that Bord na Mona is committed to decarbonising its business and to repurposing and applying assets to support the economy of Tipperary. A landholding map is attached (3,950 ha).</p> <p>It is requested that the CDP support the range of future commercial and job creation opportunities which may be supported by Bord na Mona's lands and property assets. The Tipperary landbank is particularly suited to the development of renewable energy such as windfarms and solar farms, and other large-scale energy dependant industrial</p>		<p>This is a comprehensive submission, setting out Bord na Mona’s strategy to decarbonise its business, rehabilitate bogs and repurpose land banks with compatible uses and activity.</p> <p>Tipperary, as outlined in the submission, has several large peatland areas across the county, and this submission and the commitment of Bord na Mona to examine environmentally</p>

development. It is also planned to integrate the biodiverse and amenity rich landscape of cutover bog with commercial, industrial and employment generating uses. For example Mountlucas in Offaly which has changed from a site with a single use (peat harvesting) to one hosting complimentary activities. The current long-term land use strategy, *Strategic Framework for the Future use of Peatlands 2011* is being updated and should be considered in the Draft CDP.

#### Renewable Energy and Circular economy

It is stated that the potential for the Bord na Mona landholding to support renewable energy generation is specifically addressed in the NPF and national and regional policy including the RSES and Climate Action Plan. It is stated that the Bord na Mona estate currently supports nationally and regionally significant waste management and resource recovery infrastructure, including landfill, brown waste composting, recovery and recycling of municipal and construction and demolition waste, tyre recycling, and plastic film recycling all of which enable the transition to a more sustainable future and support the circular economy. There remains significant potential for further resource recovery operations. The Draft CDP should address all uses of Peatlands including energy, commercial, social and environmental.

#### Green and Blue Infrastructure

Central to an integrated ecotourism experience is the provision of quality cycling, walking and hiking routes connecting strategic tourism infrastructure, towns and villages. Greenways, Blueways and Peatways offer an alternative means for tourists to enjoy rural Ireland. Bord na Mona's landholding presents an opportunity to develop safe off-road access to a rehabilitated landscape and deliver on amenity objectives in harmony with other objectives with respect to climate action and biodiversity, while leveraging commercial opportunities, i.e. renewable energy generation and compatible new commercial opportunities. It is stated that the Tipperary CDP note

sustainable opportunities on these lands are welcomed.

The Draft CDP, in accordance with national and regional policy on the future of peatlands, will provide policy support for the activities set out in the submission, subject to environmental considerations.

The Draft Plan will also consider the inclusion of a strategic framework for the boglands, to support decarbonisation proposals, from rehabilitation, to blue and green infrastructure, sustainable tourism and renewable energy.

that suitable commercial and industrial development can be harmoniously co-located within a biodiverse and ecologically rich rehabilitated peatland landscape.

#### Environment, Ecology and Water Systems

Cutaway bogs have potential to develop in part, as carbon sinks when peat-forming conditions re-develop and contribute to climate action in Tipperary. Rehabilitation at some bogs can and will be integrated with commercial development, for example renewable energy development, to maximise the multiple environmental, social and commercial benefits and to optimise climate action benefits. It is noted that a rehabilitation programme is underway at Littleton Bog, following the closure of the Briquette factory in 2018.

#### Economy and Employment

It is important to maintain a balance which recognises the suitability of a particular site as a potential future amenity, or as a site which can be developed for the purposes of commercial activity, which will also have the effect of strengthening local rural economies and communities. It is concluded that there are many opportunities and in framing the Draft CDP and it must be ensured that the final plan supports this.

#### Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 471	Submission Name: Trish Smullen, Geological Survey of Ireland	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive's Consideration

The Geological heritage county audit was completed in 2019. We welcome mention of the County Geological Sites (CGSs) within SEA scoping and their inclusion as specific policy objectives within the draft CDP.

Listing CGS in the CDP protects them against potentially damaging developments that normally require planning permission, and are the best way to protect sites of geological interest. This should be supported by a policy objective to protect geological NHAs as they become designated/notified to the Local Authority, during the lifetime of the Plan. Suggested wording is set out.

The Council is encouraged to consider geology as a large part of Irish tourism, and to use the geological audit information making it easily available to the general public.

The GSI maintain online data sets of bedrock and subsoils geological mapping that is reliable, accessible and meets the requirements of all users. These data sets include depth to bedrock data and subsoil classifications. The GSI monitors groundwater nationwide by characterising aquifers, investigating karst landscapes and landforms and by helping to protect public and group scheme water supplies. Our 'National Aquifer, Vulnerability and Recharge' maps along with our Groundwater Flood tools should be used within the CDP.

GSI has information available on geohazards such as past landslides for viewing. We recommend that geohazards and particularly flooding be taken into consideration, especially when developing areas where these risks are prevalent and we encourage the use of our data when doing so.

Geothermal Suitability maps for both domestic and commercial use are suitable to

The important role of the GSI is noted, and the Draft CDP will seek to ensure that all relevant data is considered as part of the plan-preparation process and Environmental Assessments.

The comments regarding policy objectives to protect geological NHAs, and aggregates, during the lifetime of the CDP is noted, and the Draft CDP will incorporate policy to ensure the protection CGS.

The Council notes that the GSI is the primary holder of geological data and mapping, and the Draft CDP will support this role.

This submission is also addressed in detail in Table 1.1 the SEA Scoping Report.



<p>determine the most suitable type of ground source heat collector for use with heat pump technologies and could form s part of the Renewable Energy Potential for the CDP. We are currently completing a roadmap for geothermal energy use in Ireland.</p> <p>Aggregates are an essential natural resource for the construction industry and with the Government of Ireland “Building Ireland 2040” plan will be important. The ‘Active Quarries, Mineral Localities and the Aggregate Potential’ maps on our Map Viewer. We would welcome the consideration of aggregate potential sterilisation in the CDP.</p>	
<p>Chief Executive’s Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 500	Submission Name: David Galvin, Environmental Protection Agency	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive’s Consideration
<p>This submission sets out the key recommendations for integrating environmental considerations into the CDP and guidance document into account in preparing the Plan and SEA.</p> <p>The Council should also ensure that the Plan aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region. EPA Guidance is attached for noting, as well as some key environmental considerations which should also be taken into account in preparing the Plan, under the following headings.</p>		<p>During the preparation of the Draft CDP, the potential environmental impacts of the Draft CDP will be predicted, evaluated and mitigated through the environmental assessments including SEA, HDA and SRFA. The findings of the assessments will be presented in an SEA Environmental Report that will accompany the Draft CDP on public display, as part of the required statutory public consultation. The findings of both the AA and SFRA will be</p>

<ul style="list-style-type: none"> <li>• State of the Environment Report- Ireland's Environment 2016</li> <li>• Community Engagement</li> <li>• Critical service infrastructure</li> <li>• integration of transport &amp; land-use planning</li> <li>• Biodiversity</li> <li>• Best Practice Guidance.</li> <li>• Climate Action</li> </ul>	<p>integrated into the SEA Environmental Report.</p> <p>This submission is addressed in detail in Table 1.1 the SEA Scoping Report, a detailed SEA response is also set out. The SEA Scoping report may be viewed on the dedicated webpage at <a href="http://www.tipperarycdp.ie/cdp">www.tipperarycdp.ie/cdp</a>.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 508	Submission Name: Mark Adamsun, Office of Public Works	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive's Consideration
<p>Note the Guidelines on the Planning System and Flood Risk Management (DHPLG/OPW, Nov 2009) and associated Circulars and Technical Appendices. Clear commitments and strategic objectives regarding flood risk and the principles of the Guidelines should be included in the Draft CDP, and that persons with the relevant expertise review any flood risk assessments submitted to the Council.</p> <p>Flood schemes and Maintenance</p> <p>Council to have regard to flood relief schemes in Ardfinnan, Borrisoleigh, Cahir, Fethard, Golden, Holycross, Killaloe &amp; Ballina, Knocklofty, Nenagh, Newcastle, Roscrea and Thurles, and to the construction of a flood relief scheme in Templemore, to</p>		<p>The Guidelines on the Planning System and Flood Risk Management (DHPLG/OPW, Nov 2009) and other relevant plans and programmes will be considered as part of the preparation of the Draft CDP and associated environmental assessments, as relevant.</p> <p>Full regard will be given to the proposed development of flood relief schemes in Tipperary and will ensure that the Draft CDP</p>

ensure that zoning or development proposals support and do not impede or prevent the progression of these measures.

The OPW maintains flood relief schemes under the Arterial Drainage Acts, 1945-1995, including the schemes in Ballymackeogh, Carrick-on-Suir and Clonmel, Mullinahone. The local authority will also need to maintain any flood relief schemes implemented under its powers. The OPW requests that the Council has full regard to the protection, and the need for maintenance, of these schemes. Consideration should be given to a register of key flood risk infrastructure in the Draft CDP where it would not otherwise be identified or protected from interference or removal.

#### Climate Change and flood defences

The potential impacts of climate change include increased rainfall intensities, increased fluvial flood flows and rising sea levels. While Flood Zones are defined on the basis of current flood risk, planning authorities need to consider such impacts in the preparation of plans, such as by avoiding development in areas potentially prone to flooding in the future, providing space for flood defences, specifying minimum floor levels and development management objectives.

Consideration should be given in zoning land for development to ensure that access is preserved for the maintenance of Arterial Drainage Schemes and Drainage Districts. The location of Schemes and Districts may be viewed on [www.floodinfo.ie](http://www.floodinfo.ie).

It should be noted that the Flood Zones are defined ignoring the presence of flood defences. This is particularly important in the context of land that benefits from some degree of protection from embankments that were constructed to protect agricultural lands, i.e., as part of an Arterial Drainage Scheme or Drainage District or the so called Land Commission Embankments (see [www.floodinfo.ie](http://www.floodinfo.ie)). In such areas, it is strongly recommended that land should only be zoned for development in

appropriately addresses their development.

The Draft CDP will have regard to the protection and maintenance, of existing flood relief schemes. Consideration will be given to the implications of development and associated pressures on existing critical infrastructure in conjunction with the OPW.

The Draft CDP will incorporate climate mitigation and adaptation as a core objective, and will align with national policy for flood management, including the use of natural water retention measures on a catchment management based approach and appropriate development management standards, for example, the use of SUDS.

<p>accordance with the Guidelines.</p> <p>Natural Water Retention Measures</p> <p>The OPW advises that account should be taken of the opportunities for natural water retention measures to reduce runoff and provide other benefits i.e. water quality, biodiversity. This can include in areas around existing developments, as well as Sustainable Urban Drainage Systems (SuDS) in developments.</p>	
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 514	Submission Name: Oliver McGrath, Inland Fisheries Ireland	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive's Consideration
<p>CDPs should clearly support protection of the aquatic environment/habitat not only for the protection of water quality, but also the protection and maintenance of physical habitat and biodiversity, hydrological processes/regimes and amenity value.</p> <p>Assessment of infrastructural needs and Local Authority capacity is required to meet CDP growth projections, and to protect water quality. New development can only occur where there is adequate WWTP and environmental capacity.</p> <p>In line with the Water Framework Directive (WFD), Flood Risk Directive, Climate Action protocols etc there is a need to move to an integrated, catchment based approach to encourage and support sustainable land management in rural areas. This</p>		<p>The Draft CDP will be cognisant of the need to protect the aquatic environment. In this respect the Draft CDP will be informed by SEA, SRA and SFRA and the Settlement Strategy will be supported by a detailed capacity analysis in association with service providers such as IW to ensure that settlements have adequate capacity to accommodate growth and to protect water quality.</p>

includes a need to consider: runoff reduction and attenuation, floodplain management/storage, diversion channels and sediment management.

It is requested that consideration be given to the Scottish EPA publication, Natural Flood Management Handbook, Authors H. Forbes, K. Ball & F. McLay, December 2015 and accessed on [www.sepa.org.uk](http://www.sepa.org.uk) which details measures including River Reach Realignment works to tackle flooding. It is considered that many weirs/culverts/bridges are contributors to flooding. IFI would welcome works to remove/replace such structures to mitigate against future flooding events

It is important that the Draft CDP stress that environmental sustainability will be the deciding criteria with regard to any proposed renewable energy scheme in particular, any proposed hydro-electric scheme.

The terms of the EU Water Framework Directive (WFD) (2000/60/EC) should be considered.

It is acknowledged that water quality management is complex and closely integrated with related programs that seek to manage climate change risk, flood risk management, forestry ecosystems services, tourism, agriculture, infrastructure etc. It is also acknowledged that integrated catchment management is vital to an inclusive and whole picture approach.

The Draft CDP will support the Water Framework Directive (WFD), Flood Risk Directive, Climate Action protocols, River Basin Management Plan, relevant guidelines and the work of the Local Authority Waters Programme etc. in moving towards an integrated, collaborative, catchment based approach to encourage and support sustainable land management in urban and rural areas.

#### Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 539	Submission Name: Nicolaas Louw, Senior Executive Planner, Forward Planning: Kilkenny County Council	Theme: Quality of Life
Summary of Submission		Chief Executive's Consideration
<p>Kilkenny County Council are currently preparing a Draft County and City Development Plan which includes 3 archaeological landscapes, one of which is close to the Tipperary border - the Lingaun River Valley, this area includes the Knockroe passage tomb and Ahenny High Crosses.</p> <p>It is stated that the Western Ossory High Crosses are a group of seven high crosses comprising Ahenny, Killamery, Kilree, and Kilkieran and it is also stated that Knockroe is part of a prehistoric landscape and its setting is fundamental to its importance. The OPW has prepared a Conservation Plan for Knockroe to inform its conservation and management and identifies that the protection of the Knockroe monument, site and setting will involve "some synchronisation of policies" between the two County Councils. We would request that Tipperary County Council should satisfy itself that the wider policy context within its CDP can address potential impacts.</p> <p>It is stated that there are 2 protected views designated within County Kilkenny that look towards County Tipperary. They are defined as:</p> <ul style="list-style-type: none"> <li>• V15 – views west into Co. Tipperary from the Callan/Clonmel Road, N76 and</li> <li>• V18 – view west into Co. Tipperary on Kilmacoliver/Scough Road, LS5097.</li> <li>• It also includes an area specified as being 'highly scenic/visually pleasing' located within County Kilkenny along the regional road R697.</li> </ul> <p>It is requested that these designations in Kilkenny be given recognition. The Wind Energy Development Strategy contained in the Kilkenny Draft County</p>		<p>The ongoing consultation between the two Local Authorities is welcomed, and the content of the submission will be considered in the preparation of a Draft CDP, in particular the review of policies and objectives relating to archaeology and landscape.</p> <p>The Tipperary RES was prepared in 2016 and incorporated a Wind Energy Strategy (WES). In addition, a detailed review of the North and South Tipperary Landscape Character Assessments (LCA) was carried out. At this time in preparing both the LCA and the WES, the Council prepared a detailed analysis and considered cross-boundary impacts and the policy approaches of adjoining counties. At the time very close consideration was given to the Ahenny and Lingaun Valley area in including archaeological landscapes which led to a strengthening of the policy approach to wind energy, landscape and archaeological heritage in the area. The Draft CDP will continue to promote and support the sustainable development of RE through the RES and</p>

<p>Development Plan 2021, identifies areas as 'Acceptable in Principle', 'Open for Consideration' and 'Not normally permissible' for wind energy developments. It is requested that the proposed areas designated in the Kilkenny area be assessed against the areas designated in the Tipperary Wind Energy Strategy to ensure a consistent approach to wind energy development in the border areas.</p>	<p>associated WES.</p>
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<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>
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Reference No: 640	Submission Name: Aoife McCarthy, Coillte	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive's Consideration
<p>The scale and importance of Collite and the forest sector in terms of economy, recreation and eco-system services is outlined. It is stated that Ireland's forest industry will double in size over the next 10 years and Coillte Nature, is dedicated to the restoration, regeneration and rehabilitation of nature through 4 strategic themes:</p> <ol style="list-style-type: none"> <li>1) Reforesting by planting new native woodland</li> <li>2) Restoration of important biodiversity habitats</li> <li>3) Regeneration of urban forests</li> <li>4) Rehabilitation of critical ecosystem services</li> </ol> <p>Recreation and Tourism</p>		<p>The Draft CDP will seek to support sustainable and innovative renewable energy development, and to ensure that a low-carbon and circular economy is supported in line with the provisions of RSES. The comments regarding synergies between commercial development, biodiversity, carbon sinks and tourism/amenity are noted and will be addressed as part of policy development. The Council also acknowledges the intention for a regional wind strategy to be prepared by the SRA in due course.</p>

Coillte manages 32,652 hectares of forestry in County Tipperary, and allows members of the public to access the forests for amenity use, according to the principles of Leave No Trace. Coillte is committed to protecting and enhancing the recreation infrastructure in the County, including the walking trails at Bansha, Bishop's Wood, Caher Park, Doonane/Keeper Hill, Glengarra, Greenfield, Marl Bog, Marlfield, Step/Knockanroe, Sopwell Wood and Scohanboy Bog; as well as the walking/cycling trails at Gortavoher/Glen of Aherlow and Knockanacree Woods.

Coillte Nature is collaborating with Bord na Móna on the Midlands Native Woodland project at the Littleton Bog Complex in counties Kilkenny and Tipperary. The project is in line with Bord na Móna's existing rehabilitation plans and targets 338 hectares of cutaway bog. The goal of this project is to enhance biodiversity, reduce carbon losses from degraded peat soils, and provide a recreational amenity.

Coillte supports the continued inclusion of policies in the forthcoming draft CDP under which tourism/recreation facilities, including tourism accommodation, can be facilitated. The Council is requested to consider the provision of planning policies as appropriate, to support, tourism/recreation, commercial, community and/or other uses which would support and enable national, regional and local policy objectives.

#### Renewable Energy and Wind Energy

Coillte are targeting the delivery of 1GW of new on-shore wind projects in the period to 2030 and note the development of a Regional RES by the regional assembly to co-ordinate the identification of sites of scale and inter county consistency.

Review of Wind Energy strategies across the region are requested with each local authority to engage with other local authorities in the southern region to attain the same important benefits and synergies of a Regional RES with county targets.

Tourism is important to the economy in Tipperary, and actively supported by Tipperary Tourism, working in partnership with the Council. The *Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021*, the *Tipperary Time to Take it all in Marketing Plan 2018 – 2021* and *Tipperary Transforming Tourism Product Development Plan 2020 –2030* are key promotional outputs. Activity based and outdoor tourism and recreation will be supported by the Draft CDP.

The Tipperary RES was prepared in 2016 and incorporated a WES. At this time, in preparing both the LCA and the WES, a detailed sieve analysis of wind capacity and constraints was carried out. The Draft CDP will continue to promote and support the sustainable development of RE through the RES and



It is stated that the Draft Wind Energy Guidelines - Specific Planning Policy Requirement (SPPR) 1 requires compliance with Section 3.4 which in turn says the Development Plan should set out the following: "*the identification on development plan maps of the key areas within the planning authority's functions area where there is significant wind energy potential and where.... Wind energy developments will be acceptable in principle... open to consideration... generally discouraged.*" In view of this, it is suggested that the current Tipperary strategy be reviewed.

#### Lifespan of Wind farm planning permissions

It is requested that consideration be given to the IWEA's paper on 'Infinite Lifespan of Wind Farm Planning Permissions', and the removal of conditions limiting the lifespan of wind energy developments. Removing such conditions would enable wind farms to continue producing clean energy at a very low cost to the consumer, for as long as possible. It is claimed that, at present, the wind farm operators need to apply for planning permission for life extension (retaining existing turbines for a limited extended period) or for repowering (replacing older turbines with newer ones).

#### Conclusions

In preparing the draft CDP, Coillte requests that the Council:

- Continue to support sustainable rural based enterprises.
- Ensure the zoning for recreational, commercial, tourism and community uses. Support the provision of accessible recreational, community and sporting facilities. Support the provision of tourism infrastructure and visitor services, including the provision of tourism accommodation in the Coillte estate.
- Promote the use of sustainable timber products in the draft CDP.

It is requested that the draft CDP address the following with respect to RE:

associated WES.

- Include policies and objectives that recognise, promote and facilitate wind energy development, including a review the existing RES.
- Lead the Southern region in developing a consistent approach to key RES issues including a consistent approach.
- Ensure that wind speed, site specific engineering issues, and existing grid capacity issues are not considered constraints.
- Reconsider conditions of finite duration to wind farm permissions.
- Recognise the DHPLG Wind Energy Development Guidelines 2006 and any updates thereof, as the appropriate national standard.
- Work in partnership with other government agencies and third parties, including the public, to achieve these goals.

Chief Executive’s Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 648	Submission Name: Owen Shinkwin, National Transport Authority	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive’s Consideration

The draft CDP should include land use policies and objectives, to support consolidation of development within existing urban areas with the integration of land use and transport planning. Key areas are:

- the development of lands, within or contiguous with existing urban areas should be prioritised over development in less accessible locations
- residential development in urban areas should be carried out sequentially
- Promote walking, cycling and public transport through planning,
- New development areas should be fully permeable for walking and cycling, and provide for filtered permeability, i.e. provide for walking, cycling, public transport and private vehicle access, discouraging private car through trips;
- Strategic transport function of national roads to be maintained and protected,
- For all major employment developments and all schools, travel plans should be conditioned as part of planning permissions.

Movement at Inter-Settlement Area level - Profiling of travel patterns

Tipperary has a strategic location, transport infrastructural assets and associated accessibility / accessibility potential; this presents both opportunities and challenges. It is recommended that a profiling of travel patterns be undertaken, through the interrogation of existing transport data, by mode and by journey purpose, in order to better understand transport demand and associated travel patterns and what influences / determines them. In doing so, it should focus on and help to inform:

- associated transport infrastructure and services requirements;
- the functional relationship between settlement areas, within and outside of the county;
- the relationship between land use and movement between settlements;

The Draft CDP will integrate sustainable movement policy as a cross-cutting theme; in relation to promoting 10-minute towns, minimising the need for travel, and enabling and supporting sustainable transport opportunities.

The Draft CDP will consider transport needs on a county-wide and intermodal basis, with transport profiling, and incorporation of transport actions.

The Draft CDP will consider transport needs on a county-wide and intermodal basis, with transport profiling, and incorporation of transport actions. The Draft CDP will plan for compact settlements, with appropriate pedestrian and cycling facilities, with benefits in terms of safety, and quality of life. LPTs will be prepared for the Key Towns, and LTPs or Active Travel Plans, will be prepared for other towns, as appropriate. Existing and proposed greenways and blueways will be considered at a strategic level in terms of their role in improving

<ul style="list-style-type: none"> <li>• the relationship between journey purpose, trip length and mode choice to provide a better understanding of rural transport issues and function relationship between urban settlements and their associated rural catchments.</li> <li>• the identification of and spatial definition of areas which come under the influence of the Limerick/Shannon and Waterford metropolitan areas through the examination of movement patterns across a range of journey purposes.</li> </ul> <p>It is recommended that the draft CDP include sustainable transport indicators, including mode share, for the purpose of monitoring the efficacy of policies and development objectives. The NTA would be happy to work with the Council on the development and analysis of sustainable transport indicators.</p>	<p>pedestrian and cycle safety for rural residents, rather than solely as tourism assets.</p>
<p>Movement at Settlement Area Level – Local Transport Plans (LTP)</p> <p>The NTA recommends that LTPs are prepared for the key towns of Clonmel, Nenagh and Thurles informed by the NTA/TII document Area Based Transport Assessment. <a href="https://www.nationaltransport.ie/strategic-planning/guidance-documents/">https://www.nationaltransport.ie/strategic-planning/guidance-documents/</a> This process should also be considered for other settlements of significant size.</p>	<p>LTPs will be prepared for the Key Towns, and LTPs or Active Travel Plans, will be prepared for other towns, as appropriate.</p>
<p>The existing use and future potential of bus services should be examined, falling within the scope of the transport profiling process outlined above.</p> <p>The CDP should acknowledge the role rural transport services can perform in providing connectivity between small villages/rural areas and larger towns.</p> <p><u>Car parking</u> provision for non-residential land uses should be stated as maximum standards rather than minimum requirements. In locations where the highest intensity of development occurs, an approach that caps car parking on an area-wide basis should be considered for implementation, as part of a package of transport</p>	<p>The Draft CDP will consider the following:</p> <ul style="list-style-type: none"> <li>• The National Cycle Manual;</li> <li>• Permeability Best Practice Guide;</li> <li>• Achieving Effective Workplace Travel Plans: Guidance for Local Authorities;</li> <li>• Workplace Travel Plans: A Guide for Implementers;</li> <li>• Toolkit for School Travel;</li> <li>and • Guidance Note on Area Based Transport Assessment (NTA and TII).</li> </ul>

<p>measures.</p> <p><u>Cycle Parking</u> should be appropriately designed into the urban realm and new developments. The draft CDP should therefore include policies on cycle parking in the urban realm and in private developments.</p> <p>Social inclusion can be improved in the transport sector through, among other things, universal design. Making the external built environment accessible to all can facilitate and promote the greater use of public transport, walking and cycling.</p>	<p>The DOECLG Spatial Planning and National Roads Guidelines (2012) and the Standards for Cycle Parking and Associated Cycling Facilities for New Developments document issued by Dun Laoghaire- Rathdown County Council in 2018.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 461	Submission Name: John Nolan, Tipperary County Council.	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive's Consideration
<p>This submission refers to the proposed N24 Cahir to Limerick Junction Scheme. It is stated that the proposed scheme is a national priority project that will deliver regional accessibility between the cities of Limerick and Waterford and the Tipperary settlements on the N24 corridor.</p> <p>It is also noted that the N24 corridor forms part of the strategic link between Shannon Foynes Port, Rosslare Europort and the Port of Waterford and that the enhancement of connectivity and integration of same is a national and regional</p>		<p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its strategic importance and identification in the NDP.</p> <p>The RSES objective RPO 30 – 'Inter-Urban Networks as regional drivers of Collaboration and Growth' is noted with respect to the</p>

<p>policy objective. The RSES recognises the importance of improved intra-regional connectivity between networked settlements, as outlined in Regional Policy Objective 30, which relates to inter-urban networks as regional drivers of collaboration and growth, with the following specifically noted in relation to the N24; the Limerick-Waterford Transport and Economic network/axis - strengthened multi-modal connectivity between the Limerick-Shannon and Waterford Metropolitan Areas with sustainable upgrades to the N24 corridor to connect the Atlantic Economic Corridor with the Eastern Corridor and connect port and airport assets.</p>	<p>Limerick – Waterford Transport and Economic network/axis, and will be identified in the Draft CDP along with support for regional synergies through enhanced collaboration between the Waterford and Limerick Shannon MASPs.</p>
<p>Chief Executive’s Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 473	Submission Name: Aisling Dineen, Transport Infrastructure Ireland (TII)	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive’s Consideration
<p>The M7 Dublin to Limerick and the N8 Dublin to Cork, which traverse through and service Tipperary, are identified as part of the EU TEN -T Core Network and as such, must be considered in the Draft CDP. In addition, the N24, N52, N62, N65, N75, N74 and N76 national roads should be considered in line with RPOs concerning national roads - RPO 140. It is requested that in preparing the Draft CDP, that the following are addressed:</p> <ul style="list-style-type: none"> <li>• the protection of the safety, carrying capacity and efficiency of the existing and future national roads network is maintained.</li> <li>• Future National Road Scheme planning is provided for and schemes are</li> </ul>		<p>The Draft CDP will support and protect the strategic importance and carrying capacity of national routes, both existing and planned.</p>

safeguarded, and

- An integrated approach to land use and transportation solutions be undertaken such that local traffic generated by developments is catered for primarily within the framework of the local (i.e. non-national) road network.

#### Development and Core Strategy

Zoning and/or development strategies should demonstrate adherence with the National Strategic Outcome No 1 of the NPF, which aims to achieve compact growth and such development should also adhere to RPO 158 of the RSES.

The RSES has identified Clonmel, Nenagh and Thurles as 'Key Towns' with the requirement to make LTPs for towns with such designations.

The Council should also give consideration to undertaking appropriate Area Based Transport Assessment and/or Strategic Transport Assessment (STA) for areas designated Key Towns. The co-ordination of land use planning and transportation is critical to achieving compact urban growth while safeguarding the strategic function of the national road corridors, including within the Key Towns referred to above, and also within established District Towns such as Carrick on Suir (N24), Roscrea (N62), Tipperary Town (N24), and Templemore (N62) where there are implications for the national roads network. Additionally, Cashel and Cahir (M8) and Limerick Junction also require careful consideration in this context.

As indicated in the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) where planning authorities propose large scale development in urban areas and or areas adjoining national roads, including major junctions and interchanges, development plans should ensure that the capacity on national roads is utilised appropriately by:

The Draft CDP will consider transport needs on a county-wide and intermodal basis, with transport profiling, and incorporation of transport actions. The Draft CDP will plan for compact settlements, with appropriate pedestrian and cycling facilities, with benefits in terms of safety, and quality of life. LTPs will be prepared for the Key Towns, and LTPs or Active Travel Plans, will be prepared for other towns, as appropriate. Existing and proposed greenways and blueways will be considered in terms of their role in improving pedestrian and cycle safety for rural residents, rather than solely as tourism assets.

- protecting undeveloped lands adjoining national roads and junctions from development to cater for potential capacity enhancements;
- ensuring that capacity enhancements and or traffic management measures will be put in place to facilitate new development; and
- improving operational efficiency of the regional and local road and transportation infrastructure – e.g., where appropriate, promoting new regional and local road networks and alternative modes.

TII would welcome a new policy objective included in the Draft CDP to include the explicit presumption against large out of town retail centres located adjacent or close to existing, new or planned national roads/motorways reflecting policy outlined in the Retail Planning Guidelines, 2012.

The planning authority is requested to avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 50kph apply.

#### Transport Planning and National Road Schemes

The following are included as Schemes in Planning/Design/Construction in Project Ireland 2040;

- ✦ N24 Waterford to Cahir
- ✦ N24Cahir to Limerick Junction

New policies and objectives, including rezoning of lands, should not compromise the road planning and route option evaluation process in circumstances where road scheme planning is underway, and where potential routes have been identified and

Guidance on retail development will be provided as part of an overall strategy for town centre regeneration and will support the provision of sustainable retail facilities and initiatives in line with the Retail Planning Guidelines for Planning Authorities, DECLG (2012).

The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its strategic importance and identification in the NDP.



brought to the attention of the planning authority.

#### Other Specific Policy and Objectives

The design of development proposals must address the functionality and safety of road needs. Two processes address these design concerns:

- Road Safety Impact Assessment (RSIA), and,
- Road Safety Audit (RSA).

The Council is requested to reference RSA and RSIA requirements in the Draft CDP relating to development proposals with implications for the national road network. The Council is requested to reference the TII Traffic & Transport Assessment Guidelines (2014) in the Draft CDP. The Authority would welcome the provisions of the TII Service Area Policy (2014) and the DoECLG Guidelines reflected in the Draft CDP. The provisions of the TII Policy and the DoECLG Guidelines relating to signage should be incorporated into the Draft CDP. The Council is also requested to refer to the requirements of S.I. No. 140 of 2006 Environmental Noise Regulations.

Having regard to the extensive national road and motorway network in Tipperary, TII would welcome consideration of a new Objective included in the Draft CDP outlining that; 'The capacity and efficiency of the national road network drainage regimes in Tipperary will be safeguarded for national road drainage purposes'. Having regard to the foregoing, TII would welcome consideration being given to including an objective in the Draft CDP, in relation to renewable energy and in relation to safeguarding the national road network, having consideration to Glint and Glare from Solar installations and grid connection routing.

The Draft CDP will consider the guidelines and technical standards as referenced in this submission in the drafting of policy and criteria for development proposals.

Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 504	Submission Name: Jacqui Traynor, Department of Transport	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive's Consideration
<p>The DoT is currently developing a new Sustainable Mobility policy that supports - a shift away from the private car to greater use of active travel and public transport, travel by cleaner and greener transport and comfortable and affordable journeys to and from work, home, school, college, shops and leisure. The new sustainable mobility policy will be closely aligned with <i>Project Ireland 2040</i> particularly in relation to compact growth; enhanced regional accessibility; strengthened rural economies and communities; sustainable mobility; and transition to a low carbon and climate resilient society. In addition, the Planning Authority is requested to consider the following new polices/concepts:</p> <ul style="list-style-type: none"> <li>• The NTA 'Local Link Rural Transport Programme Strategic Plan 2018 to 2022'. Its mission statement is <i>"to provide a quality nationwide community based public transport system in rural Ireland which responds to local needs."</i></li> <li>• The "whole of Government" National Disability Inclusion Strategy (NDIS) 2017-2021 and the ratification by Ireland in 2018 of the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD).</li> <li>• Public transport to be made fully accessible to people with disabilities requires a 'whole journey approach' which refers to all elements that constitute a journey from the starting point to destination.</li> </ul>		<p>The comments in the context of sustainable and accessible mobility for all, are noted, in particular the Sustainable Mobility policy that supports a shift away from the private car to greater use of active travel and public transport, travel by cleaner and greener transport and comfortable and affordable journeys to and from work, home, school, college, shops and leisure.</p> <p>The Draft CDP will integrate sustainable movement policy as a cross-cutting theme, in particular, in relation to promoting 10-minute towns, minimising the need for travel, and enabling and supporting sustainable transport opportunities, including rural transport actions.</p> <p>The Draft CDP will consider transport needs on a county-wide and intermodal basis, with transport profiling, and incorporation of</p>

	<p>transport actions. The Draft CDP will plan for compact settlements, with appropriate pedestrian and cycling facilities, with benefits in terms of safety, and quality of life. LPTs will be prepared for the Key Towns, and LTPs or Active Travel Plans, will be prepared for other towns, as appropriate.</p>
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Chief Executive’s Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 628	Submission Name: Kevin Cox, An Post	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive’s Consideration
<p>It is stated that An Post are currently assessing their existing facilities and with a view to enhancing their service. This will include the modernisation of existing postal facilities as well as the provision of new facilities a new mails and parcels delivery service. It is requested that appropriate policies and zoning objectives be inserted to provide a supportive policy framework for provision of postal infrastructure.</p> <p>In particular, reference is made to the operational requirements of An Post as part of public realm schemes in towns and villages. The removal of loading bays, and restrictions on 24-hour vehicular access at post offices, or other postal facilities could have significant impacts on the postal service and have longer term impacts on the commercial viability of postal premises. It is, therefore, requested that the Local Authority engage closely with An Post as part of future public realm schemes to</p>		<p>The comments of An Post with respect to their evolving services, their specific requirements and their infrastructure are noted. The Draft CDP will seek to ensure that a balance is maintained in the appropriate support for services delivery of all types, and the enhancement of the public realm and quality of town centre areas.</p>

safeguarding the efficient operation of postal facilities.

It is also submitted that postal infrastructure should be deemed important public infrastructure and it is requested that flexible land use zonings that accommodate such infrastructure and services at suitable locations are included. The following planning policy is suggested:

- To support An Post in the provision of new postal facilities and the enhancement of existing facilities, including operational requirements.
- To facilitate the provision of postal infrastructure at suitable locations.
- To promote the integration of appropriate post office facilities within new and existing communities that are appropriate in the size and scale.

Specific Operational requirements

Due to the increasing number of larger parcels being processed, it is considered likely that this requirement will increase over time and as such, An Post facilities may require greater levels of parking spaces, including electrical vehicle charging points.

These facilities generally require areas of car parking for staff as well parking storage areas for the delivery vehicles used to transport mail. This requirement is specific to An Post and is stated to be of particular importance for essential public services.

It is requested that the Council provide flexibility with car parking standards for postal facilities. It is imperative that facilities are future proofed to ensure the long-term viability of An Post's operations.

It is stated that any restrictions on the times of deliveries/collections to/from An Post facilities could have a serious impact on the ability of An Post to meet the postal needs of the public and agreed service legal agreements with the State..

<p>As noted above, delivery facilities such as on-street loading bays are of critical importance for the smooth operation of An Post premises and any restrictions on same could have a serious impact on the operation of the postal system. In this regard, it is important that the Council ensure that such facilities are protected to ensure these premises can be sustained going forward.</p>	
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 658	Submission Name: Michael Murphy, Development Applications Unit, Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media.	Theme: Quality of Life
Summary of Submission		Chief Executive's Consideration
<p>While it is important that the Draft CDP sets out the legislative requirements in relation to the protection of designated sites and protected species under both European (i.e. Birds and Habitats Directive) and national legislation (i.e. Wildlife Act 1976-2018), it should also be ensured that in terms of biodiversity generally that account is taken of Objective 1 in the National Biodiversity Action Plan (NBAP) to "<i>Mainstream biodiversity into decision-making across all sectors</i>".</p> <p>The Department acknowledges the many positive initiatives of the Council such as the Local Authority Pollinator Award supporting the All Ireland Pollinator Plan.</p> <p>It is important that the draft CDP considers tourism and recreation related proposals and impacts in both the SEA and AA. This will ensure that robust objectives are in</p>		<p>The Draft Plan will ensure compliance with EU Environmental Directives and will also seek to integrate bio-diversity into the decision making process.</p> <p>During the preparation of the Draft CDP, the potential environmental impacts of the Draft CDP will be predicted, evaluated and mitigated through the environmental assessments including SEA, HDA and SRFA.</p>

place to ensure the protection of habitats and species within Natura 2000 sites.

Where development projects arising from the plan are not subject to the legal requirements to prepare either an Environmental Impact Assessment Report (EIAR) or Natura Impact Statement (NIS) it is suggested that the impacts to biodiversity at development stage may best be facilitated through the preparation of an Ecological Impact Assessment (EclA), and the Department recommends including this as an objective in the draft CDP. In addition, policy should be included requiring that surveys for these strictly protected species, and other species protected under the Wildlife Acts, are included for all development proposals where there is a reasonable likelihood of these species being present and affected by the development.

The integrated environmental assessments, SEA, AA and SFRA, apply the precautionary principal to ensure there is no deterioration of habitats and species both within and outside designated sites in the county and in its zone of influence.

Include an objective that will ensure restoration works where impacts to biodiversity have occurred as a result of unauthorised development. Retention planning permission should not be granted where ecological damage has occurred without consideration of the need for either EIA or AA particularly where this involves a designated site.

Specific Issues for inclusion in the Draft CDP

'Lighting' objectives be included both for town and rural areas where incorrect types or inappropriate use of LEDs can have an impact on bat species and other wildlife.

A commitment to the preparation of an overall green infrastructure strategy for the

The Draft CDP will consider the National Biodiversity Action Plan (NBAP) to "*Mainstream biodiversity into decision-making across all sectors*" and to support the implementation of the Tipperary Biodiversity Action Plan. The Draft CDP will recognise and support the role that ecosystems play in climate change mitigation and adaptation and to include effective policies and objectives to protect water quality and habitats in all areas, including those outside of EU designations.

The Green & Blue Infrastructure Masterplan

county, and would like to draw attention to the EU definition of G.I. as an important link in the connectivity of European sites in the County. Greenways can include measures to enhance biodiversity and it is recommended that such proposals are subject to route/site selection processes to ensure that impacts to biodiversity and nature conservation interests are avoided. Apply the precautionary principle when screening for AA and/or undertaking AA for Greenways, Blueways and tourist trails.

A clear policy to protect, conserve and enhance field boundaries be included as part of all development proposals. Mitigation measures, aimed at ensuring that habitat fragmentation does not occur, should be incorporated into any development proposals where field boundaries must be removed.

Inland Fisheries Ireland has launched an updated version of its *Planning for Watercourses in the Urban Environment* booklet. The recommendations contained in this publication should be considered for incorporation in policies and objectives.

A clear policy objectives to be included to ensure that undesignated wetland areas are protected.

The Department recommends that the requirements of the *National Peatland Strategy* and the *National Raised Bog SACs Management Plan 2017-2022* are reflected in the policy in relation to peatlands.

The Slievefelim to Silvermines Mountains is a designated Special Protection Area (4165) for hen harrier and given the outcome of the European Union Court of Justice (CJEU) Case C- 164/17, the Department is of the view that provisions of the Draft CDP must ensure that applications for wind-farms within and adjacent to this SPA, require full appropriate assessment taking into account the findings of this judgement.

Roadmap for Tipperary Waterways was produced by the Council in 2018, will support the Draft CDP in considering how best to support the promotion and integration of green infrastructure and ecosystem services as part of new development.

The Draft CDP will consider the policies, guidelines and technical standards as referenced in this submission as relevant.

<p>Monitoring</p> <p>A clear and specific monitoring plan to be included with the Strategic Environmental Report that would clearly outline how it is proposed to record the impacts of plan implementation on biodiversity, both in terms of biodiversity loss and biodiversity enhancement during the lifetime of the plan.</p>	
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 641	Submission Name: Phoebe Duvall, An Taisce	Theme: Quality of Life
Summary of Submission		Chief Executive's Consideration
<p>1. Strategic Planning and Zoning</p> <ul style="list-style-type: none"> <li>• Consider methodical and evidence-based approaches to land-use zoning and a demonstrated rational assessment of zoned land requirements based on such criteria as, inter alia, regional population targets, the sequential approach, flood risk assessment, infrastructure capacity, natural habitats and S.28 Guidance.</li> <li>• Land zoned residential to be located in close proximity/well connected by public transport corridors (rail or bus) to existing and/or proposed services (e.g. schools, retail, community/health centres, sports/amenity facilities, etc.) and employment sites.</li> <li>• Following an evidence-based assessment, where there is surplus supply, an appropriate quantum of land must be de-zoned, down-zoned or phased in accordance with the provision of the Act.</li> </ul>		<p>The Draft CDP will include an evidence-based approach to landzoning accordance with the NFP Methodology for a Tiered Approach to Land Zoning, and SLA will consider the availability of infrastructure and the sequential approach, especially water services capacity, and environmental considerations.</p>



- Only apply considerations of proper planning and sustainable development in zoning, phasing, de-zoning land and disregard all other considerations including private interests or potential commercial or rate-generating revenue.
- The sequential approach must be applied to the zoning of all land and the review of zoning in accordance (including the phasing, de-zoning or down-zoning land).
- Small-scale local industrial/commercial zones proximate to existing or proposed residential areas to be provided to deliver local employment opportunities.
- An Bord Pleanála decisions to be considered in terms of policy.

## 2. Sustainable Land Use and Transport

- Ensure proactive measures to promote settlement nucleation and to protect rural areas from a proliferation of car-dependent, dispersed, urban-generated settlement.

Ensure that the planning, development and design encourages a shift from car-orientated patterns to walkable, cycleable, and transit-orientated development patterns. Include policies that would promote compact towns and cities where distances between origins and destinations are shorter and with walking, cycling and public transport prioritised. will also help reverse inactivity levels in Ireland.

- Include policies to prohibit large-scale suburban type development proposals. Only development proposals with local physical infrastructure and social capital carrying capacity should be permitted.
- Include policies to provide alternatives to unsustainable, urban generated dispersed

The Draft CDP will consider transport needs on a county-wide and intermodal basis, with transport profiling, and incorporation of transport actions. The Draft CDP will plan for compact settlements, with appropriate pedestrian and cycling facilities, with benefits in terms of safety, and quality of life. LPTs will be prepared for the Key Towns, and LTPs or Active Travel Plans, will be prepared for other towns, as appropriate. Existing and proposed greenways and blueways will be considered in terms of their role in improving pedestrian and cycle safety for rural residents, rather than solely as tourism assets

one off housing, including for example, a serviced site policy.

- Utilise the location test standards for community integration outlined in Box 5.2 of the National Spatial Strategy. This requires that zoning and decisions for new housing be conditional on integration with existing communities, affordability and mix of housing types, walking and cycling access to local services and schools, public transport access to employment and availability of recreation facilities.
- A greenbelt policy should be implemented in peri-urban areas with strict restrictions on urban generated one-off housing.
- Clear strategy and policies to encourage physical activities including 'Smarter Travel', 'The National Cycle Policy Framework', 'A Healthy Weight for Ireland, Obesity Policy and Action Plan', 'A Framework for Improve Health and Wellbeing 2013-2025' and 'Get Ireland Active! National Physical Activity Action Plan for Ireland'.
- A LTP must be prepared setting out how the objectives of the national Smarter Travel policy will be achieved locally and translated into measurable action.
- Identify a safe network of existing/future walking and cycling routes which must be used as a chief criterion to selecting all land zoned for new development.
- Mobility Management Plans to be made mandatory for all planning applications (including one-off houses) requiring applicants to demonstrate how the objectives of Smarter Travel will be achieved through the development proposal.
- Better engagement with community health, sporting and other organisations in achieving a transformative shift to walking and cycling. The focus would be on

The Draft CDP will seek to guide land use development in settlements in a way that will enable behavioural change, and support active travel and viable public transport services, with the right development in the right locations.

family-orientated cycling, and cycling for all ages and abilities for local trips.

### 3. Addressing the Climate Emergency

- A primary objective to break dependence on fossil fuels, stop the county's contribution to GHG emissions, and prepare for the resilience in a time of energy and climate uncertainty.

- A strategy which would see the electrical generation needs of the county met by renewable sources in accordance with obligations for 2030, including use of local renewable energy sources, district heating and combined heat and power, and energy demand reduction measures.

- Look to examples in other countries such as France, which requires all new buildings in commercial areas to be partially covered by either solar panels or green roofs.

The Core Strategy of the Draft CDP will incorporate Climate Action as a cross-cutting theme, key actions will include:

- Support for renewable energy development and diversification, including community-led development and sustainable job creation in a low-carbon economy.
- Recognition of Tipperary as a national leader in the transition to a Low-Carbon Economy and the Bio-Economy.
- Policy response to guide priority areas for action including; Decarbonisation, Resource Efficiency and Climate Resilience.
- Objectives for de-carbonization zones, compact growth, modal shift in terms of transport, increased use of SUDS etc.
- Support for the preparation of and implementation of a Climate Action Plans for Tipperary.
- Recognition of the contribution of, and services delivered by eco-systems and appropriate policy response.

#### 4. Economic, Employment and Retail Development

- A Town Centre First policy in line with the 2020 Programme for Government.
- Support local farmers' markets and i locations for farmers' markets. Include policies to promote sustainable agriculture, particularly the production of vegetables, grains, pulses, fruits, etc.
- Out-of-town commercial and/or retail development to be prohibited. Where it has been permitted consider, car parking charges to level the playing field and advantage accruing to out-of-town retailer from free car parking.
- Take an active role, i.e. CPO, in site assembly for new retail development on brownfield and infill sites, to provide for the sensitive revitalisation of town centres.
- Car parking charges for out-of-centre retail development and introduce a corresponding S.48 waiver for development contribution levies in lieu of off-street car parking for new retail development in town centre locations.
- Include a specific policy that provides that the change of use of retail warehouse units to non-bulky goods comparison and/or convenience uses will not be permitted.
- Include a policy which restricts large floor-plate multiples, which are dependent on complex oil-dependent supply chains, in favour of smaller floor-plate local shops.

#### 5. Water

- Include integrated policy measures to ensure that the Water Framework Directive and the operable River Basin Management Plans are achieved.

The Draft CDP will support towns and villages as places to live, work and socialise, in line with the provisions of the RSES, and the 'Town Centre First' policy. In particular, the Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration.

The Draft CDP will support the Water Framework Directive (WFD), Flood Risk

- The CDP must be fully consistent with the PA's legal obligations under the Waste Water Discharge (Authorisation) Regulations (SI No. 684 of 2007). Circular Letter PD7/09 sets out the "Combined Approach" and requires that planning permission should not be granted to development proposals where there is insufficient cumulative capacity within the relevant wastewater treatment plant.
  - Ensure that all private wastewater treatment proposals comply with the EPA Code of Practice and other related regulations.
  - De-zone or down-zone lands categorized in 'Flood Zone A' of 'Flood Zone B' applying the sequential approach. Where the zoning of recognised floodprone areas is retained, a detailed Justification Test in accordance with the Flood Risk Assessment & Management Guidelines must be carried out.
  - The use of SUDS and rainwater harvesting to be mandatory.
6. Biodiversity, Cultural Heritage and Landscape
- The CDP and development management decisions to adhere to legal obligations under EU law, particularly with regard to the Habitats and Birds Directives.
  - Promote biodiversity through pollinator-friendly planting and maintenance where possible for land and areas in its control, including in graveyards.
  - SEA and Habitats Directive Assessment.
  - The 14 points of the EU Biodiversity Strategy 2030 should be fully incorporated into the CDP. The Farm to Fork policy recommendations should also be incorporated.

Directive, Climate Action protocols, River Basin Management Plan, relevant guidelines and the work of the Local Authority Waters Programme etc. in moving towards an integrated, catchment based approach for sustainable land management in urban and rural areas.

The Draft CDP will recognise and support the role that ecosystems play in climate change mitigation and adaptation, and will include effective policies and objectives to protect water quality and habitats in all areas, including those outside of EU designations.

Additional comments, as they refer to a number of areas including, green and blue infrastructure, ecosystem services/biodiversity,

- The most significant demesnes and designed landscape should be identified and policies applied to maintain and enhance their special character and significance in considering agricultural, recreational or other development.
- The CDP should designate more ACAs and areas of Special Planning Control.
- S.48 development levies for Protected Structures should be waived to encourage sensitive reuse and adaptation.
- Important views and prospects must be protected.
- Note the Architectural Heritage Protection Guidelines for Planning Authorities.
- Enhanced landscape protection measures should be included for the Suir Valley and Lough Derg areas. Special policy consideration should also be provided for Fethard in recognition of its exceptional importance as a medieval Irish walled town.

#### 7. Ecotourism

- Promote the rural landscape and cultural heritage of Tipperary for cycling visitors and identify and create safe cycling routes.
- Explore the possibility of creating linked routes between Holycross Village and Abbey, Cashel and Fethard to Kilcash and the Slievenamon area linking to the Suir Valley and the historic towns of Carrick-on-Suir, Clonmel and Cahir.
- Promote policies to support sustainable walking and hiking access to mountain areas, with local community benefit. There is an opportunity to promote the Galtee, Suir Valley and Knockmealdown as ecotourism and recreation areas.

landscape etc will be considered as part of the Draft CDP and in associated objectives and strategies.

Tourism is important to the economy in Tipperary, and actively supported by Tipperary Tourism, working in partnership with the Council. The *Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021*, the *Tipperary Time to Take it all in Marketing Plan 2018 – 2021* and *Tipperary Transforming Tourism Product Development Plan 2020 –2030* are key

<ul style="list-style-type: none"> <li>Promote tourism access to the county by rail.</li> </ul>	<p>promotional outputs. Activity based, and outdoor tourism and recreation, will be supported by the Draft CDP.</p>
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Chief Executive’s Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 607	Submission Name: Irish Water	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive’s Consideration
<p>General</p> <p>The IW investment Plan (2020 to 2024) sets out the budget for the Water Services Strategic Plan (WSSP). Work has commenced to review it and to align it with the Strategic Funding Plan and our work plans and programmes.</p> <p>IW is also developing the National Water Resources Plan (NWRP). This will outline how we move towards a sustainable, secure and reliable public drinking water supply over the next 25 years, whilst safeguarding our environment. The NWRP will outline the longer term plan and is due to be published for public consultation in early 2021.</p> <p>IW is preparing a strategy which will respond to global and national climate change legislative and policy frameworks for climate change action and fulfils the requirements of IWs Water Services Strategic Plan 2015, The Water Services Policy Statement 2018 -2025 and most recently the Climate Change Sectoral Adaptation Plan for Water Quality and Water Services infrastructure 2019.</p>		<p>Water Services Infrastructure is of critical importance to support future growth and development in Tipperary, in terms of housing, industry and employment. The delivery of the IW Investment Plan is a key focus of the Draft CDP, and the Council will seek to work with IW, in the delivery of this investment framework to deliver socio-economic development of the county.</p> <p>The preparation of the National Water Resources Plan (NWRP) and strategy for Climate Action is welcomed.</p>

IW supports the RBMP Implementation Strategy through participation within the RBMP implementation structures and participation in Water Framework Directive characterisation activities. The objectives and priorities of the RBMP 2018 - 2021 have been incorporated into IW investment plans and work programmes as appropriate.

IW encourages the inclusion of policies and objectives on the use SUDS and Green infrastructure in new developments and retrofitted in existing developed areas.

#### Water Supply In Tipperary

There are 34no. water resource zones (WRZ) in Tipperary County. Of the 34, 13no. of the water resource zones are unlikely to require interventions to facilitate new connections/developments to the network, although further investigative studies or interventions may be required in some instances. The remaining 21 water resource zones may require further investigative studies or interventions.

A full options assessment stage of the NWRP is currently progressing and will identify the preferred interim and long-term interventions required to ensure a sustainable water supply in WRZs. In addition, recently completed capital investment projects in Tipperary include significant investment in a new WWTP and surface water source at Thurles, a new reservoir in Clonmel to improve security of supply and an upgrade to the Ballylooby Water Supply Scheme. Capital upgrades for the Clonmel Water Resource Zone are also as part of the full options assessment of the NWRP.

#### Wastewater infrastructure in Tipperary

There are currently 90 public WWTPs in Tipperary. IW recently provided the Council with a wastewater treatment capacity register for Tipperary. Capital investment projects which are progressing include upgrades to WWTPs at Ballina- Killaloe,



Newport, Cahir, Fethard, Nenagh. An upgrade to the Tipperary town WWTP is also being progressed to planning stage, but with project construction likely to be postponed until the next investment cycle (post 2024).

IW is progressing a Small Towns and Villages Growth Programme which is intended to provide growth capacity at WWTPs (and WTPs) in smaller settlements which would not otherwise be provided for in the current investment Plan.

#### Zoning

IW is available to assist the Council in identifying suitable zoned lands from a water services perspective, as per Appendix 3 and NPO 72 of the NPF.

#### Water Conservation

IW supports the following: National and Local Media Campaigns, Targeted Sectoral campaigns, Green Schools, Water Stewardship Scheme, First Fix Free Scheme.

#### General Suggestions by IW

a) To work closely with IW to identify and facilitate the timely delivery of the water services and to realize the development objectives of the Draft Plan.

b) To consult with IW in the development of Plans, SDZs, etc. in order to ensure the proposed spatial strategy takes account of:

- the available capacity of the public water services infrastructure;
- the need to protect and optimise existing and planned public water infrastructure;
- the need for sequential and phased development;
- the financial and environmental implications of development in sensitive areas,

The Core Strategy will be prepared having regard to an evidence-based analysis in accordance with the NFP Methodology for a Tiered Approach to Land Zoning, and the Draft CDP will consider the availability of infrastructure, especially water services capacity, and environmental considerations.

Additional comments, as they refer to a number of areas including, servicing of development, way leaves and buffer zones, protection of resources, storm water management etc, will be considered as part of the Draft CDP and its development management standards, where appropriate.

- c) Prior to granting planning permission the Council will ensure that adequate water services will be available to service development and that existing water services are not negatively impacted. The Council should require developers to provide evidence of consultation with IW prior to applying for planning permission;
- d) To protect existing wayleaves and buffer zones around public water services infrastructure through appropriate zoning and to facilitate the provision of appropriate sites for required water services infrastructure as necessary;
- e) To protect both ground and surface water sources, to avoid water quality deterioration and reduce the level of treatment required in the production of drinking water, in accordance with Article 7(2) of the WFD. Protection and restoration of drinking water at the source can have co-benefits for biodiversity and climate change;
- f) To support IW in the development and implementation of Drinking Water Safety Plans which seek to protect human health by identifying, assessing and managing risks to water quality and quantity; taking a holistic approach from source to tap.
- g) To support IW in the development and implementation of the National Water Resources Plan for Ireland's public water supplies which seeks to address issues around the availability of water;
- h) To promote water conservation and demand management measures among all water users, and to support Irish Water in implementing water conservation measures such as leakage reduction and network improvements, including innovative solutions in specific situations.

- i) To ensure that the Local Authority provides adequate storm water infrastructure in order to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure;
- j) To require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems where appropriate in new development and the public realm;
- k) To prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems for foul water;
- l) To support IW in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works;
- m) To ensure that all new developments connect to the public wastewater infrastructure, where available, and to encourage existing developments that are in close proximity to a public sewer to connect to that sewer. These will be subject to a connection agreement with IW;
- n) To refuse residential development that requires the provision of private waste water treatment facilities (i.e. Developer Provided Infrastructure), other than single house systems;
- o) The provision of single house septic tanks and treatment plants in the Plan area will be strongly discouraged to minimise the risk of groundwater pollution.

<p>Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (pE. S10) (EPA 2009), as may be amended, will be required;</p> <p>p) To ensure that private wastewater treatment facilities, are operated in compliance with their wastewater discharge license, in order to protect water quality.</p>	<p>The Council will continue to consult with IW during the Plan-preparation process.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 611	Submission Name: Lisa English, EirGrid PLC	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive's Consideration
<p>It is stated that EIRGRIDs function is:</p> <p>"To operate and ensure the maintenance of and, if necessary, develop a safe, secure, reliable, economical, and efficient electricity transmission system, and to explore and develop opportunities for interconnection of its system with other systems, in all cases with a view to ensuring that all reasonable demands for electricity are met having due regard for the environment." The development of the transmission grid is summarised above and outlined in detail in EirGrid's Grid Development Strategy - Your Grid, Your Tomorrow (2017) and associated Technical Report (2017) (ENCL2).</p> <p>The transmission system refers to the higher capacity electricity network and primarily</p>		<p>Infrastructure is important to support future growth and development in Tipperary, in terms of housing, industry and employment. The Council will seek to work with service providers, in the delivery of sustainable infrastructure to support socio-economic development of the county.</p> <p>The suggestions regarding specific policies, objectives and guidance for inclusion are noted and the Draft CDP will include an objective to</p>

comprises substations and circuits at 400 kV, 220 kV, and 110 kV, a map illustrating the network is attached.

It is stated that there is a need for a policy approach which will meet national targets for renewable electricity generation, climate change and security of energy supplies. Tipperary County is within the Mid-West Planning Area as defined in EirGrid's Transmission Development Plan 2020 – 2029 (TDP). The TDP contains a list of the committed projects as at 01 January 2020. The following are projects in Co. Tipperary:

- Thurles 110 kV station works – recently granted planning permission and expected completion in 2022.
- Dunstown – Moneypoint 400 kV line refurbishment. This line runs from Dunstown in Co. Kildare to Moneypoint, Co. Clare with part of the route through north Tipperary. This project is due for completion in 2023.
- Cauteen 110 kV Station works to provide permanent connection works for wind farms. This project is currently on hold.

It is stated that the RSES supports the delivery of renewable energy infrastructure in its Regional Policy Objectives; the ones relevant to Tipperary are listed. In addition it is stated that the electricity transmission grid's importance in supporting our environment, society and economy should be clearly supported. In this context the policies and objectives in the adopted RSES should be considered as robust and sustainable policies and objectives. EirGrid also requests the Draft Plan be explicit as to how the various Government and State Agency policy documents have been considered, and how they have informed the policy and objectives.

It is stated that there are a number of important Government Policy documents, these are listed. In this regard, the Department of Communications, Energy and

protect national infrastructure, having regard to its strategic importance.

The Draft CDP will also seek to ensure the sustainable management and plan-led delivery of key energy infrastructure, by working with key service providers.

<p>Natural Resources (2015) White Paper on Energy titled Ireland’s Transition to a Low Carbon Energy Future 2015-2030 reaffirms the Government’s position on energy matters. The Climate Action Plan also states that increased levels of renewable generation will require very new infrastructure, including grid infrastructure.</p> <p>It is important that the Draft CDP reflects EirGrid’s need for robust policies to develop the electricity grid in a safe and secure way. The Plan should facilitate the development of grid reinforcements including grid connections and a transboundary network into and through the county and between all adjacent counties and to support the development of international connections.</p>	
<p>Chief Executive’s Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 617	Submission Name: Margaret Murphy, Southern Region Waste Management Office	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive’s Consideration
<p>The Southern Region Waste Management Plan 2015-2021, on behalf of the ten local authorities in the Southern Region, provides the framework for the prevention and management of wastes in a safe and sustainable manner, and includes the promotion of resource efficiency and the circular economy. Particular emphasis is placed on preventing and designing out waste at the initial stage of any activity, thus achieving the highest level of the waste hierarchy, namely waste prevention.</p> <p>The Draft CDP should also apply the concept of the European Commission’s Circular</p>		<p>Infrastructure is important to support future growth and development in Tipperary, in terms of housing, industry and employment. The Council will seek to work with service providers, in the delivery of sustainable infrastructure to support socio-economic development of the county.</p> <p>The Draft CDP will ensure the sustainable</p>

<p>Economy Action Plan: <i>A New Circular Economy Action Plan for a Cleaner More Competitive Europe</i>, launched in March 2020. As well as environmental benefits, there is also significant potential for enterprise and employment centred on the Circular Economy. It is vital that, when designing for redevelopment and new developments, the concept of the Circular Economy is embraced from the start so that reuse, and the opportunities that go with it, can continue into and beyond the mature life of these developments.</p>	<p>management and plan-led delivery of key infrastructure, by working with key service providers.</p> <p>In addition, the Draft CDP will support the concept of waste as a resource and the potential for innovative business solutions and opportunities that are in line with the principles of the Circular Economy.</p>
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Chief Executive's Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 619	Submission Name: Colm Cummins, Engineering & Major Projects, ESB	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive's Consideration
<p>ESB Operations to note  Parteen Weir is located in Tipperary, 12.6km from the power station at Ardnacrusha and operated by ESB. In addition, ESB owns and operates the Cappawhite Wind Farm in County Tipperary. This installation produces 50MW of renewable energy.</p> <p>ESB has developed a network of almost 1,100 electric vehicle charge points in Ireland, and is rolling out high power charging hubs across the country.</p>		<p>The importance of the electricity network and its development is noted, in supporting the national transition to a low carbon economy. The Draft Plan will support its development including ancillary infrastructure; EV charging points, telecommunications infrastructure etc.</p>

The ESB has become Ireland’s leading independent telecommunications infrastructure provider with over 400 locations nationwide. Our open policy of sharing infrastructure limits the overall number of telecoms structures appearing in urban and rural landscapes. In addition, SIRO (a joint venture between ESB and Vodafone) is bringing 100% fibre-to-the-building to 50 towns across Ireland enabling speeds of 1 Gigabit per second. SIRO will continue to accelerate this roll-out in 2020.

#### Planning Policy

The NPF and RSES supports the enhancement and upgrading of existing infrastructure and networks and the safeguarding of strategic energy corridors from encroachment by other developments that would compromise the delivery of energy networks. The long-term operational requirements of existing utilities must be protected, with policy to safeguard strategic energy corridors.

#### Generation and Renewable Energy

It is noted that it is intended to bring forward the 2016 Tipperary Renewable Energy Strategy into the new CDP. ESB welcome its continuance and the overall vision set out in the Strategy. The following points to be noted:

Solar The ESB welcome the continuance of Policies RE9 & RE10 that encourages the facilitation of solar installations in the County.

Wind Energy & County Wind Energy Strategy 2016 ESB respectfully request that the planning policy and development management standards are updated where required to reflect the revised Wind Energy Guidelines (Draft).

Storage systems such as battery storage, liquid air storage and synchronous

Polices and guidance for development in proximity to existing transmissions lines, will be considered as part of the preparation of the Draft CDP.

The Draft CDP will seek to ensure the sustainable management and plan-led delivery of key energy infrastructure and transport infrastructure including EV transport infrastructure, by working with key service providers.

RE development will be supported in the Draft



condensers are some of the storage technologies essential to smoothing out the natural variability that occurs in renewable energy sources and to provide electricity at times of peak demand. In addition to Renewable Energy Objective, SO13, of the existing Tipperary RES we would welcome the inclusion of specific policies supporting these new technologies.

Hybrid sites and hybrid units present an opportunity to provide more flexible plant with improved capacity factors with potential for optimising use of existing infrastructure. By developing hybrid renewables plant consisting of wind, solar and battery exporting from common point of connection, but at different times, the need for transmission infrastructure associated with new generation is minimised and grid stability can be improved on. As recognised in the existing CDP, County Tipperary is exceptionally well served by the grid with two existing 400kV transmission lines providing a high capacity path for power to the east of Ireland. This is in addition to an extensive 220kV and 110kV network. For these reasons, there is a strong argument for giving hybrid renewables a favourable consideration in suitable locations.

#### Telecommunications

ESB encourages policies consistent with the Department *Circular Letter PL 07/12 issued by the DECLG* to allow for the improved development of telecommunications infrastructure, particularly broadband capability in the area.

#### Sustainable Transport & Electric Vehicles

Policy in this area should be reviewed to be consistent with National and Regional Policy in relation to the provision of electric vehicle infrastructure. ESB wish to take this opportunity to highlight the standards required in order to achieve the desired targets for Electric vehicles, S.I. No. 325 of 2014 ROAD TRAFFIC (TRAFFIC AND PARKING) (CAR CLUBS AND ELECTRICALLY POWERED VEHICLES) REGULATIONS

CDP, in this respect, the Tipperary RES was prepared in 2016 as a collaborative, proactive and sustainable policy for RE development. The Draft CDP will continue to promote and support the sustainable development of RE through the RES and associated WES.

The Draft CDP will facilitate expansion and

2014. Revised parking standards are suggested as follows:

For Developments with Private Car Spaces (residential and non-residential) including visitor car parking spaces e.g. office –spaces:

- At least one parking space should be equipped with one fully functional EV charging point in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems. This should be capable of supplying 32A 230V single phase AC electricity and be equipped with Mode 3 protection. It should be fitted with a Type 2 socket as defined by IEC 62196.
- It should be possible to expand the charging system at a future date (e.g. by installing appropriate ducting now) so that up to 10% of all spaces can be fitted with a similar charging point.

For Developments with Publicly Accessible Spaces (e.g. supermarket car park, cinema etc.)

- At least one parking space should be equipped with one fully functional EV charging point in accordance with IEC 61851 Standard for Electric Vehicle Conductive Charging Systems. This should be capable of supplying 32A 230V single phase AC electricity and be equipped with Mode 3 protection. It should be fitted with a Type 2 socket as defined by IEC 62196.
- It should be possible to expand the charging system at a future date (e.g. by installing appropriate ducting now) so that up to 10% of all spaces can be fitted with a similar charging point.
- The Charge Point Parking space(s) should be clearly marked as being designated for EV charging.
- Appropriate signage indicating the presence of a charge point or points should also be erected.

improvement in telecommunications infrastructure to improve virtual connectivity and promote the use of sustainable modes and patterns of transport, including electric vehicles, with appropriate parking standards to be addressed as a development management issue.

- All charge points fitted in publicly accessible areas should be capable of communicating usage data with the national charge point management system and use the latest version of the Open Charge Point Protocol (OCPP). They should also support a user identification system such as RFID.

#### Conclusion

The Draft CDP should include clear policies in relation to:

- The long-term operational requirements of existing utilities are protected. The importance of existing infrastructure and the associated Power Generation, Transmission and Distribution operations are strategic and national in nature.
- Maintain the planning policies which protect the county's future capacity for the development of energy infrastructure whilst encouraging the sustainable development of renewable energy resources, including energy storage systems. This will enable ESB to develop and maintain *a safe, secure, reliable, economical and efficient electricity Generation, Transmission and Distribution System with a view to ensuring that all reasonable demands for electricity are met having due regard for the environment.*
- The recently published Draft Revised Wind Energy Development Guidelines (2019) should inform the planning authority policy.
- Facilitate expansion and improvement in telecommunications infrastructure and to help position the county to attract intellectual & physical capital and to act as a mechanism to improve virtual connectivity.
- Promoting, encouraging and facilitating the use of sustainable modes and

patterns of transport, including electric vehicles, with appropriate Parking Standards that will set minimum levels of parking provision for EVs.	
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 633	Submission Name: Micheal O'Neill, Gas Networks Ireland	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive's Consideration
<p>GNI is involved in two initiatives of benefit from both an economic and environmental perspective - Development of Renewable Gas injection infrastructure and - Development of Compressed Natural Gas (CNG) infrastructure for gas in transport.</p> <p>GNI asks that the Council considers the role that renewable gas and CNG/Bio-CNG in transport can play in reducing carbon emissions in the region and their contribution to providing economic benefits to the local economy. Council support for anaerobic digestion plants, CNG refuelling stations and renewable gas injection points would help establish these technologies in the region and contribute to the transition to a low carbon economy in the County.</p> <p>Renewable gas</p> <p>The development of renewable gas production in the region will provide significant economic benefits to the local agriculture sector and rural economy. Anaerobic digestion (AD) plants located in rural areas will provide additional revenue sources for these communities, from the sale of feedstocks for the AD plants, bio-fertiliser and renewable gas. The SEAI3 estimate that stimulating a renewable gas industry in</p>		<p>The strategic importance of the gas network will be acknowledged in the Draft CDP and its development will be facilitated in accordance with national and regional plans and strategies.</p> <p>The Draft Plan will consider the regional potential for renewable gas production in Tipperary, and policies to support the development of anaerobic digestion to generate renewable gas.</p>

Ireland could contribute directly to over 5,000 jobs during plant construction and over 3,000 jobs in plant operations.

In RPO 225, the RSES supports the promotion of "renewable gas leading to carbon emission reduction in agriculture, industry, heating and transport as well as sustainable local employment opportunities" and it also supports "the transition of the gas network to a carbon neutral gas network by 2050 which will drive Ireland and the region to becoming a low carbon society".

The following wording is suggested for the Draft CDP:

#### *Renewable Gas*

*There is potential to produce renewable gas from Anaerobic Digestion of organic wastes and residues of the agriculture sector and from domestic/commercial food waste. Renewable gas is carbon neutral and identical in function to natural gas so the existing network can be used, and gas customers do not need to change their boilers or gas-powered appliances. There will be a presumption in favour of applications for anaerobic digestion plants provided planning and environmental criteria are satisfied."*

#### Transport

It is stated that the rollout of a network of CNG refuelling facilities has commenced, including one at Circle K, in Cashel which is the second publicly accessible CNG refuelling facility in Ireland. The Cashel CNG station has the capacity to fill 50 HGVs a day with the filling time for each vehicle taking no more than five minutes to complete. The strategic location at Junction 8 off the M8 (Dublin – Cork) motorway will allow hauliers and fleet operators in the region to begin the transition from diesel to carbon neutral transport. A further 21 public CNG refuelling stations are planned under a project called Green Connect.

The Draft CDP will support innovation in the economy and, a move towards sustainable low-carbon heating and transport infrastructure.

CNG has the potential to lower transport emissions with reduced carbon emissions relative to diesel. When the production of renewable gas is increased on the gas network, and this gas is utilised by CNG vehicles as bio-CNG. In addition to reduced carbon emissions, CNG also provides improved air quality with less particulate matter, relative to diesel. Encouraging HGV operators to switch from diesel to CNG and bio-CNG would make for a more sustainable transport sector in County Tipperary.

The development of CNG is supported by the RSES which has an objective to “support investment in the sustainable development of CNG refuelling stations aligned with the TEN-T corridors as a renewable technology for servicing public service vehicles and commercial fleets” in RPO 93.

The RSES also supports ‘investment in developing renewable gas and provision of CNG refuelling infrastructure which will help reduce the GHG emissions in both the agriculture and transport sectors’ as part of RPO 225.

GNI suggests that the Connectivity, Transport and Infrastructure section of the Development Plan includes wording to support CNG infrastructure as follows:

*“Compressed Natural Gas (CNG) Infrastructure The development of CNG Infrastructure will enable fuel switching from diesel to CNG for heavy goods vehicles (HGVs). This will lead to a reduction in carbon emissions along with air quality benefits for vehicles currently using diesel. There will be a presumption in favour of applications for CNG infrastructure provided planning and environmental criteria are satisfied.”*

Economy

It is requested that the CDP acknowledge the role of the anaerobic digestion (AD) process in contributing to the Circular economy. Non-recyclable human and agricultural waste (i.e. manure) and residue streams can be utilised to produce biogas which can then be upgraded to biomethane for injection into the gas grid. As well as this, waste from material from the AD process, can be used as a nitrogen fertiliser and digestate can be returned to the grassland as a fertiliser thus completing the cycle.

AD plants can utilise a wide variety of feedstocks ranging from food wastes, to animal slurries to specifically grown energy crops, breaking them down to produce biogas. This biogas can be combusted in boilers to produce heat, or in combined heat and power plants (typically gas engines) to provide both heat and electricity. Alternatively, the biogas can undergo further upgrading, to produce biomethane, this can then be injected into the gas network and be transported all gas consumers. Anaerobic digestion is a way of minimising wastes and contributing to the circular economy with the production of renewable gas and digestate/bio-fertiliser.

The Draft CDP, through its RES, will support the role of anaerobic digestion and the potential for innovative business solutions and opportunities that are in line with the principles of the Circular Economy.

#### Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

## Section 4.0

### 4.1 Consideration of all other Submissions received & Chief Executive's Recommendation

This section contains a summary of the issues raised in all other submissions received, and the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations will be addressed in the Draft CDP. For simplicity, submissions received are summarised below by key theme, noting that many submissions addresses multiple cross-sectoral themes.

#### 4.1.1 Strategic Vision

Reference No: 520	Submission Name: Martin Delaney	Theme: Strategic Vision
Summary of Submission		Chief Executive's Consideration
<p>It is stated that there is a need to plan for :</p> <ul style="list-style-type: none"> <li>- Hostel's which link each town and its amenities, which are affordable to student's and budget travelers. These would be best located in central locations with access to bar's ' restaurant's and other essential services, with a view of encouraging tourist's Etc.</li> <li>- Community allotments in all towns and villages where those without land have an opportunity to grow their own food. Allotment's/community land shares help bring communities together and help communicate local issues.</li> <li>- The possibility of National Park Status in parts of Tipperary, for example the Glen of Aherlow and the Nire Valley. Along with greater deciduous tree planting, such designation would be of great value to tourism.</li> <li>- Protection of the fishing industry and spawning water's for salmon and the</li> </ul>		<p>The contents of this submission are noted as they refer to several areas for enhancement of quality of life, tourism and the environment and, the multifunctional benefits of green infrastructure and water quality are acknowledged.</p> <p>The Draft CDP will seek to support a positive and sustainable planning framework for tourism across the county, in line with the Tipperary Strategic Tourism Marketing</p>



<p>removal of man-made barriers would improve the health of our rivers and support a local industry worth billions to the economy over the long term.</p> <ul style="list-style-type: none"> <li>- Better Broadband to support remote working.</li> </ul>	<p>Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 -2030.</p> <p>Areas of strategic amenity and natural heritage importance, including the Glen of Aherlow and the Nire Valley will also be considered as part of the preparation of the Draft CDP.</p>
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Chief Executive’s Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 555	Submission Name: Maggie Moloney, The Rhododendron Walking Festival Committee.	Theme: Strategic Vision
Summary of Submission		Chief Executive’s Consideration
<p>It is stated that there is a need to plan for:</p> <p>Tourism</p> <p>The Galty Vee Valley area (which takes in the Knockmealdown Mountains to the Galty Mountains) to become a designated outdoor recreation area in line with the RSES. The Galty Vee Valley area already attracts a large number of visitors to attractions such as Galty Mór climb, Mitchelstown’s Cave, Ballyporeen Ronald Regan ancestral birth place, The Vee, Glengara, Parsons Green, close proximity to Cahir Castle, Swiss</p>		<p>The Draft CDP will seek to support a positive and sustainable planning framework for tourism, across the county building on the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in</p>

Cottage, and Suir Blueway. The Galty Vee Valley area i.e. Duhill, Clogheen, Ballylooby, Ballyporeen, Burncourt and Skeheenrinky, is a prime area for development in cohesion with other outdoor activity based tourism programmes. It is suggested that separate challenging mountain bike trails be developed within the Knockmealdown and Galty Mountains and that the Knockmealdown Mountains should maintain their Primary Amenity status.

#### Villages

- Active Retirement homes on the outskirts or within the villages of the Galty Vee Valley area (similar to Marion Court, Clonmel).
- Better Broadband
- Community Cafes
- Each village should have a Slí Na Sláinte walk, and if possible, should be lit.

#### Special projects

- o Development of woodland walk taking in the ruins of Shanbally Castle, Shanbally Lake and tearooms, and also accessing St. Malachy's Well.
- o Killballyboy Wood Picnic Site: Improve signage on approach. Develop and mark 5km loop.
- o Three Doons Waterfalls, Shanrahan, Clogheen.
- o Glengarra Wood could be developed similar to Castlecomer Discovery Park. It could have treetop walks, orienteering centre, woodland walks, and outdoor learning activities for school tours, arts & crafts in the Mountain Lodge. It is a designated outdoor Coillte Park, has good parking, trees, and accessible by road. The Mountain Lodge has been redeveloped and electricity is available.

Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 -2030.

Policies will be included to support sustainable tourism opportunities across the county.

The Draft CDP to set out a strategy to the revitalisation and growth of Tipperary's villages. Settlement plans for each villages will be prepared, and development including suggested included such as retirement home, cafés will be supported.

Additional comments, as they refer to special projects will be considered as part of the Draft CDP and in associated objectives and strategies.

#### Chief Executive's Recommendation

The issues raised in this submission are noted and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 571	Submission Name: Local Economic and Development Committee, Ballingarrane House, Clonmel.	Theme: Strategic Vision
Summary of Submission		Chief Executive's Consideration
<p>The very comprehensive submission sets out key points and a vision across a number of areas Health, Environment and Sustainability, Values Culture and Meaning, Economic and Resources, Participation Democracy and Good Governance and supports the ambitions set out in the PPN Community well-being initiative.</p> <p>Need for targets and monitoring The last CDP sought to consolidate and increase settlement centres, and despite this the population of rural areas continues to rise. There is significant and growing demand for social housing and this is largely being met in settlement centre. This can lead to social imbalance. The draft CDP needs to include an inventory of targets for delivering and enabling desired changes and improvements.</p> <p>Urban Living and Place-making Support a move to more compact urban centres, served by public transport, and in parallel sustaining rural settlements. All towns and villages need necessary infrastructure such as sewerage treatment and public transport to ensure that they can grow. Ensure that people are 10 minutes from all amenities, services and</p>		<p>The submission of the LCDC is welcomed and presents several key issues and suggestions for consideration as part of the Draft CDP.</p> <p>The Core Strategy will support the UN 2030 Agenda for Sustainable Development and the three considerations of sustainable development being, economic, social and environmental. Integral to this vision will be the integration of climate change mitigation and adaptation.</p> <p>The Draft CDP, with the support of the environmental assessments that underpin it, will seek to provide a positive and sustainable planning framework for the county, and will, in association with the SEA process, develop a plan to monitor key targets and goals.</p> <p>The NPF has identified the growth and revitalisation of our town and villages, to be a national priority. The Draft CDP will support towns and villages as places to live work and</p>

community activities. The needs for accommodating older people with diminishing health needs to be considered. Walking, cycling and public transport to be made easy. Provide necessary infrastructure such as sewerage treatment and public transport to ensure that towns and villages can grow. Vacant and brownfield lands and buildings in the town need to be priorities for development above new land on the urban fringe. Better opportunities for owners who wish to redevelop former retail unit on streets as residential properties providing for the maintenance of original streetscapes and facades. Delivery of high quality housing (both low density and high density).

Better Place-making by:

- Improve Streets as Places. Funding need to ensure the survival of the main street, providing the conditions for new businesses and households for the existing building stock.
- Create Squares and Parks as Multi-Use Destinations.
- Build Local Economies Through Markets.
- Design buildings to support adjacent places.
- Link planning policies to the healthy Ireland policies, particularly around creation of a Public space agenda.
- Promote Community action in local planning.

Summary:

Rural land needs to be protected largely for agriculture. However, land can also accommodate solutions to challenges such as growing energy demands and waste recycling, water quality and biodiversity. The LCDCs vision is for Tipperary as a county with vibrant and attractive town that people choose to live in and which is

socialise, with support for compact growth and place-making, to include measures such as public realm regeneration and urban renewal initiatives, delivery of phased housing and services etc. In addition, the Draft CDP will seek to coordinate development with community, educational and social infrastructure needs, and wider requirements for education, amenity and healthcare to cater for an expanding and changing population profile and ensure quality of life.

The Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration. These issues and themes will be incorporated and considered in the preparation of local area plans for each of Tipperary's main towns. Active land management initiatives will also be considered, both as part of the Draft CDP and in the preparation of LAPs for each of the towns.

The comments in relation to the importance of agriculture as a natural resource is noted and acknowledged, and the Draft CDP will support the protection of the integrity of this resource.

seen as a more attractive option than living in a one off home in a rural area.

#### Renewable Energy and Circular Economy

Support a vision for a Circular Economy by reducing consumption and waste generation through use of shared resources, minimal waste generation, re-use, and recycling.

Communities need to be supported and educated to:

- Promote biodiversity.
- Use green transport infrastructure.
- Support local and seasonal food.
- Built environment to be well-planned, accessible with renovation and retrofitting of existing buildings in towns and villages
- Promote green and eco-tourism;
- Energy from renewable sources (Including community owned) and our homes and public Buildings are energy efficient.

Sustainable Development: development that meets the needs of the present without compromising the ability of future generations to meet their own needs, including a focus on food produced locally with low impact on natural resources.

Low-Emissions v low-carbon economy: As the new CDP is the roadmap for spatial planning, it therefore needs to provide policy guidance that enables that to take place. This will require policies that seek balancing energy demands with climate resilience i.e. lowering green-house gases, energy efficiency and the use of a diverse array of clean alternative energy sources.

Local authorities can use their plan making and development management/building control functions to: enforce energy efficiency standards in new buildings and extensions; reduce transport emissions by concentrating new developments in existing cities and large towns and/or ensuring they are well served by public

Climate Action and the innovative comments set out in this submission, will be considered in preparing the Core Strategy vision.

Additional comments, as they refer to a number of areas including, rural development, digital connectivity, the circular economy, green infrastructure and ecosystem services/biodiversity, landscape, tourism etc will be considered as part of the Draft CDP and in associated objectives and strategies.

transport; work with developers to make renewable energy projects acceptable to local communities; plan for infrastructure such as low-carbon district heating networks, green infrastructure and sustainable drainage systems; and avoid increasing the area's risk to climate change impacts by locating new development in areas of lowest flood risk. Examples are (a) District heating, (b) reducing transport emissions through implementing sustainable travel programmes (c) waste prevention and sustainable waste management through support for waste-to-energy schemes.

Future Environment, Ecology and Water Systems Water and Flooding

Water Quality and Bio-diversity: the draft CDP must seek the appropriate balance between, and integration of, conservation and ecosystem diversity, species diversity and genetic diversity, for example through (SUDS), planting and development of habitat. Internationally it has been shown that by working with nature, people have a better quality of life. Local communities can play their part by getting actively involved in their conservation or enhancement.

The development of sustainable visitor initiatives should be encouraged:

- Eco-friendly Blueways and Greenways (enhance nature rather than impact on it) •
- Outdoor and indoor biodiversity classrooms (to bring people closer to nature) •
- Public engagement in waterways and nature through recreation Encourage capital projects that will have multiple environmental benefits (water quality, biodiversity & climate) •
- Planting native trees and riparian plants •
- Riparian management •
- Manage rainwater ingress to rivers (e.g. storm water run-off from hard surfaced areas) e.g. Inclusion of Swales and Hydro brakes •
- River restoration works •
- Fish passage e.g. modifications to weirs and structures that prevent the movement of fish to upstream habitats and spawning grounds •
- Invasive species control •
- Silt trapping •
- Pond creation – biodiversity habitats etc •
- Community sustainable urban drainage systems e.g. natural flood retention measures •
- Wild flower meadows and Constructed

wetlands.

### Economy and Employment

The Draft CDP must prescribe locations for employment uses and local broadband community points and digital hubs in towns and villages, using existing vacant buildings.

Reuse of redundant and derelict buildings in towns and large villages is critical to the vitality and viability of our settlement and the Draft CDP needs to prescribe how these buildings can be repurposed for employment. Those who invest in renovating town/village centres properties need to be encouraged and supported.

The Draft CDP should support sustainable development and particularly development in rural Tipperary through measures including:

Solar panel type projects using the high levels of roof space on farms i.e. shed and rooftop spaces across other sectors • Greenways and Blue ways opportunities and recreational business associated with these coffee shops, bicycle maintenance and hire etc • Sustainable forestry plantation at appropriate locations and promoting a greener environment. Potential for biogas from the dairy and pig sector as well as from food and human waste. • Car sharing businesses to cater for families who do not require a car. • Infrastructure to support bio crop production and renewable energy and financial supports • Eco-tourism initiatives. • Provision of Farm shops and initiatives to support farmers around direct selling to the consumer.

The draft CDP should consider the Tipperary Transforming: Tourism Product Development Plan 2020-2030, Lough Derg Masterplan and Munster Vales Strategy and the Green & Blue Infrastructure Master plan 2018.

<p>Connectivity, Transport and Infrastructure Support and recognise: access to wifi capability and broadband, value of Local Link Tipperary Service which is operated through the Transport Coordination Unit, and, Opportunities to work from home.</p> <p>Our Quality of Life The Covid pandemic has also provided new opportunities for some areas for example the LCDC is currently seeking to Create Learning Spaces where young people from rural communities and towns can link in with their universities and colleges from their local community facility through the provision of a broadband and WIFI capability and a warm dedicated space that can be allocated.</p> <p>The Draft CDP must focus on maximising the value of the community, arts and cultural facilities that are within our county so that their value all members can access services and facilities that will support their quality is of life in terms of Learning, the economy, Health and Social activities.</p>	
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 439	Submission Name: Gary O'Flynn	Theme: Strategic Vision (Equine)
Summary of Submission		Chief Executive's Consideration



<p>A 'Bridleway/Shared road policy' for Equestrian leisure riding could be developed between Fethard towards Killusty and out onto Slievenamon. This bridleway could take various routes, but would need some redevelopment of the old Railway line in the area. It could also incorporate some rest/stop points which in turn could lead to the development of cafe type facilities with stalls for horses. Such a development could also accommodate walkers and mountain bikers. The stop or rest locations could be dual purpose by also highlighting local biodiversity or historical interests.</p>	<p>The equine economy of Tipperary, including equine focused tourism and amenity, is recognised as a 'hero project' in the new Tourism Product Development Plan 2020 – 2030. Building on this, the Draft CDP will support the development of a collaborative development strategy for equine based tourism in the county.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 513	Submission Name: Lara Costello	Theme: Strategic Vision (Equine)
Summary of Submission		Chief Executive's Consideration
<p>It is stated that Equi-tourism is a growing trend where horse owners can travel with their animals to enjoy areas they would not normally have the benefit of enjoying. Tipperary is well located to capitalise on this, and has excellent equestrian facilities close by as well as having natural forestry and mountain for riding trails and organisations and networks including hunt packs, which attract visitors from both Ireland and overseas. Holidays at home will be important in our post Covid 19 world, and Tipperary is well placed to take full advantage of that with an Equitourism offering that rivals all other counties.</p> <p>Equestrian based pursuits should be added to the Tourism Plan for the County and that these areas explored for business potential going forward. As part of this the</p>		<p>Equine tourism is recognised as a significant opportunity for the County and identified as a 'hero product' in the recently published Tourism Product Development Plan 2020 – 2030.</p> <p>Building on this Tourism Plan, the Draft CDP will provide a framework to support its development, including associated sustainable tourism projects across the county, subject to proper planning and sustainable development.</p>

access to the mountains & forestry (in conjunction with Coillte) would need to be improved and signposted and further parking made available where possible. Trials signposted for riding and allowing the use for all mountain users not just walkers. Cahir woods is a perfect example of how ALL users can enjoy the amenities together and with respect for one another.

Visitor accommodation offering stabling should be made a priority in for tourism plans in Tipperary to support the Equitourism and Hair B&B (Horse Air B&B) sectors.

Key points to note include:

The importance of the Fethard Horse County Museum and Coolmore and racing. Areas of Equestrianism yet to be explored; Eventing, showjumping, dressage and carriage driving along with leisure riding.

The proposed development in Two Mile Borris should be revisited in the new CDP, along with plans for Tipperary racecourse.

Copy of Failte Irelands *Profile of overseas visitors participating in equestrian activities in 2011* is attached.

Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 518	Submission Name: Anna Fee	Theme: Strategic Vision (Equine)
Summary of Submission		Chief Executive's Consideration

The Draft CDP should include a more strategic plan for tourism surrounding the equestrian sector. For example, there is a huge untapped potential to develop the woods around Cahir to develop equine tourism through trail rides etc in the area. There also may be room for a small number of jaunties between Cahir Castle and Swiss cottage.

The Council in partnership with Tipperary Tourism, has published several tourism strategies including the recently published Tipperary Transforming Tourism Product Development Plan 2020 -2030. The opportunities for equine tourism is supported in this strategies.

The Draft CDP will consider a framework and polices to support development associated with equine tourism, which is recognised as having significant tourism development potential in Tipperary.

Chief Executive’s Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 536	Submission Name: Laura Barrett	Theme: Strategic Vision (Equine)
Summary of Submission		Chief Executive’s Consideration
Cahir woods to be equestrian activity friendly.		The submission is noted.
Chief Executive’s Recommendation		
The issues raised in this submission are noted and will be considered during the preparation of the Draft CDP where appropriate.		

Reference No: 574	Submission Name: Andrew Hogan, Tipperary Racecourse, Ballykisteen.	Theme: Strategic Vision (Equine)
Summary of Submission		Chief Executive's Consideration
<p>It is stated that Tipperary Racecourse, in conjunction with Horse Racing Ireland, has begun the process of developing the racecourse at Limerick Junction into an equine centre of excellence, providing community amenities and developing the facility as a tourism resource. The overall vision will include and lead to:</p> <p>All-Weather Track facilitating race meetings all year round • Multipurpose indoor facility which would be utilised as a training, enterprise, conference and resource centre on non-racedays including meeting rooms, office space and commercial kitchens, while also providing terrace viewing of the racetrack along with catering facilities for racing. • On-site Horse Training facilities, including barns, store and welfare facilities. This will provide a location for small businesses (start-up trainers) to develop their own enterprise and employ staff • Daily racehorse schooling facility for external racehorse trainers • On-site Café • Equip Centre (Equine Industry Education and Training) – workinginracing.ie • Recreational facilities for community use to include running tracks/walking paths around the racecourse including an eco-trail, lake walk and sensory garden. This will link into the existing pathway to the centre of town and onwards to the Glen of Aherlow walking routes • All-Weather tarmac Running/Cycling routes • 1500m Cross Country running track • Children's Playground • Biodiversity areas, attenuation lake and community garden • Renewable energies, electric car charging with education zones and display media • Facilitate the inclusion of community groups, including facilities for disability groups, children's groups and educational facilities.</p>		<p>Limerick Junction itself and the associated racecourse is of strategic importance in the county, having consideration to its location on the Limerick-Waterford Transport and Economic network/axis close to Tipperary Town. The principle of the proposed equine centre of excellence is noted, and welcomed. The future potential of the area will be addressed in the Draft CDP and associated settlement plan for Limerick Junction.</p> <p>The equine economy of Tipperary, including equine focused tourism and amenity, is recognised as a 'hero project' in the new Tourism Product Development Plan 2020 – 2030. Building on this, the Draft CDP will support the development of a collaborative development strategy for equine based tourism in the county.</p>

It is stated that the end result will be to strengthen rural economies and communities, enhance amenities available within the community, assist in the delivery of a sustainable mobility and connectivity plan, while also providing a hub for equine tourism.

- The creation of the only All-Weather Track racecourse in the southern half of Ireland
- The creation of long-term employment opportunities for the local community
- The creation of an important agri/sport tourism destination
- The further development of Limerick Junction Train Station as a multimodal transport hub by providing areas for a "Park and Ride" carpark to daily commuters to neighbouring towns and a tourism staging point/bike hire facilities which would support the existing tourism trails around the Glen of Aherlow while also providing for future requirements for a Greenway
- The provision of a training centre for the equine industry, community organisations and third parties
- The provision of a recreational amenity for health and well-being of the local community including facilities for disability groups, children's groups and educational organisations
- To foster economic regeneration through boosting economic activity in the area both directly, and indirectly by drawing footfall into the locality and increasing passing trade.

It is requested that the Draft CDP include specific mention of the proposed vision for the Tipperary Racecourse centre of excellence. A detailed submission is attached.

#### Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 642

Submission Name: Kerry Ryan, Irish Thoroughbred

Theme: Strategic Vision (Equine)

	Breeders Association ITBA	
Summary of Submission		Chief Executive's Consideration
<p>The Draft CDP should consider the benefits that the thoroughbred racing and breeding industries bring to the county both in economic and social structures, and sustainability, and in light of the county's reputation as the worlds leading location for breeding, rearing and training of thoroughbreds.</p> <p>It is stated that it is important that the industry (along with the non-thoroughbred equine sectors) is (both in terms of operation and perception) be protected from incompatible development.</p> <p>The current policy of the CDP is set out in Section 5.6.1, this should be maintained and further strengthened by noting the incompatibility of the wind energy sector with equines, and in particular the impact of noise and light flicker, and visual intrusion in the landscape. Specific measures including set-back from equine premises, noise and environmental assessments are set out for consideration.</p>		<p>The Draft CDP will support rural areas, focusing on the requirements of rural economies and rural communities, based on agriculture /equine industries, forestry, tourism, renewable energy and rural enterprise, and set out policies and objectives to support sustainable rural diversification and prosperity.</p> <p>The Draft CDP will support the equine economy as a key economic resource in the County, and as part of a framework for a sustainable rural economy.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		
Reference No: 578, 579, 580, 582, 585, 587, 588, 590, 591, 594,	Submission Name: Rob O'Donnell, The Green Party.	Theme: Strategic Vision
Summary of Submission		Chief Executive's Consideration

### Transport and Connectivity

Provide a mechanism whereby local communities can designate certain local roads as 30km/hr zones to support walking and cycling. Consider new measures to encourage pedestrian prioritisation particularly at junctions. All new roads, road re-layouts and/or significant road changes in urban areas shall include segregated cycle lanes in both directions. New residential/commercial developments should include pedestrian and cycle path "short cuts" Need for a detailed plan that identifies interlinked cycle infrastructure with connectivity to the nearest urban centres by 2028. Where possible all greenways/Blueways should interconnect or have signage to the next connection.

The Limerick Junction to Waterford and Ballybrophy to Limerick Lines are under-utilised, and increased services and better timetabling would connection between Tipperary towns and cities of Limerick, Waterford and Cork. Supported with footpaths and cycle lanes to allow people to continue their journeys, and local bus timetables should match up with train timetables. Local Link services must link in with rail and intercity bus services, with integrated ticketing and seamless transfers.

Evaluate feasibility of setting up a Transport "hub" on one of these routes - M7, M8 and Dublin Cork rail line.

### Fairness

N no sectors of society overlooked. Green energy, transport, food, construction and all living and economic activities to aim for carbon-neutrality. Economic models and systems to improve the income of all. Open and engaging policy for new people, new business, and tourism. Embrace new clean technologies for food production, education, energy, transport and living and work spaces. Facilitate meaningful and

The Draft CDP will consider transport needs on a county-wide and intermodal basis, with transport profiling, and incorporation of transport actions. The Draft CDP will plan for compact settlements, with appropriate pedestrian and cycling facilities, with benefits in terms of safety, and quality of life. LPTs will be prepared for the Key Towns, and LTPs or Active Travel Plans, will be prepared for other towns, as appropriate. Existing and proposed greenways and blueways will be considered in terms of their role in improving pedestrian and cycle safety for rural residents, rather than solely as tourism assets.

direct engagement between the public and the county administration. Design and adapt sustainable liveable and productive spaces. Make bio-diversity and the living environment a priority.

#### Towns

Living town centres by repopulation with full-time occupiers /households The draft CDP needs to pivot from solely encouraging large business and creating car parking spaces to a lived-in streetscape. Existing streetscapes to become the front garden for over shop residences with reduced traffic flow, pedestrian relaxation spaces with tables seating, planting, fountains, lighting, and covered areas where practicable. Squares and meeting areas which could contain theatres, museums, civic amenities, taxi rank, cultural exhibitions etc, so as to encourage night-time use and economy. Easy and free consultation on-site with the planning officials, fire service and financial advisers on refurbishment of over existing retail premises for residential accommodation. The removal of the rates rebate on a gradual basis may be considered to encourage conversion to residential over retail. Incorporate the Town centre health check concept, and Town Centres First initiative.

Towns can be encouraged to use the SEAI Community Energy Scheme. This model will build community bonds and has a connecting effect between business and residential communities. It also reduces carbon and increases incomes through cost savings. The built environment can be repurposed to have solar panels, heat pumps. Tipperary already has several successful renewable energy projects, and this can be scaled up in all our towns.

#### Digital Hubs

Support digital hubs that encourage Work From Home and Hybrid working.

Tipperary is well connected to Dublin via motorway and train links, this conducive to

The Draft CDP will provide a strategic and framework of the development of towns and villages and will consider a range of policy supports and actions for their enhancement.

The Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches, for town centre regeneration.

The Draft CDP will promote and support renewable energy development through the RES and through broader policies for town centre development.

The Draft CDP will seek to coordinate



the Hybrid work model. The main purpose is to encourage well paid workers to relocate to Tipperary – benefits are: Small town, Easy access to childcare, Lower cost of living/higher quality of life, Work from home or work from shared office space 5 minutes away, Teleconference and other facilities, excellent internet connectivity required, on site IT professional, Easy access to public transport for occasional trips to Dublin (perhaps at discounted rates) <https://www.tippdigitalhub.ie/>

#### Low carbon and Climate Change

Waste Action Plan (Sept 2020) for a Circular Economy – Key actions are set out. Waste as a Resource and Opportunity to grow the low carbon economy, employment, sustainability and climate mitigation opportunities ie. SMILE Resource Exchange platform, food waste composting or diversion to Anaerobic Digestion, Waste to Energy Plants in Tipperary, Renewable Natural Gas Plants to be Community owned, but maybe the first one should involve liaising with Gas Networks Ireland, Green Public Procurement or Green Purchasing, Strategic Environmental Assessment, we seek funding for Renewables from the National Climate Action Fund, EPA Innovation Fund for a Green Economy and engage where possible with EU Interreg Projects, Streamline the Planning Process to facilitate appropriate Solar Energy Projects, identify catchment areas at risk of flooding, require the use of SUDs (sustainable drainage) for all new road, building, forestry and agricultural projects in these areas, support for the “repair economy” (circular economy), Education.

A 5R’s officer(s) within the Council is recommended to evolve to the now more widely accepted 5 R’s model: Reduce, Reuse, Repair, Repurpose, Recycle. Projects are outlined in relation to this, supported from LIT is recommended.

#### Nature

A close connection to nature is vital for happy communities and biodiversity, along

development with community, educational and social infrastructure needs, and wider requirements for education, amenity and healthcare to cater for an expanding and changing population profile, and to ensure inclusive communities and places.

The Core Strategy will set out a framework to support communities and economies, harnessing natural assets, including; agriculture, forestry, tourism, renewable energy resources, green and blue infrastructure assets. The Draft CDP will also support for renewable energy development and diversification, including community-led development and sustainable job creation in a low-carbon economy.

with access to local walks without constant danger and disturbance from motorised vehicles. It is suggested that nature reserves in walking and cycle distance to our rural communities are required, for example woodland walks, re-wilding-land walks, bog-land walks, river walks.

#### Culture

Irish language in Tipperary - greater emphasis on more Irish language activities or improving funding. Better funding for artists overall, and continued support for libraries, and promotion of arts in disadvantaged areas and communities. A film board in Tipperary similar to the model run by Offaly and Kerry County council, with funding for an annual festival and promotion of film production. Funding and guidance is given for the establishment of community art/craft groups. The GAA is a powerful example of an organization, a similar structure for community art and craft groups should be considered to promote and give financial assistance to preserve and celebrate art and craft forms including vernacular arts and crafts.

#### Agriculture

Support the documentation of field names, local place names on a county wide level. These names are in danger of being lost and they provide a wealth of knowledge on previous uses for fields which were based on the natural qualities of the soil etc.. This is part of our agricultural heritage. Support farmers who are farming in a sustainable way and are aware of the heritage associated with their practice of agriculture.

#### Biodiversity

Projects for funding to have a Biodiversity enhancing aspect to their proposal. Ensure that the Local Authority is adequately staffed to protect our natural resources. Recruit qualified Sustainable Community officers for each municipal district. Integrated strategic plan that builds on the inputs of key stakeholders collaborating for territorial

The Draft CDP will review and update the policies and objectives currently in place with respect to the protection, and support of the county's culture, and in particular, will focus on the protection and enhancement of natural heritage, biodiversity and built heritage assets.

Additional comments, as they refer to a number of areas including, agriculture, digital connectivity, the circular economy, green infrastructure and ecosystem services/biodiversity, landscape etc will be considered as part of the Draft CDP and in associated objectives and strategies.

<p>progress in economy/society and environment. Many other comments and recommendations are set out. The Global Pandemic highlights the vulnerability of supply chains. Climate change and conflict are other possible threats. Reduce the area of public green space 'under lawnmowers' and incentivise the growing of local food/biodiversity areas, for Food Security and to mitigate Climate Change.</p>	
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

#### 4.1.2 People and Places

Reference No: 431	Submission Name: Tom Kennedy	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>It is proposed that 'retirement settlements' in many smaller towns such as Borrisokane should be supported and provided. For example, developments of mixed size - smaller houses and apartments with central communal meeting and eating facilities- probably something similar to what already exists in Sue Ryder homes. Older people living alone within a radius of 12 to 15km of Borrisokane would embrace the idea of maintaining their independent living style in such a development with the added bonus of company, security and more modern living conditions. Older people from Coolbawn, Kilbarron, Ballinderry, Terryglass, Carrigahorig, Lorrha, Rathcabbin, Carrig -Riverstown, Ballingarry, Aglish, Cloughjordan, Ardcroney might be disposed to considering such an alternative. Since this is focused towards the elderly active members of society, I believe it would also add a whole new impetus to</p>		<p>The need for accommodation for the elderly in rural towns and villages such as Baritone, is noted. The Draft CDP, in accordance with the NPF, will seek to support innovative and tailored housing solutions, services and amenities, to contribute to positive aging in the community.</p>

the development of the town of Borrisokane.	
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 438	Submission Name: Sean O'Meara, Chairperson of a Community Group and as a Tourism Business Proprietor.	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>Urban Design, Place-making, Town and Village centres and Employment</p> <p>Covid has shown us that people can work efficiently on a remote basis. However, this has disadvantages in certain cases i.e. poor broadband coverage, lack of social interaction. There is need for modern, well heated and bright hubs with good broadband coverage in villages and town centres. This will allow employees make the short journey to their nearest hub interact with other workers, work very efficiently and have flexibility in their work hours. It will also encourage them to spend in their local towns with a spin-off for businesses. This will also help schools, sports clubs and general life in the Region.</p> <p>Also there should be a Rates/Tax Incentive for people to live over Hubs and other Businesses in the Town Centres.</p> <p>Tourism</p> <p>There has been great work done to date by Tipperary Tourism etc in conjunction with Tipperary County Council. It is suggested that we develop more trails walks and cycle ways close to Lough Derg and a greenway type of offering from Killaloe to Portumna.</p>		<p>The Draft CDP will support the roll-out of digital connectivity and high-speed digital services in line with the National Broadband Plan and, will support the ability of Tipperary people to work remotely.</p> <p>The Draft CDP will seek to support a positive and sustainable tourism planning framework across the county in line with the Tipperary</p>

<p>There should be more of a joined up thinking between the Council i.e. Tipperary/Clare and Galway, Failte Ireland and Waterways Ireland to support this.</p> <p>Overnight Parking of Camper Vans etc has been an issue at some of the harbours as it is generally unsupervised. It should be invested if Camper Vans and parking can be accommodated and controlled to both improve facilities and solve unwanted effects of unregulated parking that happen particularly during peak season.</p>	<p>Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 - 2030.</p> <p>The Draft CDP will include policies to support and manage the development of tourism infrastructural assets such as blueways and greenways, walkways and cycleways etc.</p> <p>Facilities for overnight accommodation such as camping sites will be supported at suitable locations within settlements.</p>
<p>Chief Executive’s Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 440	Submission Name: Micheal Fitzgerald	Theme: People and Places
Summary of Submission		Chief Executive’s Consideration
<p>This submission refers to consultation protocol in relation landzoning matter addressed in the Clonmel and Environs Development Plan 2013 (as extended). It is stated that local residents were not informed about proposed material change and therefore did not have an opportunity to make a submission to this proposal.</p>		<p>The contents of this submission are noted. Details of public consultation processes used in the pre-draft consultation stage are outlined in this Report.</p>

<p>It is requested that that the Planning authority (in addition to statutory publication of notices) proactively inform residents who will be impacted by a proposed material change to the CDP to ensure that they have an opportunity to make a submission.</p>	
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 442, 445	Submission Name: Elaine Carey	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>This submission refers to Newport, Photos are attached. The following suggestions are made:</p> <p>Maintain the old stone wall around the town. Develop a 'bridge' from right of way at Pound Street to ball alley site. Develop the Ball Alley site, open alleys taking away front walls, keeping walls to allow hitting of ball with racket..etc Develop all footpaths about town, Replace paving for the blind and buggies with ordinary cement imprinted to avoid tripping. Footbridge from car park to River Lane. Open an entrance at the car park back wall, Jail Street to river bank. A seat would be appropriate here. Possible development of second bridge from Rose Hill estate or above e.g. Stone Hall to Black road. And also from Black Road at back of Marian estate to back of Protestant Grave yard. Easing traffic through Main Street. School bus parking spaces left and marked in front of Mulcair Manor. Cork road slowing traffic, develop pedestrian crossing near GAA park. Footpath to soccer pitch and to nursing home, Millbrae. Custom Gap ring road developed maintaining old country</p>		<p>The contents of this submission as they relate to Newport in particular, are noted and will be considered in the preparation of the Draft CDP.</p> <p>A Newport Enhancement Plan is currently being prepared and the submission had been forward to the project team. The submission will also be considered as part of the preparation of the Newport Settlement Plan.</p>

<p>style. A Twin Wall ducting pipe placed at Custom Gap to take water down Hill. Bicycle stand outside car park jail street and near church. Canon's Well pathway to be developed further along Cully river bank. Footpath at Custom Gap.</p>	
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<p>Chief Executive's Recommendation The issues raised in this submission are noted and will be considered during the preparation of the Draft CDP where appropriate.</p>
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Reference No: 457	Submission Name: Caroline Madden/ Maurice Moloney On behalf of Fethard Regional Community Sport & Recreational Campus CLG	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>Fethard Town Park is a community, sport &amp; health facility for completion December 2021 and the Fethard Regional Community Sport &amp; Recreational Campus CLG is a non-profit local community group to develop and manage the Town Park.</p> <p>The Fethard Town Park and the draft CDP It is requested that the Council insert reference in the draft CDP, as follows; 'Fethard Town Park is a community, sport and health facility consisting of community pavilion, grass and all weather playing fields, walkway, sensory garden and parkland. Fethard Town Park is home to Fethard RFC and Fethard GAA and is used by local primary &amp; secondary schools, youth groups and active elderly groups as a venue for sport, wellness activities, events and learning. Fethard Town Park is an example of how health and wellbeing can be promoted and developed when an engaged community is supported by the Council, funding bodies and other local organisations' It is requested that an Objective is included in the Draft CDP to ensure future development is balanced with appropriate community, sport and health provision.</p>		<p>The contents of this submission as they relate to the Fethard Town Park and its relationship with the Draft CDP are noted, including the proposal to develop a cycling strategy etc. These will be considered as part of the preparation of the Settlement Plan for Fethard.</p>

<p>Dumping and antisocial behaviour on local routes The masterplan includes an external looped walkway linking to routes which are the focus of antisocial behaviour/dumping, and in need of upgrade and management, plus CCTV, in partnership with Fethard Town Park.</p> <p>Cycle Strategy It is requested that a pedestrian and cycle strategy for Fethard with enhanced pedestrian and cycle links to Fethard Town Park be developed along with safe and accessible road crossings from the Park to the educational facilities on the Rocklow Road. It is requested that this work is completed in advance of Fethard Town Park opening in Dec 2021.</p>	
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 458	Submission Name: Lisa Wilkin Butler	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>This submission refers to a need to improve connectivity and pedestrian mobility in Cahir Town. For example, from the train station to the other end of the town. A pedestrian crossing somewhere along the train station side of Church St would give pedestrians a more connected and safe pathway to all area's of the town.</p>		<p>The contents of this submission it relates to connectivity and pedestrian mobility are noted. The proposed Cahir LAP has included policies to support pedestrian movement the Town.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		



Reference No: 465	Submission Name: Cllr Fiona Bonfield	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>Local Need and one-off housing: It is stated that the requirements for local need in terms of planning policy for one-off housing are stringent, i.e. in relation to the applicants need to be working in the area, or within a certain distance of place of work. With the recent pandemic many people find themselves working from home, and in the future more people will work from home, and should be encouraged to do so to lower the counties carbon footprint.</p> <p>Existing structures, farm buildings etc: There are hundreds of unused stone farm buildings/hay barns/coach houses etc throughout the county which are not been maintained for the most part and which are now surplus to requirements given the huge change in farming methods. There is now an opportunity to give life to and save these old historic buildings. It is suggested that permission should be granted to convert these old buildings to dwelling houses, granny flats, commercial rural based units.</p>		<p>The Draft CDP will include a rural settlement policy to support viable sustainable communities and in accordance with the policies and objectives of the NPF.</p> <p>The Draft Plan will consider a policy for one-off housing, in compliance with national and regional policy, and following an analysis of housing needs and demands across the county. The submission is noted and will be considered as part of this process. The comments in relation to farm building are noted, and their potential uses will be considered as part of the preparation of the Draft CDP.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 505	Submission Name: Ben Gallagher	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>With the current pandemic, the importance of social interaction (youth and young people) has been highlighted. The following recommendations relating to Clonmel are set out: There is a need for urban seating in the Clonmel area, allowing for a point of gathering and socialising in a more active sense, leaving parks to be a more serene environment. Better urban seating and meeting places would allow Clonmel to be a more accessible and traversable for those with disabilities, or any other personal issues restricting movement</p> <p>It would also incentivise the gathering of young people, such as myself, in areas not disruptive to other people, businesses or infrastructures.</p>		<p>The contents of this submission are noted as they refer to the needs of young people and their social interaction in Clonmel, particularly during the pandemic. These are issues that are important for all the towns and villages in the county.</p> <p>The Draft CDP will seek to support high quality design in the public realm and to include uses for young people.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 506	Submission Name: Emer Neville	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>It is stated that several things need to be considered for young people in planning:</p> <ul style="list-style-type: none"> <li>- Need for a dedicated space such as a youth cafe, town square or skate park for meeting with friends and socialising.</li> <li>- Need for a town that is colourful, bright and inviting that would not only increase</li> </ul>		<p>The contents of this submission are noted as they refer to the needs of young people and their social interaction in Clonmel, particularly during the pandemic. These are issues that are important for all the towns and villages in the</p>

<p>tourism but would make it a nicer place to live for locals (see Waterford wall initiative)</p> <ul style="list-style-type: none"> <li>- Need for sustainable and accessible public transport so young people can travel, discover not only other parts of Tipperary but Ireland too and who can also travel to school and university without worry or needing to rely on others.</li> <li>- Need to use the fantastic outdoor urban spaces we have, and for incorporation of seating and lights for not only young people but people of all ages.</li> </ul>	<p>county. The Draft CDP will seek to Plan for a more diverse and socially inclusive society that includes for the needs of young people. The Draft CDP will seek to support high quality design in the public realm and to include uses for young people.</p>
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Chief Executive's Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 511	Submission Name: Jim Ryan	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>It is stated that Garrykennedy residents have engaged with the Council on the development of a village design statement (VDS). This existing Garrykennedy VDS should be a basis for discussion and inclusion in the New CDP. It is considered that the full engagement of the Council planning department with residents of villages and towns throughout Tipperary is a must for the development and ownership of the CDP.</p>		<p>The contents of this submission as they relate to Garrykennedy and the existing VDS are noted. The submission will be taken in account in the preparation of the Garrykennedy Settlement Plan.</p>
<p>Chief Executive's Recommendation  The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 523	Submission Name: Sean O'Meara	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>That the local authority partner with all the sporting bodies in the county to identify locations for, and then develop public all weather floodlit venues that all can use. One in each municipal area is suggested.</p>		<p>The contents of this submission as they relate to a need for partnership in the delivery of social infrastructure are noted. The Draft CDP will include a broad planning framework for the development of sporting facilities, to support opportunities as they arise. Policy support for community initiatives will also be considered as part of the Plan process. Such initiatives are considered key to the socio-economic development of the county.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 538	Submission Name: Public Participation Network	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>The PPN are an important contributor to public participation in the CDP process, in this submission they note that they have brought together, social inclusion, environment and community development voices in our communities to develop a Wellbeing Vision Statement that sets out their shared vision for County Tipperary.</p>		<p>The PPN Vision for community wellbeing is noted and welcomed. This document will be considered and referenced as part of the Draft CDP.</p>

<p>The PPN Vision for Community Wellbeing in Co. Tipperary is attached to the submission. This may also be viewed at <a href="https://www.ppntipperary.ie/community-wellbeing-vision/">https://www.ppntipperary.ie/community-wellbeing-vision/</a> It is requested that the PPN Vision for Community Wellbeing in Co. Tipperary be addressed and acknowledged in the Draft CDP.</p>	<p>The Draft CDP will seek to Plan for a more diverse and socially inclusive society that targets equality of opportunity, and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services. Policy support for all community initiatives will also be considered as part of the Plan process. Such initiatives are considered key to the socio-economic development of the county.</p> <p>The Council will continue to engage with the PPN during the plan-preparation process.</p>
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Chief Executive's Recommendation  
The issues raised in this submission are noted and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 548	Submission Name: Lucy Moore	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>It is recommended that;</p> <p>The owners of older properties in towns be encouraged (through fines/taxation) to renovate them for housing to address dereliction and reduce the need to build when there is so much housing stock already lying empty.</p>		<p>The Draft CDP will include strong policy support for the renovation, re-use and regeneration of properties in settlement across the county.</p>

<p>Define &amp; implement green areas within towns &amp; villages that can be managed by local people as attractive parks, gardens, allotments, orchards, hazel woods etc, that could also become green corridors, thus not only providing valuable habitats for birds &amp; mammals, (improving air quality, reducing carbon), but for the local population to enjoy too. These could link with greenways &amp; blueways. it is lovely to see the work done by the council in recent years in more relaxed &amp; pollinator friendly planting schemes e.g. on roundabouts.</p> <p>Encourage communities to engage with local farmers to grow food (in a sustainable way) for that community, through Community Supported Agriculture initiatives. Similarly, perhaps communities could share sources of alternative energy, e.g. windmills, community composting initiatives etc. A reduction in chemicals and spraying is supported, &amp; better water quality in our rivers. More cycle ways.</p>	<p>The Settlement Plans for towns and villages will identify green areas to provide amenities and biodiversity corridors etc. The management of these areas by the communities is welcomed by the Council.</p> <p>Policy support for all community initiatives will also be considered as part of the Plan process. Such initiatives are considered key to the socio-economic development of the county.</p> <p>The Draft CDP will also consider the National Biodiversity Action Plan (NBAP) and support the implementation of the Tipperary Biodiversity Action Plan.</p>
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Chief Executive's Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 549	Submission Name: Michael Leonard	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>This submission refers to Burncourt and is supported by a statement entitled: 'Burncourt Village &amp; Surrounding Area History and Vision for the Future'.</p> <p>It is submitted that:</p>		The submission will be considered as part of the preparation of Settlement Plan for Burncourt.

<p>Burncourt has suffered from uncertainty in terms of safety as a result of increased criminal activity close to the M8 etc. The village has been forgotten compared to the local surrounding villages that have received enhancements making them safer and more appealing to the local public and visitors alike. Over the last ten years the population in the area has increased, however the village has not moved to catch up.</p> <p>The whole community would welcome a plan from the Council to make the village safety and more appealing to the residents and visitors alike, and the priority should be the development a new WWTP for the village.</p> <p>The village is a meeting place but unless you live in the village you have to drive, rather than walk or cycle, as the roads are narrow and dangerous. There is need for a plan to encourage more walking.</p>	
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 551, 624, 637, 638	Submission Name: Eleanor Moloney, Emly Community Council and Glen Court Resident's Association (Cllr Niall Dennehy, Cllr John Carroll, Cllr Roger Kennedy)	Theme: People and Places (Emly)
Summary of Submission		Chief Executive's Consideration
<p>This submission refers to Emly village. It is submitted that residents have had no adequate public lighting or public sewage connection since 2008 as a result of contractor negligence and poor oversight and building control by the Local Authority.</p> <p>It is stated that where applications have been made under the PDA 2000, for the</p>		Development management, taking in charge and enforcement issues do not come under the remit of the Draft CDP. These comments have been forwarded to the appropriate section.

taking in charge of unfinished/ghost/derelict housing estates, the Council is obliged to implement and take in charge such estates within a reasonable period. A list of these affected housing estates and an associated timeframe for dealing with Taking in Charge should be inserted into the Draft CDP.

**Chief Executive's Recommendation**

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 552	Submission Name: David Bridges, the Cullenagh Residents Committee	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>This submission is prepared by the households in Cullenagh Estate in Ballina. Development of the estate is guided by the Cullenagh Master Plan prepared by the Council in 2006. While the estate has been taken in charge by the Council, the estate remains unfinished with 30-40 sites still to be developed.</p> <p>The Cullenagh Master Plan was recognized in the "North Tipperary Development Plan 2010 (as varied)". The attachment "Settlement Plans - North Tipperary Development Plan (as varied) (updated 2017)" states :</p> <p>"While the estate is now taken in charge by the Council, the principles and objectives set out in the Masterplan remain applicable, and will be considered in the assessment of future development proposals." It is the wish of the Cullenagh residents that the Cullenagh Master Plan is remains in place in the Draft CDP.</p>		<p>The contents of this submission as they relate to the Cullenagh Master Plan and are noted and will be considered as part of the preparation of the Draft CDP.</p>



Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 564	Submission Name: Cllr O'Meara	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
The planning authority is requested to prepare an inventory of derelict /unfinished structures and a policy to bring them back into public use. There are numerous buildings lying idle which could be utilized. I am requesting that this inventory includes both rural and urban buildings, and that the council actively engage with the property owners to bring them into public use. We, as councillors, would have a role in identifying these structures in our own areas which at the moment are an eyesore on the landscapes and in some cases dangerous structures.		The Draft CDP will also integrate policy objectives and appropriate mechanisms to safeguard buildings at risk within the County and to encourage and facilitate their reuse. In terms of unfinished houses and derelict structures, the Draft CDP will seek their reuse in accordance with proper planning and sustainable development.
Chief Executive's Recommendation		
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.		

Reference No: 568	Submission Name: Cllr O'Meara	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
That the Council form structurally weak areas in designated parts of the county. I would suggest that the CLAR areas are designated structurally weak areas, and that these areas allow one-off housing development without local need criteria. This		The Draft Plan will consider a policy for one-off housing, in compliance with national and regional policy and following an analysis of

would help regenerate areas of population decline and revitalize these communities.	housing needs and demands across the county. The submission is noted and will be considered as part of this process.
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<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>
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Reference No: 569	Submission Name: Annemarie Ryan	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>It is requested that the draft CDP commit to the 'Taking In Charge' of unfinished estates, especially those that fall into the category of Developer Provided Infrastructure. These estates that have been left for extremely long periods of time without proper infrastructure should be prioritised. Under the Governments Multi Annual Developer Provided Water Services Infrastructure Resolution Programme (2019-2021), the local authority should prioritise those estates suffering from poor infrastructure and fulfil its commitment to resolving these issues as soon as possible.</p>		<p>Development management, taking in charge and enforcement issues do not come under the remit of the Draft CDP. These comments have been forwarded to the appropriate section.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 572	Submission Name: Liam Heaphy	Theme: People and Places
Summary of Submission		Chief Executive's Consideration

<p>This submission is based on research into spatial planning, heritage, and sustainable development in rural Tipperary (<a href="https://anbailegaelach.ucd.ie/">https://anbailegaelach.ucd.ie/</a>) and on research focussed on spatial planning and sustainability in rural housing.</p> <p>The Irish Planning System allows for dispersed settlement patterns and thereby does not support compact urban growth and distorts the difference between rural villages and the open countryside. As a result, the NPF and RSES support measures to strengthen towns and villages.</p> <p>Better policy is required to repurpose existing buildings in towns and villages. Building in the open countryside is a last recourse and only for those with distinctive needs. Where a new development is permitted at the edge of a village it should make a meaningful contribution to the architectural heritage of the place. Consideration should also be given to allowing rural hamlets/clachans instead of ribbon development. This submission supports a policy for clusters in areas outside of the designated settlements i.e. around cross-roads etc, as well as cluster type housing in villages.</p>	<p>The Draft CDP will acknowledge towns and villages as the backbone of our social and rural fabric. In particular, the Draft CDP will support towns and villages as places to live, work and socialise, in line with the provisions of the RSES, and the 'Town Centre First' policy. In addition, the Draft CDP will strongly support the reuse and repurposing of vacant structures in towns and villages.</p> <p>The Draft CDP will consider a policy for one-off housing, in compliance with national and regional policy and following an analysis of housing needs and demands across the county. The submission is noted and will be considered as part of this process.</p>	
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted and will be considered during the preparation of the Draft CDP where appropriate.</p>		
Reference No: 576	Submission Name: Tom Peters, Templemore Community Development Association (TCDA)	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>This submission puts forward the recommendations of the Templemore Community Action Plan 2019 -2024 for consideration in the development of the Draft CDP. <a href="http://www.Templemore.ie">www.Templemore.ie</a>. The 'shared vision' for the county is set out:</p>		<p>The submission as it relates the Templemore Community Action plan 2019 – 2024 is noted along with the proposed shared vision for the</p>

<p>Strategic Theme 1 – Community Action, Sports and Wellbeing: Relates to community co-operation, wellbeing and safety of the Youth, Elderly and other Residents as well as the Environment and Sustainable Energy.</p> <p>Strategic Theme II – Tourism and the Local Economy: Relates to Tourism, Sports and the Outdoor; developing the Local Economy by generating and supporting business.</p> <p>Strategic Theme III – Community Assets: Relates to refurbishing and repurposing the Town Hall and Square; Heritage and Conservation; Community Links to the Garda College and Development and maintenance of the Town Park.</p> <p>Developing tourism is seen as a strategic approach to supporting the local economy and in particular the development of niche, authentic local experiences e.g. in Templemore opportunities for development and marketing include the Town Park, the Devil’s Bit mountain, heritage and history and rich military and policing history, Templemore as a destination in the Butler Family Trail.</p>	<p>county.</p> <p>The Draft CDP will provide a new Settlement Strategy for the county and the submission will be considered as part of this process. The Templemore Town Development Plan will be reviewed following the adoption of the CDP. The Community Plan will be a key document to inform this process.</p>	
<p>Chief Executive’s Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		
<p>Reference No: 577 and 655</p>	<p>Submission Name: Tony Musoil and Darren Farrell Carrick-On-Suir Tourism &amp; Economic Development Committee (COSTEDC)</p>	<p>Theme: People and Places</p>

Summary of Submission	Chief Executive's Consideration
<p data-bbox="185 277 1368 357">It is the objective of COSTEDC that the CDP supports the Vision 2030, including that for Carrick-on-Suir, much of its business comes from Kilkenny and Waterford.</p> <p data-bbox="185 536 441 568"><b>People and Places</b></p> <p data-bbox="185 577 1312 699">Population and economic decline in the town should be addressed in the Housing Strategy and by encouraging/supporting more businesses in the centre. Need for well designed housing estates with much pedestrian access to the town.</p> <p data-bbox="185 746 1321 868">It should be straight forward to know where and under what circumstances people can build one-off rural houses. They shouldn't be subject to the national planning guidelines; they should be under local Council development guidelines.</p> <p data-bbox="185 916 723 948"><b>Economy, Enterprise and Regeneration</b></p> <p data-bbox="185 957 1364 1165">The Main Street as a living area should be incentivised and supported, it is too complicated at present for owners. Actively develop Council owned lands at Coolnamuck, and encourage social investment by establishing housing co-operatives and providing an accessible capital source for same. Identify sites (derelict/vacant) for Retirement Villages.</p>	<p data-bbox="1386 277 2047 526">The location and functional relationship between Tipperary and bordering counties will be considered in the Draft CDP, to ensure consistency in key issues, such as infrastructure delivery, environmental protection and economic synergies.</p> <p data-bbox="1386 577 2038 826">The submission as it relates the Carrick on Suir 2030 vision is noted in particular the desire for, town centre revitalisation, employment opportunities, public realm and environmental improvements, traffic management and heritage and activity based tourism.</p> <p data-bbox="1386 963 2029 1340">Carrick on Suir is currently designated as a District Town and will continue to perform a strong role in the Settlement Hierarchy for the County. In particular its location on the Limerick-Waterford Transport and Economic network/axis will deliver benefits and opportunities for the town in terms of economic development, multi-modal travel and tourism.</p>

Specific development options

Contact 'Respond' Waterford, with a view to Council acquiring the apartment complex (the former Friary House) at Carrick Beg, for elderly population. Contact Carrick-on-Suir Development Association with a view to acquiring the former Friary Church as a community space/place for the residents of Friary House and general community use. Purchase the in-filled 8.5 acres to the rear of Ormond Castle, Carrick-on-Suir, for leisure, leisure business and tourism development. Consider the development of a modern high-quality Enterprise Centre, i.e. in the old mart site. With reference to the completion of the Heritage Centre we advocate that the Council assist with the matching funds needed and help the community.

The assets of the town and area in terms of tourism are outlined, and it is stated that a budget for tourism promotion is required and must include social media platforms such as Instagram, Twitter, the use of bloggers, influencers and the traditional media.

Environment, Ecology and Water Systems

Need for a Catchment Based Water Quality Improvement Plan and to develop constructed-wetlands on riparian sites to reduce flood risk on a catchment level. Develop and implement a County Biodiversity Plan. It is suggested that the completion of the parkland beside Glanbia in Carrick-Beg be enhanced.

This submission is noted.

The Draft CDP will seek to support a positive and sustainable tourism planning framework across the county, in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 - 2030.

The Draft CDP will consider the National Biodiversity Action Plan (NBAP) to "*Mainstream biodiversity into decision-making across all sectors*" and to support the implementation of the Tipperary Biodiversity Action Plan.

The existing Tipperary RES was developed as a

Need to identify areas suitable and unsuitable for wind and solar energy farms to give clarity to local communities and renewable energy providers. The hills above Faugheen should not be zoned for windmills.

Reduce commuter traffic out of the County by developing enterprise parks and incubation space in Carrick-on-Suir and Tipperary Town. There is a need to;

- Devise long-term plan for the maintenance of the Carrick-on-Suir Marina, access to the waterway needs to be marked and kept and preserved as a facility especially for tourism.
- Civic Amenity Site at Carrick-on-Suir.
- Need to tackle dereliction it is suggested that: All Council owned derelict sites to be eliminated within 2 years. Exempt improvement/re-use of private derelict sites from development levies. Target 10% of Public Housing Capital Programme to be constructed on town centre derelict sites.

#### Connectivity, Transport and Infrastructure

There is need for better infrastructure for Electric Vehicles, cycling amenities and facilities and to facilitate the upgrade of Limerick Junction line, and putting a proper service that can facilitate commuters and reduce the carbon footprint.

Through traffic in the Main Street causes congestion. With the provision of a new bridge over the river Suir to take the Waterford traffic out of the town, the Main Street could be reimaged.

There is support for streetscape improvements in Sean Kelly Square, in the Main Street, Castle Street, and access from the main car park to Ormond Castle

proactive plan for RE development in collaboration with all stakeholders. The Draft CDP will continue to promote and support the sustainable development of RE through the RES and associated Wind Energy Strategy.

After the adoption of the CDP a Local Area Plan will be prepared for the town in consultation with stakeholder groups and the wider community.

<p>Our Quality of Life</p> <p>Potential for upgrading bathing facilities on the Suir at suitable location such as at Carrick-on-Suir. The upgrade of the boat slip at Dillon Bridge as originally included in the Blueway Plan should be included in the list of projects. Carrick-on-Suir’s cycling heritage should be acknowledged and all road improvement or proposed by pass should set the standard nationally for cycling infrastructure. Ecological and Amenity Enhancement of all major public parks should be considered and included as an objective in the Development Plan. It is quite difficult to find spaces and hold medium and large meetings, training etc. Address the connectivity of the Blueway at Carrick-on-Suir to the Waterford Greenway or proposed South East Greenway at the National and Regional level.</p>	
<p>Chief Executive’s Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 601	Submission Name: Eileen Brannigan, North Tipperary Community Rail Partnership	Theme: People and Places
Summary of Submission		Chief Executive’s Consideration
<p>Future proofing our public transport infrastructure should therefore form a key part of our county’s development strategy. The upgrading and improving our Railways, especially our regional lines, provides the solution to many of the mobility and economic challenges we face in a time of climate change and Covid:</p> <p>The NPF, should supports the role of railways and also states that access to social</p>		<p>The Draft CDP will provide strong policy support to protect the strategic rail network in Tipperary, as outlined in the submission as a key driver for economic and social development.</p> <p>The Draft CDP will also include a county-wide</p>



infrastructure and services, is a key determinant of the quality of life of people and as a consequence is also an important factor in attracting investment to an area and identifies the connectedness of cities and strategic towns nationally and the accessibility of rural areas. We firmly believe that rail services provide economic, environmental and social benefits to entire communities. Rail connections would allow for a reasonable commute, allowing for further growth for rural towns like Nenagh and Roscrea. The potential for transferring bulky freight transportation from road to rail also cannot be overlooked.

Previous strategies have ignored the potential of the Limerick-Ballybrophy line. The base timetable has not changed in over 50 years, making the line unattractive and unfeasible to use for local commuting. We in the North Tipperary Rail Community (NTRC) have been engaging with Irish Rail to advocate for better and more frequent services on the above line. Recommendations for the Limerick- Ballybrophy line:

Short Term (by May 2021)

To revise the existing journey time to reduce journey times by getting line speeds reviewed by the district engineer, Andrew Wilson; bringing it down to a consistent 1 hr 50 minutes, To review all existing speed restrictions to increase the line overall line speed to 60 mph (not 50 mph), To review the existing timetable to reflect shorter journey times and, Bring forward the 1005 Ballybrophy - Limerick to 0905, Defer the departure of the 1655 to at least 1705/10 (taking into account the shorter journey time), Introduce a middle of the day return service from Limerick to Ballybrophy, To align Limerick-Ballybrophy services to connect with Limerick-Limerick Junction service, opening up more journey possibilities via Limerick to Dublin and Cork, The reintroduction of a later-evening Nenagh commuter service, The appointment of a dedicated regional rail manger, with responsibility for upgrades on the line.

approach and strategy for sustainable transport, and will seek to include a modal shift from car use to public transport.

The Draft CDP will strongly encourage an improvement in rail transport services and infrastructure, in collaboration with Irish Rail and the NTA.

<p>Medium Term (by December 2023)  Complete the full re-lay of the line with CWR, The automation and re-controlling of all 11 manually operated crossing to Mallow signalling centre, A rolling programme to be funded to reduce the amount of user-worked crossings on the line and allow line speeds to be increased, The provision of modern electronic signalling to replace the existing semaphore signalling on the line, The provision of a passing loop at Nenagh to allow the introduction of a 2 hourly service on the line, The provision of an Annacotty Park and Ride Station, in conjunction with the proposed M7 Park and Ride by the Newport round about, A journey time of 1 hr 40 minutes, Introduction of smart ticketing and live passenger information, The co-ordination of local link bus services with rail services</p> <p>Long Term (post-2023)  Introduction of a two-hourly service with an hourly peak service to Nenagh, upgrade of line speeds to deliver a minimum 1hr 30 min journey time, Re-signalling of Ballybrophy to allow direct passenger services from the branch to the main line</p> <p>Enhanced public transport infrastructure to be addressed within the CDP, with a particular emphasis on the role of rail as a potential key solution to county transport needs - in particular the North Tipperary Limerick- Ballybrophy line.</p>	
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Chief Executive’s Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 618	Submission Name: Catherine Fyfe, Lough Derg Football Club	Theme: People and Places
Summary of Submission		Chief Executive’s Consideration

<p>It is stated that there is currently insufficient suitable land identified and provided for active recreational use/football playing pitches within Ballina and Killaloe (Co. Clare). The Lough Derg FC request that the new CDP acknowledges and provides for additional open space recreational needs of the local community, and expressly, the provision of additional playing pitches as a recognised openspace typology and, which is accessible for club/community and/or public use.</p> <p>An area of at least 1.5ha is required to facilitate at least two full size playing pitches necessary for Lough Derg FC to fulfil fixture annual obligations and training requirements in addition to its existing infrastructure. The requirement for additional land, in excess of the identified 1.5ha must be considered where the Council seek to identify communal 'playing pitches'. A very detailed submission prepared by HRA planning consultants is attached.</p>	<p>The submission as it relates to sports facilities in the Ballina/Killaloe area is noted and will be considered of the preparation of the settlement plan for the area. The Draft CDP will include a broad planning framework for the development of sporting facilities, to support opportunities as they arise.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 622	Submission Name: Marion O'Dwyer, Newcastle Community Group	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>For Newcastle it is stated that there is a need for:</p> <p>Traffic calming measures in the village and on approach roads as a result of speeding. On the Goatenbridge/Middlequarter road leading into the village, from the old church/ burial ground. The development of a footpath from Middlequarter to the village. 2. On the road of the main bridge, leading into the village from the Knocklofty</p>		<p>The contents and objectives of this submission as it relates to Newcastle and the greater area is noted. The comments in relation to the village will be considered in the revision of the</p>

<p>direction, passing the Church and Londis/ Post Office. 3. Extending the current traffic calming measures further toward the village from the national school. Immediate upgrade and development of the waste water treatment system. Residential development and land zoned for development, in the village centre and in the hinterland. Maintenance at the River Suir and tributaries on an ongoing basis to prevent silt and debris build up leading to flooding. Further development of the Suir Blueway and Munster Vales and relationship with Newcastle. Mollough Abbey: Repairs be carried out to this historic structure to make it safe for locals and visitor alike. 2. Historical information on the Abbey should be available, on a plaque or similar at the entrance, for the benefit of visitors/tourists. Development of a special Liam Lynch commemorative walking trail from the house he spent his last night in Crohan, to the monument in the Knockmealdowns and back to Newcastle village. Financial support for existing community buildings to properly develop these premises as digital hubs. The community playground is currently closed, funding for this would be a welcome boost to the community.</p>	<p>village settlement plan.</p> <p>The Draft CDP, with the support of the environmental assessments that underpin it, will seek to provide a positive and sustainable planning framework. In particular, the Draft CDP will seek to support communities in their support for the protection of the environment, natural resources and amenities, and community well-being and investment.</p>
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Chief Executive’s Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 623	Submission Name: John Cummins, Engineering services.	Theme: People and Places
Summary of Submission		Chief Executive’s Consideration
<p>The following items to be considered in the Draft CDP:</p> <p>The Rural settlement policy on towns, villages and the environs to be more user friendly, Rigid design criteria should be lightened, Time frame for pre planning’s to be</p>		<p>The Draft Plan will consider a policy for one-off housing, in compliance with national and regional policy and following an analysis of housing needs and demands across the</p>

<p>reduced i.e. quicker time period. Interpretation of the proposed policy to be clear and boundaries clearly defined. The 20-hectare rule for rural housing to be removed, as a lot of farming and business activity can operate with land areas well below this. Open Country-side areas policy should be remain the same for individuals who want to build within the community and who are local. In structurally weak rural areas housing should be promoted.</p>	<p>county. The submission is noted and will be considered as part of this process.</p>
<p>Chief Executive’s Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 626	Submission Name: Alan Moore	Theme: People and Places
Summary of Submission		Chief Executive’s Consideration
<p>Climate change adaptation, mitigation and energy must be central and integral to all development and plans. All planning proposals should be tested against sustainability criteria including carbon, water quality and biodiversity measures. Specific comments are made:</p> <p>Landscape, Water and Flooding and biodiversity – Flood Plans, SuDS, hedgerow and native woodland incentivisation, council ecologists and heritage officers.</p> <p>Transport - Provision for safe cycling and walking. logical and user friendly connected routes linking housing, schools, town centres shopping centres and Blue/Green infrastructures. Promote electric vehicles via charging points.</p>		<p>The Draft CDP, with the support of the environmental assessments that underpin it, will seek to provide a positive and sustainable planning framework.</p> <p>Climate Action will continue to be an overarching cross cutting theme, with overarching vision for a move towards a low-carbon society, with an appropriate policy response, including objectives, compact growth, modal shift in terms of transport, biodiversity etc.</p>

Urban Living and place-making - Stricter controls on rural planning permission and active support for town developments including grant aid to 'over the shop' Tax owners of derelict town sites and incentivise conversion of unused town buildings. Town and village regeneration plans to have input from heritage officers and ecologists.

Tourism: Clonmel can capitalise on its natural heritage and suitability to become an outdoor activity town with kayaking, cycling, hill walking. Link town with countryside via cycling infrastructure to Thurles with a Greenway, the Comeraghs and Nire Valley including mountain bike and hiking trails. Clonmel Suir Island, the Green Heart of the town needs a linking footbridge as a priority.

Sustainable development - The Landscape Character Assessment does not go far enough to ensure protection or a vibrant and vital environment. The Plan can be expanded to include not only 'People and Places', but also an ecological statement on the wellbeing of the totality of living beings, fauna and flora, and the habitats that ensure thriving populations within our diverse landscapes. Every part of the landscape urban and rural, including townscapes farms, woodland, wetlands, should have an environmental / greening infrastructure and amenities strategy that supports creation of biodiversity habitats, tree-planting locations, rewilding areas. Biodiversity Action

The Draft CDP, in particular, will support our towns and villages as places to live work and socialise, with support for compact growth and place-making, to include measures such as public realm regeneration and urban renewal initiatives, delivery of phased housing and services etc.

The Draft CDP will seek to support a positive and sustainable tourism planning framework across the county in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 - 2030.

Additional comments, as they refer to a number of areas including, the circular economy, green infrastructure and ecosystem services/biodiversity, sustainable transport, landscape etc will be considered as part of the Draft CDP and in associated objectives and strategies.

Plans should be reintroduced and carried through to the settlement level plans for each town and actions for each townland and rural area.	
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 636	Submission Name: Cllr John Carroll	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>A mission statement is proposed: Foster a stronger Sense of Community Participation and Social Interaction to Further Promote and Enhance Vibrant and Socially Active Rural Communities. Active Encouragement &amp; participation by the Citizens of Tipperary as part of the CDP Process in order to Ensure that the CDP serves the needs of ever changing and Diverse Rural Communities.</p> <p>Concerns / Issues that Require Key Focus as Part of the New Development Plan: Financial Support for Rural Communities / Sporting &amp; Leisure Centres as Active Hubs of Social interaction, where Existing Services in Smaller Villages and Towns are in Decline.</p> <p>Rural development And Housing in open countryside Actively Supporting Rural Business / Farm Diversification Projects within its Environs helping in Sustaining the Smaller Villages &amp; Town Settlements from ongoing Stagnation.</p> <p>The 20 Hectare Rule that Constitutes a Farm Holding is Restricting a Number of Farm</p>		<p>The Draft CDP recognises the importance of rural development to the economy and social fabric of Tipperary, will actively seek to engage with communities over the plan-making process. Policies will be included to support community projects in partnership with the community, in the delivery of their plans and ambitions.</p> <p>The Draft CDP, though its Settlement Plans, will seek to coordinate development with community, educational and social infrastructure needs.</p> <p>The Draft CDP will consider a policy for one-off</p>

Diversification Projects such as, Horticulture, Food , Pigs, Poultry, Forestry, Fruit, BioDiversity & Small Renewables Energy Related Projects. Food Security has become a Major issue resulting greater dependency on Multiples & supply lines into Ireland. This has resulted in key changes to food production practices i.e. Ownership to Leasing Model, 70% Dairy Farmers gone from Business in the last 20 Years, Elderly Farmers with No next of Kin.

How to Accommodate People (in terms of rural one-off housing) who are Indigenous to the Area and are Actively Contributing to the Social and Economic Well-being of the Community. There are Options for consideration if we are to prevent Housing Applicants In the Local Area being Refused Planning Permission. New Housing Settlements / Innovative Policy changes include: Utilize Derelict Housing, The Re-use and Replacement of Existing Housing Structures in Remote areas. Upsizing & Downsizing to be a Consideration, Partially Constructed Housing in the Countryside, Removal of Derelict Structures & Replacement with Clusters, Flexibility on Ribbon Development, where Local Landowners did Not Contribute to Ribbon.

Capacity Issues at Waste Water Treatment Plants impacting on Village Developments and there must be a clear Strategy of Investment at National and at Local Level going forward.

#### Design

Discussions on Various Housing Types, Design Guide, Scale & Blending In with Local Area. More Flexibility Required between Planner / Applicant. A Discussion needs to be had on Provision of Timber Structured Dwellings / Log Cabins at appropriate Locations across Tipperary, taking account of Cost / Design / Carbon Reduction.

Old Farm Sheds / Stone Farm Structures

housing, in compliance with national and regional policy and following an analysis of housing needs and demands across the county. The submission is noted and will be considered as part of this process.

With respect to capacity of WWTPs the comments are acknowledged and national investment is required for these upgrades. The Draft CDP will support the delivery of small rural clusters in rural villages where WWTP capacity is a limiting factor.



Use of these structures is resisted by the Planning Authority as any Developments / improvements had to be incorporated as part of the Existing Dwelling , which presented Difficulties for Applicants Resulting in poor take up .

#### Social Housing in Rural Villages / Smaller Towns

Social Housing to be Constructed as part of Smaller Settlements and Located in close Proximity to Playgrounds, Outdoor Exercise Equipment. Maximum Green Areas/ Recreation & Amenity to Engage People. Council to House People within their Municipal District where possible. Housing People within the Key Urban Centres where Supporting Services Present. Council needs to take Firm Action Resulting from Damage to Council Housing Stock and in Anti Social Behaviour.

#### Provision of Good Roads & Infrastructure In Rural Environs

Maintenance Improve Connectivity from Rural to Urban Centres.  
Access on / off Regional / Local Roads / Intensification Issues Impacting Development. Setback of 4.5 Mts for Dual Entrance Not always Achievable, Engagement with Roads. Directional Signage & Traffic Calming, Close Monitor in Light of ever increasing Traffic.

#### Heritage Policy

Tipperary has a Rich Natural & Built Heritage & the Preservation and Enhancement of this Treasured Asset has Major Economic and Tourism Potential for all to Enjoy.  
Planning Policy to be more Flexible and Engaging and not over Prescriptive as many Significant Individual & Community Based Projects have been Refused which is

The Draft CDP will integrate policy objectives and appropriate mechanisms to safeguard buildings at risk within the County, and to encourage and facilitate their reuse. In terms of derelict structures, the Draft CDP will seek their reuse in accordance with proper planning and sustainable development.

The Draft CDP will incorporate policies and objectives for all housing types to strengthen rural villages as the corner stone of rural life.

The submission is noted and will be considered as part of this process where relevant.

With respect to heritage, the Draft CDP will review and update the policies and objectives currently in place with respect to the protection and support of the county's culture, and in

<p>Resulting in many fine Structures falling into Decay. Preservation &amp; Enhancement of Stone Walls &amp; Provision of Green Belts at the Entrance to Rural Villages and Towns which will add to the Attractiveness of these Rural / Town Settlements. Preservation &amp; Enhancement of Existing Shop Fronts, working with the Local Business.</p> <p>Linear / Looped Walking Trails (Recreation &amp; Amenity), Greenways &amp; Blueways Leisure Activities promote a Healthier Lifestyle and Helps to Reduce Stress Levels in the Current Challenging Environment, and taking account of the Safety Concerns Resulting from ever increasing Traffic Levels on much of our public Road network.</p>	<p>particular, to focus on the protection and enhancement of natural heritage, biodiversity and built heritage assets.</p> <p>With respect to walkways, the Draft CDP, in considering transport objectives, will seek to integrate existing and future greenways/blueways with settlements and facilities across the county to improve pedestrian and cycle safety.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 652	Submission Name: Cllr Marie Murphy, Cllr Michael Fitzgerald, Cllr Micheal Anglim	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>The submission by Cllr John Carroll (sub 636), is supported and the following are additional points to note:</p> <ul style="list-style-type: none"> <li>A Service Plan is required from Irish Water for District Service Centres, Local Service Centres and Settlement Nodes to ensure that adequate services are provided in villages.</li> </ul>		<p>The delivery of the IW investment Plan is a key focus of the Draft CDP, and the Council will seek to work with IW in its delivery for the socio-economic development of the county. The Draft CDP will support the upgrade of</p>

<ul style="list-style-type: none"> <li>• Ribbon Development must be looked at in a 'common sense' way. The issue of 'one off' housing for people who have owned the land for generations needs to be addressed in a positive way. Current issues around housing in Primary and Secondary areas of amenity need to be addressed in a proactive way as people within these areas feel that they are being harshly treated. A 'Commissioner for Oaths' or a 'Sworn Affidavit' should be accepted as evidence for a person's local area connection, instead of School Records, Utility Bills etc.</li> <li>• Planning constraints for 'Granny Flats' and 'Back land developments have to be clearly defined and resolved if the site is sufficient.</li> <li>• Cork Airport has strategic importance for the south of the county in terms of business and tourism.</li> <li>• That Tipperary County Council would, in conjunction with Waterford City &amp; Council, provide facilities and infrastructure to develop the St. Declan's Way walking route from Cashel to Ardmore in Co. Waterford.</li> <li>• There are a number of voluntary community groups in the Cahir electoral area, such as Knockmealdown Active, Suil Eile, and the Rhododendron Walking</li> </ul>	<p>wastewater capacity across the settlements, and plan-led delivery of water, wastewater and other environmental resources, by working with key service providers, including IW.</p> <p>The Draft Plan will consider a policy for one-off housing, in compliance with national and regional policy and following an analysis of housing needs and demands across the county. The submission is noted and will be considered as part of this process.</p> <p>The submission is noted and will be considered as part of this process.</p> <p>The importance of Cork airport is noted and recognised and will be reference in the Draft CDP.</p> <p>The Draft CDP will consider St Declan's Way as part of a greenways/blueways strategy and will work with adjoining counties where appropriate.</p> <p>With reference to the work of voluntary and community groups, it will remain a key focus of</p>
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<p>Festival committee who are working hard to promote the Galtee Vee Valley. Their work should continue to be supported in a tangible way.</p> <ul style="list-style-type: none"> <li>• Consideration to adding Skeheenarinky to the list of Settlement Nodes.</li> </ul>	<p>the Council to work with local stakeholders to identify funding sources and to prepare professional and robust funding applications in line with Project Ireland 2040.</p> <p>With reference to Skeheenarinky, the settlement strategy will be reviewed in accordance with the settlement typology of the RSES.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 565	Submission Name: Emily Graafland	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>The following social and economic issues to be considered in the Draft CDP:</p> <ol style="list-style-type: none"> <li>1. I would love to see a hub like the 'Rediscovery' centre in Dublin developed here in Tipperary, I see so much waste been dumped which really has more life in it and could be recycled, this would help people in these hard time also training could be provided in skills of meaning and also it would be helping the environment.</li> <li>2. More affordable accommodation for walkers on all our amazing walk ways and cycle ways, even packages of bed, breakfast and dinner e.g. the Camino in Spain.</li> </ol>		<p>The contents and objectives of this submission are noted and welcomed.</p> <p>The Draft CDP will seek to provide a positive and sustainable planning framework focused on supporting on communities and towns and villages.</p> <p>All comments will be considered as relevant under strategies and polices for, transport and</p>

<p>3. Community allotments would also be a great advantage to people living in towns.</p> <p>4. Better and more affordable services times with the train in Clonmel to better to connect with the rest of the country.</p> <p>5. Better public toilets in Clonmel town center, something like Cahir.</p> <p>6. Council or state loans for retrofitting houses to energy efficient standards as banks loans are too hard for low income people.</p> <p>7. Better internet.</p>	<p>greenways, tourism, climate action and the circular economy.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 659	Submission Name: Elisa O'Donovan, Community Development Officer, Mental Health Reform	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>Mental Health Reform Area 3 covers Tipperary, Limerick and Clare. This submission is based on the feedback and ongoing consultation from members in Tipperary.</p> <p>Health and wellbeing of people in Tipperary should be a core priority of the draft CDP. "A strategy for a Healthy Tipperary 2018-2020" highlights positive mental health and wellbeing as a core principle for a healthy Tipperary. In order to obtain a balanced view of positive mental health, we need a comprehensive measure of well-</p>		<p>The contents and objectives of this submission are noted and welcomed.</p> <p>The Draft CDP will seek to Plan for a more diverse and socially inclusive society, that targets equality of opportunity and a better quality of life for all citizens, through improved</p>

<p>being. Developing a robust set of wellbeing indicators will provide a framework from which policy decisions can be assessed in terms of how they will impact people's quality of life. For well-being measures to start making a real difference to people's lives, they have to be explicitly brought into the policy-making process. One of the biggest issues is the lack of connection with people, community and local government. The Council has an opportunity to change this by ensuring well-being is measured and that mental health is explicitly stated and central to the CDP.</p>	<p>integration and greater accessibility in the delivery of sustainable communities and the provision of associated services. The CDP will support, through its spatial planning framework, the objectives of the Local Community and Economic Plan.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 665	Submission Name: Donal Devaney Chairperson, Ballycommon Village Residents Assoc.	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>It is submitted that the planning authority should engage with Tidy Towns groups with respect to villages and funding for actions. There is a need for better enforcement. Access to Civic Offices for public to access broadband. Repair and replacement of signage as required.</p>		<p>The contents and objectives of this submission as it relates to Ballycommon are noted, and will be addressed in the Settlement Plan for the village. Additional comments are noted, and where possible, will be addressed in the Draft CDP.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>		

Reference No: 649	Submission Name: Sean Fay	Theme: People and Places
Summary of Submission		Chief Executive's Consideration
<p>Puckane residents previously engaged with the Council on the development of a village design statement (VDS). This should be incorporated into the New CDP. The following key points to note:</p> <ul style="list-style-type: none"> <li>• Access to the lake to facilitate tourism and access to traditional bathing, walking and recreational facilities should be preserved and enhanced.(Urra, Luska and Skehanna particularly)</li> <li>• Develop more trails walks close to Lough Derg that link to the relevant villages and settlement nodes.</li> <li>• Provision and support of “village hubs” to coordinate expansion of tourist activity should be considered along with any existing Tourism /Hospitality businesses that would offer service during regular business hours, in conjunction with other villages and settlements along the Lough Derg area formerly under the Western Area Local Area Plan. These “hubs” could provide a one stop shop for hospitality and services in the area and mean local tourism jobs for people with local knowledge.</li> <li>• Support for enterprises including tourism, local crafts-persons and artisans and the abundant items we produce from our local agricultural producers.</li> <li>• “Rights of way” along old walkways straddling the village and environs including lakeside access, should be prioritized and developed for both local and tourist use, i.e. “leave no trace” principles with ‘way marked trails’ or pathways, and gates.</li> <li>• A Green-way type initiative from Ballina to Portumna could be introduced. Villages/Towns such Ballina, Portroe, Newtown, Garrykennedy, Dromineer,</li> </ul>		<p>The contents and objectives of this submission as it relates to the Puckane Village Design Statement and the greater area are noted. The comments in relation to the village will be considered in the revision of the village settlement plan.</p> <p>A Lough Derg Visitor Experience Plan 2020 - 2024 has recently been published to provide a framework for tourism development, initiatives and supports. In this respect, the Draft CDP will support this Plan through its policy and objectives.</p> <p>The Draft CDP will seek to support a positive and sustainable tourism planning framework across the county in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 - 2030.</p>

<p>Ballycommon, Puckaun, Coolbawn, Kilbarron, Terryglass, Carrigahorig and Lorrha should be considered for this initiative encouraging walking and cycling for inhabitants and tourists alike.</p> <ul style="list-style-type: none"> <li>• Extension of the Lough Derg Way would improve its standing as a way-marked trail. An extended one that goes from Limerick to Portumna similar to the 40+ waymarked trails nationally.</li> <li>• The conservation and integration into new development of existing stone walls, trees and native hedgerows, and promotion of similar materials for new boundaries.</li> <li>• The existing sewerage treatment plant is at capacity and will require an upgrade to accommodate any future planned expansion or significant extensions of the village.</li> </ul>	
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 639	Submission Name: Marie Ryan, Tipperary Town Revitalisation Task Force	Theme: People and Places (Tipperary)
Summary of Submission		Chief Executive's Consideration
<p>The Task Force proposes to develop and implement a three-year Action Plan for Tipperary Town to revitalise the town and has identified nine core areas to be addressed in the Action Plan. A Strategic Vision aims "To make Tipperary Town the best small town in Ireland." It is submitted that the Tipperary CDP recognises and supports the implementation of the Action Plan by way of a Specific Objective within the new CDP. There are two key strategic developments that the Task Force are progressing.</p>		<p>Tipperary Town is currently designated as a District Town, and the Draft CDP through its settlement strategy, will continue to support a strong role in for the town in terms of population and economic growth, and as part of the Limerick-Waterford Transport and Economic network/axis.</p>



<p>1. Land for Strategic Employment. The Task Force submits that the following be included in any list of strategic locations; - the Tipperary Racecourse, close to Limerick Junction. - IDA Land in Tipperary Town.</p> <p>2. Road Infrastructural Improvement. Tipperary Town suffers major traffic congestion with upwards of 70,000 weekly vehicle movements running through the town centre. traffic congestion is one of the key concerns raised by the community. A key priority for Tipperary and Tipperary Town is the N24 Waterford to Limerick Dual Carriageway, in particular, the N24 Cahir to Limerick Junction realignment. The Task Force submits that the future section at Tipperary Town is critical for the town to alleviate the traffic congestion; therefore the proposed N24 realignment route that will bypass Tipperary Town should be prioritised in the delivery of the major N24 project.</p>	<p>A new LAP for Tipperary Town will be prepared after the CDP is adopted, at this stage; there will be opportunities for stakeholders to collaboratively identify local issues and opportunities such as sites and areas for new development.</p> <p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 647	Submission Name: Patricia McHale	Theme: People and Places (Tipperary)
Summary of Submission		Chief Executive's Consideration
The N24 must be re-routed away from Tipperary town as soon as possible. While this major road runs through the centre of Tipperary Town there can be no regeneration		The Draft CDP will include an objective to support the implementation of the N24

<p>in terms of Tourism; Climate Action; New Businesses. What will the impact be if the port of Rosslare is upgraded to become a major port in respect of Brexit?</p> <p>Limerick Junction as a centre for rail travel must be utilised more fully, e.g. the old railway stations between Tipperary Town and Limerick could be opened for commuter travel. Likewise the route from Tipperary Town to Waterford. This line was mentioned recently in The UK Guardian travel section.</p> <p>For Job creation, explore the option of converting petrol &amp; diesel cars to electric/hydrogen etc? There is an industry waiting to be developed in converting today's fossil fuel cars/vans etc to sustainable energy vehicles. The infrastructure to support more electric vehicles must be tackled with urgency.</p> <p>Massive investment is required for retrofitting of buildings and would result in job-creation. Most people cannot afford, even with SEAI grants, to retrofit their homes.</p>	<p>Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town. The strategic importance of Limerick Junction to Tipperary is recognised, and the Draft CDP will support its development as a strategic transport hub.</p> <p>Additional comments are noted and the Draft CDP will support the development of EV infrastructure and employment opportunities.</p>
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Chief Executive's Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate

Reference No: 493	Submission Name: Tim Ryan	Theme: People and Places (Tipperary Town)
Summary of Submission		Chief Executive's Consideration
Tipperary Town and West Tipperary has been neglected for decades suffering higher unemployment and social deprivation than the national average.		The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having

<p>The Local Authority and Central Government could combine to provide key infrastructural facilities to help alleviate these matters such as the development of the N24 re-alignment. A quick fix such as the immediate provision of an internal relief road (as it is a stated objective in the current and previous development plans) would allow for a safer, healthier town centre which would encourage shoppers and visitors and the obvious economic and social benefits that would follow.</p> <p>Another key infrastructural and tourism development would be the development of a Greenway walk/cycle route connecting Tipperary Town with the Glen of Aherlow.</p> <p>These two developments would be relatively low cost and could be quickly achieved, the Local Authority is requested to consider these proposals in the draft CDP.</p>	<p>regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town.</p> <p>The Draft CDP will consider policies to support tourism development and enhancement, including greenway walk/cycle route connecting Tipperary Town with the Glen of Aherlow. Noting the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 -2030.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 537	Submission Name: Denis Mulhair	Theme: People and Places (Tipperary Town)
Summary of Submission		Chief Executive's Consideration
<p>Tipperary Town badly needs a ring road to alleviate traffic congestion. Apart from the negative effect such traffic volumes have on business on the town as it puts people off visiting and shopping there is also the health effects from air and noise pollution on the residents not to mention the pedestrian accidents which are presently double the national average. A ring road around Tipperary town should be</p>		<p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary</p>

prioritised as part of the N24 realignment.	and Tipperary Town.
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 543, 563, 630	Submission Name: Cllr Annemarie Ryan Shinner and Mary O'Connor	Theme: People and Places (Tipperary Town)
Summary of Submission		Chief Executive's Consideration
<p>These submissions relates to regeneration of Tipperary Town and Hinterlands:</p> <p>A ring road (or outer relief road) is required to remove the traffic from the town centre and residential areas. A case must be made for this within the CDP.</p> <p>A user-friendly rail timetable, particularly on the Waterford to Limerick Line. The CDP should positively exploit the potential of town centres with rail connectivity as a viable model of sustainable travel. Tipperary Town is fortunate to have its own rail line in the town centre and is also in close proximity to Limerick Junction.</p> <p>Emphasis on the provision of proper and safe cycle lanes. Public realm enhancement in Tipperary Town should prioritise pedestrians and cycle lanes. In order to achieve sustainable town centre living Tipperary Town needs to become a safe and healthy place to shop and to live.</p> <p>Provision of a greenway to link Tipperary Town to the Glen of Aherlow and provide for further development of the walkway from Tipperary Town to Ballykisteen by extending the walkway to Soloheadbeg.</p>		<p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town.</p> <p>Tipperary Town is currently designated as a District Town, and the Draft CDP through its settlement strategy, will continue to support a strong role in for the town in terms of population and economic growth, and as part of Limerick-Waterford Transport and Economic network/axis. The designation of this network will support opportunities for rail investment, multi-modal travel, tourism and the economic</p>

<p>Council policy must prioritise vacant and derelict buildings in the centre to bring them back into use and show innovation by introducing CSO (compulsory sale order) for vacant and abandoned buildings. The Council should explore the possibility of discounting development levies on buildings with heritage value.</p> <p>Town centre living must be of a certain standard, improve the quality of town centre residential units.</p> <p>County Development Plan to officially adopt the Tipperary Town Heritage Action Plan 2020 – 2022. <a href="https://www.heritagecouncil.ie/news/news-features/tipperary-towns-unique-heritage-is-celebrated-in-first-ever-heritage-action-plan-2020-2022">https://www.heritagecouncil.ie/news/news-features/tipperary-towns-unique-heritage-is-celebrated-in-first-ever-heritage-action-plan-2020-2022</a></p> <p>The Council should appoint an Architectural Conservation Officer (ACO). Include objectives to support and assist sensitive re-use of historic buildings and places. Utilising the skills of an ACO would support the concept of a circular economy (and) minimise waste production and the environmental impacts and assist in the sustainable re-use of existing buildings and regeneration of our towns and villages.</p>	<p>development of the towns on this network.</p> <p>The Draft CDP will set out polices and objectives will apply to all towns and villages, in relation to matters such as sustainable transport and mobility, built heritage and culture, bio-diversity, quality of life, placing making etc.</p> <p>In particular, the Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration.</p> <p>A new LAP for Tipperary will be prepared after the CDP is adopted. During this process, there will be opportunities for stakeholders to collaboratively identify local issues and opportunities such as sites and areas for new development.</p>
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Chief Executive’s Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate

Reference No: 544	Submission Name: Anne Mulhair	Theme: People and Places (Tipperary Town)
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Summary of Submission	Chief Executive's Consideration
<p>Tipperary Town needs a new route for the 70,000 vehicles weekly heading towards Clonmel and Waterford direction. There is also a huge opportunity to develop tourism in the town if the workhouse and old courthouse were renovated as tourist attractions or museums given their history and location. This could be done in conjunction with the development of the Glen of Aherlow as one of the best walkways in the country.</p>	<p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town.</p> <p>Heritage-led tourism projects will be supported by policy in the Draft CDP in line with its Town Centres first vision, and in line with the tourism planning framework of the county, including the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 -2030.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 554	Submission Name: Frank O'Keefe	Theme: People and Places (Tipperary Town)
Summary of Submission		Chief Executive's Consideration

<p>Tipperary town needs a by pass or a fit for purpose ring road not the minor upgrading of back roads and side streets to facilitate traffic flow.</p>	<p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 556	Submission Name: Patricia O'Dwyer	Theme: People and Places (Tipperary Town)
Summary of Submission		Chief Executive's Consideration
<p>Tipperary Town urgently needs a ring road to be planned and construction started before any roadworks within Tipperary town commence. The town cannot sustain the extremely high volume of traffic passing through in particular the high volume of heavy good vehicles / articulated lorries. A ring road of Tipperary Town is critical and the CDP must acknowledge residents/ the public concern in the town.</p>		<p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>		

Reference No: 581	Submission Name: Katrina Quinlan	Theme: People and places (Tipperary Town)
Summary of Submission		Chief Executive's Consideration
<p>There is currently 70,000 traffic movements through the town centre, therefore a by-pass of the town is needed. In addition, there is a need to facilitate new residential development and occupation of vacant properties on the Main Street.</p>		<p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town. Urban regeneration and heritage-led development will be core principles of the Draft CDP as part of its Town Centres first vision.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>		

Reference No: 583	Submission Name: Lisa McGrath	Theme: People and Places (Tipperary Town)
Summary of Submission		Chief Executive's Consideration
<p>There is currently 70,000 traffic movements through the town centre, therefore a by-pass of the town is needed. In addition, there is a need to facilitate new residential development and occupation of vacant properties on the Main Street. Tipperary Town train station is under utilised and it's timetable inadequate. Support artists who do not have their own spaces to work in or display/sell their work. Provide a safe space for young people to just 'hang out'. Young people need a place to socialise</p>		<p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town.</p>



that is welcoming and safe.

Tipperary Town is currently designated as a District Town, and the Draft CDP through its settlement strategy, will continue to support a strong role in for the town in terms of population and economic growth, and as part of Limerick-Waterford Transport and Economic network/axis. The designation of this network will support opportunities for rail investment, multi-modal travel, tourism and the economic development of the towns on this network.

The Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration.

A new LAP for Tipperary will be prepared after the CDP is adopted. During this process, there will be opportunities for stakeholders to collaboratively identify local issues and opportunities such as sites and areas for new development.

**Chief Executive's Recommendation**

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate

Reference No: 584	Submission Name: Katrina Quinlan	Theme: People and Places (Tipperary Town)
Summary of Submission		Chief Executive's Consideration
<p>Invest in the heritage sites in Tipperary Town. The town has some really interesting buildings in the care of the Council and gone into disrepair. Those buildings have the potential to be tourist attractions and really need to be looked after.</p>		<p>Tipperary Town is currently designated as a District Town, and the Draft CDP through its settlement strategy, will continue to support a strong role in for the town in terms of population and economic growth, and as part of Limerick-Waterford Transport and Economic network/axis. The designation of this network will support opportunities for rail investment, multi-modal travel, tourism and the economic development of the towns on this network.</p> <p>The Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration. The Draft CDP will incorporate specific objectives for urban infill/ brownfield development, brownfield site remediation and active land management.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>		

Reference No: 631	Submission Name: Lisa McGrath, March4Tipp	Theme: People and Places (Tipperary Town)
Summary of Submission		Chief Executive's Consideration
<p>Meaningful focus on UN Sustainable Development Goals required.</p> <p>Urban design, place-making, town and village centres  Removal of the 70,000+ weekly traffic movements through the town centre.  Prioritise vacant and derelict buildings in town centres to bring them back into use  Promote residential occupancy in our town centre with a suitable standard.  Introduce CSO (compulsory sale order) for vacant and abandoned buildings  Address the high commercial vacancy rates with commercial friendly policies, in line with the Programme for Governments Town Centres First policy.  Local Authority Architectural Conservation Officer</p> <p>Connectivity, Transport and Infrastructure  By rerouting the heavy traffic from the N24, around the town and away from residential areas.  Invest in better sustainable modes of transport such as our rail corridors, in particular Limerick to Waterford and the strategic location of Limerick Junction.  Walking and cycling infrastructure.  Stronger association/links need to be established with the Mid-West Region.  Greenway: infrastructure to link Tipperary Town to the Glen of Aherlow and also to continue and enhance the walking route from Tipperary Town to Ballykisteen and all the way to Soloheadbeg.</p> <p>Biodiversity water and the environment  Noise levels and air quality in town centre are impacted by traffic, these are a major</p>		<p>The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its identification in the NDP and its strategic importance to the Region, Tipperary and Tipperary Town.</p> <p>Tipperary Town is currently designated as a District Town, and the Draft CDP through its settlement strategy, will continue to support a strong role in for the town in terms of population and economic growth, and as part of Limerick-Waterford Transport and Economic network/axis. The designation of this network will support opportunities for rail investment, multi-modal travel, tourism and the economic development of the towns on this network.</p> <p>The Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration.</p>

<p>environmental risk to health. onsite real time noise and air pollution monitoring required in Tipperary Town</p> <p>Culture and Heritage The draft CDP to incorporate the Tipperary Town Heritage Action Plan 2020 – 2022.</p>	<p>A new LAP for Tipperary will be prepared after the CDP is adopted. During this process, there will be opportunities for stakeholders to collaboratively identify local issues and opportunities such as sites and areas for new development.</p>
<p>Chief Executive’s Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate</p>	

Reference No: 635	Submission Name: Lisa McGrath, Youth Work Ireland	Theme: People and Places (Tipperary Town)
Summary of Submission		Chief Executive’s Consideration
<p>Young people to have equal importance in the community with their needs considered at a meaningful level in all decision making. Each town to have indoor and outdoor spaces where young people can socialise with their peers and have the opportunity to develop their skills and access supports.</p> <p>Currently the Tipperary Town building houses the following projects: Tipperary Youth Project (10-24 year olds) TAR Garda Diversion Project, Youth information Service, Youth Employment Initiative (support for young people aged L6 to 24 years who are unemployed), Ability Project (supports for those with disabilities aged 1-8 to 29 years), Syrian Resettlement Project, Mid Tipp Drug initiative.</p> <p>A new Youth Complex is required to incorporate both indoor and outdoor spaces to offer young people from 10- 24 years a youth friendly and safe place to socialise and</p>		<p>This submission as it relates Tipperary Town and facilities and amenities for young people and the need for a new youth complex is noted.</p> <p>The Draft CDP will seek to Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.</p>

to engage in informal education and development opportunities.

Current outdoor spaces in the Town are not suitable for youth/adolescents. Young people need a space where they can engage with their peers in a informal manner. A new space (s) could also be designed to exhibit public art projects and facilitate musical performances and other events. There is also a growing interest in 'alternative' sports such a skateboarding and parkour. Spaces could have: Free wifi, Comfy seats Plugs (inside & outside), Hanging baskets, Dance floor, Sports area, Ping pong table (inside & outside), Area with computers and games consoles Basketball, Graffitiwall Skate park.

Young people, not in education, employment or training, would benefit greatly from a youth complex that offered support, a social outlet but also informal workshop spaces e.g. music space, computer room, art space, woodwork/metalwork space, multi-use space etc.

#### Location

Central to the town but not linked to any one estate so that all young people have a sense of belonging. The location needs to have enough passing footfall so as to discourage anti-social behaviour.

A new LAP for Tipperary will be prepared after the CDP is adopted. During this process, there will be opportunities for stakeholders to collaboratively identify local issues and opportunities such as sites and areas for new development.

#### Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate

### 4.1.4 Economy, Enterprise and Regeneration

Reference No: 651

Submission Name: Micheal Murray, North Tipperary

Theme: Economy, Enterprise and Regeneration

	Development Company	
Summary of Submission		Chief Executive's Consideration
	<p>In terms of development of Tipperary:</p> <ul style="list-style-type: none"> <li>• Need for broadband in all rural areas.</li> <li>• Public transport for those without their own private transport.</li> <li>• Provision of new housing in Clar areas.</li> <li>• Targeted employment, enterprise and learning for marginalised groups.</li> <li>• Social enterprise development and community service programme funding.</li> <li>• Sustainable economic development and job creation.</li> <li>• Community based initiatives to promote economic development in particular the use of renewable energy within communities with economic benefits.</li> <li>• Recognise and manage fuel poverty i.e. energy efficiency programmes.</li> <li>• Greater protection of water sources and water conservation measures/awareness.</li> <li>• Protection of biodiversity and better awareness i.e. Tidy Towns LEADER programmes.</li> <li>• Investment in quality of life measures such as community facilities, playgrounds, recreation facilities play areas, youth hangouts etc.</li> </ul>	<p>The role of, and submission from the North Tipperary Development Company is noted. The Draft CDP will contain a strategic vision/Core Strategy and policy objectives that align with, as appropriate, the UN Sustainable Development Goals, the NSOs in the NPF and the RPOs of the RSES.</p> <p>The Draft CDP will support rural towns and villages as the heart of communities, and ensure they are attractive options as places to live and work, by incorporation of policies and objectives for focus of growth, infrastructure and services, broadband, phased delivery of houses, enhanced public realm etc. The Draft CDP will coordinate the sustainable delivery of new housing with specific of community, educational and social infrastructure needs.</p> <p>The Draft CDP will support rural areas, focusing on the requirements of rural economies and rural communities, based on agriculture /equine industries, forestry, tourism, renewable energy and rural enterprise, and set out</p>

	<p>policies and objectives to support sustainable rural diversification and prosperity.</p> <p>The Draft CDP will consider the National Biodiversity Action Plan (NBAP) to “<i>Mainstream biodiversity into decision-making across all sectors</i>” and to support the implementation of the Tipperary Biodiversity Action Plan.</p>
<p>Chief Executive’s Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 646	Submission Name: Isabel Cambie, South Tipperary Development Company	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive’s Consideration
<p>In terms of development of Tipperary:</p> <p>All developments considered should be sustainable. The pandemic has caused us to review of how we live our lives. There is a greater need to focus on living local rather than just sleeping local.</p> <p>Future development initiatives of our Towns and Villages need to include: Innovative use of public spaces, Improvements to civic and economic infrastructures, Affordable</p>		<p>The role of, and submission from the South Tipperary Development Company is noted. In terms of sustainability, the Draft CDP will contain a strategic vision/Core Strategy and policy objectives that align with, as appropriate, the UN Sustainable Development Goals, the NSOs in the NPF and the RPOs of the RSES.</p> <p>The Draft CDP will support rural towns and villages as the heart of communities, and</p>

housing within town centres and villages, noting that people living in a town / village centre bring vibrancy, 'Smart Villages' to channel the energy, vision and commitment of local people towards action, support remote working, Towns and village basic infrastructural facilities, community infrastructure by local voluntary organisations with targets.

#### Economy, Enterprise and Regeneration

Focus on Tourism Product development, Key areas of consideration include signage improvement, development of the Lakelands and Munster Vales concept, further development of greenways and blueways for cycling and walking, inventive approach to utilising spaces as places for art and cultural activities, affordable Broadband to be made available to all Rural Dwellers, support economic hubs such as food hubs and niche Business for farmers on farm, Support small and micro enterprises across all sectors and further develop a culture of entrepreneurship, maximise the potential of social enterprise to deliver social services and to act as an entrepreneurial engine, support innovative approaches to alternative energy.

#### Renewable energy and the circular economy

ensure they are attractive options as places to live and work, by incorporation of policies and objectives for focus of growth, infrastructure and services, phased delivery of houses, enhanced public realm etc. The Draft CDP will coordinate the sustainable delivery of new housing with specific of community, educational and social infrastructure needs.

The Draft CDP will support rural areas, focusing on the requirements of rural economies and rural communities, based on agriculture /equine industries, forestry, tourism, renewable energy and rural enterprise, and set out policies and objectives to support sustainable rural diversification and prosperity.

The Draft CDP will support the concept of waste as a resource and the potential for innovative business solutions and opportunities that are in line with the principles of the Circular Economy.



<p>Support the circular economy concept, rewards reuse, recycling and up-cycling and that hinders unlawful dumping or unwarranted waste, support innovation in terms of sustainable transport, support the role of local authorities as influencers on deployment of sustainable energy as well as driving sustainable communities and settlement patterns and retrofitting of housing stock.</p> <p>Biodiversity Parks and public open spaces for biodiversity conservation and enhancement Provide support for projects that encourage people to use open spaces in residential and other areas for exercise and relaxation and also improve these sites for biodiversity, growing food through volunteering, community gardening etc. Publicly owned sites to be managed to maximise potential for biodiversity and create new habitats and features of value for local wildlife. Procurement to have regard for biodiversity. Council to work closely with Tidy Towns and other community groups to increase knowledge and understanding of biodiversity at local level.</p>	<p>The Tipperary RES is a proactive plan for RE development and will continue to promote and support the sustainable development of RE.</p> <p>The Draft CDP will consider the National Biodiversity Action Plan (NBAP) to “<i>Mainstream biodiversity into decision-making across all sectors</i>” and to support the implementation of the Tipperary Biodiversity Action Plan.</p>
<p>Chief Executive’s Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 653 and 656	Submission Name: Brenda Ryan and William Shortall, Irish Farmers Association	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive’s Consideration
Tipperary farming to be recognized for being more progressive and efficient than any other county in Ireland. Need to encourage people who choose farming as a career. Environmental schemes, such as REPS, AEOS, GLAS, have improved the landscape		Tipperary is renowned for its agricultural produce, and has a strong reliance on rural enterprises and farming, and the importance of

benefiting the wider community and tourism.

The definition of a farmer used in the Development Plan discriminates against farmers who do not farm over 20 hectares. Many poultry, pig, vegetable and fruit farmers in Tipperary would not farm over 20 hectares but are highly intensive.

Farm family members who work on the family farm should be facilitated in their efforts to build a home on a site close to the farmyard. Other family members who work in the local area should also be given priority to build on their family farm.

Development Charges for once off Rural Housing are opposed as rural dwellers cannot access the same level of amenities and services in urban areas.

Landowners should retain the right to sell sites.

Agricultural, Horticultural and Forestry Developments should be exempt from Development Charges as the vast majority of these developments are carried out to comply with Animal Health and Environmental regulations.

Imposition of EPA licences on dairy farms are opposed.

Broadband is made available to all Farmers and Rural Dwellers in the County and the rural road network to be maintained to an acceptable standard.

Farmers to have a right to bore a well on their own lands, without the need for planning permission.

In terms of new Blueways/Greenways there must be extensive consultation and

these sectors will be reflected in the Draft CDP.

The Draft CDP will support rural areas, focusing on the requirements of rural economies and rural communities, based on agriculture /equine industries, forestry, tourism, renewable energy and rural enterprise, and set out policies and objectives to support sustainable rural diversification and prosperity.

The Draft CDP will support rural villages as the heart of communities, and seek to ensure they are attractive options as places to live and work, by incorporation of policies and objectives for focus of growth, infrastructure and services including, phased delivery of houses, enhanced public realm etc.

The Draft CDP will consider a policy for one-off housing, in compliance with national and regional policy and following an analysis of housing needs and demands across the county. The submission is noted and will be considered as part of this process.

The Draft CDP will seek to support a positive

agreement with land owners and adjoining land owners and under no circumstances should the use of CPO occur. The maintenance and upkeep of any greenway should be the responsibility of the local authority and not any individual landowner.

The annual start up date for hedge cutting would be brought back to 1st August.

The Council to support the proactive development of renewable energy initiatives that helps farmers reduce input costs and dependence on fossil fuels.

Support forestry and forestry related infrastructure i.e. access routes/entrances, and the establishment of a regional biomass trade and robust biomass supply chains.

Support Rural Enterprise & Business Start Ups by farmers, New business start-ups should receive an exemption from local authority rates for the first three years of operation.

Support the affordable recycling of household waste to reduce dumping in rural areas i.e. civic amenity sites, also stronger penalties for dumping and where illegal dumping takes place on private land, it should not be the responsibility of the landowner to incur the cost of the disposal.

Many dairy farmers cannot afford to undertake the cost of building an underpass. All costs, restrictions and bureaucracy involved need to be urgently reviewed.

Formulate a plan to deal with the decline of Rural Villages in the County.

and sustainable tourism planning framework across the county in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 - 2030.

The Draft CDP will support the National Broadband Plan.

The Draft CDP will support the Green & Blue Infrastructure Masterplan Roadmap for Tipperary Waterways in considering how best to support the promotion and integration of green infrastructure and ecosystem services as part of new development

Some of the other issues raised in this submission such as terms of EPA licences, of hedge cutting guidelines, development contributions are outside of the control of the Draft CDP.

#### Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 435	Submission Name: Liam Smyth, Irish Concrete Federation and Geological Survey of Ireland	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>Document attached entitled 'ESSENTIAL AGGREGATES PROVIDING FOR IRELAND'S NEEDS TO 2040', key points are summarised below:</p> <p>Planning policy to appreciate the critical role that local aggregates play in underpinning economic and social life. Planning enforcement/procurement should ensure that only authorised operators are entitled to supply the marketplace.</p> <p>Local supplies of raw materials reduce transport distances, thereby reducing their carbon footprint compared to non-local sources.</p> <p>A robust, effective and efficient planning system for quarries is necessary to ensure that the extraction of Ireland's aggregate reserve is enabled in a sustainable manner.</p> <p>Reference is made to the NPF: "Aggregates and minerals extraction will continue to be enabled where this is compatible with the protection of the environment in terms of air and water quality, natural and cultural heritage, the quality of life of residents in the vicinity, and provides for appropriate site rehabilitation".</p> <p>It is stated that 'the duration and unwieldy nature of the planning process not only undermines ongoing access to aggregate reserves where they arise, it also adds great uncertainty to individual businesses, thereby directly impacting on investment in plant, machinery and people at individual enterprise level'.</p> <p>The Council should give due regard to the information contained in the Geological</p>		<p>The content of this submission as it relates to aggregates, their protection, potential and sustainable development are noted. As a rural county, the economy of Tipperary has a strong reliance on rural enterprises, including those that are place specific, and their importance, and appropriate sustainable development will be reflected in the Draft CDP.</p>

Survey Ireland Aggregate Potential Mapping resource maps when considering policy for the protection and zoning of raw material reserves.	
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 475	Submission Name: Dan Fahy	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>A dedicated section in the draft CDP is required to promote tourism in the area. Walks, parks, self-catering accommodation, b&amp;b camping etc. We are very fortunate to have part of Lough Derg in our county. We must look at how the wild Atlantic way has developed as a tourist attraction. We have a similar asset here in our county.</p>		<p>The Draft CDP will seek to support a positive and sustainable tourism planning framework across the county in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 - 2030.</p> <p>The Draft Plan will include a dedicated section to provide a framework for tourism development in the county.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 528	Submission Name: Gearóid Fitzgibbon	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>Ensure that energy planning is integrated in to the development of all local area and town plans and new developments. This will complement action by local community and voluntary groups in the Sustainable Energy Communities Programme.</p> <p>A massive societal change is underway in the Energy Transition (and in how we use energy). This is also a huge local economic development opportunity. Imagination, courage and leadership is needed from the local authority in grasping this. i.e. municipal companies to secure community and citizen benefit, or in the wider economic policy of the county. Explore the Preston Model and adopt its principles for goods and services procured by the Council and related bodies.</p>		<p>Noted. The Draft CDP will include policies and objectives across all sectors. The Plan will also recognise the important role and contribution of communities in the delivering this transition and the associated economic opportunities.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 545	Submission Name: Cornelius Traas	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>Comments relevant to the Cahir area:</p> <p>Horticulture plays an important, and possibly underappreciated, role in the county, and in the Cahir area in particular. Employment rates in horticultural businesses, on a per ha basis, are 35 times higher than in general agriculture. It is stated that in just 4</p>		<p>The observations regarding the Horticulture Sector are noted, and will be considered as part of the preparation of the Draft CDP</p>

local horticulture businesses there are 115 employed.

The strategic vision should be to make the county a welcoming location for horticultural enterprises, noting that the existing development plan does not adequately consider horticultural enterprises. Horticultural production has environmental benefits for biodiversity, water quality, GHG emissions and pollution. It is important that county Tipperary is prepared for these changes, and in a position to take advantage of the opportunities that will arise from land use change away from livestock production.

#### Development Charges

In other counties i.e. Fingal, Wexford, growing structures (tunnels and glasshouses) are exempt from development charges. In Tipperary, horticultural structures are charged at €4 per m<sup>2</sup> (for a structure of 500m<sup>2</sup> or more). Depending on the type of structure being erected, this development charge could account for as much as 50% of the total cost of the structure, this makes it unviable. An excerpt from the Wexford plan is attached by way of example. It is stated that it is absolutely vital that there be a level playing field between counties such as Wexford and Fingal, and Tipperary, in terms of planning development contributions for horticultural growing structures.

#### Accommodation for employees

The draft CDP should note that there are significant numbers of employees working on horticultural enterprises, and that planning barriers should not be put in the way of providing homes for these employees in close proximity to their places of work, or even on the horticultural enterprises themselves.

New housing need will be addressed in the settlement strategy, noting that there will be a key focus on housing in villages, where services and amenities exist, and as a key element of rural revitalisation.

Development charges are outside the scope of the CDP and can be considered in the next review of the Development Contribution scheme.

New housing need will be addressed in the settlement strategy, noting that there will be a key focus on housing in villages, where services and amenities exist, and as a key element of rural revitalisation

Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 570	Submission Name: Derry O'Donnell, Energy Communities Tipperary Cooperative	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>This submission introduces Energy Communities Tipperary Cooperative and vision for Tipperary in 2030 where communities should drive the energy transition. Supporting and encouraging community-led home retrofits to increase the number of energy efficient buildings will lead to a greater reduction in dependence on fossil fuels and help achieve the targets as laid out in the Climate Action Plan. There is significant potential for large scale job creation in the retrofitting of existing housing stock.</p> <p>Community ownership will ensure greater local economic benefit and a smoother transition to completion of a renewable energy project. Planning regulations need to facilitate micro generators which will feed into community based virtual power plants. In particular, primary and secondary schools should be exempted from requiring full planning permission to place solar panels on their roofs and benefit from the sale of surplus energy when they are closed.</p> <p>There should be incentives for community facilities to put in place EV charging points to continue to encourage the take up of EVs.</p>		<p>The Draft CDP will support a move to a low-carbon economy and society as a cross-cutting theme and will strongly support communities and community-led development in this sector. The Draft CDP will support EV infrastructure and a move towards sustainable mobility.</p> <p>Development exemptions are outside the scope of the CDP, and should be addressed in the Planning and Development Regulations 2001 (as amended).</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		



Reference No: 573	Submission Name: Una McNamara	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>The following comments for a sustainable future are made:</p> <ul style="list-style-type: none"> <li>• Commitment to low carbon/sustainably built social housing &amp; refurbishment.</li> <li>• Community Housing schemes -at least on a trial basis/build for some people.</li> <li>• Locally community produced electricity - as in Templederry or anerobic biodigester (as in Tralee housing scheme) or other schemes/methods. Natural sewage treatment plants in some towns &amp; villages.</li> <li>• Promotion of local organic food &amp; farming - support for Farmers' markets.</li> <li>• Sponsoring of shops where dry goods are not in plastic packaging.</li> <li>• Pedestrianisation of town centres + better public transport.</li> <li>• Training centres in Green building/living skills/traditional trades &amp; crafts.</li> <li>• Support education in local history, culture, trades &amp; environmental protection.</li> <li>• Support &amp; maintenance of local train networks.</li> <li>• Promotion of biodiversity with planting for pollinators - in towns &amp; villages.</li> <li>• Care with cutting of hedgerows - not with heavy machinery.</li> <li>• Training in all areas of biodiversity &amp; its promotion -e.g. through restoration of wetlands &amp; bogs.</li> <li>• Lessening of private car use with electrified public transport &amp; car pooling schemes.</li> </ul>		<p>This submission includes a comprehensive suite of suggestions that addresses many topics integral to the vision for sustainable development in the Draft CDP and will be addressed in the Draft CDP through its Plans and Strategies.</p> <p>The Draft CDP will integrate Climate Action and a sustainable movement policy as a cross-cutting theme; in particular, in relation to promoting 10-minute towns, minimising the need for travel, and enabling and supporting sustainable transport opportunities.</p> <p>The Draft CDP will consider the National Biodiversity Action Plan (NBAP) to "<i>Mainstream biodiversity into decision-making across all sectors</i>" and to support the implementation of the Tipperary Biodiversity Action Plan.</p>
Chief Executive's Recommendation		
<p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 589	Submission Name: Liam McEniry	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>Achieving greener agricultural practices is a key challenge for the agricultural sector. However, it can be transformed to an industry that is carbon neutral. The council should prioritise the development of facilities that transform waste and by-products into renewable energy in rural areas close to agricultural sources of waste and by-products. In this way maximum carbon savings can be achieved and enable a consistent renewable energy supply/storage system. A county renewable energy sector has the potential to substantially increase employment opportunities and drive a move toward a circular economy. Tipperary can become the benchmark for renewable development and waste reduction nationally.</p>		<p>The Draft CDP will support the concept of waste as a resource and the potential for innovative business solutions and opportunities that are in line with the principles of the Circular Economy.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 604	Submission Name: Brid Cody Construction Industry Federation	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>The viability of future developments must be supported, noting that projected growth in the county will be dependent on private sector investment and construction. The construction industry must demonstrate financial viability to the investment sector, with viability will be dependent on an adequate supply of affordable, developable land and the market demand for residential units. In particular, it is proposed that: zoning policy needs to be flexible and respectful of</p>		<p>The Draft CDP must comply with national targets and guidelines for population growth and associated landzoning as set out in the NPF Roadmap.</p> <p>Population and zoning will be informed by the</p>

ownership patterns and development standards need to be flexible to facilitate design innovation.

Land costs are one of the main drivers of house prices and a limited supply of available land is directly reflected by increased costs and increased house prices which are "ultimately borne by the buyer".

#### Zoning

It is stated that the NPF allocates a population increase of 24,500 persons by 2031 for County Tipperary. This equates to 9,074 new dwellings, assuming an average household size of 2.7 (national average), an average of 907 housing units are required per year within the county. Assuming an average of 30 units per ha (as suggested by the Sustainable Residential Density Guidelines) this equates to 302.5 ha of residential zoned lands to serve the entire county. This is not enough zoned land to accommodate affordability.

All future zoned lands should be proven to be viable and serviceable to ensure that development is delivered in towns and villages. Identification of an appropriate quantum of zoned land in the forthcoming CDP will be critical to ensuring that no shortage of supply occurs.

A balance is required between promoting brownfield sites (on a phased zoning basis) and releasing the development potential of outer suburban greenfield sites located within the urban footprint.

#### Promotion of Brownfield sites over Greenfield sites

This unrealistic approach to land allocation which effectively shrinks the available land bank in an attempt to redirect development to urban infill/brownfield

NPF and will include an evidence-based analysis to inform the zoning framework in accordance with the NFP Methodology for a Tiered Approach to Land Zoning, and Serviced Land Assessment (SLA) will consider the availability of infrastructure, especially water services capacity, and environmental considerations.

sites which are inherently more difficult to deliver and extremely challenging as many are in multiple ownership, often contaminated, require demolition works, involve complex construction management, can be poorly serviced and are often located in areas which require significant regeneration. Within this context the CIF submit that the following options should be explored:

- A Viability Assessment of all key Brownfield and Infill sites
- Site assembly being progressed by LA's via CPO
- Site Clearance being progressed by LA's via CPO
- Reduced development contributions for complex infill/brownfield sites.

#### Housing Density

The CIF consider that the density objectives set out for settlements will not be achievable and will have a significant negative impact on the deliverability of housing units in these settlements. While higher densities in some areas of the main urban centres within the county may be achievable in proximity to town centres and major public transport hubs, there is a need for far greater flexibility on lands outside town centres. High density can be targeted at public transport nodes, along main arterial routes, around neighbourhood centres and can be offset with defined pockets of lower density development to achieve an overall increase in density across a plan area while accommodating market demand.

There is a need for comprehensive data about the supply of developable land to inform zoning decisions is required so that these assumptions can be critiqued, challenged, discussed and debated following the publication of the draft CDP.

#### Housing Need Demand Assessment

Key inputs to the HNDA model should include:

- Existing Housing Stock and Profile (rental, permanent and social/affordable)
- Demographic trends, age profile, average household size,
- Economic trends, employment profile, Socio-economic profile,
- Existing/future housing need
- Occupation/Vacancy rates

The Planning Authority should consider, on a site by site basis or within "definable masterplan zones", a catalogue of characteristics that inform landzoning decisions i.e. infrastructure, developer led policy obligations, barriers to development etc.

#### Development Standards and Pre-planning

The CDP should avoid being overly prescriptive in these regards allowing appropriate tailored design responses on a site by site basis. A commitment to engagement with developers as valued stakeholders in the realisation of policies and objectives should be reflected by CDP Policy.

#### Covid-19 and future policy

It must be acknowledged that the context has changed significantly since the adoption of the RSES in January of this year. Decline in retail and city centres due to the accelerated move to online shopping in addition to a marked change to how we work driving a stark reduction in the need for office space due to increased working from home is changing the role of the home and the needs required of the home i.e. private space and gardens.

#### Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 605	Submission Name: Marie McGrath	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>It is submitted that planning authorities need to identify locations in towns generally where enterprises can access lands, utilities and commercial properties in order to deliver economic growth. It is submitted that Cashel is identified as a District Town with an objective to grow as part of a balanced urban structure. It is requested that an urban land bank located near Cashel (Owen and Bigg's Lot) be included as part of a strategic economic vision for Cashel.</p>		<p>The ability for Cashel to thrive as a strong town in the county is noted, and will be addressed in the Settlement Strategy for the Draft CDP. Submissions that include reference to a specific landbank or site should be made at the public consultation phase for the Draft CDP.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 608	Submission Name: Ciaran O'Sullivan SLR Consulting - Roadstone	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>Roadstone own quarries at Ballyknockane and Killough. The importance of the extractive industries and support for them in the NPF and RSES is highlighted. The submission also highlights points that statutory planning policy needs to address.</p> <p>1. Importance of Extractive Industries and Aggregates Support the economic value and significance of the aggregates and minerals sector in County Tipperary emphasising the sectors added value in terms of the local,</p>		<p>The content of this submission as it relates to aggregates, their protection, potential and sustainable development are noted. As a rural county, the economy of Tipperary has a strong reliance on rural enterprises, including those that are place-specific, and their importance, and appropriate sustainable development will</p>

<p>regional and national economy.</p> <p>2. Identifying and Protecting Reserves Safeguard areas of significant resources from incompatible developments to ensure the continued viability of the extractive industry, whilst ensuring that environmental, rural, scenic and residential amenities are protected. Safeguard valuable un-worked deposits from permanent development that would prevent or hinder their future extraction and thus appropriate control measures should be put in place.</p> <p>3. Enabling Extraction of Aggregates Provision of adequate aggregate resources to meet the future growth needs of the county and to facilitate the exploitation of such resources where there is a proven need for a certain mineral/aggregate, especially relevant considering Tipperary's strategic location, in the Southern Region with links to Cork, Limerick and Waterford and its strong connectivity to Dublin.</p>	<p>be reflected in the Draft CDP.</p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 609	Submission Name: Ciaran O'Sullivan SLR Consulting – Irish Cement	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
Irish Cement have a existing quarry and a raw material resource site at Birdhill, which provides raw materials for the Castlemungret cement plant, Limerick. In preparing policies that reflect the importance of the extractive industries, the planning authority should consider the recently published "Essential Aggregates – Providing for Ireland's		The content of this submission as it relates to aggregates, their protection, potential and sustainable development are noted. As a rural county, the economy of Tipperary has a strong

Needs to 2040" 1 prepared by the Irish Concrete Federation, which is enclosed. The submission also highlights points that statutory planning policy needs to address.

### 1. Importance of Extractive Industries and Aggregates

Support the economic value and significance of the aggregates and minerals sector in County Tipperary emphasising the sectors added value in terms of the local, regional and national economy.

### 2. Identifying and Protecting Reserves

Safeguard areas of significant resources from incompatible developments to ensure the continued viability of the extractive industry, whilst ensuring that environmental, rural, scenic and residential amenities are protected. Safeguard valuable un-worked deposits from permanent development that would prevent or hinder their future extraction and thus appropriate control measures should be put in place.

### 3. Enabling Extraction of Aggregates

Provision of adequate aggregate resources to meet the future growth needs of the county and to facilitate the exploitation of such resources where there is a proven need for a certain mineral/aggregate, especially relevant considering Tipperary's strategic location, in the Southern Region with links to Cork, Limerick and Waterford and its strong connectivity to Dublin.

It is important to ensure that the future interpretation of CDP policies does not result in the sterilisation of cement raw material / aggregate resources and does not prevent the secure, long-term supply of such and related value-added products, such as cement, concrete, concrete blocks and road making materials.

reliance on rural enterprises, including those that are place-specific, and their importance, and appropriate sustainable development will be reflected in the Draft CDP.



Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 610	Submission Name: Marie Phelan, Tipperary Tourism CLG	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>Tipperary Tourism CLG works with the Council to support tourism policy and tourism development across the county. Tourism is a vitally important sector of the Tipperary economy employing over 3000 people (pre Covid 19) across the county. In 2018, Tipperary welcomed over 501, 000 visitors injecting 97 million into the local economy.</p> <p>Tipperary is ideal for a staycation as it is: • Un-spoilt and undiscovered yet within easy reach of most of Ireland's densely populated areas. • Ideal option for short breaks, rural escapes, reunion getaways, in 2020 these were the most popular holidays getaways and it is envisaged that these will be to the forefront of visitor requirements in 2021 • Variety of landscapes: fertile lowlands, a number of mountain ranges, lake and river experiences, can all be experienced in one holiday (think Ireland's version of "sea &amp; snow") • Tipperary has a two Blueways: The Suir Blueway and the Lough Derg Blueway provide a layered experience on and beside the waterways. • Significant food product, with a variety of restaurants and farm tours available.</p> <p>The <i>Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021</i> provides a roadmap for tourism development and promotion. In 2018 a comprehensive <i>Tipperary Time to Take it all in Marketing Plan 2018 – 2021</i> was developed. In 2020 Tipperary Tourism worked in partnership with the Council to develop the <i>Tipperary Transforming Tourism Product Development Plan 2020 -2030</i>.</p>		<p>Noted. The tourism economy of Tipperary is a core and strategic issue.</p> <p>The Draft CDP will seek to support a positive and sustainable tourism planning framework across the county in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 - 2030. The key national tourism programs and trends including Ireland's Hidden Heartlands and Ireland's Ancient East are noted.</p> <p>Further consultation with Tipperary Tourism will inform the preparation of the Draft CDP.</p>

This new plan has 19 concepts for development focused on leveraging the county's assets in heritage, landscape and water with the entire plan underpinned by a new responsible tourism approach to tourism development. The plan recognises the importance of alignment with the Fáilte Ireland Ireland's Hidden Heartlands and Ireland's Ancient East.

The priorities for tourism product and sustainable tourism development, to be reflected in the draft CDP include:

- Increasing investment in tourism product including development and enhancement of cultural and heritage experiences,
- A focus on the development of outdoor recreation experiences
- Investment in a small number of major international festivals.
- Development of new and enhanced existing visitor experiences to cater for the family market, weather friendly facilities and the night time economy.
- Building a Sustainable Tourism Industry. Ireland should have the ambition to be amongst the world-leaders in sustainable tourism practices.

The development of appropriate new accommodation provision should be considered along with support for communities to develop their tourism potential. The development of outdoor experiences is of significant importance as outlined in both the Tipperary Transforming Plan and the National Recovery Plan, cycling routes and walking trails such as the Slieve Felim Way, Keeper Hill and the Sarsfield Ride are examples. Enhancement of cultural and heritage assets both large scale and small historical monuments are also important to tourism development. The CDP role in the protection of tourism assets and landscape is welcomed, in enabling development to support tourism needs, and in public realm enhancement in towns and villages. Tipperary Tourism further supports an ambition to maintain the county's

rural character whilst supporting innovation.	
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 616	Submission Name: Danielle O'Leary, Shannon Group PLC	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>This submission highlights the potential of strategic landbanks, in the ownership of Shannon Commercial Properties (SCP) and the wider Shannon Group and aims demonstrate how they can strengthen and provide for sustainable regional development in line with the requirements of the NPF and RSES. These are:</p> <p>Archerstown and the Tipperary Technology Park, Thurles town both currently identified within the Thurles Town and Environs Development Plan 2009. It is requested that specific policy objectives should be inserted in the Draft CDP to recognise the strategic importance of these sites for inward investment projects, in respect of the future economic growth and development of the County and the Mid-West Region. It is requested that the Draft CDP should contain policy objectives which enhance and develop greater interregional connectivity between strategically important lands and businesses within county Tipperary, which have a key role as economic drivers for both the county and the mid-west region.</p>		<p>The ability for Thurles to thrive and grow in the county as a Key Town is noted, and will be addressed in the Settlement Strategy for the Draft CDP. Submissions that include reference to specific landbanks or sites should be made at the public consultation phase for the Draft CDP or where they refer to sites in towns, to the review of the LAP process when it occurs.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 621	Submission Name: Denis Devane, Irish Wind Energy Association	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>IWEA request that the Council update their 2016 Wind Energy Strategy in the context of Climate Action Plan targets and review its designations for wind energy development in light of best practice approaches, in the knowledge that wind speeds and proximity of grid nodes are not constraints to development that should be considered in land-use zoning or designations.</p> <p>Similarly, we request the draft CDP and Renewable Energy Strategy recognise that Wind Energy Development can co-exist with Tourism development and both uses are compatible. Furthermore, wind energy should be recognised as having the potential to continue to be a significant contributor to the local economy in Tipperary, facilitating inward investment into the County.</p> <p>Key objectives:</p> <ol style="list-style-type: none"> <li>1. Ensure that overall national policy on renewable energy is acknowledged and documented in the CDP</li> <li>2. Indicate how the implementation of the CDP will contribute to realising overall national targets on renewable energy and climate change mitigation.</li> <li>3. Demonstrate detailed compliance with item no. 2 above with regard to development management objectives and have such development management objectives subject to SEA and AA with regard to likely significant effects on climatic factors in addition to other environmental factors.</li> </ol> <p>The following should not be considered as constraints in identifying areas as being</p>		<p>The content of this submission is acknowledged, and the support for a strong renewable energy sector is supported. It is also noted that a regional strategy is proposed to be prepared and that the Wind energy Guidelines review are at draft Stage.</p> <p>The Tipperary RES was prepared by the Council in 2016. At the time, (as requested in this submission) wind speed was not used as an exclusion criterion, due to the fact that, as technologies advance, turbines are developed which can yield the same energy from lower wind sites than their older counter parts.</p> <p>The existing Tipperary RES is a proactive plan for RE developed in collaboration with stakeholders. The Draft CDP will continue to promote and support the sustainable development of RE through the RES and associated WES.</p>

<p>potentially suitable for wind energy developments: Grid capacity, Wind Speed, Nature Conservation areas. IWEA welcomes the recommendation in the Tipperary RES to consider repowering on a case by case basis; however we strongly encourage a review of the position that SPA's are unsuitable for further wind energy development.</p> <p>Regional Approach The SRA's RSES was adopted on 31st January 2020 and includes the following objective: "RPO 94 Regional Renewable Energy Strategy it is an objective to support the development of a Regional Renewable Energy Strategy with relevant stakeholders. The CDP should consider the above and support implementation of Regional Policy Objectives.</p>	
<p>Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 629	Submission Name: John O'Connor, Greensource Energy	Theme: Economy, Enterprise and Regeneration
Summary of Submission		Chief Executive's Consideration
<p>Greensource is a renewable energy company in Shanagolden, Limerick. This GreenGas plant was developed with the co-operation of the local authority and provides a roadmap for the development of farm scale anaerobic digestion (AD) plants in Ireland. A major focus is required on the benefit to communities from renewable energy projects and the development of community renewable energy projects will be key in ensuring renewable electricity targets are achieved providing local educational, economic and employment opportunities.</p>		<p>The Draft CDP will be supportive of renewable energy in Tipperary and a move towards a sustainable low-carbon society with a focus on the circular economy.</p> <p>Anaerobic Digestion is a key aspect of this vision. In addition, the Council is supportive of community-led renewable energy projects. The</p>

The draft CDP should set out to support. ▪ Sustainable development ▪ Policies and objectives that tackle the onset of climate change ▪ Sustaining business and economy, while protecting or enhancing our environment ▪ Security of supply in terms of Energy ▪ Sustaining rural Ireland population and providing local employment ▪ Zoning of sufficient lands to facilitate the ongoing delivery of wind energy projects.

#### Specific issues

The Council has been progressive in relation to the development of the renewable energy sector, as is demonstrated in the Tipperary RES 2016. The following should now be considered:

- Continuation of regional approach towards wind energy zoning taking changes to neighbouring county zoning patterns into account.
- Continuation of exclusion of wind speeds as a criterion for developing and zoning areas for renewable energy development.
- Exclusion of grid constraints as a criterion for developing wind energy zoning.
- Adherence to the National Wind Energy Planning Guidelines which sets out recommendations in terms of siting and conditions.
- Refrain from limiting operating periods of projects to 25 years.
- Support for projects which may enter the repowering stage during the lifetime of the CDP.
- Support of alternative renewable energy technologies including biogas, battery storage, hydrogen or other technologies which may become available over the duration of the CDP.

Tipperary RES was developed as a proactive plan for RE development in collaboration with all stakeholders. The Draft CDP will continue to promote and support the sustainable development of RE through the RES.

#### Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

## 4.1.5 Environment, Ecology and Water Systems

Reference No: 516	Submission Name: Walter Power	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive's Consideration
<p>Refers to removal of hedges for sight lines. It is suggested that existing hedgerows be moved back to the line of the boundary with an excavator. It would mean that new developments are effectively screened, and would retain the environmental benefits of the hedgerow.</p>		<p>The Draft CDP will review and update the policies and objectives and development management standards currently in place with respect to the protection and support of the county's culture, and in particular, to focus on the protection and enhancement of natural heritage, biodiversity and built heritage assets.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		
Reference No: 566, 567	Submission Name: Patti O'Neill (see also 588)	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive's Consideration
<p>A close connection to nature is vital for happy communities and biodiversity, along with access to local walks without constant danger and disturbance from motorised vehicles. It is suggested that nature reserves in walking and cycle distance to our rural communities are required, for example woodland walks, re-wilding-land walks, bog-land walks, river walks.</p>		<p>The Draft CDP will review and update the policies and objectives currently in place with respect to the protection and support of the county's culture, and in particular, to focus on the protection and enhancement of natural</p>

	heritage, biodiversity and built heritage assets.
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<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>
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Reference No: 596	Submission Name: Fiona Crotty, Tipperary County Council	Theme: Environment, Ecology and Water Systems
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Summary of Submission	Chief Executive's Consideration
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The draft CDP to reflect the Green and Blue Infrastructure Masterplan as a portfolio of ideas for future projects/actions (ecological, infrastructure, education, community, research, promotional, etc.) which the Council, community groups and others can submit to future funding calls from various sources.	The Draft CDP will support the implementation of the Tipperary Green and Blue Infrastructure Masterplan.
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<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>
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Reference No: 632	Submission Name: Sean Landers	Theme: Environment, Ecology and Water Systems
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Summary of Submission	Chief Executive's Consideration
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The draft CDP to address: 1. Protection of the environment and an upgrade of protections to include areas of environmental importance, habitats, water and landscape. Ensure that overdevelopment / overuse for tourism or agriculture needs are monitored. 2. Transport. Reduction of motor car journeys and support for a	A SEA, HDA and SRFA will be carried out as part of the Draft CDP process to assess the environmental effects of implementing the CDP.
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<p>regular and reliable bus service that caters for Mitchelstown, Cahir, Clonmel. 3. The provision of safe 'Cycleways'. 4. Planting of Deciduous trees. 5. In relation to 'invasive' plant species. Identify Japanese Knotweed and Rhododendron and manage appropriately.</p>	<p>The Draft CDP will integrate sustainable movement policy as a cross-cutting theme, in particular, in relation to promoting 10-minute towns, minimising the need for travel, and enabling and supporting sustainable transport opportunities.</p> <p>The Draft CDP will consider the National Biodiversity Action Plan (NBAP) to <i>“Mainstream biodiversity into decision-making across all sectors” and to support the implementation of the Tipperary Biodiversity Action Plan.</i></p>
<p>Chief Executive’s Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 634	Submission Name: Ed O’Riordan	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive’s Consideration
<p>The Draft CDP should continue to protect the Galtee Mountains, Knockmealdown mountains and the Galtee Vee Valley due to their importance for wildlife habitats, heritage, landscape, views, tourism, well-being etc. The Knockmaeldown Active group and Glengarra users have illustrated how the mountains and the environment are enjoyed by many, locals and visitors alike. This part of Tipperary will be hugely important in the recovery of our tourism in decades to come. It is requested that the</p>		<p>The Galtee and Knockmealdown Mountains are in a primary amenity area in line with the LCA and it is envisaged that this designation and associated protections, will continue to be supported.</p>

Galtees and Knockmealdowns are not considered for wind turbines.	The Draft CDP will seek to support a positive and sustainable tourism planning framework across the county in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 - 2030.
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Chief Executive’s Recommendation  
The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 627	Submission Name: Ruairi Caisleain, Suircan Community Forum	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive’s Consideration
<p>Support for climate change adaptation, mitigation and energy as central to, not only protecting, but also enhancing our environment through biodiversity, conservation and restoration measures. Financial support is also required for these measures.</p> <p>Landscape, Flooding and biodiversity  Integrate natural water retention methodology, such as SuDS and nature-based solutions, green roof technology, space for rivers, avoidance of hard engineered solutions to flooding, hedgerow incentivisation and conservation, resourcing staff for inspection and enforcement, Recruitment of a biodiversity officer and Green technology specialist to mainstream and support nature-based solutions and green</p>		<p>A SEA, HDA and SRFA will be carried out as part of the Draft CDP process to assess the environmental effects of implementing the CDP.</p> <p>The Draft CDP will support the Water Framework Directive (WFD), Flood Risk Directive, Climate Action protocols, River Basin Management Plan, relevant guidelines and the work of the Local Authority Waters Programme</p>

infrastructure in all policy and planning, environmental / greening infrastructure and amenities strategy that supports creation of biodiversity habitats/Plans.

#### Transport

Safe cycling and walking facilities in all new road infrastructure and existing roads revision including urban streets and bypasses. Connectivity, access and safety in all new developments, Cycling strategies for urban areas, Electric vehicles charging points and other supports, bus services & urban shuttles and school bus services.

#### Urban Living and placemaking

Favour brownfields over greenfields, holistic placemaking especially in relation to the public realm for non-car users such older people, children, young people, people with disability, compact urban growth via stricter controls on rural planning permission and active support for town developments including grant aid for 'over the shop' conversions and brownfield sites, Input from Council heritage & conservation officers, ecologists and architect in Town and village regeneration plans, incentivise public realm use, 'linger' spaces for youth, children and other groups.

#### Tourism

Clonmel is well placed to capitalise on natural heritage, and its potential as an outdoor activity hub for a kayaking, cycling, hill-walking. Link towns with countryside via cycling infrastructure to Thurles with a Greenway, the Comeraghs and Nire Valley including mountain bike trails, Enhance linkage and hospitality opportunity along the blueway • Clonmel's place to be reflected by a significant investment in its tourism potential and enhancement of its public realm, Suir Island needs a linking footbridge as a priority as well as a sensitive interpretation of the Masterplan to ensure that its special area of conservation is preserved and tourism potential realised.

etc. in moving towards an integrated, catchment based approach to encourage and support sustainable land management.

The Draft CDP will integrate sustainable movement policy as a cross-cutting theme; in particular, in relation to promoting 10-minute towns, minimising the need for travel, and enabling and supporting sustainable transport opportunities.

The Draft CDP will include a range of policy measures to deliver appropriate compact growth and revitalisation of settlements, focusing on active land management and the use of infill sites, reuse/redevelopment and collaborative urban regeneration and place-making.

The Draft CDP will seek to support a positive and sustainable tourism planning framework across the county in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 -

<p>Ecology &amp; planning</p> <p>We support the statement:"The Plan will incorporate and address biodiversity protection, water management and climate action as a normal feature of all future developments" and "in addition it will promote green and blue corridors for the movement of wildlife in our towns and encourage the retention and creation of features of biodiversity value, such as woodlands, hedgerows, earth banks, watercourses and wetlands". Every Department within the Council to be aligned to Environment, Heritage and Biodiversity policies as a priority. • The Plan should be expanded to include an ecological statement on the wellbeing of the totality of living beings, fauna and flora, and the habitats that ensure thriving populations within our diverse landscapes.</p> <p>Heritage, culture and wellbeing</p> <p>Reinstate the county Heritage Forum, Encourage the active preservation of trees, - develop the existing arts centres, a Municipal theatre/ performance venue for Clonmel on one of the many brownfield sites in the town centre, Facilitate and incentivise the use of vacant premises as creative co-working spaces and artist/craft studios, Facilitate play and social areas for children and young people.</p>	<p>2030..</p> <p>To ensure that polices are set out to support the development of tourism assets such as blueways and greenways, walkways and cycleways etc.</p> <p>The Draft CDP will consider the National Biodiversity Action Plan (NBAP) to "<i>Mainstream biodiversity into decision-making across all sectors</i>" and to support the implementation of the Tipperary Biodiversity Action Plan.</p> <p>The Draft CDP will review and update the polices and objectives currently in place with respect to the protection and support of the county's culture, and in particular, to focus on the protection and enhancement of natural heritage, biodiversity and built heritage assets.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 643	Submission Name: Conor O'Brien, Knockmealdown Active	Theme: Environment, Ecology and Water Systems
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Summary of Submission	Chief Executive's Consideration
<p>Knockmealdown Active develops and organise outdoor activities in the Knockmealdown area. It is requested that the following be considered: The designation of the Knockmealdown mountains as a Primary Amenity Area be retained. The council to act in partnership with community organisations in matters affecting them. Rivers be developed for their recreational potential. Preserve water quality for fishing. To enact a policy of improving road sightlines and maintenance of verges to make walking and cycling safer. To have a policy of maintaining plant diversity along the roads and trails to increase pollinators and other species.</p>	<p>The Draft CDP will support the Knockmealdown Mountains as an important amenity area for Tipperary.</p> <p>The Draft CDP will also recognise and support the role that ecosystems play in climate change mitigation and adaptation, and will include effective policies and objectives to protect water quality and habitats in all areas, including those outside of EU designations.</p> <p>The Draft CDP will recognise the importance of community led- development in tourism and heritage led regeneration.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 657	Submission Name: PJ O'Meara, Cahir Historical Society	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive's Consideration
<p>TOURISM: Addressing the lack of overnight accommodation requires innovation i.e. revitalising</p>		<p>The Draft CDP will seek to support a positive and sustainable tourism planning framework</p>

the Bed and Breakfast sector? New centrally-located hostels would support tourism, especially for cyclists, hikers and kayakers. The development of a Cahir-Cashel Cycling "Greenway" on the R639 is supported and has the potential to increase business on the Limerick to Waterford railway line, and support the village of New Inn. Cahir and Cashel should be combined as a tourism product as they have the critical mass of infrastructure, attractions and amenities to provide a first-class package and would expand tourism in these Tipperary towns and beyond i.e. Clonmel and the Glen of Aherlow. Tourism hubs such as Killarney, Westport and Kilkenny have had a positive economic impact on neighbouring towns.

#### HOUSING AND REGENERATION:

The Council should use urban renewal tools to improve and develop our towns and villages that are in need of regeneration, renewal and redevelopment. The naming of any new developments should involve consultation with relevant community groups such as ourselves. Architectural heritage needs time and resources in the education of local builders, developers and landowners, on what constitutes good practice in Architectural Conservation Areas. If people are to live in listed buildings, it is important that the local authority provide support to residents faced with exorbitant costs where renovation or repair is required.

#### LIMERICK TO WATERFORD RAILWAY SERVICE:

Irish Rail has failed to address the service timetabling and promotion of the Limerick-Waterford line. This service could benefit local commuters and draw more tourists to Co. Tipperary. A significant uptake in this service would also make a significant contribution to our County's Climate Action Plan.

#### SOCIAL AND CULTURAL LIFE:

While it is unfeasible for Tipperary to provide the same variety of entertainment as

across the county in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 - 2030.

Towns and villages are the heart of our communities and therefore, the Draft CDP will include a range of policy measures to deliver appropriate compact growth and revitalisation of settlements, focusing on active land management and the use of infill sites, reuse/redevelopment and collaborative urban regeneration and place-making.

The Draft CDP will strongly encourage an improvement in rail transport services and infrastructure, in collaboration with Irish Rail and the NTA.

The Draft CDP will seek to Plan for a more

<p>Cork, Limerick or Dublin, our county has little to offer in the way of “nightlife” for younger people. This should be addressed in a Socio-Cultural Plan for our under-35s based on their needs and expectations. An innovative approach using social media and targeted cultural funding should be carried out. Great progress has been made in providing outdoor infrastructure, such as the “Blueway”. COVID-19 has highlighted the value of a healthy cultural and social life for our under 35s.</p>	<p>diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, and especially young people.</p>
<p>Chief Executive’s Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 660	Submission Name: Sean O’Farrell	Theme: Environment, Ecology and Water Systems
Summary of Submission		Chief Executive’s Consideration
<p>This is a detailed submission and refers to the principles behind a quick transitioning to a Local, Low-Carbon, Circular Economy that can build biodiversity. This submission addresses many themes including:</p> <p>Attracting new residential and economic growth to our rural villages Environment/Ecology/Biodiversity Renewable Energy and the Circular Economy Economy, Enterprise and Regeneration Reference is also made to the UN principles of sustainable development</p>		<p>The Draft CDP will contain a strategic vision/Core Strategy and policy objectives that align with, as appropriate, the UN Sustainable Development Goals. Climate Change shall be a cross cutting theme integral to the Draft CDP.</p> <p>The Draft CDP will support the regeneration of towns and villages to ensure they are attractive places to live and work.</p> <p>The Draft CDP will support the concept of waste as a resource and the potential for innovative solutions in line with the principles</p>

	<p>of the Circular Economy.</p> <p>The Tipperary RES was developed as a proactive, collaborative plan for RE development and will continue to support the sustainable development of RE.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

#### 4.1.6 Connectivity, Transport and Infrastructure

Reference No: 434	Submission Name: Edmund Coffey	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive's Consideration
<p>Cahir town would benefit from a joint cycle/foot path using the old bypass similar to the existing feature in Clonmel. A new link road (1-1.5 km in length) from Munster Protein/Carrigeen Industrial Park to the R639 roundabout should be build to remove the increasing levels of HGVs from the Mitchelstown Road. As a heritage town, consideration must be given to removing all HGV activity from the town centre i.e. A weight restriction on the road-bridge over the Suir.</p>		<p>It should also be noted that a Local Area Plan is currently under preparation for Cahir town and will address these local issues, and support the Draft CDP in this respect.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted.</p>		



Reference No: 446	Submission Name: Evanna Morrissey	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive's Consideration
<p>New for a focus on: Reduced emissions, greenways between villages and close proximity towns i.e. - Dromineer /Garrykennedy to Nenagh, Puckane to Nenagh, Ballycommon/Newtown to Nenagh, enabling safe travel on roads low carbon emissions trips, connecting with people, increased economy and less traffic congestion. Water – manage availability, harvesting of rain water for social housing.</p>		<p>The Draft CDP, in line with its focus on a low-carbon economy and society, will seek to particular to focus on the delivery of high quality, and connected Green and Blue Infrastructure assets in the county.</p> <p>The Draft CDP will integrate sustainable movement policy as a cross-cutting theme, in particular, in relation to promoting 10-minute towns, minimising the need for travel, and enabling and supporting sustainable transport opportunities.</p> <p>It is noted that these settlements are located the Lough Derg area, therefore, consideration will be given to the Plans and Strategies in place for the area, including the Lough Derg Visitor Experience Development Plan 2020 – 2024.</p>
Chief Executive's Recommendation		
<p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 455	Submission Name: Eoin Doyle, ARUP	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive's Consideration
<p>This submission is in relation to the N24 Waterford to Cahir Project. This is now at Phase 1, Concept and Feasibility stage - examining the existing transportation network and the feasibility of potential transport solutions. The project will then move to Phase 2 - constraints study with further development of transportation solutions.</p> <p>The submission is to highlight the strategic importance of the N24 corridor to the Southern Region's transport network and to County Tipperary, and to request the acknowledgement of same within of the Draft CDP.</p> <p>It is submitted that the N24 national primary route is an important strategic corridor proving a strategic link between the cities of Limerick and Waterford and movement east to west of the country, and traffic flows between Waterford City, Clonmel and the settlements of Carrick-On-Suir, Cahir and Tipperary Town.</p> <p>The N24 corridor forms part of the strategic link between Shannon Foynes Port, Rosslare Europort and the Port of Waterford, the enhancement of connectivity and integration of same is a national and regional policy objective.</p> <p>The NDP includes the 'N24 Waterford to Cahir' as a section which "will be progressed through pre-appraisal and early planning during 2018 to prioritise projects which are proceeding to construction in the NDP". The RSES recognises the importance of improved intra-regional connectivity between networked settlements, as outlined in RPO 30, RPO 166(b) and RPO 167 (b).</p>		<p>Noted. The strategic importance of the N24 corridor to the Southern Region's transport network and to County Tipperary is acknowledged and the Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its strategic importance and identification in the NDP.</p>

<p>It is acknowledged that Clonmel benefits from its strategic location on the N24 corridor with onward inter-regional linkages to Mid West and South West. The first key infrastructural requirement for the town is as follows: Need to upgrade the N24 linking Limerick and Waterford to enhance east /west connectivity, which will be of benefit to Clonmel as a regional town.</p>	
<p>Chief Executive’s Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>	

Reference No: 529	Submission Name: Paul McCarthy	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive’s Consideration
<p>This submission focuses on cycling in Tipperary with particular reference to Clonmel. There is very little by way of infrastructure to encourage people to increase the use of the bicycle for utility purposes. Exceptions to this are the Blueway which is considered safe as it is physically separated from motor vehicles. It is submitted that cyclists become discouraged as they feel that there is an unsupportative attitude to the bicycle user. Improving the uptake of bicycle use in Tipperary requires careful planning following best practice and the involvement of cyclists., it is suggested that one town in Tipperary to be a “Cycling Demonstration Town”.</p> <p><u>Typical problems are:</u> Pedestrian refuges in the middle of the roadway give rise to danger to bicycle users associated with these pinch points. When fitting such refuges the kerbs in the vicinity</p>		<p>The contents of this submission as they relating to cycling and cycle safety are noted.</p> <p>The objectives of the RSES in relation to the integration of landuse and transport will be established as core principles in the Draft CDP.</p> <p>The Draft CDP will seek to guide land use development in settlements in a way that will enable behavioural change and support active travel, such as cycling, and viable public transport services with the right development</p>

of the islands must be battered to allow cyclists to use the pathway as a route to avoid conflict with motor vehicles trying to squeeze past them. Red tarmac strips at the edge of the road imprinted with cycle logos where there is no physical separation between motor vehicles and cyclists. Missed opportunities to create safe cycling routes when designing traffic systems for motorised traffic. i.e. Frank Drohan Rd where no provision was made for cyclists. Cycle lanes are routinely blocked by parked cars and are covered in road debris. Lack of adequate covered on-street parking for bicycles and facilities at the work place for cycle commuting. Lack of promotion of the many benefits of cycling as an alternative to the motor vehicle. Lack of pedestrianised urban areas which are bicycle friendly and lack of bicycle bridges or underpasses over busy intersections.

Solutions:

Promote the physical, mental, economic and environmental advantages of cycling. Build a cycling-friendly infrastructure. Any attempt to rework the transport network for cyclists in Tipperary should be informed by extensive and detailed consultation with international best practice and local bicycle user groups and individuals. In areas where it is impractical to physically separate bicycles from cars, safety would be enhanced by mixing bicycles with pedestrians rather than bicycles with vehicles. Integrate transport systems whereby buses and trains would carry any and all bicycles for no additional cost serving to add the cyclist to the public service vehicle network and thereby increase uptake and use of the latter.

in the right locations.

The Draft CDP will consider transport needs on a county-wide and intermodal basis, with transport profiling, and incorporation of transport actions and will plan for compact settlements, with appropriate pedestrian and cycling facilities.

The Draft CDP will consider the policies, guidelines and technical standards as referenced in this submission as relevant.

LPTs will be prepared for the Key towns and other large towns. Existing and proposed greenways and blueways will be considered in terms of their role in improving pedestrian and cycle safety, rather than solely as tourism assets.

Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 535	Submission Name: Gerada Heffernan	Theme: Connectivity, Transport and Infrastructure
Summary of Submission		Chief Executive's Consideration
Rural areas need to have good basic services. i.e. water supply and electricity in Dualla, Roads maintenance, broadband etc.		Noted. The provision of appropriate services and amenities in rural villages and rural areas, as appropriate, will be a key principle of the Draft CDP.
Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.		

#### 4.1.7 Quality of Life

Reference No: 474, 477, 478, 479, 480, 481, 482, 483,484, 486, 487, 489, 494, 495, 496, 501, 502, 503, 517, 524, 525, 526, 527, 540, 541, 542, 557, 558, 559, 560, 561, 575, 586, 593, 595,597, 598, 599, 600, 612, 614, 625, 650, 661, 662	Submission Name: Caiseal Conservation Committee, Maria Tobin, Edmond Cody, Mark Lonergan, Genevieve Cooney, Edward O'Shea, Genevieve Cooney, Ann Baily, Antoinette O'Neill, Margaret Tobin, Anna Morrissey, Tullahought Tidy Towns, Eddie Tobin, Tom Morrissey, Frank Walsh (Lingaun Valley Toursim), Leo Cody, Kay Cody, Richard Walsh, Walter Power, Teresa Sheehan, John Sheehan, John Sheehan, Mairead Sheehan, Katie O'Gorman, Declan Blanchfield, Yvonne McCollum(2), Joan O'Gorman, Katie O'Gorman (2), Joan O'Gorman (2), Pat O'Gorman, Peter Smith, Martina Sheehan, Ann	Theme: Quality of Life (Ahenny and Surrounding area)
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	Sheehan, Zoe Freaney, Jonathon Wall, Noel Sheehan, Cillian Sheehan, Adam Sheehan, Ben Sheehan, Milo Power, Breda Fitzgerald, Mairead Sheehan (2), David Shee, Victor Shee.	
Summary of Submission		Chief Executive's Consideration
	<p>These submissions refer to the Slievenamon Mountain Mosaic, the Lingaun Valley Marginal and Farmland Mosaic and the hills of Carrigadoon and Curraghadobbin which overlook the Knockroe Passage Tomb. They are concerned about the detrimental effects that any Wind Turbines in these areas could have on the Passage Tomb and the many other historical and archaeological sites in the area along with stated potential impacts on tourism, landscape and views, and public health. It is stated that the Ahenny side of Carrigadoon was zoned 'unsuitable' for Wind Turbines in the 2006 South Tipperary Development Plan but this classification was removed in 2016. It is stated that the Faugheen side is zoned 'Unsuitable' for wind turbines in the current CDP. It is noted that the LCA describes the area of the Linguan Valley Marginal and Farmland Mosaic as being enclosed by a rim of hills and Sliabhnamon. It is claimed that this area cannot be considered as separate and distinct from the Slievenamon Mountain Mosaic due to shared topographical features</p> <p>It is stated that the historical complex is located in both Kilkenny close to the border with Tipperary and the wider setting of the monument incorporates Slievenamon. Both the Kilkenny County Development Plan 2002 and the South Tipperary County Development Plan 2009-2015 contain objectives for the protection of archaeological heritage. In addition, it is noted that the Kilkenny plan extends this policy to the setting of monuments: <i>To protect the setting of monuments and sites identified in the Record of Monuments and Places and the setting of archaeological objects and heritage objects...</i></p>	<p>The Tipperary RES was prepared by the Council in 2016, and incorporated a WES. In addition, a detailed review of the North and South Tipperary LCAs was carried out. At this time in preparing both the LCA and the WES, the Council prepared a detailed analysis and considered cross-boundary impacts and the policy approaches of adjoining counties. Extensive sectoral and community consultation was carried out during the review of the RES in 2016. At the time very close consideration was given to the Ahenny and Lingaun Valley area in including archaeological landscapes which led to a strengthening of the policy approach to wind energy, landscape and archaeological heritage in the area.</p> <p>The existing Tipperary RES was developed as a proactive plan for RE development in collaboration with all stakeholders. The RES remains a strong and effective and county-wide policy, and when read in conjunction with</p>

<p>It is stated that the protection of the Knockroe monument, site and setting will involve synchronisation of policies between authorities and in addition, the tourism interests of Counties Tipperary and Kilkenny would work together to promote the area to the benefit of both counties. With the creation of the new Lingaun Valley Tourism group which draws it's membership from both counties, this potential can be realised and the area is now aligned to Bord Failte, "Irelands Ancient East" tourism package.</p> <p>It is sated that stated that wind turbines are inefficient and unreliable and should not be permitted in this area. It is requested that the entire Slievenamon Mountain Mosaic area as set out in the South Tipperary Landscape Character Assessment Phase One: The Uplands, (2006), must be zoned Unsuitable for Wind Energy Development for reasons of the unique heritage of the area, the landscape character and the untapped tourism and recreational potential.</p> <p>Note: Some of these appear to be have been submitted twice by the same person.</p>	<p>the suite of objectives and policy for the protection of archaeological landscapes, results in an appropriate and sustainable framework for sustainable development. The Draft CDP will continue to promote and support the sustainable development of RE though the RES.</p>
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Chief Executive's Recommendation  
The issues raised in this submission are noted, and will be considered further during the preparation of the Draft CDP.

Reference No: 443	Submission Name: Tom McGimsey	Theme: Quality of Life (Record of Protected Structures)
Summary of Submission		Chief Executive's Consideration

Submission regarding a request to remove Clonoulty House (s384) from the Record of Protected Structures (RPS) for the following reasons: Grade 1 conservation report included with the submission determines there to be no part of the existing house contains building fabric dated before the mid 18<sup>th</sup> century. The house has been heavily altered on several occasions since its construction, and would require significant investment to reverse the most recent of those interventions and reinstate its historical appearance.

A review of the RPS will be carried out as part of the preparation of the Draft CDP and a proposed list of additions and deletions to the RPS will be published for consultation. This submission will be considered as part of this review.

**Chief Executive's Recommendation**

The issues raised in this submission are noted, and will be considered further during the preparation of the Draft CDP

Reference No: 550	Submission Name: Felix Finke	Theme: Quality of Life (Record of Protected Structures)
Summary of Submission		Chief Executive's Consideration
<p>Submission represents a request to remove Ballybrado House (s159) from RPS. The reasons for the request are as follows:          It is claimed that no notification regarding the proposal to include the structure on the RPS was received by the owner; the structure has been significantly altered; the building is not visible from the road and so has no public interest; the gate lodge is in disrepair and should be removed from the Record; the unused outbuildings should be removed from the Record; the insurance costs associated with ownership of a protected structure are unmanageable considering the insurer's requirement to insure for the current rebuild value.</p>		<p>A review of the RPS will be carried out as part of the preparation of the draft CDP and a proposed list of additions and deletions to the RPS will be published for consultation. This submission will be considered as part of this review.</p>
<p><b>Chief Executive's Recommendation</b>          The issues raised in this submission are noted, and will be considered further during the preparation of the Draft CDP</p>		



Reference No: 615	Submission Name: Johnny Slattery	Theme: Quality of Life (Record of Protected Structures)
Summary of Submission		Chief Executive's Consideration
Submission regarding a request to remove house in Carneybeg (s107) from the RPS as the structure is in poor condition and an advanced stage of dereliction.		A review of the RPS will be carried out as part of the preparation of the draft CDP and a proposed list of additions and deletions to the RPS will be published for consultation. This submission will be considered as part of this review.
Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered further during the preparation of the Draft CDP		

Reference No: 451	Submission Name: Norma Manning	Theme: Quality of Life (The Record of Protected Structures)
Summary of Submission		Chief Executive's Consideration
Submission regarding a request to remove house in Blakefield (s464) from the RPS as the house is of standard stone construction with no architectural features warranting inclusion on the RPS.		A review of the RPS will be carried out as part of the preparation of the Draft CDP and a proposed list of additions and deletions to the RPS will be published for consultation. This submission will be considered as part of this review.
Chief Executive's Recommendation The issues raised in this submission are noted, and will be considered further during the preparation of the Draft CDP		

Reference No: 592	Submission Name: Fiona Crotty, Tipperary County Council	Theme: Quality of Life
Summary of Submission		Chief Executive's Consideration
<p>That the review of the Tipperary County Development Plan reflect strategies adopted which reflect our ambitions for Tipperary as a great place for people to age well and also to promote health and wellbeing:</p> <p>Healthy Tipperary Strategy 2018-2020  Central Action 1: Undertake a Health Impact Assessment as part of the CDP process. This will ensure that any proposed development be considered in the context impact on the health of the population to ensure that as developments are planned, the necessary foundations are in place to support a quality living environment.</p> <p>Tipperary Age Friendly Strategy 2018-2020 Action 1.1: Review and Develop Village/ Town Infrastructure. Review the physical layout of villages and towns (involving older people) to identify requirements for footpaths, traffic calming measures, pedestrian crossings, seating, lighting, public toilets, bus shelters, convenient older people etc. These reviews should feed into any Capital Improvement Works, Local Area Plans, Town Enhancement Schemes to ensure people are encouraged to get out and about and that they feel safe. This should be undertaken in line with AFI and the National Disability Authority (NDA) recommendations. Particular priority should be given to the towns/ villages with high deprivation levels (RAPID Towns of Tipperary, Clonmel and Carrick-on-Suir among others) and in villages with a significant proportion of older people (Clogheen, Ballyporeen, Toomevara, Borrisokane among others).</p>		<p>The contents of this submission are noted, particular in respect to the need to insert the reference to Healthy Tipperary Strategy 2018-2020 and the Tipperary Age Friendly Strategy 2018-2020.</p> <p>The Draft CDP will seek to Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.</p> <p>In particular, the Draft CDP in planning for new housing will consider the needs of ageing communities as part of the Core Strategy and will seek to support innovative and tailored ways to contribute to positive aging in the community.</p>
Chief Executive's Recommendation		
<p>The issues raised in this submission are noted, and will be considered further during the preparation of the Draft CDP</p>		

Reference No: 613	Submission Name: Rodger Garland, Keep Ireland Open	Theme: Quality of Life
Summary of Submission		Chief Executive's Consideration
<p>Submission relates to the development walking/cycling, public rights of way and better access to the countryside. The following key points are noted:</p> <ul style="list-style-type: none"> <li>• Need for co-ordination with adjoining Plans</li> <li>• Development Management Guidelines and Design Standards to be dealt with at the end of each chapter.</li> <li>• Detailed comments are provided on the existing polices of the CDPs in place and new wording is proposed for addition. Also, reference is made to adjoining CDPs and polices and objectives that are inserted.</li> </ul>		<p>Noted. The Draft CDP will set out a planning framework that will seek to enhance quality of life, and recognises the importance of walking, cycling and outdoor activities. In particular, the Draft CDP will focus on the delivery of high quality, and connected Green and Blue Infrastructure assets in the county, including access to existing and new walking and cycling facilities. The Tipperary Green &amp; Blue Infrastructure Masterplan Roadmap 2018, will support the Draft CDP in considering how best to support the promotion and integration of green infrastructure and ecosystem services as part of new development. In preparing the Draft CDP, the plans and polices of adjoining local authorities are considered.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 454	Submission Name: Kathryn Reilly, Irish Heart Foundation	Theme: Quality of Life
Summary of Submission		Chief Executive's Consideration
<p>It is submitted that under the Government's 2013 health and wellbeing framework – Healthy Ireland – planning authorities have a responsibility to promote healthy communities and, as such, the new Tipperary CDP should focus strongly on this. Climate Action, and associated moves to become a low carbon society, are inextricably linked with health outcomes. 6 specific recommendations for inclusion:</p> <p>Recommendation 1: Include 'promote a healthy environment' as a strategic goal Specific objective to ensure that land use decisions, the planning process, etc will be 'health checked'. This 'health checking' should include a commitment to invest money in infrastructure which promotes public health and reject proposals which will negatively impact the health of the community. The content of <i>Healthy Ireland. A Framework for Improved Health and Wellbeing 2013-2025, Local Area Plans - Guidelines for Planning Authorities (2013)</i> and <i>A Healthy Weight for Ireland: Obesity Policy and Action Plan 2016 – 2025</i> to be incorporated.</p> <p>Recommendation 2: Include 'tackle health inequality" as a strategic goal People living in more deprived areas are more likely to be affected by chronic conditions. To reflect this, the draft CDP should also include a commitment to addressing health inequalities amongst the population.</p> <p>Recommendation 3: "The promotion of health" to be in the draft CDP vision. A greater emphasis to these factors that allow people not only live in a great place, but also raise their families, age well and develop. i.e. the county is a great place to be, safe, healthy communities with transportation options, including walking, cycling,</p>		<p>The Draft CDP will consider the policies, guidelines and technical standards as referenced in this submission as relevant.</p> <p>The content of this submission are noted, particular in respect to the need to insert the principle of promotion of a healthy environment and to walking and cycling towns and villages as an integral part for the Draft CDP.</p> <p>Consequently, the Draft CDP will seek coordinate the sustainable delivery of new housing with of community, educational and social infrastructure needs based on the 10-minute town concept.</p> <p>The Draft CDP will plan for compact settlements, with appropriate pedestrian and cycling facilities, with benefits in terms of safety, and quality of life.</p>

transit, and driving, physically and mentally healthy people, the environment and, the right conditions are in place (for example – active travel facilities, restrictions on new fast food outlets opening near schools).

#### Recommendation 4: Make Active Travel a Priority

A focus is needed on creating supportive environments for behaviour change through partnerships between health and planning, transport and infrastructure, recreation and sport and across all levels. Creating an environment conducive to active travel in communities which tend to be inactive could play a significant role in reducing health inequalities. The IHF recommends a commitment to permeability for walking, cycling and public transport.

#### Recommendation 5: Develop a sustainable Mobility Policy for the county.

Sustainable Mobility Policy that promotes active travel and public transport use. Future planning policies for towns and regions make the development and accessibility of safe, connected active travel links such as walking paths and segregated cycling lanes mandatory. Access to public transport links must also be compulsory to ensure connectivity.

#### Recommendation 6: Introduce no-fry zones adjacent to schools, exclusion zone 1km.

To ensure that the environment around new and existing schools is healthy and suitable for children.

#### Chief Executive's Recommendation

The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.

Reference No: 507	Submission Name: Pauline Cummins	Theme: Quality of Life
Summary of Submission		Chief Executive's Consideration
<p>In terms of rural Tipperary internet connectivity and support for remote working and better linkages in our communities using technology. Transport needs across Tipperary north &amp; south with public transport and rail network matching the needs for work and school within the county, not just linkage with Dublin or Cork. More charging points for electric cars. Promote Tipp tourism and walking and outdoor activities. More outdoor social spaces for families or young people to meet outdoors all year around. Family friendly picnic spaces and outdoor activities to encourage people to be out in nature. Every town should have a plaza area and focal point.</p>		<p>The transport needs of communities will be considered in the transport assessments.</p> <p>The Draft CDP will collaboratively support and encourage an increase in rail transport based on improvements to infrastructure and services with Irish Rail and the NTA.</p> <p>The Draft CDP will support the roll-out of digital connectivity and high-speed digital services in line with the National Broadband Plan and, will support the ability of Tipperary people to work remotely.</p> <p>The Draft CDP provide a positive and strong planning framework for a sustainable tourism economy in line with the objectives of the RSES.</p>
<p>Chief Executive's Recommendation</p> <p>The issues raised in this submission are noted, and will be considered during the preparation of the Draft CDP where appropriate.</p>		

Reference No: 547	Submission Name: Gerry Griffin	Theme: Quality of Life
Summary of Submission		Chief Executive's Consideration
<p>The Council offers a range of financial supports to Men's Sheds. Going forward it would be of great service if the Council could have a database of grant information i.e. available grants, application process and have a contact person within the different Sheds whom this information could be passed on to.</p>		<p>Noted. The Council already sets out details of its grants and supports at <a href="https://www.tipperarycoco.ie/grants">https://www.tipperarycoco.ie/grants</a></p>
<p>Chief Executive's Recommendation The issues raised in this submission are noted.</p>		

## Section 5.0

### 5.1 Summary of Submissions and Key Recommendations of the Chief Executive

This section sets out the key issues arising from submissions received, and the recommendations of the Chief Executive regarding the development of the Draft CDP.

Summary of Main Issues Raised	Chief Executive's Recommendations
<b>2.2.1 STRATEGIC VISION</b>	
<p>The vision should include for the development of Tipperary as a place for communities to enjoy a high quality of life in a clean and safe environment. There was broad support for a proactive, ambitious and sustainable response to recent economic challenges, including the pandemic. Tipperary should focus on its key strengths as a rural county with a well defined settlement structure, and good connectivity to the cities of Limerick, Waterford and Cork.</p> <p>New development should align with UN Sustainable Development Goals, the National Strategic Objectives (NSOs) in the NPF and the Regional Policy Objectives (RPOs) of the RSES. The vision should address regeneration and revitalisation of towns and villages and support for disadvantaged communities. Human and environmental wellbeing should be at the core of the vision and all policies. New housing should be located and delivered having</p>	<ul style="list-style-type: none"> <li>• The Draft CDP will contain a strategic vision/Core Strategy and policy objectives that align with, as appropriate, the UN Sustainable Development Goals, the NSOs in the NPF and the RPOs of the RSES.</li> <li>• Climate Change shall be considered in the preparation of the Draft CDP, as a cross cutting theme with actions to bring about change, as follows:             <ul style="list-style-type: none"> <li>○ Core objective for compact development focused on towns and villages, with connectivity and regeneration as key principles.</li> <li>○ Support for renewable energy development and diversification, including community-led development and sustainable job creation in a low-carbon economy.</li> <li>○ Recognition of Tipperary as a national leader in the transition</li> </ul> </li> </ul>



Summary of Main Issues Raised	Chief Executive's Recommendations
<p>consideration to public transport provision, climate change mitigation and infrastructure and services delivery.</p> <p>The preparation of the Core Strategy was a key theme, with an emphasis on the need for an evidence-based approach to land-use zoning, the phased delivery of services and amenities, and in the appropriate monitoring of future development.</p> <p>Many submissions requested that the Draft CDP address meaningful actions for climate change mitigation and adaptation, and support for a change to a low-carbon economy and society. The potential economic and societal benefits were highlighted, with the OPR noting that the transition to a low carbon economy could offer significant opportunities for Tipperary including in diversification in rural areas.</p> <p>There was support for the alignment of the Draft CDP with national policy and guidance, and with consideration for the protection of biodiversity, ecosystem services and water quality. The role of sustainable renewable energy in a low-carbon economy was supported in many of the submissions.</p>	<p>to a Low-Carbon Economy and the Bio-Economy.</p> <ul style="list-style-type: none"> <li>○ Policy response to guide priority areas for action including; Decarbonisation, Resource Efficiency and Climate Resilience.</li> <li>○ Objectives for de-carbonization zones, compact growth, modal shift in terms of transport, increased use of SUDS etc.</li> <li>○ Support for the preparation of and implementation of a Climate Action Plans for Tipperary.</li> <li>○ Recognition of the contribution of, and services delivered by eco-systems and appropriate policy response.</li> <li>○ Ensure effective co-ordination of Climate Action with the local authorities and CARO.</li> </ul> <ul style="list-style-type: none"> <li>● The location and functional relationship between Tipperary and bordering counties will be considered in the Draft CDP, to ensure consistency in key issues, such as infrastructure delivery, environmental protection and economic synergies.</li> </ul>

Summary of Main Issues Raised	Chief Executive's Recommendations
<b>2.2.2 PEOPLE AND PLACES</b>	
<p>The Core Strategy should set out in detail, the hierarchy of settlements and appropriate growth rates for the County. Population growth is to comply with the targets set out in the NPF and RSES. There was general support for growth and regeneration of towns and villages, and for sustainable rural development.</p> <p>There was support for the delivery of housing tailored to specific housing needs i.e. for the elderly, and for services and amenities to be phased with the delivery of new houses. Some submissions sought a flexible, tailored response to housing density appropriate to Tipperary. It was requested that financial and economic viability be acknowledged in housing delivery by the private sector.</p> <p>A large number of submissions highlighted the current challenges facing Tipperary Town, in particular, impact of the N24 on the town centre and need for regeneration. Similar comments were received with respect to Carrick on Suir.</p> <p>Many submissions focused on the provision of green and blue infrastructure, walking and cycling facilities, the role of biodiversity in quality of life, and the need for access to amenities and services for all the community. In particular, the need for places for young people to meet in town centre areas was proposed.</p>	<ul style="list-style-type: none"> <li>• The Draft CDP will include a Settlement Strategy for Tipperary's Towns and Villages, with consideration to the following settlement types: <ul style="list-style-type: none"> <li>- Key Towns of Clonmel, Nenagh and Thurles</li> <li>- Towns and Villages with populations &gt; 1,500.</li> <li>- Rural including villages with populations &lt; 1,500 and the countryside.</li> <li>- Networks (groupings on towns / villages).</li> </ul> </li> <li>• The Draft CDP will allocate population and housing targets for towns and villages, and determine housing need types by preparing a HDNA with analysis of current demographic and population data trends. This will form the basis for land-use policies, in an evidence based and sequential/phased manner.</li> <li>• The Draft CDP will include a policy to review and update LAPs to comply with the Tipperary CDP, following its adoption.</li> <li>• The Draft CDP will acknowledge towns and villages as the backbone of our social and rural fabric. In particular, the Draft CDP will support towns and villages as places to live, work and socialise, in line with the provisions of the RSES,</li> </ul>

Summary of Main Issues Raised	Chief Executive's Recommendations
<p>Some submissions supported a more flexible approach to one-off houses, whilst others stated that there was a need to curtail one-off housing in un-serviced areas. It was requested that there be no limit to the amount of land a farmer must own to demonstrate an economic need to reside on the land. The provision of Section 3.7: Rural Areas of the RSES, regarding the need for the identification of areas under strong urban influence was identified by the OPR.</p> <p>The importance of rural areas was highlighted noting the potential for rural economic development and rural connectivity.</p>	<p>and the 'Town Centre First' policy. The Draft CDP will support and promote place-making, to include public realm regeneration and urban renewal initiatives, and public private partnership approaches for town centre regeneration.</p> <ul style="list-style-type: none"> <li>• The Draft CDP will coordinate the sustainable delivery of new housing with specific of community, educational and social infrastructure needs.</li> <li>• The Draft CDP will ensure that good quality housing choice is available for all stages of life.</li> <li>• The Draft CDP, in accordance with the NPF will seek to support innovative and tailored housing, services and amenities, to contribute to positive aging in the community.</li> <li>• The Draft CDP will support rural areas, focusing on the requirements of rural economies and rural communities, based on agriculture /equine industries, forestry, tourism, renewable energy and rural enterprise, and set out policies and objectives to support sustainable rural diversification and prosperity.</li> <li>• The Draft Plan will consider a policy for one-off housing, in compliance with national and regional policy and following an analysis of housing needs and demands in the county.</li> </ul>

Summary of Main Issues Raised	Chief Executive's Recommendations
<b>2.2.3 ECONOMY, ENTERPRISE AND REGENERATION</b>	
<p>Submissions highlighted the need to reflect the five key principles that underline the RSES economic strategy (Smart Specialisation, Clustering and Place-making for Enterprise development, Knowledge Diffusion &amp; Capacity Building) for economic resilience, and the use of the RSES approach to identify locations for strategic economic development.</p> <p>The importance of and role of 'networks' of settlements to strategically drive sub-regional growth is highlighted, along with the potential for further potential networks. The Limerick-Waterford Transport and Economic network/axis was noted in particular as a potential network along a strategic east-west axis across the Region linking the cities of Limerick and Waterford, the Atlantic Economic Corridor and Eastern Corridor and including Clonmel, Carrick-on-Suir, Cahir and Tipperary Town.</p> <p>A number of submissions mentioned specific sectors and the need for greater supports including: the bio-economy, agriculture, equine, horticulture sectors and the extractive industries.</p> <p>Several submissions also highlighted the potential for remote working and need for support for digital business/ innovation hubs in rural towns which would support SMEs, social enterprise and those who don't have the space to work from home.</p>	<ul style="list-style-type: none"> <li>• The Draft CDP will seek the coordination of economic, commercial and employment growth and investment with population growth.</li> <li>• With the support of the SRA, the Draft CDP will incorporate an objective for the sustainable growth and regeneration of the Limerick-Waterford Transport and Economic network/axis and the collective strengths of the towns of Tipperary, Cahir, Clonmel and Carrick on Suir.</li> <li>• The Draft CDP will include a range of policy measures to deliver appropriate compact growth and revitalisation of settlements, focusing on active land management and the use of infill sites, reuse/redevelopment and collaborative urban regeneration and place-making.</li> <li>• The Draft CDP will support sustainable retail development as part of an overall Strategy for town and village centre regeneration, and will support the provision of sustainable retail facilities and initiatives in line with the Retail Planning Guidelines for Planning Authorities DECLG (2012).</li> <li>• The Draft CDP will support the concept of waste as a resource and the potential for innovative business solutions and</li> </ul>

Summary of Main Issues Raised	Chief Executive's Recommendations
<p>As stated above, there was general support for settlement revitalization, active-land management through RPO 37, and place-making and the need to correlate the spatial planning vision of the Draft CDP with the investment and funding streams available under Project Ireland 2040.</p> <p>Many submissions made reference to the potential of the tourism economy and the need to recognize and build on the strengths of the county, including in particular, activity-based and nature focused tourism in tandem with the cultural assets of the towns and villages. The ability of local food and drink producers to support this was noted.</p> <p>A significant number of submissions supported the sustainable development of Renewable Energy in Tipperary. It was stated that it is important that the Draft CDP is responsive to technological changes and any updates to guidance.</p> <p>The SRA recommended an emphasis on smart and innovative approaches to waste management/reduction, promotion of the circular economy and opportunities in Biomass (topics seen in other submissions made in relation to biodiversity).</p>	<p>opportunities that are in line with the principles of the Circular Economy.</p> <ul style="list-style-type: none"> <li>• The existing Tipperary RES was developed as a proactive plan for RE development in collaboration with all stakeholders. The Draft CDP will continue to promote and support the sustainable development of RE through the RES and associated WES.</li> <li>• The Draft CDP will seek to support a positive and sustainable tourism planning framework across the county in line with the Tipperary Strategic Tourism Marketing Experience and Destination Development Plan 2016 – 2021, the Tipperary Time to Take it all in Marketing Plan 2018 – 2021 and Tipperary Transforming Tourism Product Development Plan 2020 -2030.</li> </ul>

Summary of Main Issues Raised	Chief Executive's Recommendations
<b>2.2.4 ENVIRONMENT, ECOLOGY AND WATER SYSTEMS</b>	
<p>A number of submissions highlight the importance of carrying out adequate environmental assessments to assess the environmental impacts of implementing the Plan and reference particular guidelines that should be considered.</p> <p>In general, submissions noted that the economy and society are dependent on resources and services provided by the natural environment. A number of submissions highlighted the need for the protection all habitats, including those not listed as protected.</p> <p>It was noted that spatial planning can play a significant role in ensuring that the design of developments prevent and reduce diffuse pollution, including the use of Sustainable Drainage Systems (SUDS). The Inland Fisheries Ireland 'Planning for Watercourses in the Urban Environment' advocates an integrated watercourse protection strategy.</p> <p>A number of submissions spoke of the need to protect landscape and upland areas, there was specific mention of the Galtee and the Knockmealdown mountains and the Lingaun Valley (see section 2.3.7).</p> <p>Submissions call for nature-based and catchment level solutions to address complex issues such as water quality improvement,</p>	<ul style="list-style-type: none"> <li>• During the preparation of the Draft CDP, the potential environmental impacts of the Draft CDP will be predicted, evaluated and mitigated through the environmental assessments including SEA, HDA and SRFA.</li> <li>• The Draft CDP will support the WFD, Flood Risk Directive, Climate Action protocols, River Basin Management Plan, relevant guidelines and the work of the Local Authority Waters Programme etc. in moving towards an integrated, catchment based approach to encourage and support sustainable land management in urban and rural areas.</li> <li>• The Draft CDP will recognise and support the role that ecosystems play in climate change mitigation and adaptation and to include effective policies and objectives to protect water quality and habitats in all areas, including those outside of EU designations.</li> <li>• The Draft CDP will consider how best to support the promotion and integration of green infrastructure and ecosystem services as part of new development in general, and as part of collaborative regeneration programmes.</li> <li>• The Draft CDP will consider the National Biodiversity Action</li> </ul>

Summary of Main Issues Raised	Chief Executive's Recommendations
<p>flood risk management, carbon storage and climate action and amenity.</p>	<p>Plan (NBAP) to "<i>Mainstream biodiversity into decision-making across all sectors</i>" and to support the implementation of the Tipperary Biodiversity Action Plan and review thereof.</p>

Summary of Main Issues Raised	Chief Executive's Recommendations
<b>2.2.5 CONNECTIVITY, TRANSPORT AND INFRASTRUCTURE</b>	
<p>In submissions received, there is broad support for integration of employment, housing and services with improved transport infrastructure as per RPO 151: Integration of Land use and Transport and RPO 152: Local Planning Objectives, the objective being to reduce of the need to travel and/or an increase in sustainable travel. This framed in the context of climate change and concerns regarding the impact of the private car on greenhouse gas (GHG) emissions, or in the context of health, well-being and social inclusion.</p> <p>Submissions support the 10-minute town/neighbourhood concept whereby a range of services would be within a 10-minute walking/cycling/public transport journey of one's home. The SRA submission notes that urban communities will need sufficient densities to realise the potential of a 10-Minute Town and its benefits for placemaking.</p> <p>Submissions from the SRA, the NTA and the OPR call for the preparation of LTPs in particular for key towns (Clonmel, Thurles and Nenagh), along with county-wide area-based transport assessments to support targets and objectives for modal shift.</p> <p>A number of submissions call for increased and enhanced active travel infrastructure provision with a particular emphasis on the</p>	<ul style="list-style-type: none"> <li>• The Draft CDP will integrate sustainable movement policy as a cross-cutting theme; in particular, in relation to promoting 10-minute towns, minimising the need for travel, and enabling and supporting sustainable transport opportunities.</li> <li>• The Draft CDP will align with NPF and RSES policies to achieve enhanced regional accessibility, sustainable mobility and quality international connectivity, and in particular, to support connectivity between Cities.</li> <li>• The Draft CDP will consider transport on a county-wide and intermodal basis, with transport profiling, and incorporation of transport actions and framework. LPTs will be prepared for the Key Towns, and LTPs or Active Travel Plans, will be prepared for other towns, as appropriate.</li> <li>• The Draft CDP, in considering transport objectives, will seek to integrate existing and future greenways/blueways with settlements and facilities across the county and regionally, to improve pedestrian and cycle safety.</li> <li>• The Draft CDP will collaboratively support and encourage an increase in rail transport based on improvements to infrastructure and services having consideration to the infrastructural investment plans of Irish Rail and the NTA.</li> </ul>



Summary of Main Issues Raised	Chief Executive's Recommendations
<p>provision of greenways/segregated walkways to facilitate commuting and recreation. Concern regarding conflict between pedestrian use and cyclist uses of routes was raised, and it is stated that there is a need for better design, safety and consideration of cycling facilities.</p> <p>A number of submissions highlighted the importance of the two rail services and the poor services on both are noted. In addition, the strategic importance of Limerick Junction is mentioned.</p> <p>A number of submissions refer to the proposed upgrade of the N24, the current status of plans and the need to protect route corridors. A number of submissions supported the need for a bypass of Tipperary Town. The protection of the strategic function of the national road network is broadly requested.</p> <p>The importance of alignment between growth and existing and planned infrastructure featured in submissions along with the need to work closely with service providers such as IW. Inland Fisheries Ireland's submission highlights the need to protect the aquatic environment and requests that in order to protect receiving waters, sufficient treatment capacity and assessment of the adequacy of wastewater treatment capacity is essential.</p> <p>The importance of the electricity transmission and distribution network and protecting strategic energy corridors was noted.</p>	<ul style="list-style-type: none"> <li>• The Draft CDP will support and protect the strategic importance of national routes.</li> <li>• The Draft CDP will include an objective to support the implementation of the N24 Waterford to Limerick Road Scheme, having regard to its strategic importance and identification in the NDP</li> <li>• The Draft CDP will ensure the sustainable management and plan-led delivery of water, wastewater and other environmental resources, by working with key service providers.</li> <li>• The delivery of the IW investment Plan is a key focus of the Draft CDP and the Council will seek to work with IW in the delivery of this investment framework for the socio-economic development of the county.</li> <li>• The Draft CDP will support the roll-out of digital connectivity and high-speed digital services in line with the National Broadband Plan and, will support the ability of Tipperary people to work remotely.</li> <li>• The Draft CDP will support the safe, secure and reliable development of strategic energy infrastructure, and the security of future supplies/ capacity.</li> </ul>

Summary of Main Issues Raised	Chief Executive's Recommendations
<b>2.2.6 QUALITY OF LIFE</b>	
<p>Reference was made to a need for strategic integrated policies for the development of inclusive communities and providing opportunities for people to be active and engaged in communities, in particular older people and youth.</p> <p>Reference was made to the need to support the provision of additional and enhanced educational facilities in line with the projected population growth. Reference was also made to potential synergies with adjacent public (and commercial) facilities in the proposed siting of schools or vice versa, particularly opportunities to locate schools adjacent to open space or recreation amenities, childcare provision and/or other community facilities.</p> <p>A number of submissions referred to specific settlements in the county and the need for Inclusion of more objectives pertaining to sports and local facilities.</p> <p>As already stated, there was broad support for clear policy direction for recreational and amenity assets including green and blueways in both upland and low-land areas.</p> <p>In terms of Built Heritage, the importance of the historic environment to place-making and attracting tourism to towns,</p>	<ul style="list-style-type: none"> <li>• The Draft CDP will seek to coordinate development with community, educational and social infrastructure needs, and wider requirements for education, amenity and healthcare to cater for an expanding and changing population profile, and to ensure inclusive communities and places.</li> <li>• The Draft CDP will review and update the policies and objectives currently in place with respect to the protection and support of the county's culture, and in particular, to focus on the protection and enhancement of natural heritage, biodiversity and built heritage assets.</li> <li>• The Tipperary Green &amp; Blue Infrastructure Masterplan Roadmap 2018, will support the Draft CDP in considering how best to support the promotion and integration of green infrastructure and ecosystem services as part of new development.</li> <li>• The Draft CDP will apply the provisions of the Tipperary LCA in appropriately protecting key areas of landscape sensitivity (both natural and cultural) and primary amenity.</li> <li>• The Draft CDP will incorporate a review of the current RPS and ACAs.</li> </ul>

Summary of Main Issues Raised	Chief Executive's Recommendations
<p>villages and rural areas is highlighted. Several amendments to the RPS are requested. In addition, it was stated that incentives and stimuli are required to activate town centre regeneration and avoid dereliction within historic town cores.</p> <p>It was also stated that a greater role is needed in the use of enforcement powers and the Derelict Sites Act regarding at risk buildings on the NIAH that have not yet become a protected structure.</p> <p>A large number of submissions requested that the Linguan Valley and Ahenny area be protected in view of their special archeological significance and it was requested that they be designed as unsuitable for wind turbines due to the archeological significance of the overall area.</p>	<ul style="list-style-type: none"> <li>• The Draft CDP will integrate policy objectives and appropriate mechanisms to safeguard buildings at risk within the County and to encourage and facilitate their reuse.</li> <li>• Policy support for all community initiatives will also be considered as part of the Plan process. Such initiatives are considered key to the socio-economic development of the county.</li> </ul>