


# North Tipperary County Development Plan Settlement Plans



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# Service Centres



## Ballina

### 1.0 Introduction

#### 1.1 Settlement Context

Ballina (Béal an Átha) is a linked settlement with Killaloe in County Clare, located at the southern end of Lough Derg and along its eastern shore. The town has developed historically in a linear form along the shoreline, with the town centre focused around Killaloe Bridge. The town, arising from its proximity to Limerick City, its picturesque setting and wealth of public facilities and amenities has seen significant residential expansion over the past number of decades, particularly to the north and west of the town centre.

#### 1.2 Population

Ballina has seen very strong population growth over the past 30 years, growing from a village in the late 1980s to a substantially sized town today. The 2011 census identified that Ballina has a population of 2,442, which represented a 14% increase over the inter-census period. A further population increase took place in the 2011-2016 inter-census period.

**Table 1: Population Trends**

Year	Number	% Change
1996	598	
2000	1185	+98%
2006	1861	+57%
2011	2442	+20%
2016	2632	+7.8%

In terms of broader demographics, Ballina, by comparison to the state trends, has a very young population, with high proportions of young families and children of school going age as illustrated in Table 2 below.

**Table 2: Household Composition**

	No. of Households	Ballina (%)	State (%)
One Person	175	20.4	23.7
Couple without children	144	16.8	18.9
Couple with children	379	44.2	34.9
Lone parent family	89	10.4	10.9
Other	70	8.2	11.6

### 2.0 Development Strategy

The County Development Plan sets out overarching policies and objectives to guide the development of settlements across the county. Therefore, policies and objectives contained in the County Development Plan will apply in the consideration and assessment of development proposals and should be read in conjunction with this Settlement Plan.

#### 2.1 Strategic Planning Context

Ballina is a designated Service Centre in the County Development Plan, whereby its role is defined as follows:

*'Service Centres are robust settlements that have a capacity to accommodate new residential growth, employment and enterprise, and other appropriate uses, and are targeted for growth at an appropriate scale to service their local hinterlands and to consolidate housing, local employment, public transport and a range of services.'*

Ballina is not only an important service centre for its local population, but it is also one of the County's most important tourism destinations and a gateway town to the 'Lough Derg and the Lakelands' area. Therefore, supporting the continued development of the tourism industry and maintaining the outstanding natural and built environment of the town, will be key to the town's sustainable growth over the lifetime of the plan.

Ballina's growth and development is also significantly influenced by Limerick City, to which many residents commute daily for employment. The growth and development of the Limerick City region will be critical to the success of the next national planning framework. Ballina-Killaloe which are situated in the zone of influence of Limerick, will offer opportunity to support the growth of this region, offering a high quality of life for new residents.

#### 2.2 General Objectives for the Future Development of the Town

Having regard to Ballina's role in the County Settlement Hierarchy the following are key objectives which will guide development over the lifetime of the plan.

1. To work in partnership with Clare County Council in co-ordinating balanced development and the promotion of Killaloe and Ballina as linked settlements.
2. To support the growth and development of Ballina as part of the Limerick City Region, ensuring residential growth is supported by community infrastructure and services.
3. To promote Ballina as a key tourism destination as part of Ireland's Ancient East and the Lough Derg Lakelands Area and the development of tourism infrastructure and facilities.

4. To work in partnership with Clare County Council to secure the implementation of the Killaloe Bypass, Shannon Bridge Crossing and R494 Improvement Scheme.
5. To seek the development of high quality residential schemes, which provide a range of house types to meet the needs of the population, supported by community facilities and services.
6. To facilitate the development and enhancement of the town centre and to encourage the development of vacant and derelict sites for a range of retail, tourism, residential and complementary uses.
7. To promote the sustainable development of public amenities and local recreational uses, in harmony with the lake setting and natural environment.
8. To promote high quality design in the built environment, which reflects the unique quality of the natural environment, and lakeside setting of the town?

### 3.0 Sustainable Communities

Ballina, as outlined above, has seen significant population growth over the past two decades, and while new housing schemes have not taken place in the recent past, demand for further housing will return as the economy recovers.

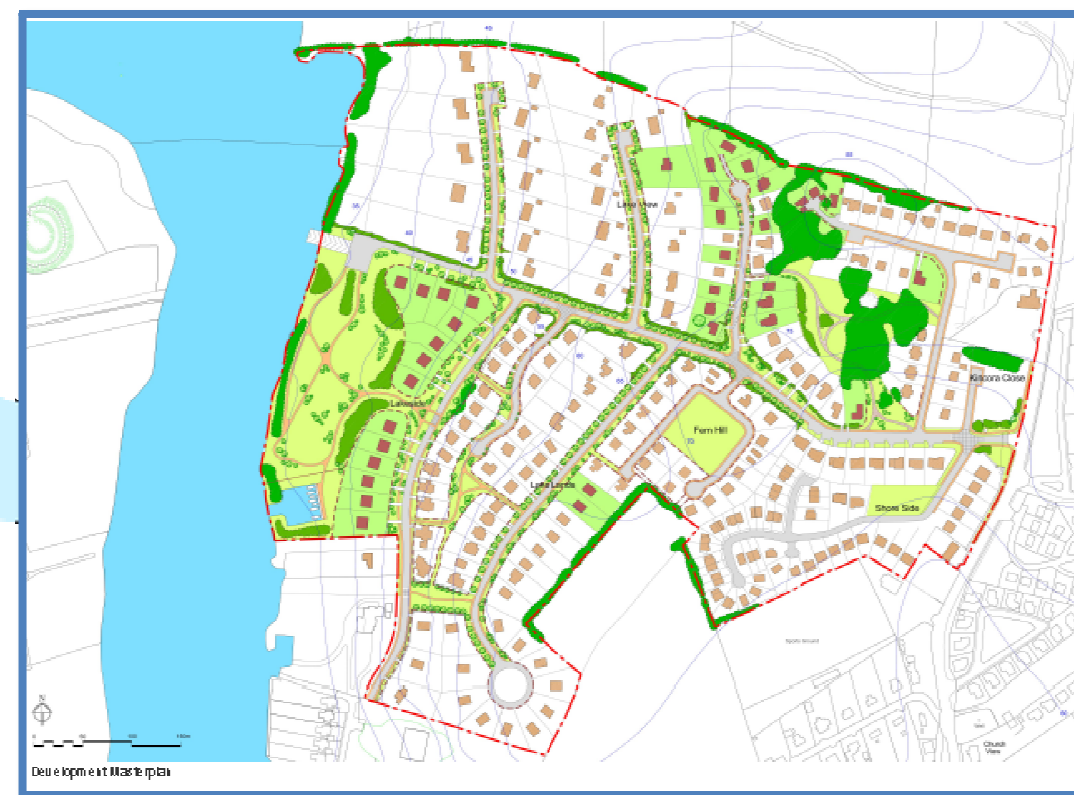
The land use zoning framework provides for 29ha of land for residential use. Residential lands have been identified on the basis of predicated need and to provide variety and choice to accommodate new development, noting that all land will not be available over the lifetime of the plan. Development in the town will be dependent on the delivery of up-grade of the public waste water treatment plant, which has been identified as a priority in the Irish Water Capital Investment Plan, 2017.

Residential development will be required to comply with the County Housing Strategy and policies and development management guidelines set out in Chapter 3 and Chapter 10 of the Plan (as varied). Accordingly, proposals for residential development should include an analysis of the housing, community and services needs, and house types to meet the demand should be incorporated at the design stage of development.

Over the lifetime of the existing Settlement Plan, while significant new development has not taken place, the Council has worked with developers, communities and stakeholders to ensure the completion of existing residential schemes. This has included the implementation of Masterplan for the Cullenagh Estate north of the town centre. 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.

**Figure 1: Cullenagh Masterplan**



Ballina, complemented by Killaloe has a very strong community base with facilities supporting the town's population, including a range of sporting club facilities, retirement village and nursing home, town park and riverside walk, churches, community centres etc. The Council will seek to support future enhancement and expansion of these facilities, and in particular support the co-location and multi-functional use of community facilities. The land use zoning framework has sought to identify appropriate lands for protection of amenities and expansion of facilities, including the local primary school. The Council also will support community development through grant schemes and initiatives, as resources permit, and through a partnership approach as opportunities arise over the lifetime of the plan.

### 4.0 Tourism and Economic Development

Ballina-Killaloe is the largest town on the Lough Derg shoreline and the tourism industry is a very important generator of local employment. The towns have an established tourism office in Killaloe, hotel and accommodation providers, restaurants and cafes, and superb range of water based activities.

The Council, through the Lough Derg Marketing Group has a long established working relationship with Clare and Galway County Council, tourism stakeholders, business and communities, in the development of the tourism industry in the lakelands area. The Council through the County Tourism Strategy<sup>1</sup> has also identified Ballina as 'Priority Level 1' town for public realm improvements and appropriate development of tourism services.

Tipperary County lies within Fáilte Ireland's Ireland's Ancient East destination proposition and a separate Lakelands proposition is also under national consideration at this time. The Council will work in partnership with Fáilte Ireland to support these national destination propositions in Ballina and the surrounding area.



The Council, in the assessment of planning applications will support the sustainable expansion of existing tourism facilities, and in this respect the settlement plan has identified a number of opportunity sites, which can accommodate new tourism opportunities as they arise.

Ballina does not host any large scale business and economic parks within the town. However, Shannonside and Fort Henry Business Parks are located near the town on the Birdhill Road, and these parks have capacity for expansion and can offer local employment opportunities. The Council will also support enterprise and development within the town, including start up-business units on lands identified for such uses, whereby high quality designs, in harmony with the setting of the town will be required.

## 5.0 Town Centre and Public Realm

Ballina has a compact town centre, characterised by strong vernacular streetscape, and permeated by views to and from the lake. The town centre has a mix of shops, a pharmacy, pubs and restaurants. The service function of Ballina, is complemented by shops, offices, including boutique outlets, and a convenience supermarket in Killaloe. The streetscape is vibrant and active with a low level of vacancy and dereliction.

<sup>1</sup> Strategic Tourism and Strategic Tourism Marketing, Experience & Destination Development Plan 2016-2021

The land use zoning framework has identified land to the east and north of the Town Centre to support its future expansion, whereby proposals for high quality mixed used development which consolidate the existing core of the town will be encouraged and facilitated.

Ballina's public realm has a strong relationship with Lough Derg, with extensive and panoramic view of the lake found throughout the town. The setting has been enhanced through the development of public parks and walkways along the lakeshore over the past number of years. The public realm has also been subject to improvement working including a community led development of a riverside viewing areas and paving improvements opposite the Church.

The Council, as opportunities arise, and through partnership with the community, will continue to seek to enhance the public realm and walkways through the town over the lifetime of the plan.

## 6.0 Built and Natural Heritage

Ballina-Killaloe has been afforded a Heritage Town status arising from its unique heritage resources. The history of the towns can be traced in the built heritage from archaeological monuments associated with Brian Boru, the magnificent arched bridge between linking the two towns, and structures such as the Washer Woman's Bridge which mark more modern industrial history. The historic importance of these structures and their surviving features are part of the fabric of the town and significant tourism attractions. Accordingly, the town has a number of structures which are included on the Record of Protected Structures. The Council will seek to ensure that these structures and their settings are protected and maintained and appropriate re-use and enhancement will be encouraged in particular to support heritage tourism in the town.

The natural heritage of Ballina and Lough Derg is of international importance, and the lake and its habitat in the vicinity of the town are designated as Natura 2000 Sites. The Council will seek to protect and enhance the ecological status of this lake, and where appropriate, will require the submission of natura impact statements, to facilitate the assessment of development. The Council will also support opportunities to improve and enhance the sustainable use of the lake through blue and green infrastructure planning.

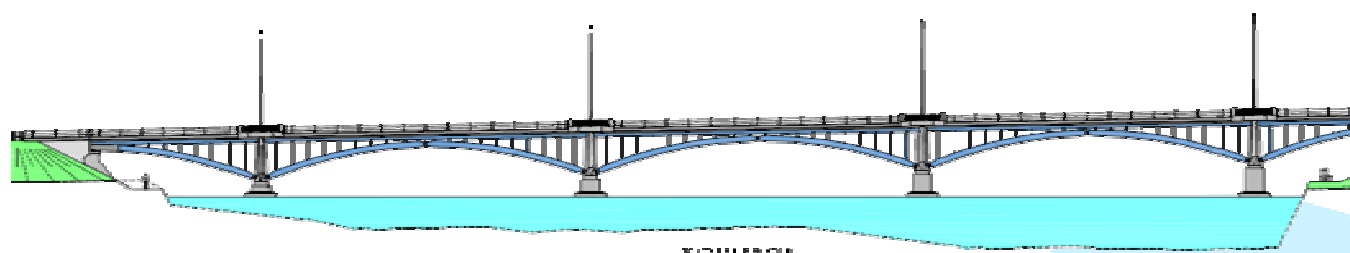
## 7.0 Transport and Infrastructure

### 7.1 Roads and Sustainable Transport

The proposed Killaloe Bypass, Shannon Bridge Crossing and R494 improvement scheme (approved by An Bord Pleanála in 2012), when implemented will serve to transform the town, addressing congestion

on the existing bridge, improving traffic flow and environmental quality. This Scheme will become an integral part of the marketing of Ballina/Killaloe as the Gateway to the Lakelands, improved inter-regional connectivity, and support the growth of the wider Limerick City region.

### Shannon River Crossing



The Plan has identified significant lands to facilitate the expansion of the residential and commercial function of the town. The Council in facilitating the development of these sites, will seek to ensure that there is maximum connectivity throughout the town and provision will be sought, as appropriate, for pedestrian linkages and cycling facilities. Development will be required to conform to the design standard as set out in 'Design Manual for Urban Roads and Streets' 2013<sup>2</sup> to support and encourage more sustainable travel patterns around the town.

### 7.2 Water Services

The town is serviced by a waste water treatment plant and public sewer. The existing sewage treatment plant has limited capacity and as such upgrade works are required to support future growth over the lifetime of the Plan. The up-grade of the waste water treatment plant has been identified for investment under the Irish Water Capital Investment Plan, 2017, and the Council will seek to work with Irish Water to secure this up-grade over the lifetime of the plan.

The town is serviced by a public water supply and adequate capacity is in place.

### 7.3 Flooding

A Stage 1 Flood Risk Assessment has been carried out which has identified some areas in the town are liable to flood. The Council, in accordance with the Flood Risk Management Guidelines for Planning Authorities, 2009 (DEHLG) has taken a precautionary approach to the zoning of lands, and where appropriate, will seek the preparation of flood risk assessments as part of any development proposal.

<sup>2</sup> Department of Transport, Tourism and Sport and Department of the Environment, Community and Local Government

## 8.0 Specific Objectives

The Council, as opportunities arise and subject to resources will seek to support and implement the following objectives, over the lifetime of the County Development Plan (as varied).

### Sustainable Communities

- S01:** To seek the development of high quality neighbourhoods with an appropriate mix of house types, amenities and services to cater for housing needs of the community.
- S02:** To encourage the development of serviced sites and low density housing development on lands zoned for that purpose and as part of large scale development.
- S03:** To seek to encourage and facilitate local community groups, as resources permit, in the enhancement and development of the town.
- S04:** To support and work in partnership with the local community and stakeholders, as resources permit, in the development of land or buildings for economic, community and recreation facilities.

### Tourism and Economic Development

- S05:** To promote Ballina as a tourism destination as part of Ireland Ancient East and the Lakelands destination propositions.
- S06:** To facilitate the expansion and development of new tourism infrastructure and activities, including water based recreational facilities, and facilities for walking and cycling.
- S07:** To seek to implement the recommendation of the Green and Blue Infrastructure Masterplan Road Map for Tipperary upon completion.
- S08:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

### Town Centre and Public Realm

- S09:** To facilitate the comprehensive consolidation of the town's retail core and, where appropriate, expansion to the backlands areas of the town.
- S010:** To encourage and facilitate the regeneration and reuse of vacant, disused and derelict sites and take action, where appropriate, through legislative mechanisms.
- S011:** To encourage and support the development of tourism infrastructure and development and to enhance linkages with walking and cycling routes and water based activities.
- S012:** To seek the reopening of the eye of the arch-bridge so as to facilitate the free movement of the public along the banks of the river and particularly to facilitate movement from the car park of the swimming pool to the centre of Ballina.



**Built and Natural Heritage**

- SO13:** To seek the protection and enhancement of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO14:** To ensure the ecological protection of Lough Derg SPA/SAC and to require the preparation of Natura Impact Statements, as necessary, in assessment of any impacts on this Natura 2000 sites.
- SO15:** To seek the protection of trees and natural hedgerows in the village, and to seek their retention, subject to traffic safety, as part of new development proposals.
- SO16:** To seek to support the development of blue and green infrastructure of the town, including the enhancement and development of ecological corridors and wildlife as part of new development proposals and public realm projects and trails.
- SO17:** To seek to develop a natural and built heritage trail in the town, in co-operation with Killaloe, which allows visitors and locals to appreciate and gain insight into the history and archaeology of the town
- SO18:** To ensure the ecological protection of Lower Shannon SAC and to require the preparation of Natura Impact Statements, as necessary, in assessment of any impacts on this Natura 2000 site.
- SO19:** To seek to prepare a Conservation Management and Enhancement Plan for Killaloe Bridge, in partnership with Clare County Council, over the lifetime of the plan.
- SO20:** To ensure the preservation of existing public rights of way as part of any new development proposals.
- SO21:** To seek the protection of public views and vistas, and to prepare a Visual Impact Analysis of the town to provide non-statutory guidance for new development over the lifetime of the plan.

**Transport and Infrastructure**

- SO22:** To work in partnership with Clare County Council in the delivery of the Killaloe Bypass, Shannon Bridge Crossing and R494 improvement scheme.
- SO23:** To make provision, as opportunities arise, for enhanced pedestrian and cycle transport and facilities in the town.
- SO24:** To seek the provision of a public car park in the town, as may be provided as part of the development of opportunity sites as identified in the Plan.
- SO25:** To improve and provide for public footpaths, as resources permit, along Quarry Land and the Grange Road.
- SO26:** To work with the OPW in the implementation of flood relief measures as may be identified as part of the Shannon CFRAM Plan.

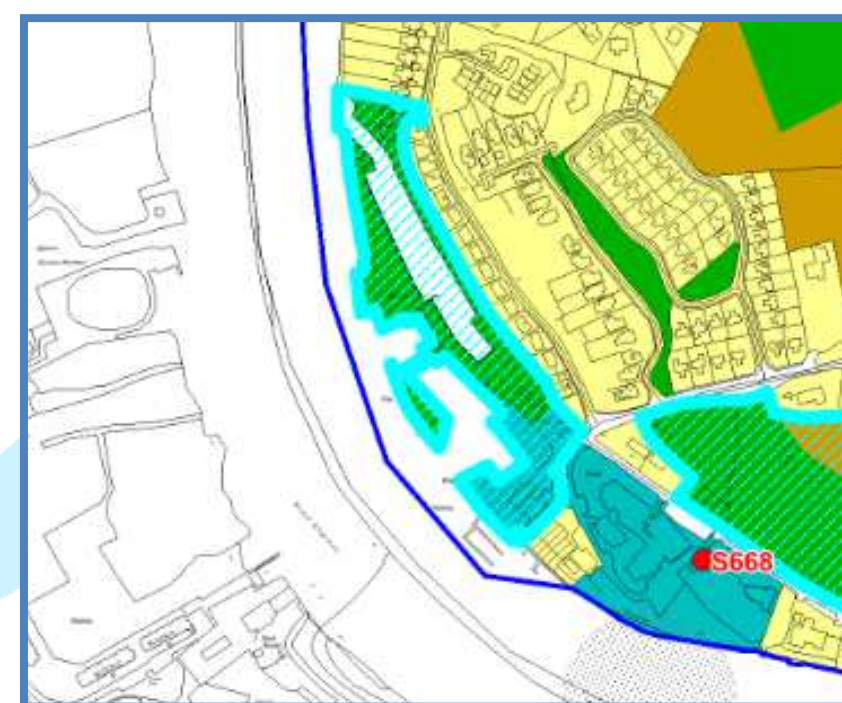
**9.0 Opportunity Sites**

Ballina has a number of key sites in the town, which if developed have a role to play in the prosperity of the town. Proposals for development shall comply with the overarching policies and objectives of the North Tipperary County Development Plan 2010 (as varied). The Council will encourage and support the development of these sites, subject to the principle of proper planning and sustainable development. Development briefs have been prepared for each site, as set out below to provide guidance in the development of designs and development proposals.

**Site 1: Derg Marina – Tourism, Recreation and Public Amenity**

This site is located on the shores of Lough Derg, north of the town centre. The site encompasses a derelict marina. The development of the site presents an important opportunity to enhance tourism facilities and water based recreational facilities in the town and in particular to increase berthage and boating facilities.

*Opportunity Site 1: Location*



<b>Site Area</b>	Circa 2.6ha.
<b>Zoning</b>	Business and Enterprise / Open Space and Amenity.
<b>Appropriate Uses</b>	Tourism Facilities, Water-Based Recreational Facilities and Public

Amenities.

**Development Objectives**

1. To develop a high quality tourism and amenity based development, which maximises the potential of the site, enhances tourism facilities and related activities.
2. To provide for infrastructure supporting water and marine based activities, boat servicing, public berthage and access.
3. To provide a high quality development which respect the lakeside setting and enhances public views to and from the lake
4. To ensure the ecological integrity of the Lough Derg SPA/SAC and proposed NHA is protected and enhanced.
5. To protect and enhance of underwater archaeological heritage of the site, with particular respect to Lady Landsdowne

**Development Management**

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

1. Tourism Audit of the Town.
2. Design Statement and Visual Impact Statement
3. Ecological Impact Statement and/or Natura Impact Statement on the request of the Planning Authority.
4. Flood Impact Statement
5. Archaeological Impact Statement.

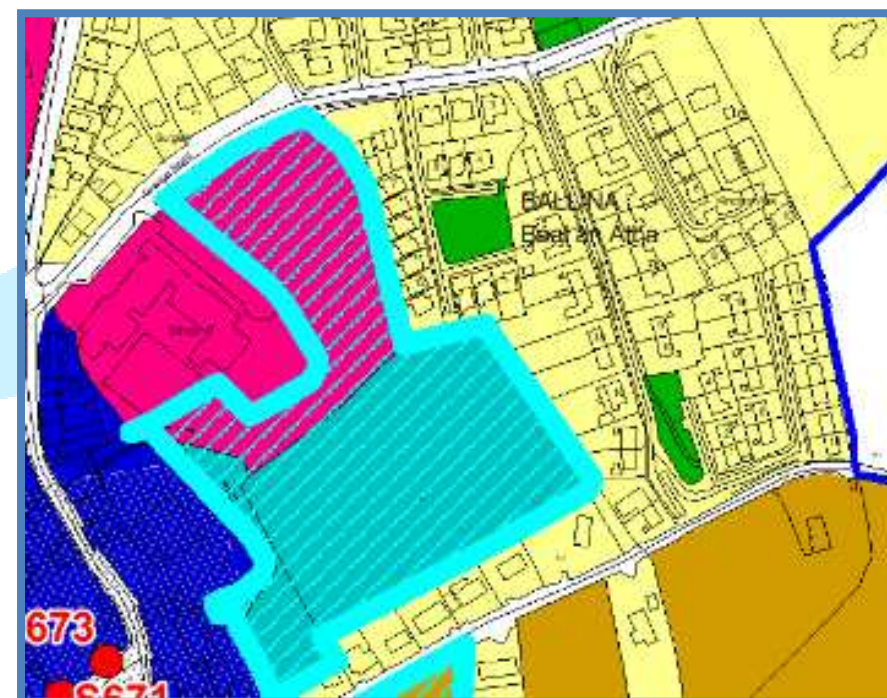
**Site 2: Town Centre Development: South of Grange Road**

This site is located northwest of the existing town centre and encompasses lands adjacent to and south of the primary school. The lands are in a prime location, suitable for the expansion of the town centre, and providing opportunities to expand existing services and residential development.

The lands may be accessed off the Grange Road to the north and O'Brien's Lane to the south. There is also potential for pedestrian access points from the Main Street.

The Council will require an overall Masterplan to be prepared for the site, to ensure the potential of the site is maximised and in accordance with proper planning and design principles.

**Opportunity Site 2: Location and Development Brief**



<b>Site Area</b>	circa 6 ha
<b>Zoning</b>	Town Centre / Social and Public
<b>Appropriate Uses</b>	Mixed Use Development: Retail, Commercial, Educational and Residential.
<b>Development Objectives</b>	<ol style="list-style-type: none"> <li>1. To provide a town centre extension which integrates in design with the existing built environment creates a sense of place, and maximum connectivity to and from the town.</li> <li>2. To design streetscapes which reflect the plot ratios of the existing historical development and which incorporate the principles of the Design</li> </ol>

Manual for Urban Roads and Streets, 2013 (DoTTS/DECLG). This should include vehicular access between the Grange Road and Ard Lua Road and McKeogh's supermarket.

3. To make provision for the extension of the primary school.
4. To provide for public civic space/park which is designed for provide passive and active recreation uses.

**Development Management**

The Council may request the submission of the following reports to facilitate the assessment of the development:

1. Design Statement and Visual Impact Statement
2. Development Impact Statement
3. Traffic Impact Statement and Road Safety Audits.

**Opportunity Site 3: Location and Development Brief**



**Site 3: Town Centre Development: Lakeside Drive / Quarry Lane**

This site is located close to the town centre, west of the Ballina Quay development and fronts onto Lakeside Drive/Quarry Lane. The site presents an opportunity to consolidate existing development at this location, providing a mix of housing and town centre uses. The front of the site is zoned for open space/amenity, as it lies within an area which is liable to flood. Therefore, this area should be integrated as public open space within the overall scheme.

**Site Area** Circa. 6ha

**Zoning** Town Centre / Residential / Amenity

**Appropriate Uses** Mixed Use Development: Housing, Commercial, Community and Public Open Space.

**Development Objectives**

1. To provide for a mixed use commercial and residential development, which enhances service provision of the town centre?
2. To provide public open space for the town, including water compatible play and recreational facilities.
3. To provide a link between the Derg Road and the Portroe Road.
4. To make provision for a public car park as may be required by the Council.
5. To enhance public views and vistas through the site and to the lake.

**Development Management** The Council, having regard to the development proposals may request the following reports to assess the impact of the development.

1. Tourism Audit of the Town.
2. Design Statement and Visual Impact Statement

- 3. Habitats Directive Screening Statement.
- 4. Flood Risk Assessment.

- 4. To make provision for a public car park as may be required by the Council.
- 5. To enhance public views and vistas through the site and to the lake.

**Site 4: Town Centre Development: South of Grange Road**

The site is located between the Grange Road and the Church and provides an opportunity to consolidate the existing development and provide for high quality housing development with close access to all town centre services.

**Development Management**

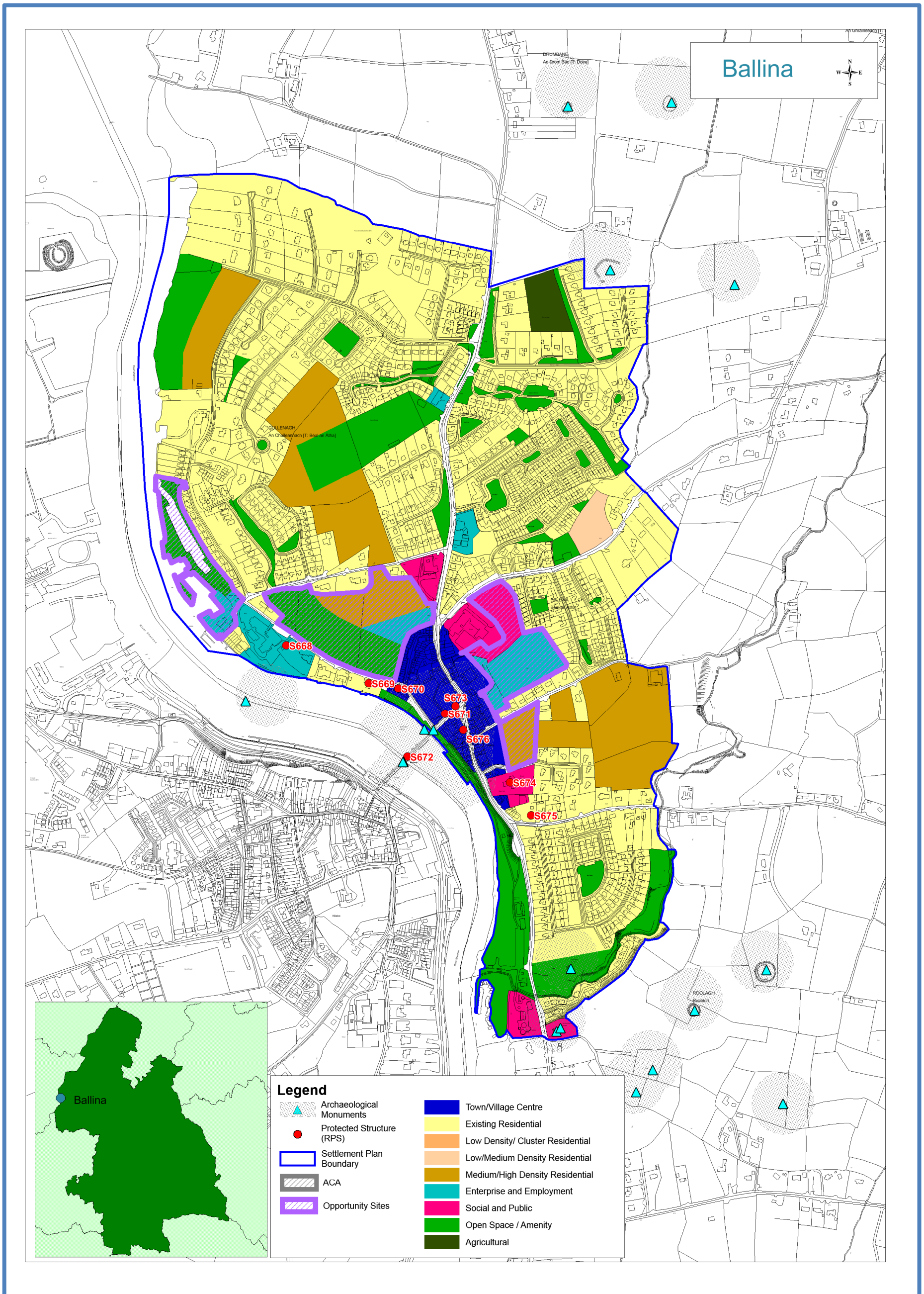
The Council, having regard to the development proposals may request the following reports to assess the impact of the development.

- 1. Design Statement and Visual Impact Statement
- 2. Development Impact Assessment.

*Opportunity Site 4: Location and Development Brief*



<b>Site Area</b>	Circa. 1 ha.
<b>Zoning</b>	Residential
<b>Appropriate Uses</b>	Housing, Community Facilities and Public Car Park.
<b>Development Objectives</b>	<ul style="list-style-type: none"> <li>1. To provide for high quality residential scheme which consolidates and enhances the built form of the town.</li> <li>2. To provide for vehicular and pedestrian links through the site and to Opportunity Site 2.</li> <li>3. To ensure the protection of the setting of St. Lua's Church</li> </ul>



## Borrisokane

### Settlement Context

Borrisokane (Buiríos Uí Chéin) is situated to the north of the county on the N52/65 between Nenagh and Portumna and the N52 between Nenagh and Birr. The town has traditionally developed largely in a linear fashion along the N52. More recent development has taken place on the local road network radiating from the town. The town, being primarily residential in character, functions as a service centre for the local agricultural hinterland. The main street is an Architectural Conservation Area denoted with fine examples of Georgian and Victorian architecture which frame the wide street. The Ballyfinboy river traverses the town.

### Population

The population of Borrisokane increased by 17.1% to 964 in the 2006-2011 inter-census period. This is well above the national average of 10.8% and marks a stark contrast with the population stagnation that took place during the previous inter-census period up to 2006 and the slight decline which took place prior to that. A population decline of -2.3% took place in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	850	-
2002	832	-3.2%
2006	832	0
2011	964	+17.1%
2016	942	-2.3%

### Sustainable Communities

#### Housing

Housing in the town comprises a mix of housing estate developments, one off dwellings and limited apartment development. The main housing areas are located to the south of the town off the R490 and local road L1100-0. In more recent years a number of private residential developments have been constructed to the south and south west of the town.

New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular,

the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population and applications will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

Borrisokane has a primary school and a second level educational facility with an integrated Autism Spectrum Disorder Unit. The school is a stand-alone, co-educational facility serving a large rural catchment and operates under Tipperary Education and Training Board (TETB). It has undergone extensive renovation and extension in recent years. There are also a number of childcare/crèche facilities in the town.

#### Community Facilities and Services

Borrisokane provides for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Borrisokane enjoys well developed community facilities and services. It is served by a Garda Station, post office and credit union. There are also a number of churches, a library facility and community hall. There are local shops, pubs and cafes also within the village.

#### Open Space

Borrisokane town park and playground is located to the north west of the town and contains modern playequipment, a riverside park and pathway, duck pond and public benches. There is an additional riverside amenity space adjacent to the Main Street at the Ballyfinboy River crossing.

Elsewhere in the village are community facilities and playing fields for GAA, Soccer and Cricket.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To seek to protect and extend the existing riverside park and, subject to resources and opportunities, develop as an amenity for the town.

## Town Centre and Economic Development

Borrisokane has been designated as a Service Centre in the Settlement Hierarchy for the County and as such the Council recognises the importance of the role that the town centre plays in the daily life of the people of the town and wider hinterland. This includes the provision of employment and services to the people of the town and those within its wider catchment. Borrisokane also has a significant amount of passing traffic on the N52 and N62 and this has an impact on the town centre in terms of economic activity generated by this traffic. It is important that new retail development is encouraged in the town, conforms to Borrisokanes role in the retail hierarchy and its role as a Service Centre, so that it provides an appropriate level of comparison and convenience retail for its surrounding hinterland, and passing trade. In this respect, it is noteworthy that there is currently a vacant convenience store and other properties in the town, which are available to expand the retail function of the town.

There are also opportunities on sites off of Main Street that may have the potential for rear vehicular accesses. These backlands may be suitable for development depending on all other relevant site specific considerations. There are possibilities for landowners to work together in amalgamating sites to come forward as part of a larger comprehensive development proposal. The achievement of vehicular accesses to backland sites should not be to the detriment of the existing streetscape within the town and should ensure that existing coach arches are protected.

The town in its service function for the surrounding area generates employment, in the schools, retail outlets, hospitality sector and other services provided. There are also a number of micro-enterprises and business operating within the town. Borrisokanes location close to Lough Derg and its location on two of Tipperary's cycle routes offers potential to expand the tourism base of the town and tourism related development on lands which support such uses.

It is a specific objective of the Council:

- SO 4:** To support the development and re-vitalisation of the town centre, including the facilitation and re-development of underused, vacant and derelict sites, buildings and outbuildings within the town for appropriate uses.
- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

**SO 7:** To facilitate tourism development and to promote the development of the town in respect of its location and proximity to Lough Derg.

**SO 8:** To facilitate the comprehensive consolidation of the town's retail core and, where appropriate, expansion to the backland areas of Main Street and Harbour Street.

**SO 9:** To identify suitable locations for the provision of cycle racks within the town.

**SO 10:** To identify suitable locations for the provision of a car park within the town.

## Built and Natural Heritage

The streets of Borrisokane are wide and have a strong building line of Georgian and Victorian structures framing either side. There are a number of notable and important buildings within the town such as the Catholic Church, the Terrace and the AIB building which contribute significantly to the overall character of the town. In recognition of the character created by this streetscape the Main Street has been designated an Architectural Conservation Area. There are twenty-one protected structures within the boundary of the town. Both the ACA and the Protected Structures are illustrated on the objective map attached.

The town is intersected by the Ballyfinboy River. This gives this area a high visual quality and represents an opportunity to open up the river to provide a riverside walk and enhanced recreational role and to protect it from inappropriate development.

It is a Specific Objective of the Council:

- SO 11:** To protect the designated Architectural Conservation Area and shall ensure the use of quality building materials and best conservation practice in relation to protected structures and buildings within the ACA;
- SO 12:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 13:** To seek to carry out enhancement works along the N52/ N62 including public realm works and improved lighting provision subject to resources being available.
- SO 14:** Access to lands north east of the town, zoned for Enterprise and Employment and Agricultural uses shall be from the Ballyhayden road only.

**Water Services**

**Waste Water:** The town is serviced by a Municipal Waste Water Treatment System. The system has a capacity to service the perceived needs of the town over the lifetime of the plan.

**Water Supply:** Upgrade works are underway to augment existing supply.

It is a Specific Objective of the Council:

**SO 15:** To support the expansion of public infrastructure within the town.

**Flooding:**

The SFRA has identified that some lands within the town are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

**SO 15:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.

**Opportunity Site**

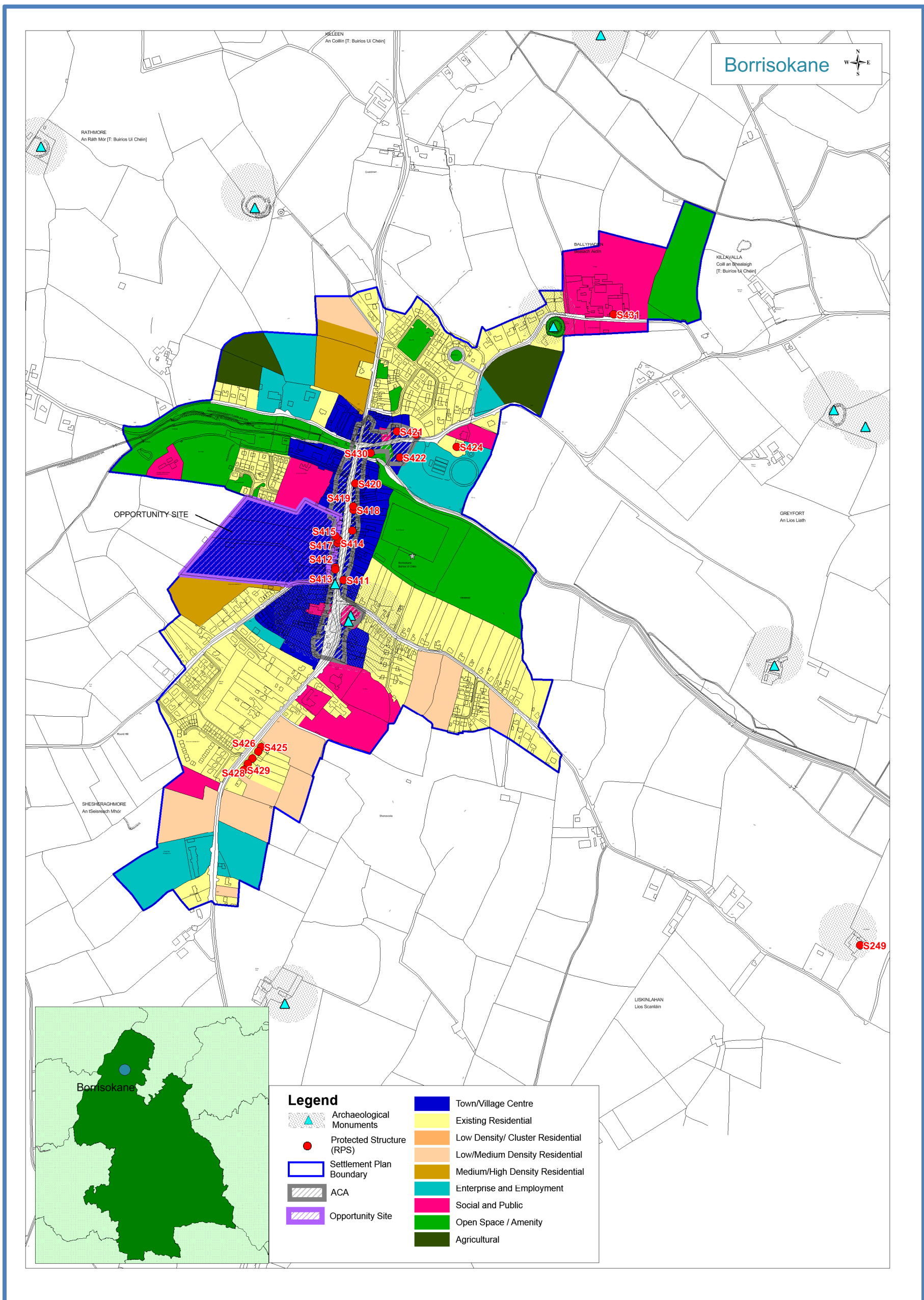
The Council has identified a key site in the town (Town Centre) that if developed would improve the prosperity of the town. In this respect, guidance is set out hereunder for the development of this site for the consideration of landowners and the community alike. The Council would encourage prospective developers of the site to avail of the pre-planning process, to discuss the optimal design solution for the site and design requirement.

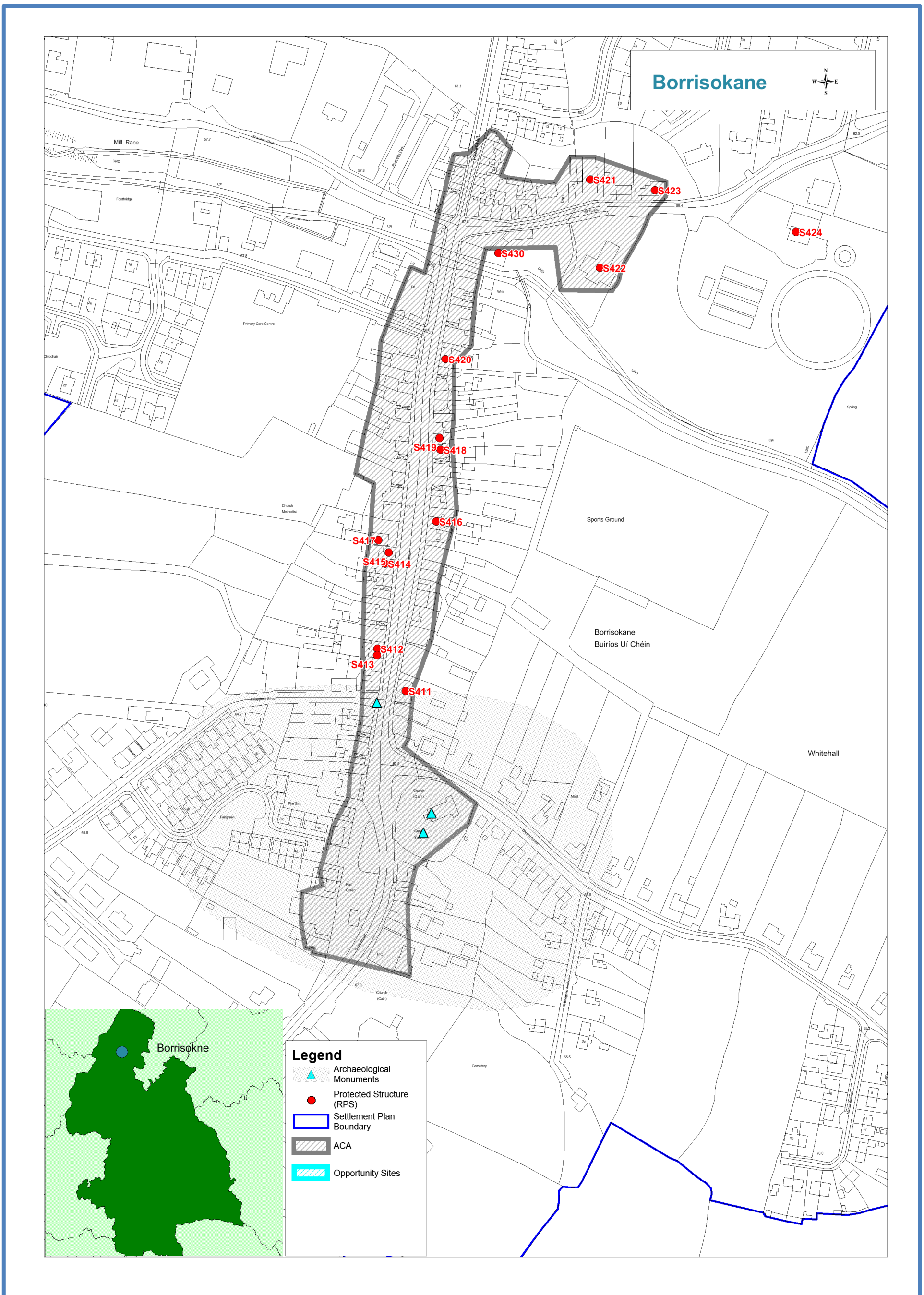
**Opportunity Site 1: West of Main Street**

<b>Site Location</b>	The site is located immediately west of Main Street.
<b>Site Area</b>	6.36ha
<b>Zoning</b>	Town/Village Centre
<b>Site Description</b>	The site encompasses the backlands of properties fronting onto Main

	Street. The site includes lands in agricultural use, outbuildings and ancillary buildings to the premises on Main Street. The site has frontage onto the Finnoe Road. Carriage arches on Main Street may provide access to portions of this land.
<b>Development Objectives</b>	<ol style="list-style-type: none"> <li>1. Access to the backlands shall be via a new entrance on the Finnoe Road and/or through existing carriage arches on the Main Street. Proposals in this regard shall take cognisance of and have due regard to the designation of the Main Street as an Architectural Conservation Area (ACA) and individual Protected Structures within the ACA.</li> <li>2. Existing outbuildings and ancillary buildings to the rear of Main Street should be incorporated into the overall design approach and shall be re-used within development proposals. Removal of these buildings should only be considered in exceptional circumstances.</li> <li>3. Proposals should provide for an extension to the town/village centre, and therefore provide new streetscape along the main spine/access route. Mews type developments/enclaves should also be considered.</li> <li>4. New residential development in this area will be medium/low density in a high quality landscaped setting with excellent pedestrian/and cycle linkages with the features set out above. Density will typically be 10-15 units/ha. An appropriate mix of house types shall be delivered in consultation with the Housing Section of the Council.</li> <li>5.</li> </ol>
<b>Development Management</b>	<p>The Council, having regard to the development proposals may request the follow reports to enable the assessment of the proposed development.</p> <ol style="list-style-type: none"> <li>1. Masterplan of the site, to ensure that a co-ordinated approach the development of these lands.</li> <li>2. Architectural Impact Assessment</li> <li>3. Design Statement</li> <li>4. Development Impact Statement</li> </ol>







## Borrisoleigh

### Settlement Context

Borrisoleigh (Buiríos Ó Luigheach) is situated on the Regional Road, R498 between Nenagh and Thurles. The village has developed in a linear pattern, with the Catholic Church providing the focal point in the village centre beside McDonagh Square. There has been significant development in recent years, particularly in the townlands of Capanilly, Knockanevin and Castlequarter. The village has a strong commercial and residential function and acts as a service centre for the local agricultural hinterland. The main street which is well defined and has a consolidated built environment, has a strong streetscape comprising both residential and commercial buildings and is a designated Architectural Conservation Area.

### Population

The population of Borrisoleigh has increased by +13.5% in the inter-census period 2006-2011, from 626 to 708 people, which is a greater increase than the national average of +10.8%. This follows on from a sustained population increase in each census period since 1996. The increase in population corresponds to an increase in the housing stock in the village, which has seen a rise to 349 houses in 2011.

YEAR	POPULATION	% CHANGE
1996	564	
2002	598	+6%
2006	626	+4.5%
2011	708	+13.5%
2016	679	-4.1%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings, and on-street housing. The main housing areas are located to the west of the village, with other smaller pockets to the north-east and north-west. Much of the housing in the village was provided between 2000 and 2008 and comprises both private and public housing units. New residential development will be considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the North Tipperary

County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population. Development proposals will be required to have regard to the County Housing Strategy and, where applicable, a Development Impact Assessment will be required.

#### Education

Borrisoleigh has a large co-educational primary school, owing to the amalgamation of the previously single-sex boys and girls schools. The village also has a secondary school, adjacent to the primary school, which has also undergone expansion in recent years. The secondary school services the parish of Borrisoleigh but also surrounding areas including Drom, Upperchurch, Templeberry and Gortagarry. There is one preschool in the village, however there are no formal crèche facilities.

#### Community Facilities

The main role of the village is to provide services for the everyday needs of the local community, both within the settlement and also its hinterlands. The village provides a wide range of both social/community and commercial services for its population. The village has a health centre, doctors surgery, garda station (limited hours), post office, veterinary surgery and creamery. There are a number of pubs and shops, including the service station on the village edge and also a hairdressers, a butcher and a chemist. The village is well serviced socially also with a cafe, community centre, parish hall and GAA facilities.

#### Open Space

There is a Town Park in the south-east of the village, adjacent to the GAA Club. The GAA facilities comprise the existing GAA clubhouse (and large sports complex currently under construction) together with pitches. There are also a number of additional facilities including the tennis courts, playground and a walking track. The site extends over an area of approximately 10ha.

The Cromogue River flows through the village and could also be further developed as an amenity feature. It is considered that the village would benefit from an Enhancement Plan, with specific focus on the development and enhancement of the amenities available within the village centre and also attention to the entry points to the village.

It is a Specific Objective of the Council:

- SO 1:** To seek the to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.

- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO3:** To support the preparation of an Enhancement Scheme for the village, which includes a focus on the Village Square and also the enhancement of entry points to the village
- SO 4:** To seek to develop a riverside walk and amenity area within the village centre.

### Village Centre and Economic Development

Borrisoleigh is designated as a Service Centre in the Settlement Hierarchy for the County. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. In this respect, supporting the development and vitality of the village centre, it is a key development principle of the plan. Borrisoleigh village centre, is characterised by a strong vernacular streetscape, centred around McDonagh Square which also functions as a car park. The Plan has identified lands for the expansion of development within the village centre, and will support the redevelopment and re-use of vacant and underutilised properties and backland area, to enhance its commercial and social function. The Council will also support, as opportunities arise, the enhancement of the public realm, including initiative by the local community.

Employment in the village, is supported by its retail and service offering in the village together with the villages educational facilities. The village has suffered a severe down turn in employment with the recent downgrading of the Tipperary Water factory and the closure of the C&C plant (formerly Gleasons). In this respect, the Council will support re-use and re-development of this site for appropriate employment facilities.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To facilitate encourage the redevelopment of industrial factory sites within the village should be encouraged.
- SO 7:** To facilitate the comprehensive consolidation of the village's retail core and, where appropriate, expansion to the backland areas of the village.
- SO 8:** To support the preparation of an Enhancement Scheme for Borrisoleigh, which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc subject to resource being available.

- SO 9:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

### Built and Natural Heritage

The village includes a number of archaeological sites with the Village Centre designated as a Zone of Archaeological Potential. The main street has a strong streetscape comprising both residential and commercial buildings and is a designated Architectural Conservation Area. There are a number of protected structures within the village centre, with some examples of traditional shop fronts. The Church in the village square dates from 1892. The village is intersected by the Cromogue River close to the northern boundary of the village.

It is a Specific Objective of the Council:

- SO 10:** To protect the designated Architectural Conservation Area and shall ensure the use of quality building materials and best conservation practice in relation to protected structures and buildings within the ACA;
- SO 11:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

### Water Services

**Waste Water:** The village is serviced by a Municipal Waste Water Treatment System.  
**Water Supply:** Public Water Supply available.

It is a Specific Objective of the Council:

- SO 12:** To support the expansion of public infrastructure within the village.

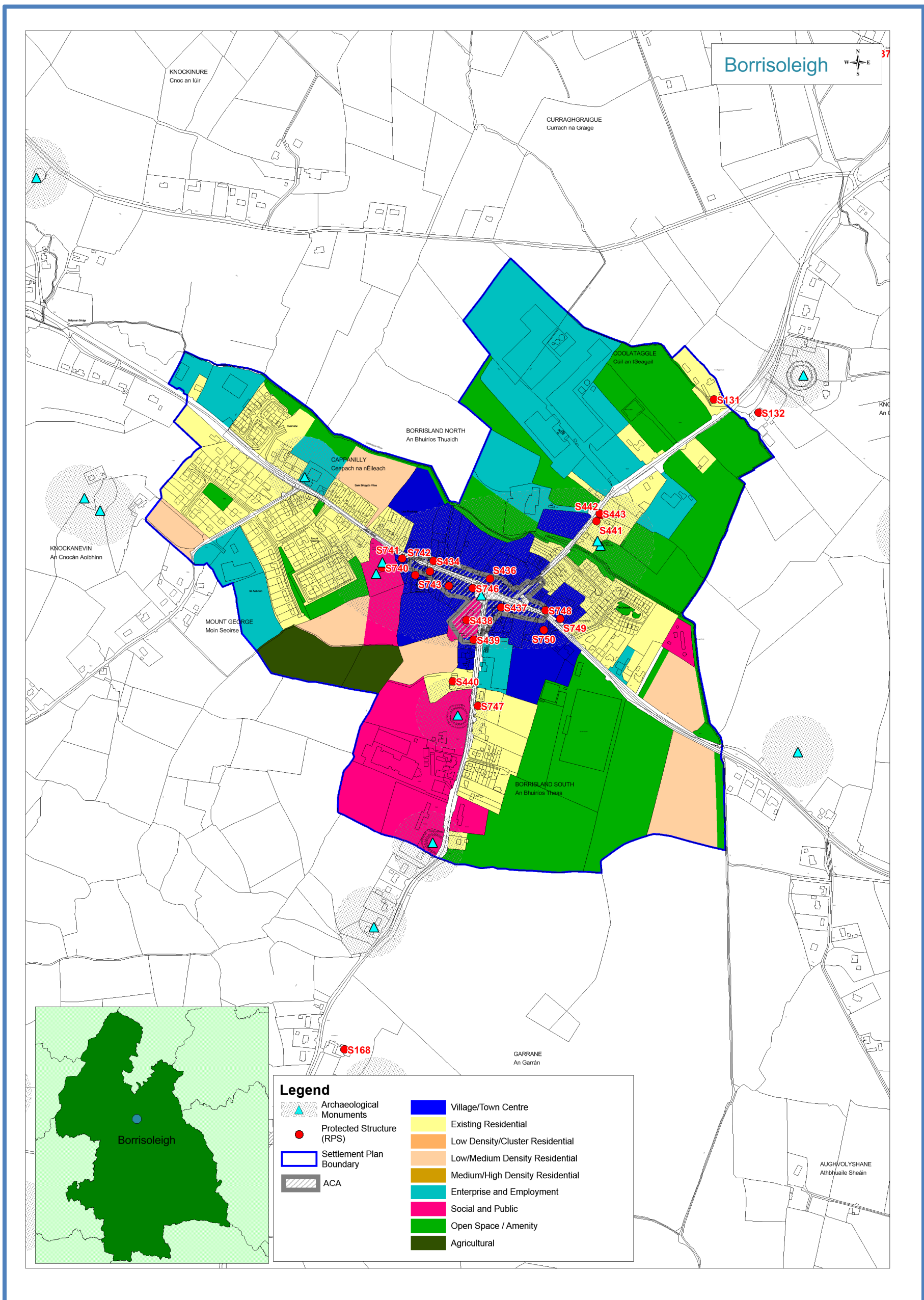
### Flooding

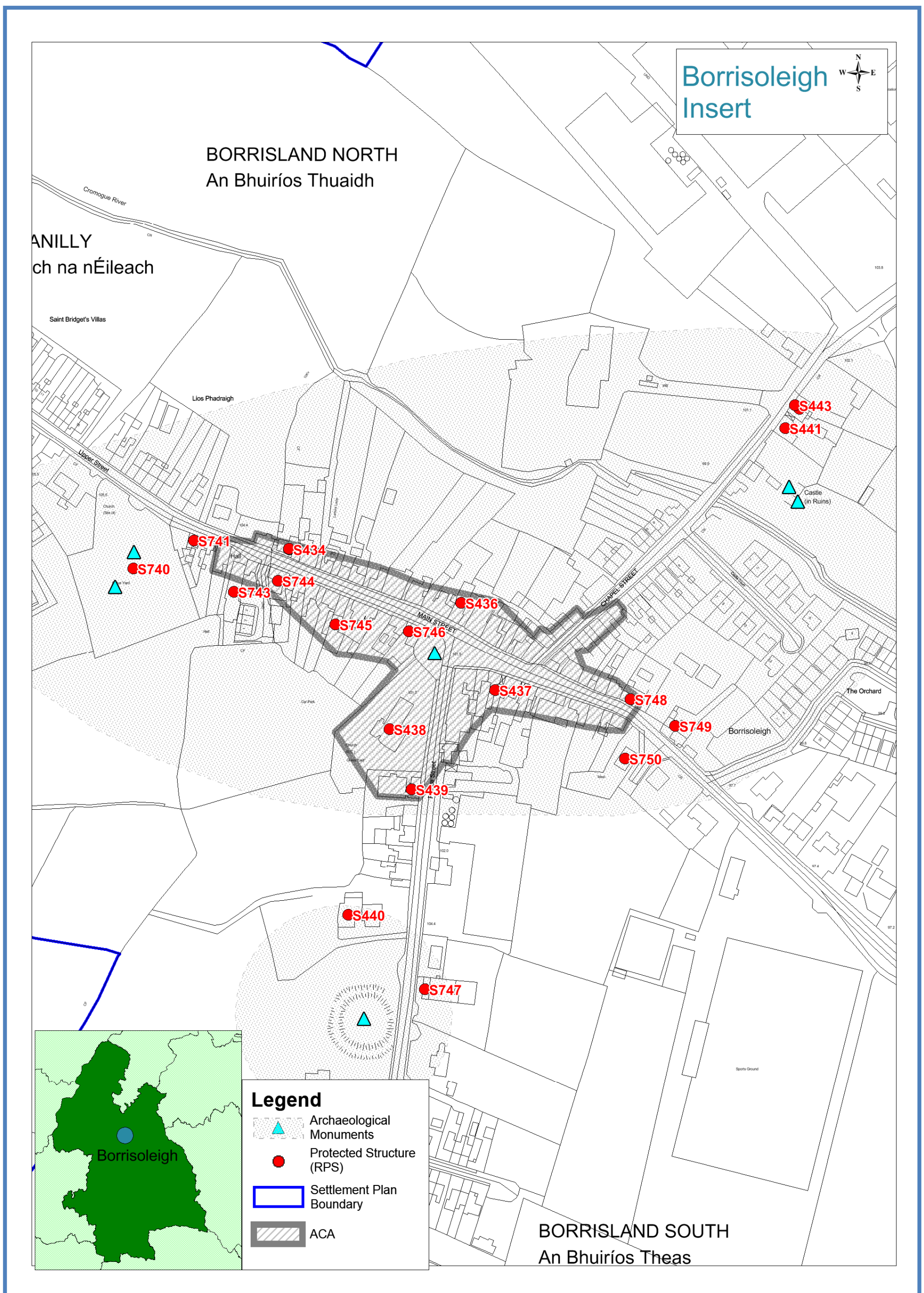
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

**SO 13:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.







## Cloughjordan

### Settlement Context

Cloughjordan (Cloch Shiurdáin) is a market village located to the north of the county close to the border with Offaly. It is located on the junction of two regional roads – the R490 and R491. The village has traditionally developed largely in a linear fashion, predominantly along the R490. The village, being primarily residential in character, functions as a service centre for the local agricultural hinterland. The main street is designated as an Architectural Conservation Area denoted with fine examples of Georgian and Victorian architecture which frame the wide street.

The village is home to the Eco-Village; a 67 acre site behind the Main Street in the village where the community is committed to ecological, social and economic sustainability.

### Population

The population of Cloughjordan decreased by 3.6% in the inter-census period between 1996 and 2002 with further decline of 8.6% between 2002 and 2006. However, there has been a marked change in the population change pattern in the last inter-census period where an increase of 117 persons or 22.9% took place. This is well above the national average of 10.8% and marks a stark contrast with the population decline that took place during the previous inter-census periods. A similar increase in population took place in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	447	-
2002	431	-3.6%
2006	394	-8.6%
2011	511	+22.9%
2016	612	+19.8%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings and limited apartment development. New residential developments have taken place over the last 10 years predominantly to the east of the town and within the Eco Village to the north of Main Street.

New Residential Development will be considered in accordance with the policies, objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of

the population and applications will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

Cloughjordan has two primary schools. Cloughjordan National School has a Catholic ethos while Cloughjordan No. 1 National School has a Church of Ireland ethos. There is no secondary school in the village and student travel to Nenagh, Roscrea, Borrisokane or Birr to complete their second level education. There are also a number of childcare/crèche facilities in the town with a new childcare facility located adjacent to Cloughjordan National School.

#### Community Facilities

The main role of this village in terms of services is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Cloughjordan enjoys well developed community facilities and services. It is served by a garda station, post office, credit union, and library to name but a few. It is also home to the Thomas MacDonagh Heritage Centre. In addition there are a number of local shops, pubs and cafes within the village.

#### Open Space

Cloughjordan has a small park located at the heart of the village adjacent to the Church of Ireland church. The park is bordered by a stone wall and mature lime trees. Elsewhere in the village are community facilities and playing fields for GAA and Soccer. There is also a local Hunt Club.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the community.
- SO 3:** To support the provision of playground facilities subject to resources being available.

### Village Centre and Economic Development

Cloughjordan has been designated a 'Service Centre' in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. The role of the village for the provision of



services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. It is important that this function is maintained and improved and the plan provides a framework to maintain and improve the vitality and vibrancy of the village centre. There are significant opportunities within the village centre for further development of backlands immediately to the rear of Main Street. These backlands may be suitable for development depending on all other relevant site specific considerations. Infill development will be facilitated and encouraged where it can be demonstrated that the proposed development will positively enhance the streetscape.

Employment in the village is supported by the villages retail and service offering and educational facilities. There are a number of small or micro-enterprises within the village which trade successfully and generate local employment. The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the town.

It is a Specific Objective of the Council:

- SO 4:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 5:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO 6:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment
- SO 7:** To facilitate the further development of the tourism potential of the village and capitalise on its unique tourism offers such as the Eco Village and the Thomas Mac Donagh Heritage Centre.

### Built and Natural Heritage

The built form of the Main Street in Cloughjordan incorporates carriage arches and access laneways, with wide streets which have a strong building line of Georgian and Victorian structures framing either side. There are a number of notable and important buildings within the village such as the Catholic Church, Methodist Church and the Church of Ireland, the Military Barracks/Terrace and Cloughjordan House. The Catholic Church contains a five light, Harry Clarke stained glass window. The Main Street has been designated an Architectural Conservation Area in recognition of its strong character. Both the ACA and the Protected Structures are illustrated on the objective map attached.

There are a number of recorded monuments located within the village boundary. Recorded Monuments TN016-001 – Historic Town, TN016-005 – Bullaun Stone, TN016-007 – Fullacht Fia, TN010-092 Enclosure are all located around the town. TN016-001003 – House 16<sup>th</sup>/17<sup>th</sup> Century, TN016-001002 – Enclosure and TN016-001001 – Castle Tower House are all located within the grounds of Cloughjordan House.

It is a Specific Objective of the Council:

- SO 8:** To protect the designated Architectural Conservation Area and ensure the use of quality building materials and best conservation practice in relation to protected structures and buildings within the ACA;

### Services and Infrastructure

**Waste Water:** The town is serviced by a Municipal Waste Water Treatment System. The system will require upgrade works to service the perceived needs of the town over the lifetime of the plan.

**Water Supply:** The existing public water network is adequate to cater for the needs of the town over the lifetime of the plan.

It is a Specific Objective of the Council:

- SO 9:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 10:** To support the expansion of public infrastructure within the town.

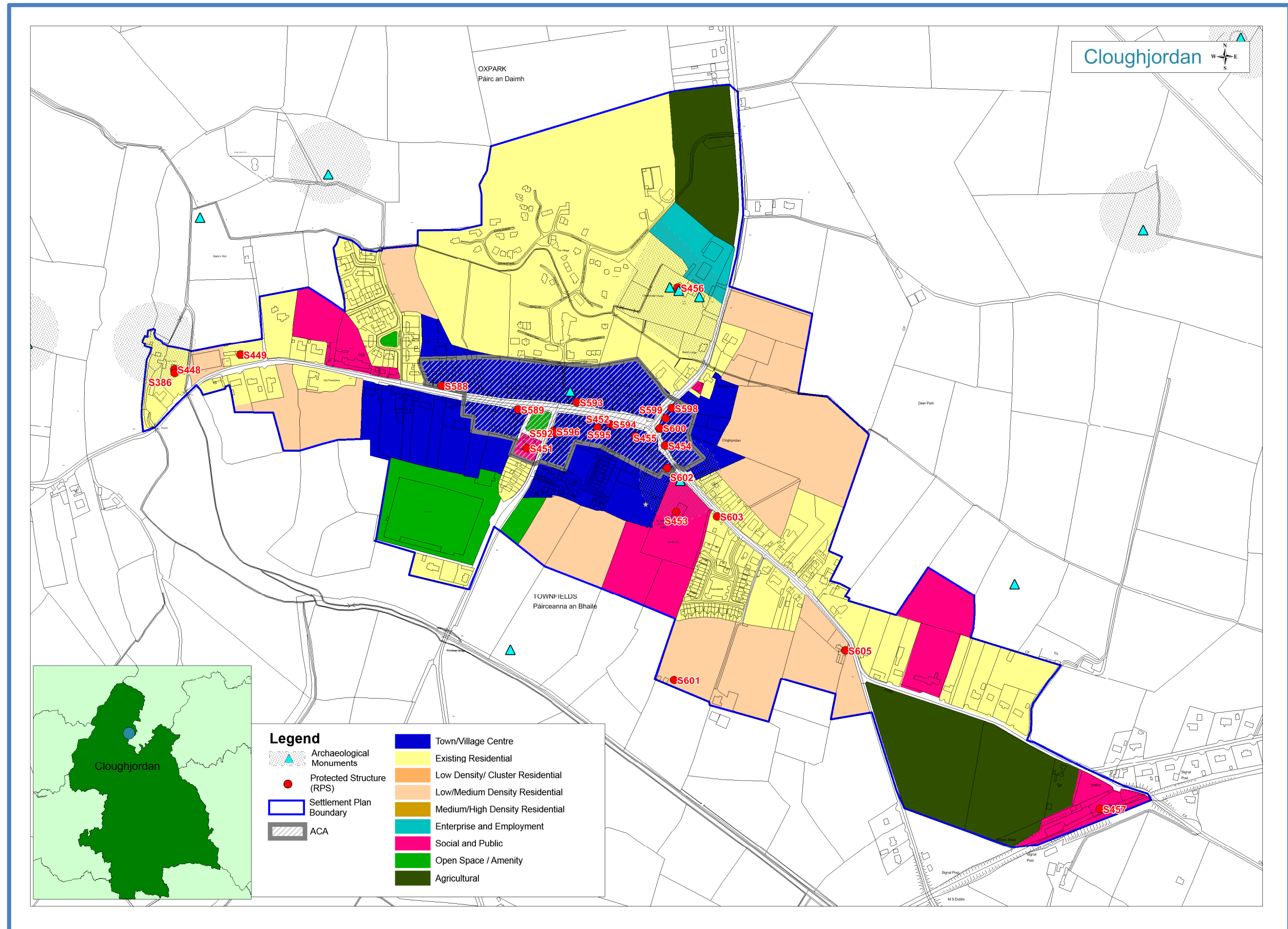
### Flooding

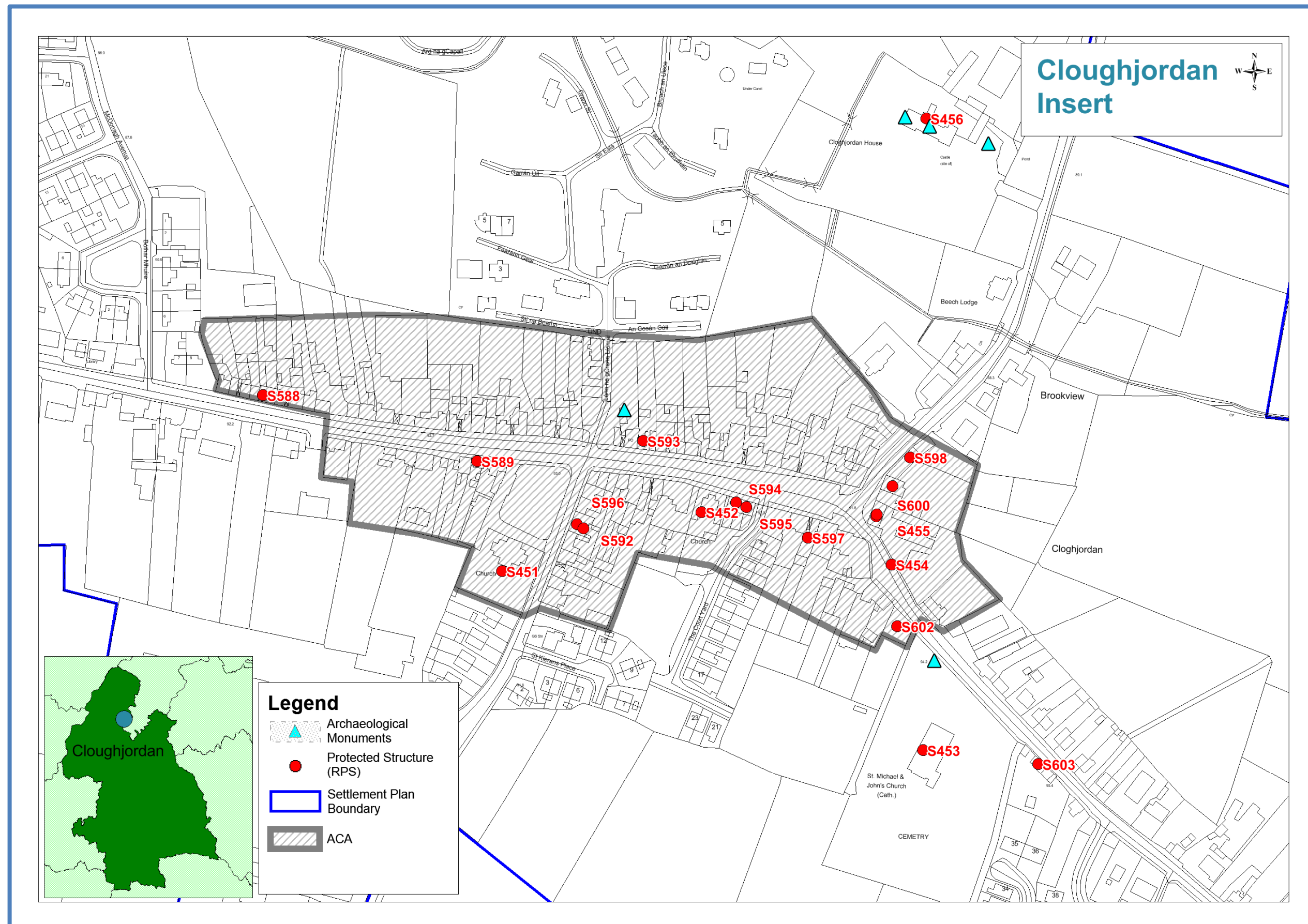
The Ballyfinboy River bounds the town to the south and west.

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with the "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

- SO 11:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.





## Holycross

### Settlement Context

Holycross (Mainistir na Croiche) is located centrally in County Tipperary, 5km south west of Thurles and 13km north of Cashel. The village straddles the River Suir, and was developed as a religious centre at a fording point in the river. Holycross village receives its name from Ceall Uachta Lawyne or 'the upper church or small church in the territory of Lamund', a name that attributes to as far back as the 8th century. In 1182 the present 'Abbey of the relic of the True Cross' at Holycross was founded on the banks of the River Suir. Donal Mór O'Brien, king of Thomond (North Munster), granted the lands of Holycross parish to the newly arrived Cistercian monks, who colonised the abbey from Monasteranenagh in County Limerick. The Abbey formed the focal point of the small settlement which grew outside the settlement walls. The village is elongated and centered on the river crossing and a junction of the R661 and the R660.

### Population

Holycross has experienced sporadic growth over the last number of years with the 2006 census recording a population increase of 14.8% while in 2011 a population increase of just 2% (700 people to 714 people) was recorded. There was a population increase of 1 person in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	447	
2002	610	+36.5%
2006	700	+14.8%
2011	714	+2%
2016	715	+0.1%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings, and limited on-street housing. Notably, there is a scheme of Sue Ryder accommodation within the village. The main housing areas are located to the south east of the village where housing estates have been developed. Housing to the west of the river has predominately taken place as one-off dwellings. New Residential Development should counterbalance the existing development pattern and will be considered in

accordance with the policies, objectives set out in Chapter 3 and Chapter 10 of the North and South Tipperary County Development Plans (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population. Development proposals will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

Scoil Naisiunta Micheal Naofa in Holcross is a co-educational primary school. There is no secondary school in the village and students travel to Thurles to complete their second level education. There is a pre-school facility (Holycross Community Child-care Centre Limited) in the village located to the rear of the national school.

#### Community Facilities

The main role of this village in terms of services is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. The village provides a mainly residential function, however both social/community and commercial services are also provided. The village has a church, shop, post office, two public houses, community hall and Holycross Abbey itself. The village also has a football and GAA club with both facilities being accommodated at separate locations outside the village.

#### Open Space

The river Suir transects the village and passive amenity spaces have been provided on both the east and west banks of the river south of the bridge. The spaces provide walkways, landscaped area, picnic tables, nature reserve and viewing decks.

A number of small open spaces are also provided within the residential estates. It is considered that the village would benefit from an Enhancement Plan, with specific focus on the development and enhancement of the amenities available within the village centre.

It is a Specific Objective of the Council:

- SO 1:** To seek the to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.

- SO 3:** To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.
- SO 4:** To support the provision of playground facilities, subject to resources being available.

### Village Centre and Economic Development

Holycross has been designated as a Service Centre in the Settlement Hierarchy for the County. The role and function of a Service Centre is important in the daily life of the people of the village and wider hinterland. Holycross provides local employment and services to the people of the village and those within its wider catchment and the plan will seek to support the development, vitality and vibrancy of the village centre.

Holycross Abbey is also a significant tourism attraction, and will be promoted as part of Ireland Ancient East, which provides opportunities for further enhancement of facilities in the village. In this respect, the Tourism Strategy for the County has also indicated that the village would benefit from public realm improvements and further development of appropriate tourism services. The Council will seek to support and facilitate such facilities as they arise.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start-up enterprises
- SO 7:** To promote the village as a key tourism destination and to support the provisions of Irelands Ancient East as they relate to Holycross.
- SO 8:** To support the development of the ecclesiastical heritage of the village as a tourism base within the village.
- SO 9:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas of the village.
- SO 10:** To support the village as an important centre for the provision of convenience goods, retail services and the hospitality industry.
- SO 11:** To support the preparation of an Enhancement Scheme which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc. subject to resources being available.

- SO 12:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

### Built and Natural Heritage

Holycross Abbey is located in a prominent position on the banks of the Suir within the village centre and as such development proposals should be carefully considered to ensure the Abbey, its setting and attendant grounds are protected. The village is intersected by the River Suir which is a designated Natura 2000 site – Lower River Suir SAC 002137.

It is a Specific Objective of the Council:

- SO 13:** To ensure the protection and enhancement of Holycross Abbey and its setting within the village.
- SO 14:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 15:** To maintain the integrity of the Suir SAC and to carry out Appropriate Assessments where necessary and appropriate.

### Services and Infrastructure

**Waste Water:** The village is serviced by a municipal waste water treatment system. Upgrade works may be required to accommodate future development

**Water Supply:** Public Water Supply available.

It is a Specific Objective of the Council:

- SO 16:** To support the expansion of public infrastructure within the village.

### Flooding

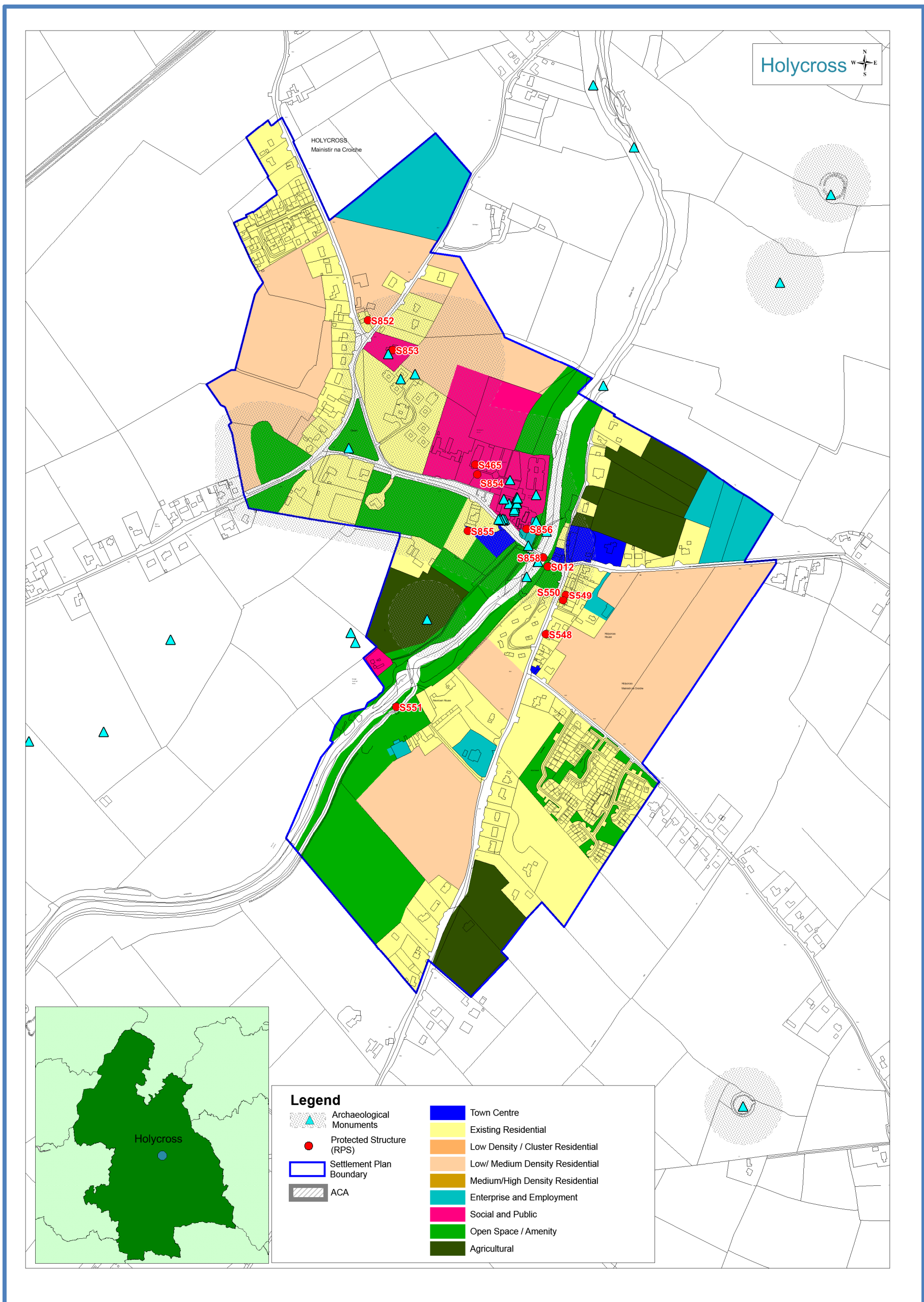
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may

require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

**SO 17:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.





## Littleton

### Settlement Context

Littleton (An Baile Beag) is situated on the Regional Road, R639 between Cashel and Urlingford. The village is situated approximately 7.5km south-east of Thurles. Littleton has developed around an x-shaped road junction, including along the former main Cork-Dublin Road. The village has a mainly residential function, with much of the village housing being developed to the south-east of the cross roads. The school, Church of Ireland and the new community centre are also located in this area. The village acts as a service centre for the local agricultural hinterland, however it is noted that the commercial function relies on a small number of businesses. The main street is well defined and has a consolidated built environment. The streetscape on the main street includes a long terrace of 2 storey buildings, with some good examples of vernacular houses.

### Population

The population of Littleton has decreased by 11.4% in the inter-census period 2006-2011, from 463 to 410 people. This is in contrast to the national trend, where the average increase in population is +10.8%. This follows on from a sustained population decrease in each census period since 1991 and shows a drop from 566 people in 1991 to 410 in 2011, i.e. a decrease of 27.56%. Housing stock in the village has remained constant in recent years, with very little development within the settlement boundary. A further population decline of 3.9% took place in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	544	
2002	500	-8.1%
2006	463	-7.4%
2011	410	-11.4%
2016	394	-3.9%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings, and on-street housing. The main housing areas are located to the south of the village, with much of the housing comprising public housing units. New residential development will be considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County

Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population. Development proposals will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

Littleton has a co-educational primary school, which serves the parish of Littleton but also surrounding areas. The school has been extended and refurbished in recent years, including the provision of additional car parking. The school site, while adequate in size is quite restricted with development having taken place on all adjoining sites. St. Kevins National School also accommodates 'Baile Beag Montessori Pre-School'

#### Community Facilities

The main role of the village is to provide services for the everyday needs of the local community, both within the settlement and also its hinterlands. The village provides a range of both social/community and commercial services for its population with a number of pubs and shops, a garda station, post office and a creamery/hardware and tractor/machinery parts /servicing. The village also accommodates the newly constructed Moycarky-Borris community centre which facilitates community meetings etc. and has a Catholic Church and Church of Ireland within its boundaries and also a Jehovah Witness place of worship.

#### Open Space

There is very limited open space in the village of Littleton, however the main street includes a large hardstanding area adjacent to the regional road which has the potential for enhancement works. The street accommodates a small landscaped area close to the junction in the village centre. The GAA complex includes two large pitches and a small complex to the north of the village, while the newly built Moycarky-Borris community centre is built on an expansive site with potential for development works. The land to the rear of the Community Centre and School lends itself to development of an amenity/recreational space to serve the village population

It is considered that the village would benefit from an Enhancement Plan, with specific focus on the development and enhancement of the amenities available within the village centre and also attention to the entry points to the village.

It is a Specific Objective of the Council:



**SO 1:** To seek the to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.

**SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.

### Village Centre and Economic Development

Littleton has been designated as a Service Centre in the Settlement Hierarchy for the County. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. It is important that this function is maintained and improved through this plan, the Council will seek to facilitate development to improve the vitality and vibrancy of the village centre. The village as a whole would benefit from an enhancement scheme to provide definition and interest, particularly with paving, landscaping and street furniture as appropriate. The Council will also support and facilitate employment generating developments within the village boundary.

It is a Specific Objective of the Council:

**SO 3:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

**SO 4:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.

**SO 5:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.

**SO 6:** To support the preparation of an Enhancement Scheme for Littleton, which includes a focus on enhancement of entry points to the village and also focuses on the village centre providing definition of core area by way of paving, street lighting, street furniture etc. etc subject to resource being available

### Built and Natural Heritage

The main street has a strong streetscape comprising both residential and commercial buildings. There are a number of attractive buildings within the village centre which add to the character of the settlement. The village is also home to the ruins of the old Castle/Tower situated to the rear of the

Garda Station which is a recorded monument. The Church of Ireland in the village square dates from 1786 and is a good example of a Board of First Fruits Gothic Revival architecture.

It is a Specific Objective of the Council:

**SO 7:** To ensure the protection of protected structures and historic buildings and buildings/structures of archaeological significance.

### Services and Infrastructure

**Waste Water:** The village is serviced by a Municipal Waste Water Treatment System

**Water Supply:** Public Water Supply available

It is a Specific Objective of the Council:

**SO 8:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

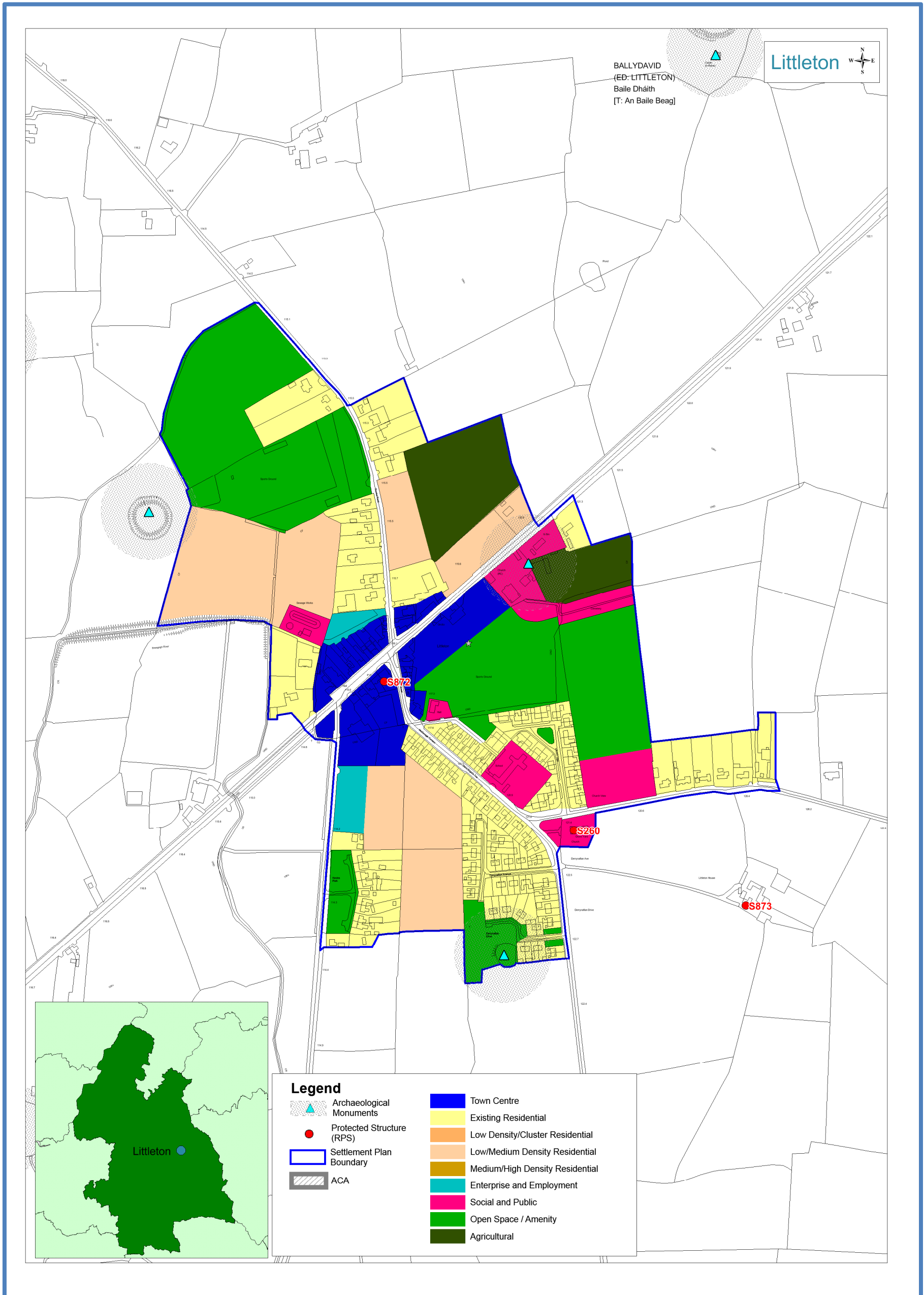
**SO 9:** To support the expansion of public infrastructure within the village.

### Flooding:

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

**SO 10:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Newport

### 1.0 Introduction

#### 1.1 Settlement Context

Newport (Port Nua) is located in the north west of the County, close to the Limerick county border and approximately 18km west of Limerick City. The town is situated in an area of natural beauty, lying west of the Silvermines and Slivefelim Mountain and in the foothills of Keeper Hill. The town developed in the 19<sup>th</sup> century, and its square and Main Street has retained its historic character to the present day. Newport is also characterised by riverside setting, with the Mulkear River flowing through the centre of the town, intersected by the Cully River. In recent decades, due largely to its proximity to Limerick City, the town has seen significant residential expansion along all approach roads.

#### 1.2 Population

Newport as illustrated in Table 1.1 has more than doubled in population since the late 1990s, and in particular experienced strong growth during the economic boom. Newport, in particular, has attracted significant population growth due to its proximity to Limerick City, providing affordable housing and a high rural quality of life for residents who commute for employment to the city on a daily basis.

**Table 1.1: Population Trends**

Year	Number	% Change
1996	873	-2.3%
2002	887	+1.6%
2006	1286	+57%
2011	1806	+40%
2016	1995	+10.5%

### 2.0 Development Strategy

The County Development Plan sets out overarching policies and objectives to guide the development of settlements across the county. Therefore, policies and objectives contained in the County Development Plan will apply in the consideration and assessment of development proposals and should be read in conjunction with this Settlement Plan.

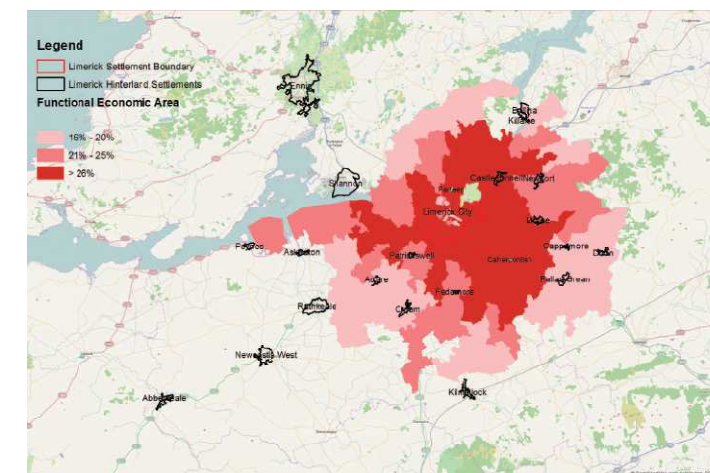
#### 2.1 Strategic Planning Context

Newport is a designated Service Centre in the County Development Plan, whereby its role is defined as follows:

*'Service Centres are robust settlements that have a capacity to accommodate new residential growth, employment and enterprise, and other appropriate uses, and are targeted for growth at an appropriate scale to service their local hinterlands and to consolidate housing, local employment, public transport and a range of services.'*

Newport also, from a strategic planning context, lies within the zone of influence of Limerick City, which will continue to influence the town's growth and development. This was recognised in the Limerick Hinterland Report, 2015<sup>3</sup>, which examined the socio-economic profile of settlements around the City.

The growth and development of the Limerick City region will be critical to the success of the next national planning framework, and towns such as Newport, will offer opportunities to attract population growth and offer a high quality of life for residents. This must be achieved in a balanced and sustainable manner, and the Council will seek to ensure that development takes place in a phased manner, supported by community and public infrastructure to maintain a high quality of life for existing and future residents.



#### 2.2 General Objectives for the Future Development of the Town

Having regard to Newport's role in the County Settlement Hierarchy the following are key objective which will guide development over the lifetime of the plan:

1. To support the sustainable growth and development of Newport as part of the Limerick City Region, ensuring phased residential growth is supported by community infrastructure and services.
2. To seek the development of high quality residential schemes, which provide a range of house types to meet the needs of the population, supported by community provision and services.
3. To facilitate the development and enhancement of the town centre and to encourage the development of vacant and derelict sites for a range of retail, tourism, residential and complementary uses.
4. To encourage and support large scale indigenous industries, small scale FDI and enterprises on land identified for such development.
5. To support and work in partnership with the community in the development of community recreational facilities, including the development of a Town Park.

<sup>3</sup> Prepared by Limerick City and County Councils and the Department of the Environment, Community and Local Government.

6. To enhance the public realm and the built and natural heritage through blue and green infrastructure planning of the town.

### 3.0 Sustainable Communities

Newport, as outlined above, has seen significant population growth over the past two decades, and while significant new housing development has not taken place in the recent past, demand for further housing will return as the economy recovers.

The land use zoning framework, provides for 21 ha of land for residential use. Residential lands have been identified on the basis of predicted need to provide variety and choice to accommodate new development, noting that all land will not be available over the lifetime of the plan. The Plan also includes the identification of opportunity sites in the Town Centre, which should be developed in a phased and co-ordinated manner to consolidate the town centre, while making provision for commercial and community services.

Development in the town will be dependent on the delivery of up-grade of the public waste water treatment plant. This up-grade has now been identified as a priority in the Irish Water Capital Investment Plan, 2017 and the Council will work with Irish Water over the lifetime of the plan to seek the delivery of this critical infrastructure.

Residential development will be required to comply with the County Housing Strategy and policies and development management guidelines set out in Chapter 3 and Chapter 10 of the Plan (as varied). Accordingly, proposals for residential schemes should include an analysis of the housing, community and services needs of the town to inform the overall design of the development.

Newport is very well served by educational facilities including two primary schools (Covent of Mercy Primary School and the Boy's National Schools) and two second level schools (St. Mary's Secondary School and St. Joseph's College) These schools serve a significant rural catchment, and the Council will support proposals to enhance and expand the facilities of these schools, as needs arise over the lifetime of the plan.

The town also has a very strong community base with groups including the Newport Development Association, Tidy Towns and Historical Society and sports clubs. Community facilities in the town include a community centre, Credit Unit, GAA, rugby, soccer and handball clubs and facilities. The Council will seek to work in partnership with these groups and the community of Newport over the

lifetime of the plan, to support enhance and develop existing community facilities, as opportunities for funding arise.

The new Town Park will be developed in 2018, which will bring a new recreation and community amenity to Newport and a destination for new visitors. The development of the park also presents opportunities to link this area with the town as part of an overall town centre and open space enhancement strategy.

### 4.0 Town Centre and Economic Development

Newport as a designated Service Centre in the Settlement Hierarchy plays an important role as a centre for retail and service provision for its rural hinterland and the town centre is the focus for these activities. Town Centres by their nature are multi-faceted, incorporating a range of business and services and a public realm for locals and visitors to enjoy. Newport in this respect has retained much of its historical character, in its streetscapes and buildings, and has a range of retailing and other business operating along the square and the main street. However, the level of vacancy is noteworthy, and in this regard, the Council will seek to support re-development through legislative mechanisms and incentives (such as the Commercial Incentive Scheme, Painting Schemes etc.) over the lifetime of the plan.

The Plan will also seek to encourage and facilitate the re-use and re-development of existing premises and back lands to enhance and expand the retailing and commercial offering in the town, in accordance with Newport's designated service function.

The Council also recognises that in order for Newport to be more self sustaining, business and enterprise should be promoted and facilitated. In this respect, the town can seek to attract new businesses by harnessing its location within the zone of influence of Limerick City, proximity to Nenagh and connectivity to the M7. In this respect, the Local Economic and Community Plan has identified Newport as a town in the county to be promoted and supported for large scale indigenous investment and smaller-scale foreign investment. The land use planning framework has also provided for the designation of lands on the Limerick Road, which are considered suitable for development for an Enterprise and Development park to support new business including start up units.

Newport, also has significant tourism potential given its location close to Limerick and Silevefelim-Silvermines mountains and the Clare Glens. The Council will support the enhancement of tourism facilities in the town and seek to support opportunities for clustering of activities as part of the national Ireland Ancient East Destination Plan.

## 5.0 Heritage and Public Realm

Newport has a rich built and natural heritage, and a public realm which has a strong and unique character which is to be valued, protected and enhanced for the benefit of local residents and visitors to the town.

The history of the town can be traced back to the 19th century, when Robert Joselyn gave land for the first public buildings in Newport, including the old Catholic Church and first Gaol and Courthouse. By 1822 a garrison was located in the town and the Barracks was constructed in c. 1830. The 19th Century hosted many shopkeepers and traders and saw the establishment of the first Catholic National School at the site of the existing ball alley. Newport today has retained much of this original character, and the Main Street and Town Square is designated an Architectural Conservation Area on this basis. In this area, the Council will seek, in particular, the protection of the character of existing buildings, details such as traditional shopfronts, doors, windows, cornices, cast iron gutters etc. The Council will also seek to ensure that any new development in this area is of a high quality respects the form, design and unique character of the area.



Newport is also characterised by its setting on the Mulkear and Cully Rivers. The Mulkear River, which rises in the Slievefelim-Silvermines Mountains, is a part of the Lower Shannon SAC and is particularly important fisheries habitat. The Council will seek to protect and enhance the ecological status of this river, and where appropriate, will require the submission of natural impact statements, to facilitate the assessment of development. The riverside also provides an important amenity for the town. In this respect, the development of a town park will open up the river to all residents in Newport and will provide new opportunities for the development of a circuitous riverside park and heritage trail around the town. The Plan also identifies the 'Riverside Area' as an opportunity site for which the Council will seek to develop a master plan over the lifetime of the plan, to provide a framework for and to encourage its development, for the benefit of the town as a whole.

Newport's history, built and natural heritage provide a strong basis for enhancement of the town and a coherent strategy for creating new public spaces. The strategy as illustrated below, prepared by the Newport Development Association, North Tipperary County Council and Queen's Belfast, illustrates the many attributes of the town, including blue and green infrastructure linkages. The Council intends to

build on this strategy, and to prepare a comprehensive public realm and town centre enhancement plan over the lifetime of the plan.



## 6.0 Sustainable Transport, Infrastructure and Flooding

### 6.1 Balanced Urban Form and Sustainable Transport

The Plan has identified land to facilitate the development of the town, and in particular a number of opportunity sites to expand the town centre, to facilitate business and employment opportunities and to link open spaces and heritage sites. The Council in the development of these sites, will seek to ensure that there is maximum connectivity throughout the town and provision will be sought, as appropriate for pedestrian and cycling facilities. Development will be required to conform to the design standards as set out in 'Design Manual for Urban Roads and Streets' 2013<sup>4</sup> to support and encourage more sustainable travel patterns in urban areas.

The Council will also seek, as opportunities arise, to maintain and enhance streetscape provision, and will seek to improve public facilities for pedestrian and cyclists. Sustainable transport within the town will also be a key consideration as part of the preparation of a public realm plan for the town.

<sup>4</sup> Department of Transport, Tourism and Sport and Department of the Environment, Community and Local Government

## 6.2 Water Services

The Town is serviced by a waste water treatment plant and public network. The existing sewage treatment plant has limited capacity and as such upgrade works may be required during the lifetime of the Plan. The waste water treatment plant has been identified for investment under the Irish Water Capital Investment Plan, 2017

The town is served by Newport Regional Water Supply which has sufficient capacity is in place to cater for any future development.

## 6.3 Flooding

Newport, has been considered as part of the Shannon Flood Risk Management Catchment Study. The Council, in accordance with the Flood Risk Management Guidelines for Planning Authorities, 2009 (DEHLG) has zoned lands which are liable to flood for open space/amenity purposes, and where appropriate, will seek the preparation of flood risk assessments as part of any development proposal.

## 7.0 Specific Objectives

The Council, as opportunities arise, and subject to resources, will seek to support and implement the following objectives, over the lifetime of the County Development Plan (as varied).

### *Sustainable Communities*

- S01:** To seek the development of high quality neighbourhoods with an appropriate mix of house types, amenities and services to cater for the housing needs of the community.
- S02:** To encourage the development of serviced sites and low density housing development on lands zoned for that purpose and as part of large scale housing schemes.
- S03:** To seek to encourage and facilitate local community groups, as resources permit, in the enhancement and development of the town.
- S04:** To support and work in partnership with the local community and stakeholders, as resources permit, in the development of land or buildings for economic, community and recreational facilities.
- S05:** To deliver the development of a Town Park south of the town centre on the Murroe Road; through consultation with the community, to provide recreational facilities for all age groups within the town and a new destination for visitors to the town

### *Town Centre and Economic Development*

- S06:** To facilitate the comprehensive consolidation of the town's retail core and, where appropriate, expansion to the backland areas of the town.
- S07:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- S08:** To encourage and facilitate the regeneration and re-use of vacant, disused and derelict sites and take action, where appropriate, through legislative mechanisms.
- S09:** To encourage and support the development of tourism infrastructure and development and to enhance linkages with walking and cycling routes including the Silvermines-Slievefelim and the Clare Glens.
- S010:** To promote tourism opportunities as part of the Ireland Ancient East destination proposition.

### *Public Realm and Heritage*

- S011:** To prepare a comprehensive public realm plan for the town, to enhance the built and natural heritage of the town.
- S012:** To undertake a feasibility study to develop a heritage trail and riverside walkway which considers linkages of existing and new open space areas.
- S013:** To seek the protection and enhancement of protected structures, historic buildings and buildings/structures of archaeological significance.
- S014:** To ensure the ecological protection of Lower Shannon SAC and to require the preparation of Natura Impact Statements, as necessary, in assessment of any impacts on this Natura 2000 site.
- S015:** To seek the protection of trees and natural hedgerows in the village, subject to traffic safety, as part of new development proposals.
- S016:** To seek to support the development of blue and green infrastructure of the town, including the enhancement and development of ecological corridors and wildlife as part of new development proposals and public realm projects and trails.
- S017:** To seek the protection and enhancement of the Architectural Conservation Area including traditional shop fronts and architectural features.
- S018:** To support and facilitate the re-development and enhancement of the Ball Alley site.

### *Sustainable Transport, Infrastructure and Flooding*

- S019:** To work with Irish Water to deliver the up-grade of the waste water treatment plant, to provide for the future development of the town in accordance with its role in the County Settlement Hierarchy.

**SO20:** To make provision, as opportunities arise, for enhance pedestrian and cycle transport facilities in the town.

**SO21:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

**SO22:** To work with the OPW in the implementation of flood relief measures as may be identified as part of the Shannon Catchment Management Plan.

### 8.0 Opportunity Sites

Newport has a number of key sites in the town which if developed have a role to play in the prosperity, proper planning, and sustainable development of the town.

Proposals for development shall comply with the overarching policies and objectives of the Tipperary County Development Plan 2010 (as varied). The Council will encourage and support the development of these sites, and has prepared development briefs for each site as below to guide future development.

#### Site 1: Town Centre Development: 'Tullow Area'

This site is located to the east of the town centre and has been identified as area in which to expand the town centre, over the lifetime of previous Local Area Plans. The lands have been subject to planning permission for the development of a large scale mixed use development, including the provision of a road linking Cork Street and the Murroe Road.

This site remains strategically important for the development of the Town and to support consolidated and co-ordinated expansion of development. However, it is considered that development of the lands should be carried out in a phased manner, to allow for the socio-economic and physical integration of development and to comply with the Core Strategy of the County Development Plan.

The Council, in the assessment of development proposals in this area, will require the preparation of an overall Master Plan and an associated phasing programme. This will require the co-operation of landowners on this site. The development brief below set out a guide for key planning criteria to be considered as part of any development.

**Opportunity Site 1: Location and Development Brief**



<b>Site Area</b>	Circa. 17ha
<b>Zoning</b>	Town Centre / Residential / Business and Employment
<b>Appropriate Uses</b>	Commercial/Office/Community/Start-Up Business Units/Housing/Elderly Accommodation.
<b>Development Objectives</b>	<ol style="list-style-type: none"> <li>1. To provide for the expansion of the town centre to include a supermarket, shops and other necessary town centre uses.</li> <li>2. To provide for off street car park for proposed and future development.</li> <li>3. To provide for a phased development which complies with the Sustainable Guidelines on Residential Development (and any review thereof).</li> <li>4. To provide for a mix of house types based on an assessment of the town needs including provision for elderly residents.</li> <li>5. To provide for a traffic, cycling and pedestrian link between the Cork Road and Murroe Road in accordance with the Design Manual for Urban Roads and Streets (and any review thereof).</li> <li>6. To provide for public open spaces that provide for active and passive</li> </ol>

recreational use and incorporate community facilities as may be identified in by the Development Impact Assessment.

#### Development Management

The Council having regard to the nature and scale of development proposals, may request the following reports to assess the impact of development.

1. Master plan and Design Statement
3. Traffic Management Statement and Road Safety Audits
3. Phasing Programme
4. Development Impact Statement.

#### Site 2: Town Centre Development: Riverside Park

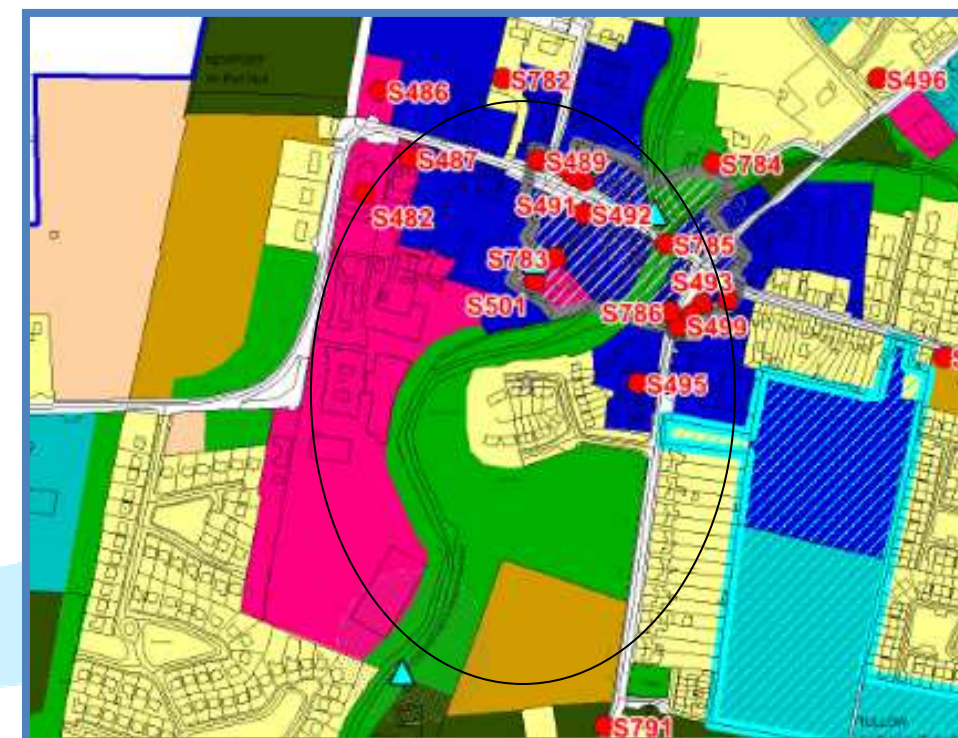
The site is strategically located close to the centre of the town and alongside the Mulkear River, which is part of the Lower Shannon River SAC and it includes historic buildings which are included in the Record of Protected Structures (Convent House and School and the Church of the Most Holy Redeemer). The site presents an opportunity, through careful design, to open up backland areas for development, together with the re-use of land for religious, educational, amenity and recreational purposes and link to the new Town Park. Land ownerships in the area are piecemeal; however, some of the land is in public ownership.

The Council intends over the lifetime of the plan to prepare a Masterplan for this area. The Masterplan will seek to analyse development opportunities, and provide an urban design framework for the co-ordinated development of these lands.

Key objectives as follows:

- Assess the future potential and opportunities for the Development of Lands and Buildings – Educational, Religious, Historical.
- To optimise connectivity between the town centre and the river.
- To make provision for amenity spaces and linkages to and from the town centre.
- To examine the feasibility of a new pedestrian bridge.
- To provide design criteria for the redevelopment of new streetscapes, and physical improvements to the area.

#### Opportunity Site 2



#### Site 3: Business Park: Limerick Road

This site is located on the Limerick Road between Mulkear Manor and the Petrol Station. The site's location would support its development as a business park for enterprise development.

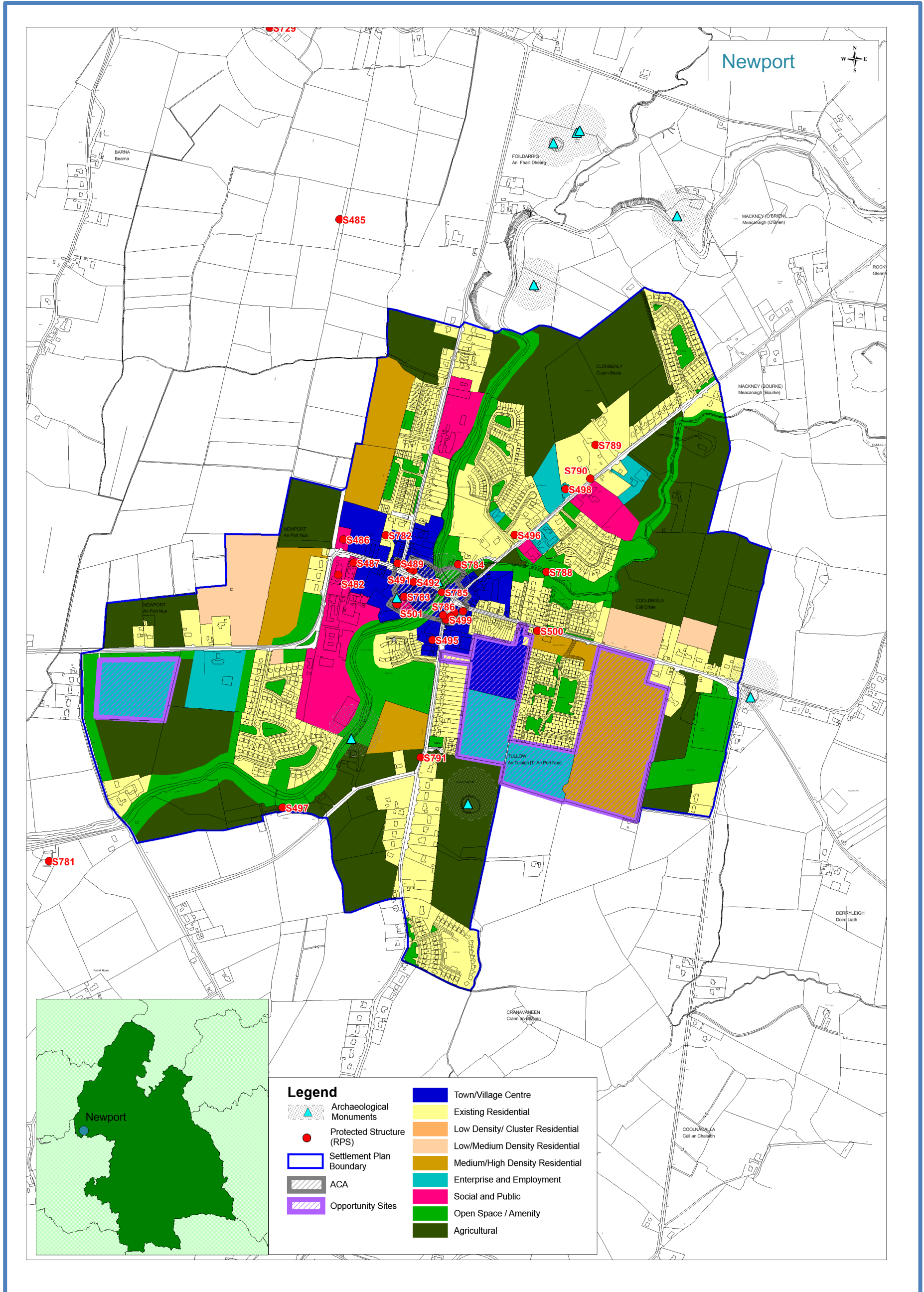


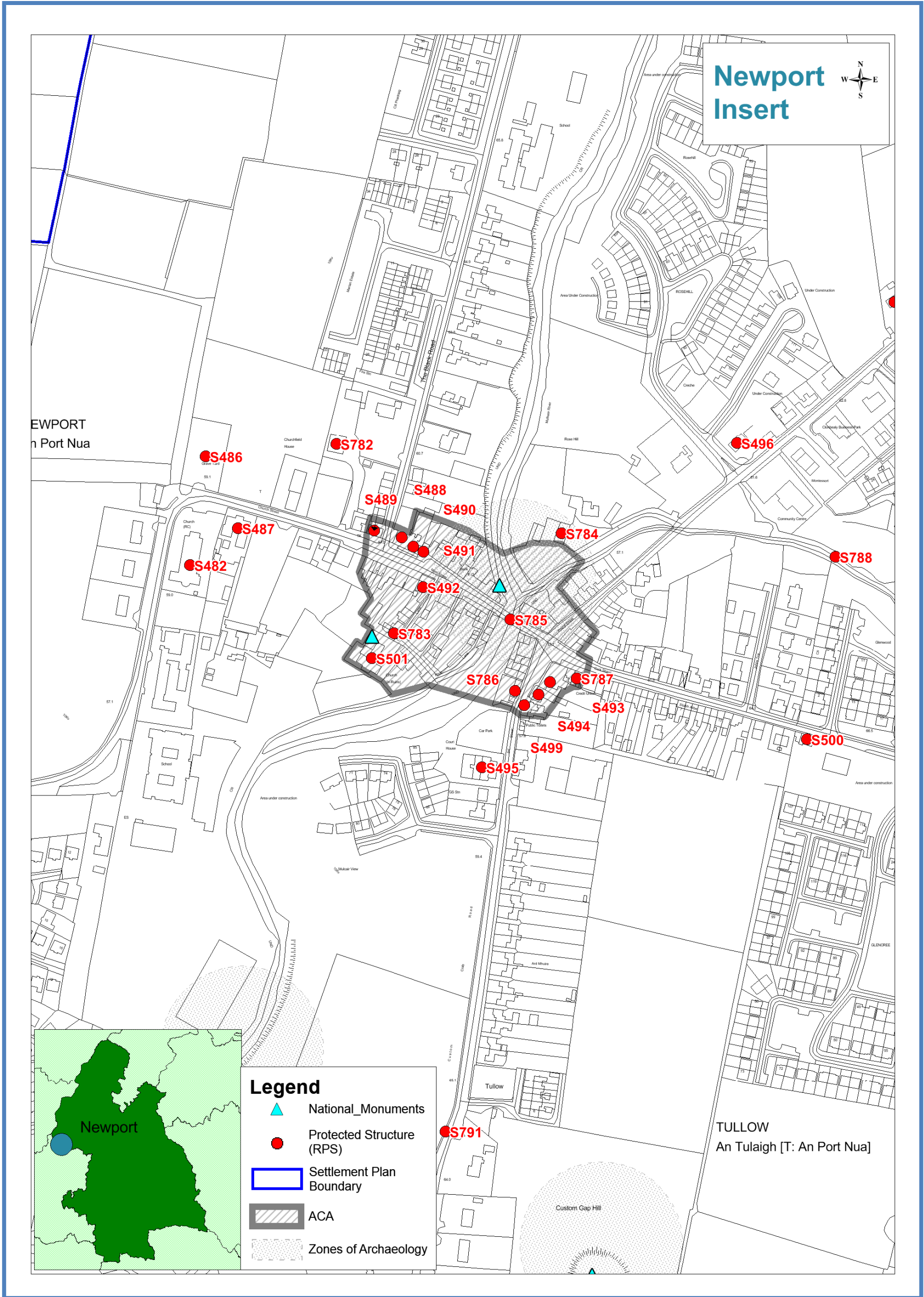
**Opportunity Site 3: Location and Design Brief****Development Management**

The Council having regard to the nature and scale of development proposals, may request the following reports to assess a development proposal on these lands:

1. Master plan and Design Statement
2. Traffic Management Statement and Road Safety Audits

<b>Site Area</b>	3.58 ha
<b>Zoning</b>	Business and Employment
<b>Appropriate Uses</b>	Commercial/Office/Start up Units.
<b>Development Objectives</b>	<ol style="list-style-type: none"> <li>1. A high quality design of buildings and site layout, which will reflect the prominent location of the site as you enter the town.</li> <li>2. The use of high quality materials, for buildings and site boundaries, especially when viewed from the public road, together with landscaping throughout the site.</li> <li>3. Provide and landscape amenity lands along the site boundaries with the Limerick Road (R503), Local Road (L-6003), the southern boundary with the Mulkear River and the eastern boundary with the Mulkear Manor Housing Estate.</li> <li>4. Provide for a pedestrian route throughout site and along the Mulkear River for the width of the site.</li> </ol>





## Newtown

### Settlement Context

Newtown (An Baile Nua) is a small village located on the Regional Road R494. The village is located just 2.5km from Lough Derg making it a very attractive place to live. The village has traditionally developed largely in a linear fashion, predominantly along the R494 with a distinctively dispersed building form.

### Population

The population of Newtown increased by 55% in the inter-census period between 2006 and 2011. This is a significant increase and is most likely the result of the completion and occupation of two private housing developments within the village. Newtown experienced a population increase of 4.4% in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	-	-
2002	-	-
2006	191	-
2011	296	+55
2016	309	+4.4%

### Sustainable Communities

Housing in the village comprises a mix of housing estate developments and one off dwellings. New residential developments have taken place over the last 10 years predominantly to the north of the village along the L-6052-0.

New Residential Development should counterbalance the existing development pattern and will be considered in accordance with the policies, objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population and applications will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

Newtown has a primary school which is a co-educational facility. There is no secondary school in the village and students travel to Nenagh or Ballina to complete their second level education. There is also a pre-school facility in the village.

The main role of this village in terms of services is to provide for the everyday needs of the local community. The village provides both social/community and commercial services for its population although these are limited. The village has a shop with post office facilities and two public houses. The Roman Catholic Church is located to the west of the village on the regional road.

The village has no formal public open space area but has good open space provision within its housing developments. Elsewhere in the village there is a soccer club and associated pitches. It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To seek to reserve land and develop a riverside park within the village along the banks of the Newtown River.
- SO 4:** To support the provision of playground facilities subject to resources being available.

### Village Centre and Economic Development

Newtown has been designated a 'Service Centre' in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. It is important that this function is maintained and improved and the plan provides a framework to maintain and improve the vitality and vibrancy of the village centre. The village has developed in a linear fashion along the regional road. This provides opportunities to consolidate the village centre and create new streetscapes within new development proposals in the village centre.

The village in its service function for the surrounding area generates some employment in the school, retail outlet, hospitality sector and other services provided. The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the town.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To facilitate the comprehensive consolidation of the village core.
- SO 7:** To facilitate the further development of the tourism potential of the town and capitalise on its location and proximity to Lough Derg.
- SO 8:** To identify suitable locations for the provision of cycle racks within the village.

### Built and Natural Heritage

The village has traditionally developed along the R494. The former school and Roman Catholic Church are notable buildings within the village, while just to the south of the village an old Mill, with functioning mill wheel remains intact and in situ.

- SO 9:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 10:** To seek to prepare and Enhancement Plan for the village and develop a programme of Enhancement works subject to resources being available.

### Services and Infrastructure

**Waste Water:** The town is serviced by a Municipal Waste Water Treatment System. The system may require upgrade works to service the perceived needs of the town over the lifetime of the plan.

**Water Supply:** The existing public water network is adequate to cater for the needs of the town over the lifetime of the plan.

- SO 11:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 12:** To support the expansion of public infrastructure within the town.

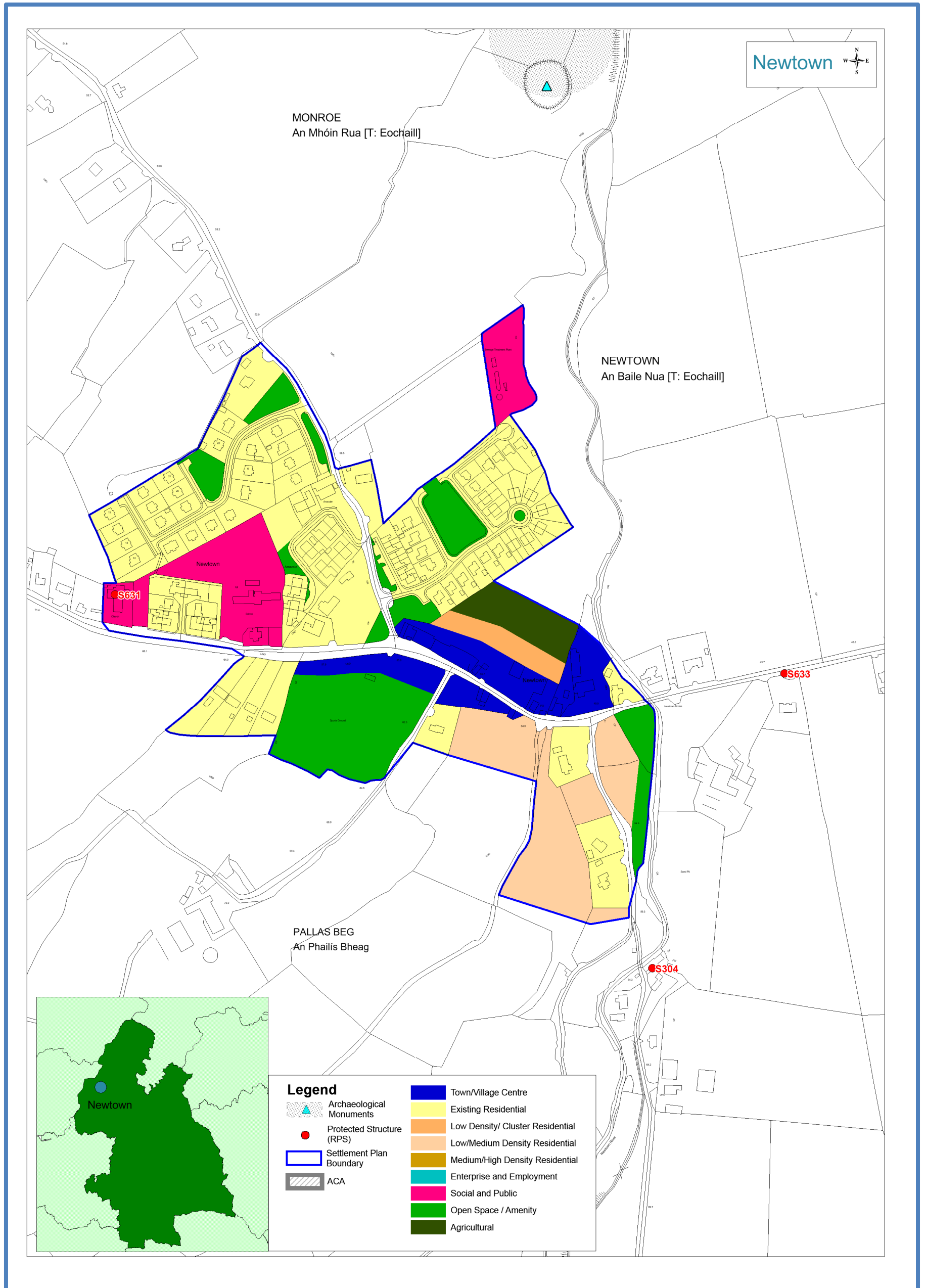
### Flooding

The Newtown River bounds the town to the south and west.

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with the "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

- SO 13:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Portroe

### Settlement Context

Portroe (An Port Rua) is an attractive village at the foot of the Arra Mountains, located on the Regional Road R494 approximately 10km west of Nenagh and just 2.5km south of Lough Derg. The village benefits from easy access to the lake from the quay at neighbouring Garrykennedy. The village streetscape comprises low rise and low density, with a number of different building styles in evidence, although the original core has a slightly tighter grain and more vernacular. In the past, the village development benefited from the success of the now closed Portroe slate quarries.

### Population

The population of Portroe has remained relatively constant in the inter-census period from 2006-2011 with an increase of just 3.1% (14 people), following a significant increase in population of 13.2% during the previous inter-census period. Portroe experienced a small population decline in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	411	-
2002	401	-2.4%
2006	454	+13.2%
2011	468	+3.1%
2016	461	-1.5%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings. There are two estates within the settlement, Drom Slinne to the south of the Regional Road, and Ardarra to the north. New Residential Development should counterbalance the existing linear development pattern and will be considered in accordance with the policies, objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population and applications will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

Scoil Mhuire National School in Portroe is a co-educational primary school. There is no secondary school in the village and students generally travel to Nenagh or Ballina to complete their second level education. There is a pre-school facility in the village, Portroe Community Preschool which is facilitated in the local Community Hall.

#### Community Facilities

The main role of this village in terms of services is to provide for the everyday needs of the local community. The village provides a mainly residential function, however both social/community and commercial services are also provided. The village has a church, shop, service station, post office, two public houses, health centre, community hall and garda station (limited hours). The village also accommodates the GAA complex which includes the clubhouse with pitches and hurling wall.

#### Open Space

The settlement has no formal public open space area, however within the village there are a number of landscaped verges and flowerbeds which provide attractive amenity opportunities. The local GAA fields are also situated within the village boundary. A number of small open spaces are also provided within the residential estates. It is considered that the village would benefit from an Enhancement Plan, with specific focus on the development and enhancement of the amenities available within the village centre.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To support the provision of playground facilities subject to resources being available.

#### Village Centre and Economic Development

Portroe has been designated a 'Service Centre' in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. Employment within the village of Portroe relies primarily on a small number of retailers with the settlement. The village in its service function for the surrounding area generates some employment in the school, retail outlets and the hospitality sector. The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be

underestimated for job creation within the town. There are significant opportunities within the village centre for the creation of a streetscape, along the regional road. The location of the village on the Nenagh Cycle Hub loop and its proximity to the Lough Derg, the Lough Derg Trail and also to Tountinna provides opportunities for tourism providers in this area.

It is a Specific Objective of the Council:

- SO 4:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 5:** To facilitate the comprehensive consolidation of the village core.
- SO 6:** To promote the village as a key tourism destination on Lough Derg.
- SO 7:** To improve links between Portroe and other key tourism destination along Lough Derg.
- SO 8:** To support the provisions of Irelands Ancient East as they relate to Lough Derg.
- SO 9:** To facilitate the redevelopment of underused village centre sites
- SO 10:** To facilitate the further development of the tourism potential of the town and capitalise on its location and proximity to Lough Derg and the Arra Mountains
- SO 11:** To support the preparation of an Enhancement Scheme for Portroe which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc. subject to resources being available.
- SO 12:** To identify suitable locations for the provision of cycle racks within the village.
- SO 13:** In the public interest, the Planning Authority will look at all options for the renewal or regeneration of obsolete or neglected areas or land, within the village, and in particular the development known as Schoolhouse Row, including the use of Part XIV of the Planning and Development Act 2000 (as amended).

### Built and Natural Heritage

Portroe is an attractive village overlooking Lough Derg with the Arra Mountains with Tountinna providing an attractive backdrop to the settlement. The village has a number of attractive buildings, which are included on the Record of Protected Structures, including the Roman Catholic Church which was built in 1872. The village is also situated close to the Lough Derg Trail (within 500m).

It is a Specific Objective of the Council:

- SO 14:** To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.

### Services and Infrastructure

**Waste Water:** The town is serviced by a Municipal Waste Water Treatment System. The system will require upgrade works to service the future needs of the village over the lifetime of the plan.

**Water Supply:** The town has an existing public water supply however same may require upgrade works to serve the future needs of the village

It is a Specific Objective of the Council:

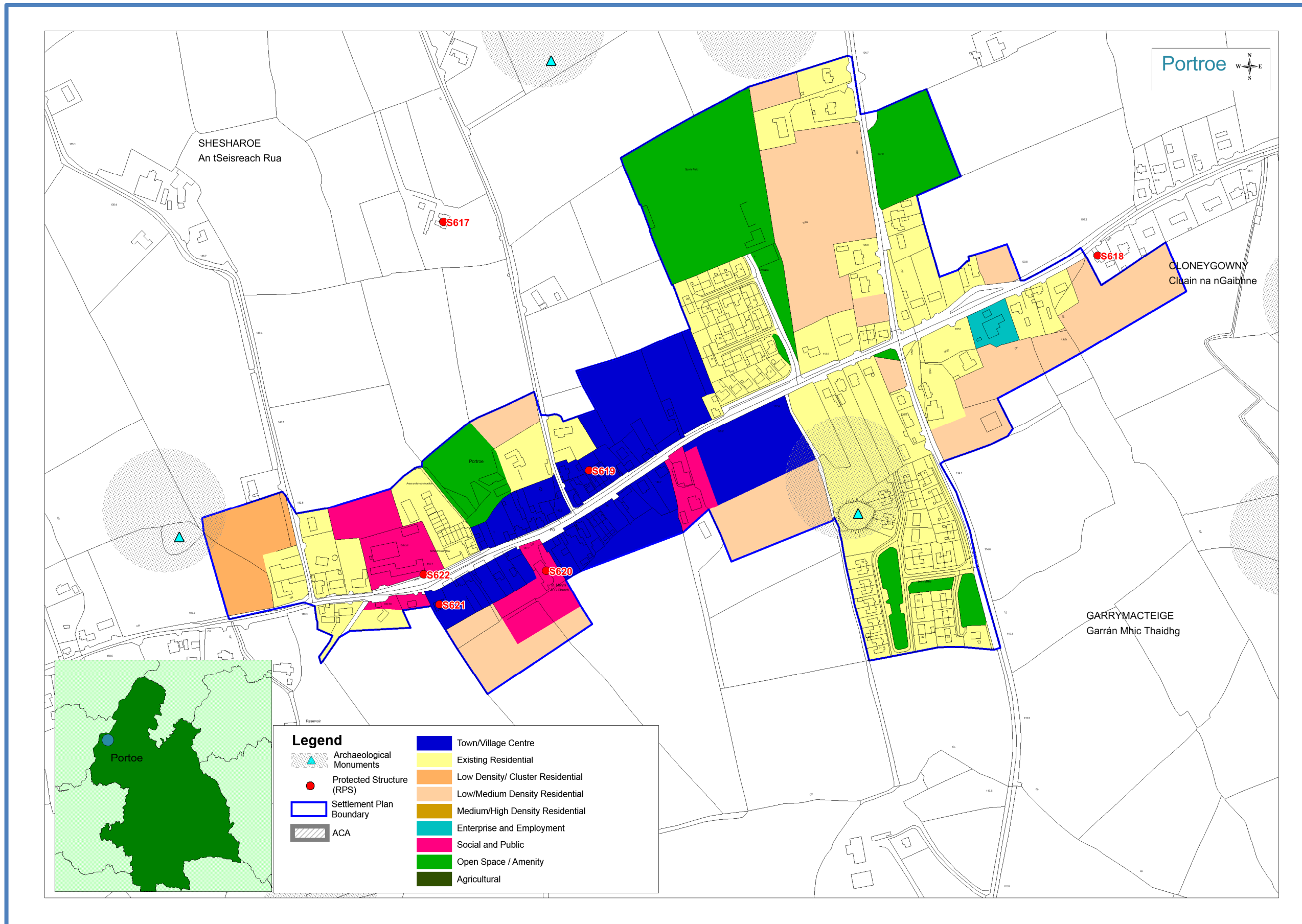
- SO 15:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

- SO 16:** To support the expansion of public infrastructure within the town.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.





## Puckaun

### Settlement Context

Puckaun (Pocán) village is located circa 7.5km north west of Nenagh town on the R493. The village is located just 2.5km from Lough Derg making it a very attractive place to live. The village has traditionally developed largely in a linear fashion, predominantly along the R493. The village has a strong, defined street comprising a mixture of single and two storey vernacular and modern dwellings. There are a number of thatched properties in the village and a number of holiday rental properties.

### Population

The population of Puckaun increased by 14.2% to 273 in the 2006-2011 inter-census period. This is well above the national average of 10.8% and marks a stark contrast with the population decline that took place during the previous inter-census period up to 2006. Puckaun experienced further population increase in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	235	-
2002	269	+14.5%
2006	239	-11.2%
2011	273	+14.2%
2016	250	-8.4%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings including a number of holiday rental properties. The main housing area is located to the west of the village, and comprise both public and private housing. New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population and applications will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

Puckaun has a primary school with an integrated ASD Unit. The school is a stand-alone, co-educational facility serving a large rural catchment. It has undergone extensive renovation and extension in recent years. There is no secondary school in the village and students travel to Nenagh or Borrisokane to complete their second level education. It is noted that there are no childcare/crèche facilities in the village.

#### Community Facilities and Services

Puckaun provides services for the everyday needs of the local community, both within the settlement and also within its hinterlands. The village provides social, community and commercial services for its population, which includes one shop, two pubs, B&B and Self Catering facilities in the village. The local GAA grounds and club house are situated to the west of the village while the tennis club and courts are located to the north west of the village. The Roman Catholic Church is located to the south of the village on the regional road.

#### Open Space

Puckaun is a very picturesque village with a well defined and distinctive character. There are a number of small amenity areas within the village including a green area to the rear of the church and school. A larger amenity area is located on the lands immediately adjacent to the tennis club.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To support the provision of playground facilities subject to resources being available.

#### Village Centre and Economic Development

Puckaun has been designated a 'Service Centre' in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. It is important that this function is maintained and improved and the plan provides a framework to maintain and improve the vitality and vibrancy of the village centre. The village has

developed in a linear fashion along the regional road. This provides opportunities to consolidate the village centre.

The village in its service function for the surrounding area generates some employment in the school, retail outlet, hospitality sector and other services providers. The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the town.

It is a Specific Objective of the Council:

- SO 4:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 5:** To facilitate the comprehensive consolidation of the village core.
- SO 6:** To facilitate the further development of the tourism potential of the town and capitalise on its location and proximity to Lough Derg.
- SO 7:** To identify suitable locations for the provision of cycle racks within the village.

### Built and Natural Heritage

Puckaun village has largely developed in a linear fashion along the regional road and the L-5127-0. The physical character of the village is dominated by cottages, stone wall boundaries, mature trees and holiday developments. The number of thatched properties in the village add to its picturesque character. The church, located to the south of the village, was built in 1859 and includes a Harry Clarke studio stained glass window of interest.

It is a Specific Objective of the Council:

- SO 8:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 9:** To seek to prepare and Enhancement Plan for the village and implement a programme of Enhancement works subject to resources being available.
- SO 10:** To ensure that proposals for new development in the village have regard to the Puckaun Village Design Statement.

### Services and Infrastructure

**Waste Water:** The town is serviced by a Municipal Waste Water Treatment System. Upgrade works may be required.

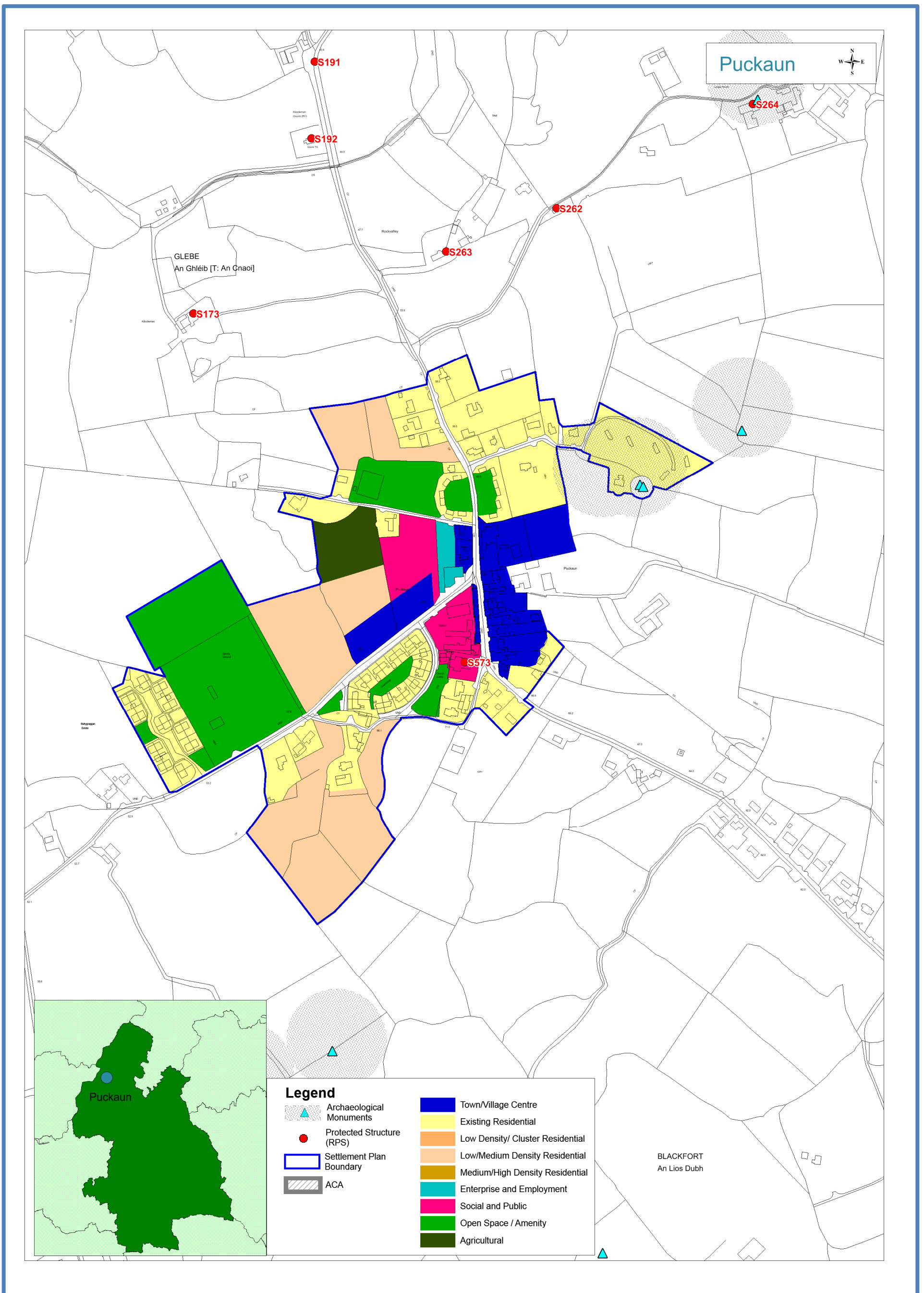
**Water Supply:** The village is served by an existing public water supply.

It is a Specific Objective of the Council:

- SO 11:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 12:** To support the expansion of public infrastructure within the town.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.



## Silvermines

### Settlement Context

Silvermines (Béal Átha Gabhann) is a picturesque village situated at the foot of the Silvermine Mountains. The settlement is situated approximately 9km south west of Nenagh at the junction of the two regional roads, R499 and R500. The wide main street rises in a south-westerly direction to terminate at the Church which provides the focal point in the village. The village has a strong defined streetscape comprising primarily two storey vernacular dwellings which form part of the Silvermines Architectural Conservation Areas. The village is primarily residential in character and functions as a service centre for the local agricultural hinterland.

### Population

The population of Silvermines increased by 6.6% to 288 in the 2006 to 2011 inter-census period. This is below the national average of 10.8%. Silvermines experienced a further population increase in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	202	-
2002	257	+27%
2006	269	+4.7%
2011	288	+6.6%
2016	310	+7.6%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings and on-street residences. The main housing areas are located to the west of the village, and comprise both public and private housing. There are a number of attractive dwellings along the main Street which form part of the Silvermines Architectural Conservation Area. There have been no private housing estates constructed in the village. New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population and applications will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

Silvermines has a new primary school which has been constructed within the village centre. The school is a stand-alone, co-educational facility serving a large rural catchment. It is noted that there are no childcare/crèche facilities in the village.

#### Community Facilities

Silvermines provides services for the everyday needs of the local community, both within the settlement and also within its hinterlands. The village provides some social/community and commercial services for its population, including one shop, one pub and a B&B and Self Catering facilities. There is also a community hall in the village. The local GAA grounds and club house are situated outside the village in the neighbouring settlement of Dolla.

#### Open Space

Silvermines is a very picturesque village with the backdrop of the Silvermines Mountains to the south. The village has a number of amenity areas within the settlement boundary including a Nature Trail along the Eastern Boundary which includes a river walk and picnic area. The village also includes a trailhead for the Slieve Felim Way looped walk and also the Keeper Hill Drive. There are a number of smaller amenity areas within the village including a green area in front of the school and as well as two landscaped areas, one which accommodates a grotto and one dedicated to the village's mining heritage.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To support the provision of playground facilities subject to resources being available.

#### Village Centre and Economic Development

Silvermines has been designated a 'Service Centre' in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. Employment within the village relies primarily on a small number of retailers with the settlement. The village in its service function for the surrounding

area generates some employment in the school. There are also a number of small businesses in Silvermines including a pub, shop, B&B and Self-Catering accommodation. The role of the rural hinterland and opportunities in agriculture, tourism, energy and forestry should also be considered for job creation within the village. There are significant opportunities within the village for development, particularly the utilisation of underused or vacant properties in the village centre. There are also opportunities for the development of backlands to the rear of Main Street, in both an east and west direction. The achievement of vehicular accesses to backland sites should not be to the detriment of the existing attractive streetscape, particularly within the Architectural Conservation Area.

It is a Specific Objective of the Council:

- SO 4:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 5:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO 6:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment
- SO 7:** To support the development of the mining heritage of the area for tourism and local recreational uses.

### Built and Natural Heritage

Silvermines is an attractive village in a picturesque setting at the foothills of the Silvermine Mountain. The wide main street comprises a strong, attractive streetscape characterised by vernacular two storey buildings. In recognition of the character created by this streetscape, it has been designated an Architectural Conservation Area.

The village accommodates a well developed natural amenity area along the eastern boundary of the settlement which has been developed along the banks of the stream. This area provides a pleasant recreational area in the village.

The mining history of the village, from which it gets its name, is central to the village identity and heritage. The recent development of an amenity area in memory of the mining past is further testament to this heritage.

It is a Specific Objective of the Council:

- SO 8:** To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.

### Services and Infrastructure

**Waste Water:** The village is serviced by a Municipal Waste Water Treatment System. (Upgrade works may be required to cater for additional development)

**Water Supply:** The village is served by an existing public water supply.

It is a Specific Objective of the Council:

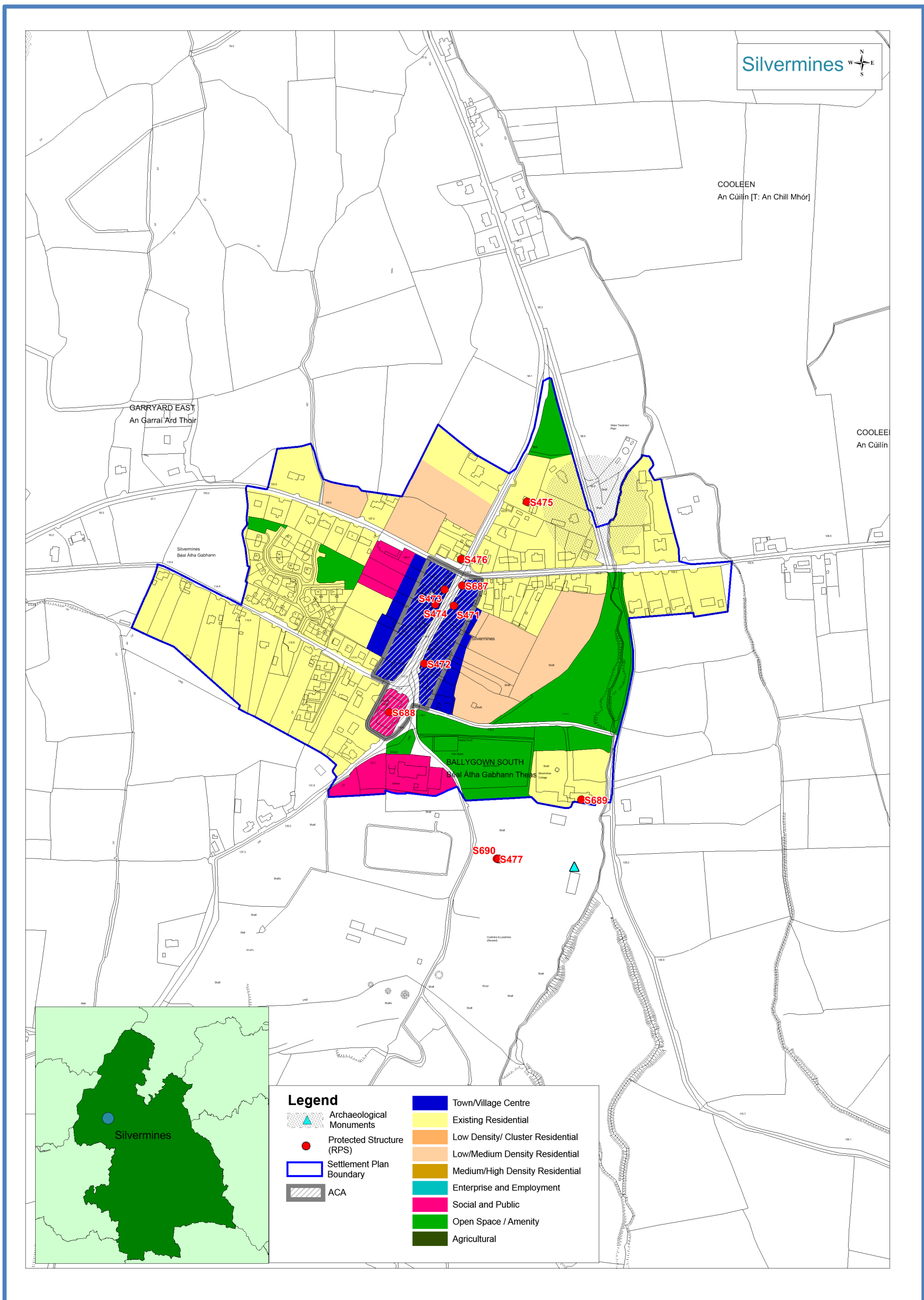
- SO 9:** To identify a suitable location/s for the provision of cycle racks within the village.
- SO 10:** To support the expansion of public infrastructure within the town.

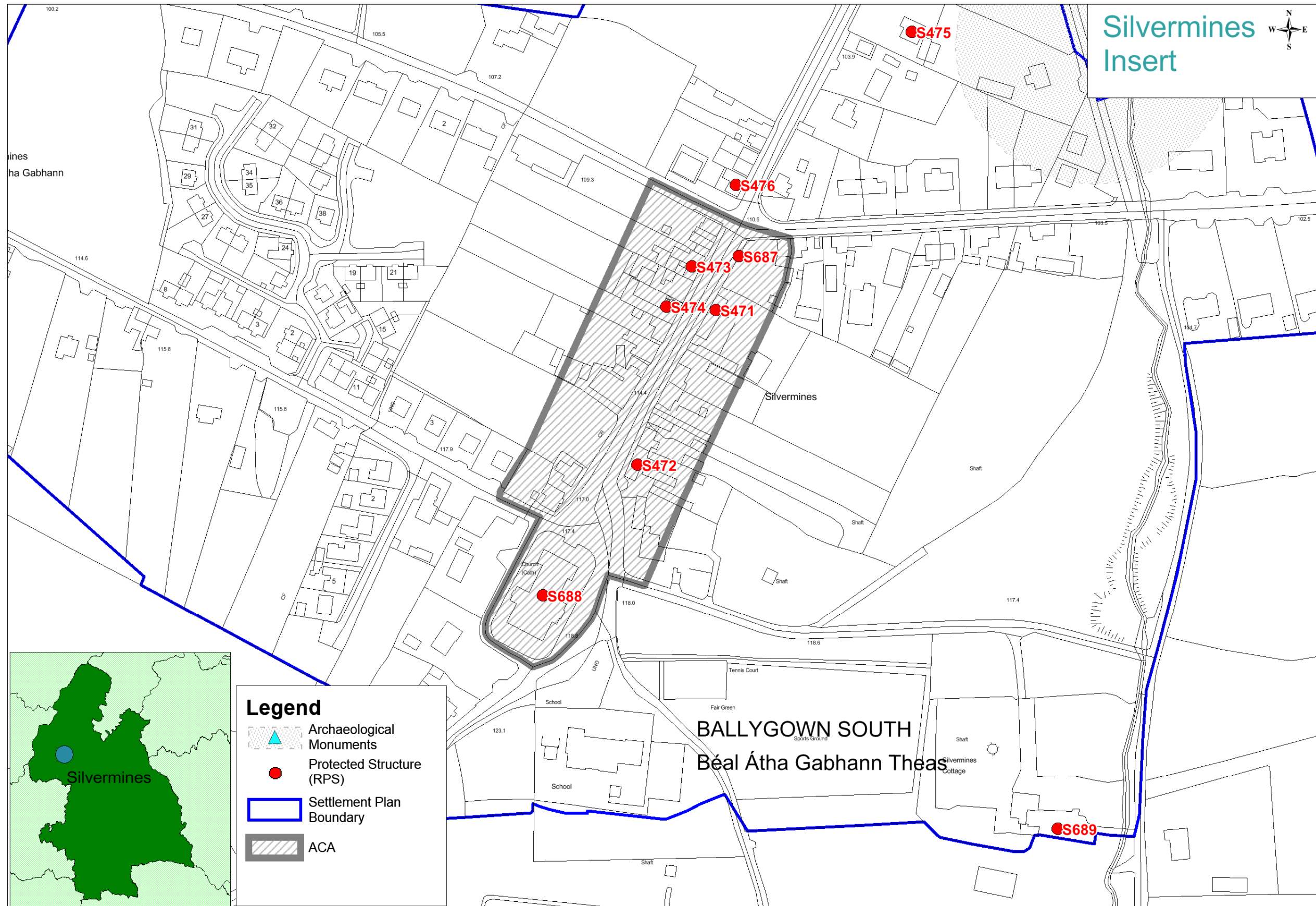
### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with the "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

- SO 11:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.







## Toomevara

### Settlement Context

Toomevara (Tuaim Úi Mheára) is situated in the north of the county on the Regional Road, R445 between Nenagh and Roscrea. The village was originally laid out around the wedged shaped Green in the centre of the village, which today accommodates the remains of the old Church and Graveyard. The village centre contains a number of archaeological sites, dating from the 12<sup>th</sup> Century including the Augustinian Priory, and is a designated Zone of Archaeological Potential. The village which has developed along the regional road and the local road to the west, has a mainly residential character and functions as a service centre for the local agricultural hinterland. The main street which is well defined and has a consolidated built environment, has a strong streetscape comprising mainly residential buildings. The Ballintotty river traverses the village.

### Population

The population of Toomevara has increased by 8.74% in the last census period from 286 to 311 people, however this is less than the national average increase of +10.8%. Despite the increase however, the population of the village remains considerably less than 1996 census period, following on from two periods of population decline over the census periods to 2002 and 2006. The population remains at 14% below 1996 figures when the population of the village was at 362. Toomevara experienced a population decline of 10% in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	362	
2002	321	-11.35%
2006	286	-10.9%
2011	311	+8.74%
2016	280	-10%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings and on-street housing. The main housing areas are located to the south of the village, to the rear of the Church and School. There has been no development of private residential estates in the village.

New residential development will be considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population and applications will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

Toomevara has a primary school which also facilitates a preschool and after school childcare. The school is accommodated within a large site and includes both soft and hardstanding play areas and a basketball court. The school is a stand-alone, co-educational facility serving a large rural catchment .

#### Community Facilities

The main role of the village is to provide services for the everyday needs of the local community, both within the settlement and also within its hinterlands. The village provides both social/community and commercial services for its population although these are limited. The village has a health centre, garda station (limited hours) and post office. There are also a number of shops and pubs, including the service station on the village edge and a chemist in the village centre. The village centres around the local community hall, however the use of same is restricted.

#### Open Space

Toomevara has a well developed GAA facility which accommodates playing fields, hurling wall and a large clubhouse. The site extends over an area in excess of 4ha. Aside from the GAA facilities however, there is limited amenity/open space within the village. The village centres around the village green, which is hidden behind the community hall and is not immediately visible from the regional road. This space provides a passive amenity area, however has not been landscaped or furnished. The village centre is rich in Archaeological heritage however, these assets have not been exploited to their full potential. The Ballintotty river flows through the village and could also be further developed as an amenity feature. It is considered that the village would benefit from an Enhancement Plan, with specific focus on the development and enhancement of the amenities available within the village centre

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.

**SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.

**SO 3:** To support the provision of playground facilities subject to resources being available.

### Village Centre and Economic Development

Toomevara has been designated a 'Service Centre' in the Settlement Hierarchy and as such is targeted for growth at an appropriate scale to service the village and its local hinterland. Its main role is to provide employment, housing and a range of services for the local population. Employment within the village of Toomevara relies primarily on a small number of retailers with the settlement. There is also a kitchen manufacturing company and a grain mill within the village boundaries. Abbey Machinery has developed an agri-park facility which lies to the east of the village on the Regional Road, at a distance of approximately 1km from the village centre. There are significant opportunities within the village centre for development through the reuse of underused and vacant properties. There is also an opportunity for the development of backlands, and the use of these lands for village centre uses including residential and commercial uses. These backlands may be suitable for development depending on all other relevant site specific considerations

It is a Specific Objective of the Council:

**SO 4:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

**SO 5:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.

**SO 6:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment

**SO 7:** To support the preparation of an Enhancement Scheme for Toomevara, which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc.

### Built and Natural Heritage

The main street has a strong streetscape comprising both residential and commercial buildings. Toomevara also has a wealth of archaeological sites within the village centre, which provides a heritage interest for locals and visitors alike. The Ballintotty River runs through the village centre, largely unnoticed.

It is a Specific Objective of the Council:

**SO 8:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

### Services and Infrastructure

**Waste Water:** The village is serviced by a Municipal Waste Water Treatment System, however upgrade works are required to cater for additional development

**Water Supply:** The village is served by an existing Public Water Supply

It is a Specific Objective of the Council:

**SO 9:** To identify a suitable location/s for the provision of cycle racks within the village.

**SO 10:** To support the expansion of public infrastructure within the town.

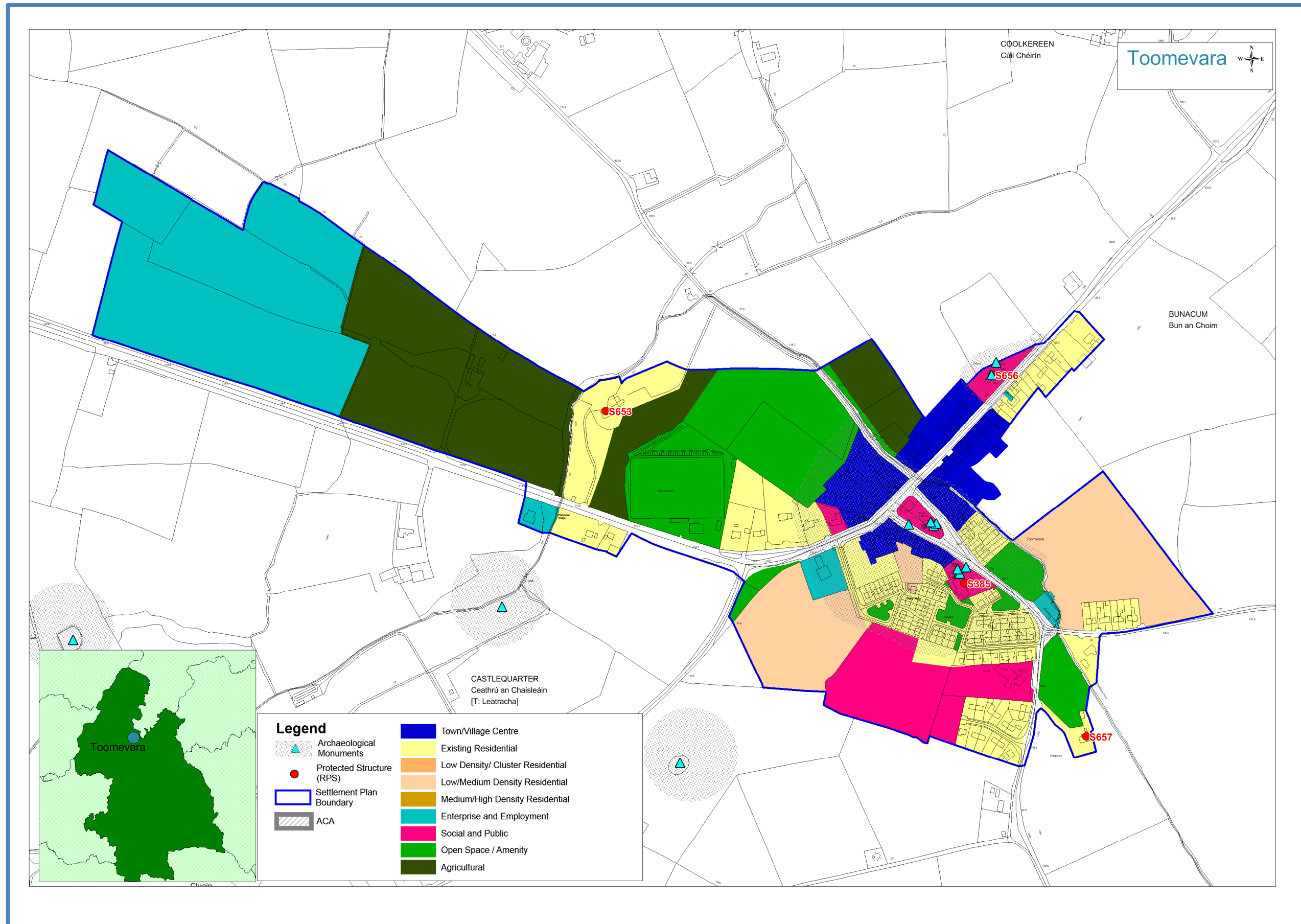
**SO 11:** To support the provision of a bus stop in the village

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

**SO 12:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Templetuohy

### Settlement Context

Templetuohy (Teampall Tuaithe) is situated in the north-east of the county on the Regional Road, R502. The village is close to both the Laois and Kilkenny borders at a distance of approximately 2km from each. The village has developed in a linear pattern, along the main axis, with some development around the t-shaped junction. The village centre has a defined streetscape, with a wide main street, which provides significant opportunities for development. The main street also has some good examples of vernacular buildings. The village has a commercial and residential function and acts as a service centre for the local agricultural hinterland.

### Population

The population of Templetuohy has remained constant at approximately 320 +/- people since 2002. The dependency ratio in the village is relatively low with just 3.7% of the population under 5 years of age and 14.5% of the population over 65. The village has limited facilities to serve this population however, with no formal crèche facilities in the village. Adjacent to the school, Temple Tots provide an afterschool club from 12-6pm daily. The village has witnessed limited development in the last 10 years. The village has experienced population decline in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	293	
2002	325	+9.85%
2006	322	-0.9%
2011	323	+0.3%
2016	282	-12.7%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing estate, one off dwellings, and on-street housing. The main housing areas are located on the village peripheries, i.e. at the village edges on the Johnstown, Templemore and Clonmore roads. The main street accommodates a significant amount of residential units, with single and two storey dwellings, and also detached and semi-detached dwellings. Much of the housing in the village has been provided by the local authority. New residential development will be

considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population. Development proposals will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

The Holy Family National School is a small co-educational facility servicing the village and rural catchment. The school is well resourced with an extensive site area, including green areas, hardstanding area and the recently developed childrens playground. The school has undergone a significant extension in recent years.

#### Community Facilities

The main role of the village is to provide services for the everyday needs of the local community, both within the settlement and also its hinterlands. The village provides a limited range of both social/community and commercial services for its population with a number of pubs and shops, a community centre, a medical centre, post office and a fast food outlet. The village also has a central community centre, located on the main street which has undergone refurbishment in recent years. This facility is situated on an extensive site which could be further developed for community use.

#### Open Space

There is a small village green at the entrance to the village from the Templemore Road. The School grounds also accommodate a playground which has been recently developed by the Community Playground Committee. The village also has extensive GAA facilities including a clubhouse, pitches, hurling wall etc.

Aside from these areas, there is limited amenity/open space within the village, however the generous proportions of the main street lends itself to development of features such as outdoor seating, landscaped areas, green pockets. Etc. The village centre also accommodates the Community Centre which is constructed within an expansive site with potential for development as an amenity/green area.

It is a Specific Objective of the Council:

- SO 1:** To seek the to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.

**SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.

**SO 3:** To support the provision of playground facilities, subject to resources being available.

### Village Centre and Economic Development

Templetuohy has been designated as a Service Centre in the Settlement Hierarchy for the County. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. It is important that this function is maintained and improved and the plan provide a framework to maintain and improve the vitality and vibrancy of the village centre. There are opportunities for commercial development within the village centre, particularly the redevelopment of existing underutilised and vacant properties. There is also an opportunity for the development of along the Main Street and also in the backland areas, and the use of these lands for village centre uses including residential and commercial uses. These backlands may be suitable for development depending on all other relevant site specific considerations. Infill development will be facilitated and encouraged where it can be demonstrated that the proposed development will positively enhance the streetscape.

Employment within Templetuohy is supported retail and service offering in the village, including the shops, pubs, medical centre and school. There are a number of businesses in the vicinity of the village which provide employment locally including Templetuohy Foods and Templetuohy Farm Machinery. The village centre includes a number of vacant/derelict buildings and land has been zoned to provide for future business and employment opportunities.

There are opportunities for commercial development within the village centre, particularly the redevelopment of existing underutilised and vacant properties. There is also an opportunity for the development of along the Main Street and also in the backland areas, and the use of these lands for village centre uses including residential and commercial uses, depending on all other relevant site specific considerations.

It is a Specific Objective of the Council:

**SO 4:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

**SO 5:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.

**SO 6:** To support the preparation of an Enhancement Scheme for the village, which includes a focus on the Village Centre and also the enhancement of entry points to the village.

**SO 7:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

### Built and Natural Heritage

The main street has a well-defined streetscape comprising both residential and commercial buildings, on the main street. There are a number of attractive vernacular buildings which add to the character of the village.

The village centre includes the graveyard which occupies a prominent position at the apex of the 'T'. The graveyard is situated adjacent to the site of a Church dating back to the 5<sup>th</sup> Century. The Catholic Church currently in use in the village is situated to the south of the main street and is a protected structure.

It is a Specific Objective of the Council:

**SO 8:** To ensure the protection of historic buildings and buildings/structures of archaeological significance.

### Water Services

**Waste Water:** The village is serviced by a Municipal Waste Water Treatment System

**Water Supply:** Public Water Supply available (Templemore Regional Water Supply Scheme)

It is a Specific Objective of the Council:

**SO 9:** To support the expansion of public infrastructure within the village.

### Flooding

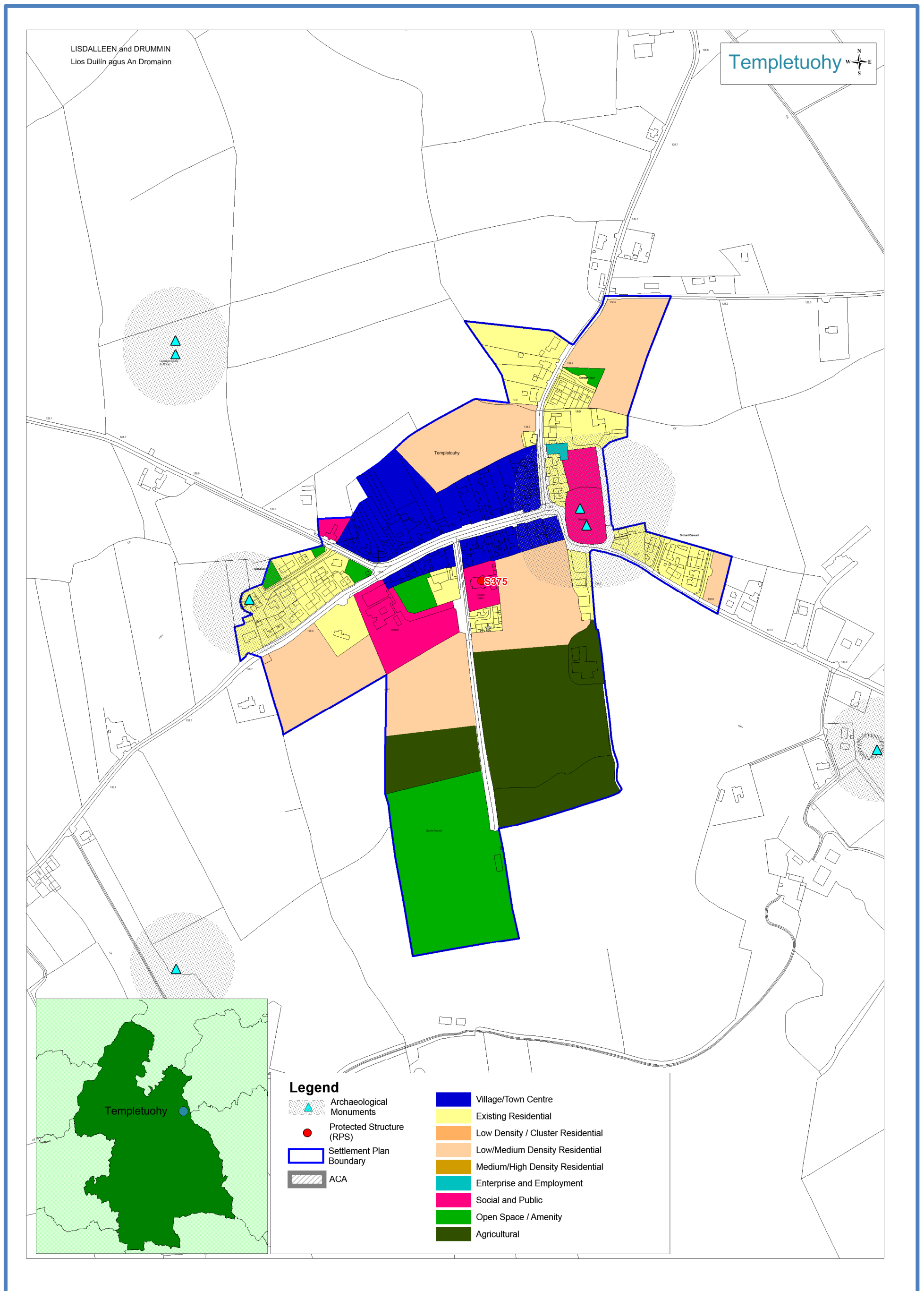
The SFRA has identified that some lands along the south-west boundary within the village are prone to Flooding. In respect of lands, the Council will require any proposed developments to comply with "The

Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

**SO 10:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.





## Twomileborris

### Settlement Context

Twomileborris (Buiríos Léith) is situated in the north-east of the county on the local road, L4252-0, adjacent to the national road, N75. The village, which is situated approximately 7 km east of Thurles, is easily accessible from the M8 at a distance of less than 1km. The village has developed around the T-junction in the village centre and the historic centre includes the Catholic Church and a cluster of vernacular houses and buildings. The village has a primarily residential function with a large number of houses constructed north of the local road in recent years. The village also provides social and commercial services for the population of the village and the local hinterland.

### Population

The population of Twomileborris has declined over the course of the last 4 census periods, from 602 people in 1996 to 548 in 2011. There was a significant increase in the census period 1996 – 2002 where the population peaked at 728. The current dependency ratio in the village is relatively small with 9.31% of the population under 5 years of age and 10.58% of the population over 65. The village has only limited facilities to serve this population however, with no formal crèche facilities in the village, however the primary school accommodates Scallywags Pre-school. The village experienced a population growth of 4.4% in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	602	
2002	728	+20.9%
2006	550	-24.5%
2011	548	-0.4%
2016	572	4.4%

### Sustainable Communities

#### Housing

Housing in the village comprises a mix of housing, primarily estate developments and one off dwellings with a small number of on-street houses. The main housing areas are located to the north of the local road, with the exception of Fanning Park. The main street accommodates primarily detached dwellings, with a small no. of detached buildings in the village centre. The village housing comprises a good mix of both privately and publicly provided dwellings. New residential development will be considered in

accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population. Development proposals will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

#### Education

Scoil Mochaomhóg Naofa is a co-educational facility servicing the village and rural catchment. The school is well resourced within an extensive site area, including green area/pitch, parking area and a large hardstanding/court area. The school also has a special class for pupils with Emotional and Behavioural Disturbance (EBD)

#### Community Facilities

The main role of the village is to provide services for the everyday needs of the local community, both within the settlement and also its hinterlands. The village provides a limited range of both social/community and commercial services for its population with a number of pubs and shops, a garage and a B&B.

#### Open Space

There are limited amenity/open space areas within the village, with the exception of the green areas within the residential estates. There are however large undeveloped greenfield sites close to the centre with potential for development and also the proximity of the Black River to the western boundary provides opportunities for development of a riverside walk. The entrance to the village from the national road, N75 is attractive with landscaped areas, flower beds, signs etc. It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To seek to develop a riverside walk from the village centre along the Black River to the west of the settlement
- SO 4:** To support the development of playground facilities in the village subject to resources being available.



### Village Centre and Economic Development

Twomileborris has been designated as a Service Centre in the Settlement Hierarchy for the County. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. This plan will provide a framework for to support improve the vitality and vibrancy of the village centre. There are opportunities for commercial development within the village centre, particularly the redevelopment of existing underutilised and vacant properties. There is also an opportunity for the development of along the main street and in the backland areas, and the use of these lands for village centre uses including commercial uses. These backlands may be suitable for development depending on all other relevant site specific considerations. Infill development should be facilitated and encouraged where it can be demonstrated that the proposed development will positively enhance the streetscape.

Employment within Twomileborris is supported retail and service offering in the village, including the shop, pubs, garage and school. The local Ballyduff Creamery, situated at approximately 2km north of the village is the main local employer. The village itself fulfils a mainly residential function, with a proportion of the residents commuting to their place of employment, which is facilitates by easy access to the motorway.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO 7:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO 8:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 9:** To support the preparation of an Enhancement Scheme for the village, which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc. subject to resource being available.

### Built and Natural Heritage

The village centre includes a number of significant monuments including the castle tower house and church ruins. The B&B in the village is constructed adjacent to the Castle Tower from which it takes its name. The village also accommodates the Catholic Church which provides a focal point in the centre. This church dates from between 1820-1840 and is included on the Record of Protected structures.

It is a Specific Objective of the Council:

- SO 10:** To ensure the protection of historic buildings and buildings/structures of archaeological significance.

### Water Services

**Waste Water:** The village is serviced by a Municipal Waste Water Treatment System

**Water Supply:** Public Water Supply available (Templemore Regional Water Supply Scheme)

It is a Specific Objective of the Council:

- SO 11:** To support the expansion of public infrastructure within the village.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

It is a Specific Objective of the Council:

- SO 12:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



# Local Service Centres



## Ardcroney

### Settlement Context

Ardcroney (Ard Cróine) is located on the national secondary road, the N52, Nenagh to Borrisokane road circa 6km north of Nenagh. The village centres on a set of cross roads and can be characterised as having a dispersed building pattern. A comprehensive traffic calming and enhancement scheme has been carried out in the village and a pedestrian crossing has been provided close to the school.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Group water supply available.

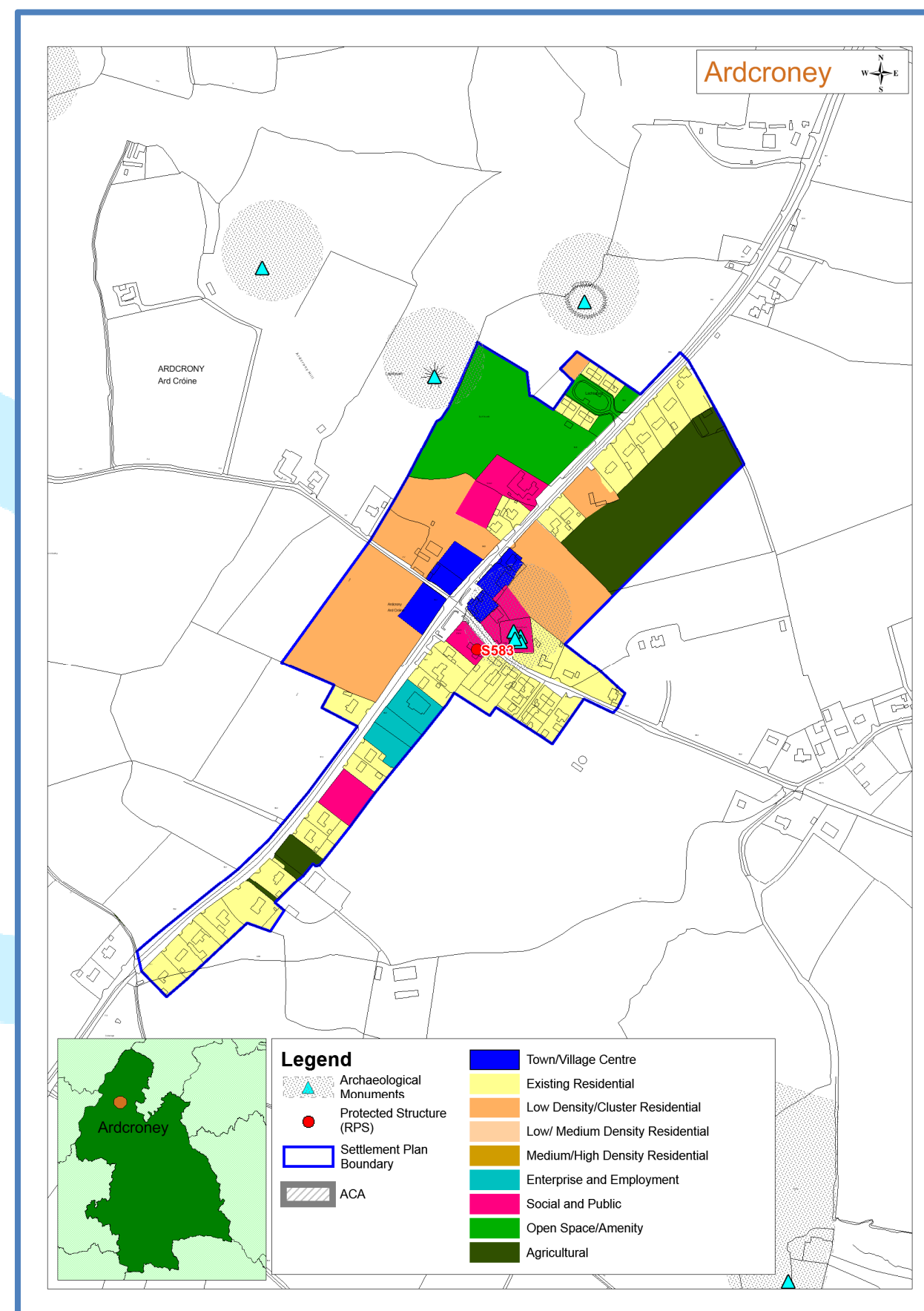
**Community Facilities:** The village has a church and graveyard, a school, community hall, playing fields a garage with car sales showroom and a shop. The village is also located on the Nenagh/ Athlone bus corridor and there is a stop in the village.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO1:** To protect access to the backland areas from inappropriate development so as to ensure that future development potential of these lands is not undermined.
- SO 2:** To encourage the use of the lands to the southwest of the school to facilitate the expansion of the school and/or playing fields/playground facilities.
- SO 3:** To facilitate the redevelopment of underused village sites. The Council will support and encourage the re-use of the former public house within the village for appropriate use.
- SO 4:** To identify suitable locations for the provision of cycle racks within the village.



## Ballycommon

### Settlement Context

Ballycommon (Baile Uí Chomáin) village is located on a crossroads on the R495 circa 3km north east of Nenagh. The village is just 5km south of Dromineer and Lough Derg. The village is linear in nature with no defined streetscape. The village core is occupied by the Thatch public house and restaurant and the local shop/service station and garage. The school and church are located outside the village boundary. Substantial village enhancement works have taken place in recent years.

### Infrastructure

**Waste Water:** Municipal wastewater treatment system available.

**Water Supply:** Public water supply available.

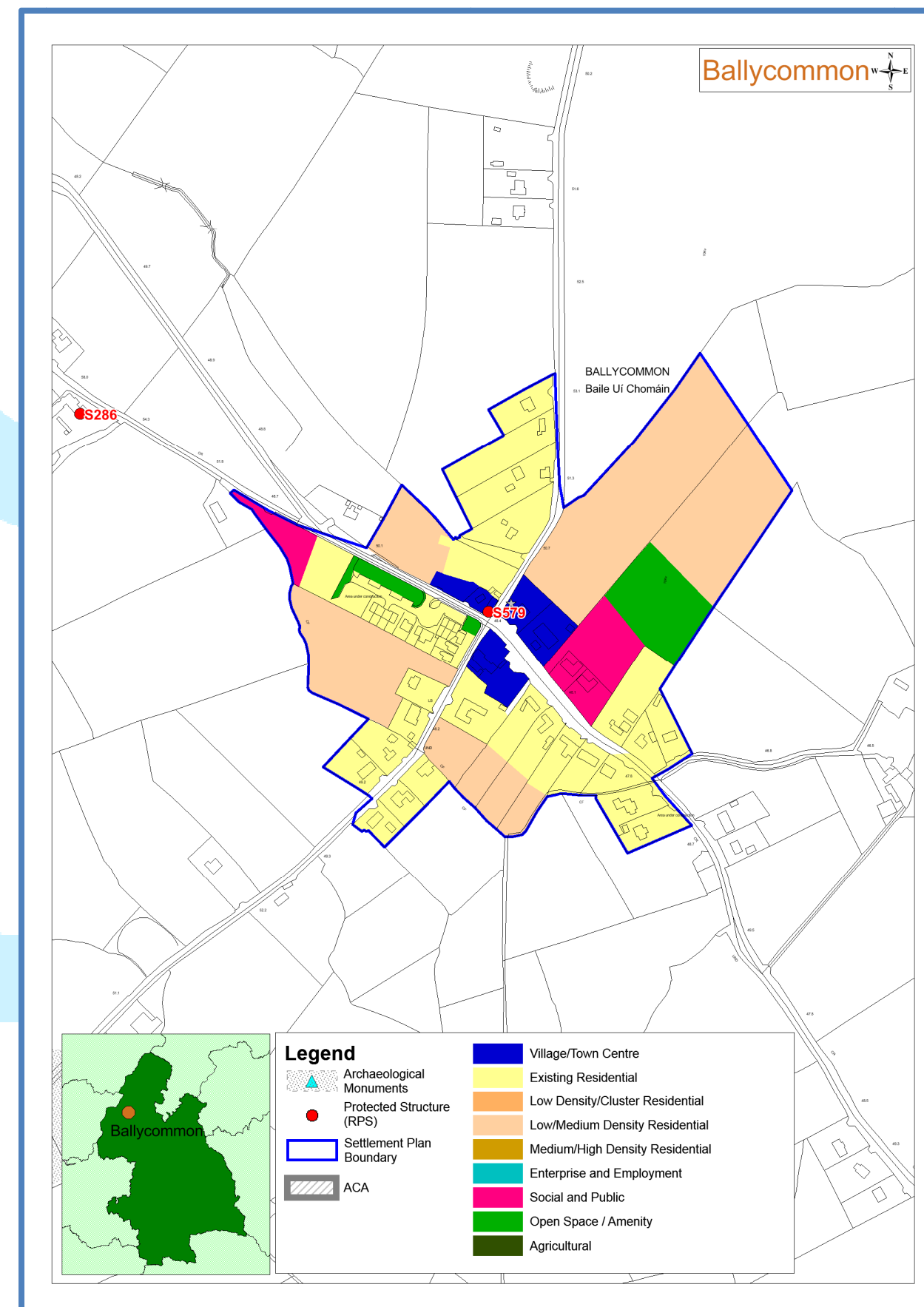
**Community Facilities:** There is a petrol station, shop, pub and restaurant, and community hall in the village. The church and primary school are located outside the village boundary to the north west.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate and support the development of tourism infrastructure. To promote the future development of tourism and local recreational uses, having regard to proximity to Lough Derg.
- SO 2:** To identify suitable locations for the provision of cycle racks within the village.
- SO 3:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Clonmore

### Settlement Context

Clonmore (Cluain Mór) is situated approximately 5km north east of Templemore town. The village which is unusual in its form, has evolved in a triangular shape and is largely located along the local road running north from R-433. The natural centre point of the village is defined by the church, community centre and pub.

### Infrastructure and key points

**Waste Water:** Public waste water treatment plant.

**Water Supply:** Public water supply available

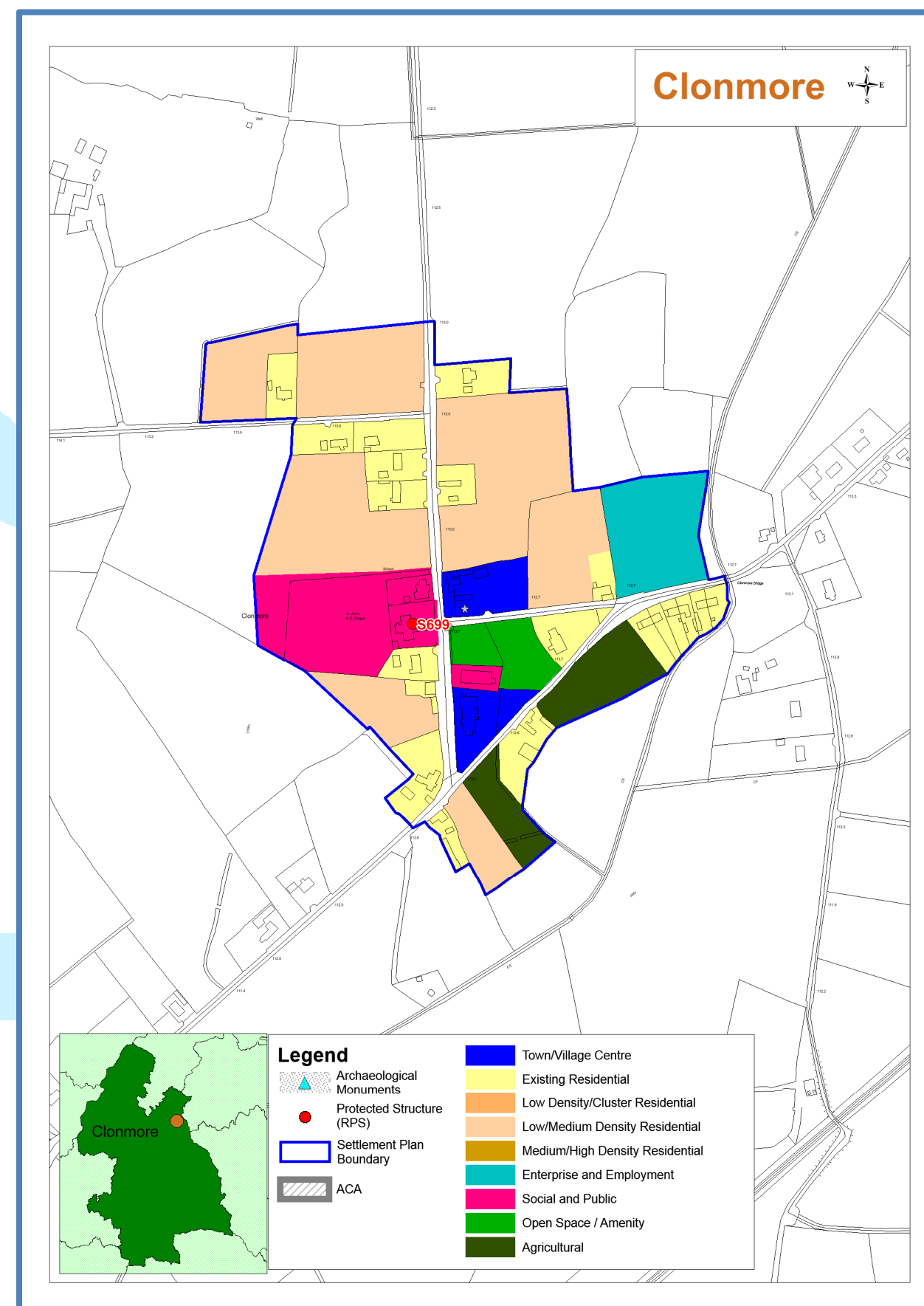
**Community Facilities:** There is a public house, community centre, school, playground, and church in the village.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate connection to the public waste water treatment plant by means of gravity.
- SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 3:** To support the preparation of an Enhancement Scheme which includes a focus on enhancement of entry points to the village and the definition of the village centre.
- SO 4:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Dromineer

### Settlement Context

Dromineer (Drom Inbhir) is a lake side village situated on the shores of Lough Derg on the River Shannon. The village developed at the confluence of the Nenagh River and Lough Derg and is fronted by a 'beach', an impressive public harbour and a slipway. There are private harbour facilities within the village also. Dromineer, with its marina, is a popular destination with the boating fraternity, tourists and locals. Recent improvements to the harbour, the provision of changing facilities, refurbishment of the playground and the completion of village enhancement works have significantly added to the attractiveness of the village. The very successful Dromineer Literary Festival is held in Dromineer every year. The village is also home to the Lough Derg Yacht Club which runs sailing competitions throughout the season. The former Dromineer Bay Hotel is located in the village centre and the site offers an opportunity for redevelopment.

### Infrastructure

**Waste Water;** Municipal wastewater treatment system available. Upgrade works may be required having regard to seasonal loading on the treatment plant.

**Water Supply;** Public water supply available. Upgrade works to facilitate new developments may be required.

**Community Facilities:** The village has a marina, changing facilities, a seasonal shop, playground, public house and restaurant. The village also has holiday accommodation.

### Flooding

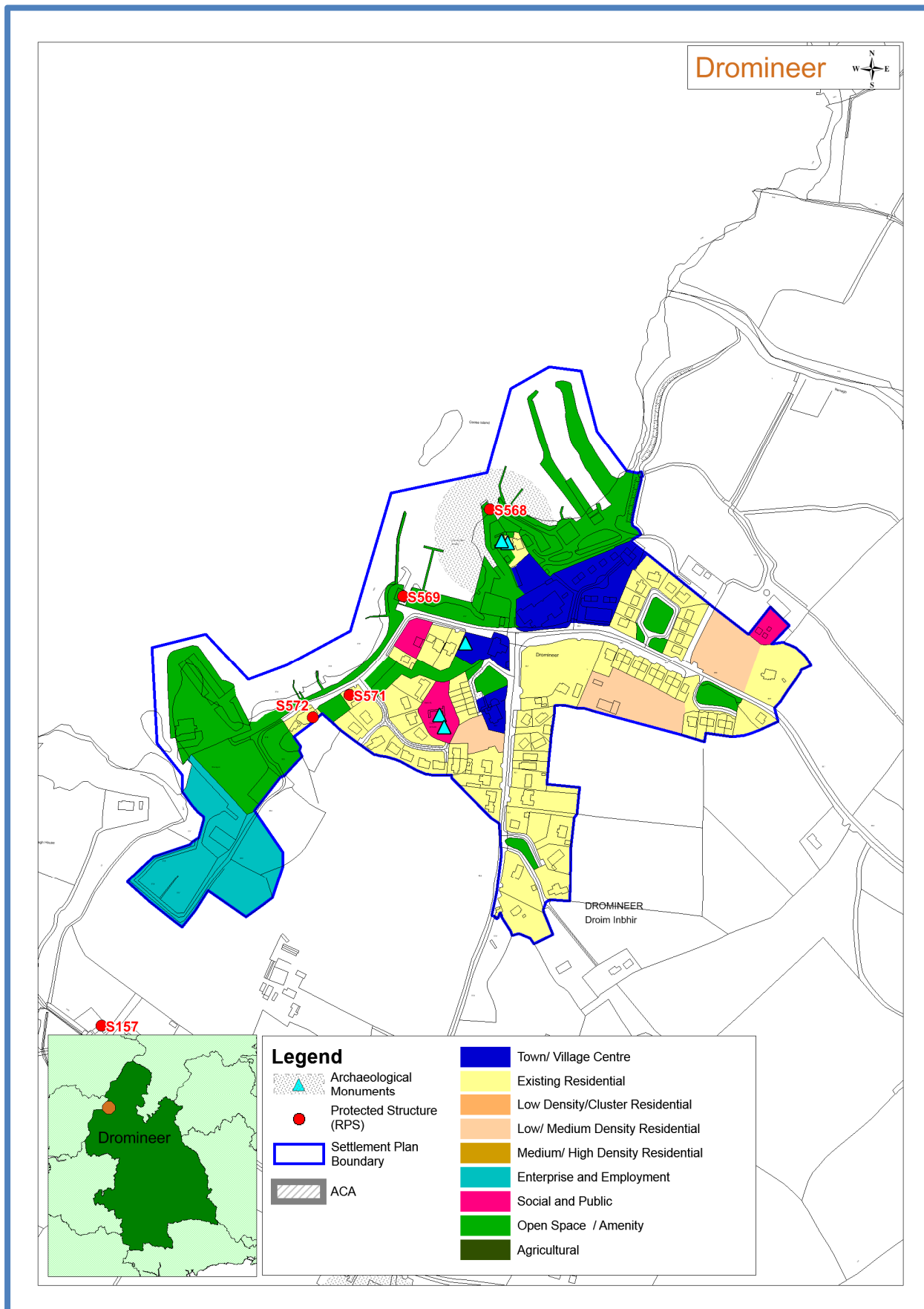
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities

within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

- SO 1:** To promote the village as a key tourism destination on Lough Derg.
- SO 2:** To improve links between Dromineer and other key tourism destination along Lough Derg.
- SO 3:** To support the provisions of Irelands Ancient East as they relate to Lough Derg.
- SO 4:** To facilitate the redevelopment of underused village centre sites. The Council will support and encourage the redevelopment of the former Hotel site within the village centre for appropriate use.
- SO 5:** To support the preparation of an Enhancement Scheme for Dromineer, which includes a focus on enhancement of entry points to the village and also focuses on the village centre providing definition of core area by way of paving, street lighting, street furniture etc. etc subject to resource being available
- SO 6:** To protect the existing amenity facilities within the village, both land and water based, and support their development in a sustainable manner
- SO 7:** To promote Dromineer as a centre of excellence for water based leisure activities.
- SO 8:** To support the continued use and development of the Lough Derg Canoe trail.
- SO 9:** To identify suitable locations for the provision of cycle racks within the village.
- SO 10:** To support the enhancement of existing walking trails within the village and the provision of new trails along Lough Derg.
- SO 11:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.
- SO 12:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 13:** To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.
- SO 14:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.





## Garrykennedy

### Settlement Context

Garrykennedy (Garraí Uí Chinnéide) village is a small lakeside settlement on the shores of Lough Derg on the River Shannon. The ruins of Garrykennedy Castle sit on the waters edge alongside the quay. Garrykennedy is circa 10km northwest of Nenagh town. There is an impressive public harbour and a slipway in the village with private harbour facilities also. There are two public houses in the village with one offering restaurant facilities. Garrykennedy is a popular destination with the fishing and boating fraternity, tourists and locals. Recent improvements to the harbour and the provision of changing facilities have significantly added to the attractiveness of the village. In addition, Garrykennedy is a designated trailhead on the Lough Derg Canoe trail and facilities for same will be provided in the village.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

**Community Facilities:** There village has two pubs – one with a restaurant. There are mooring facilities; public and private and recently constructed changing facilities, picnic areas, playground and public toilets. There is also public car parking in the village.

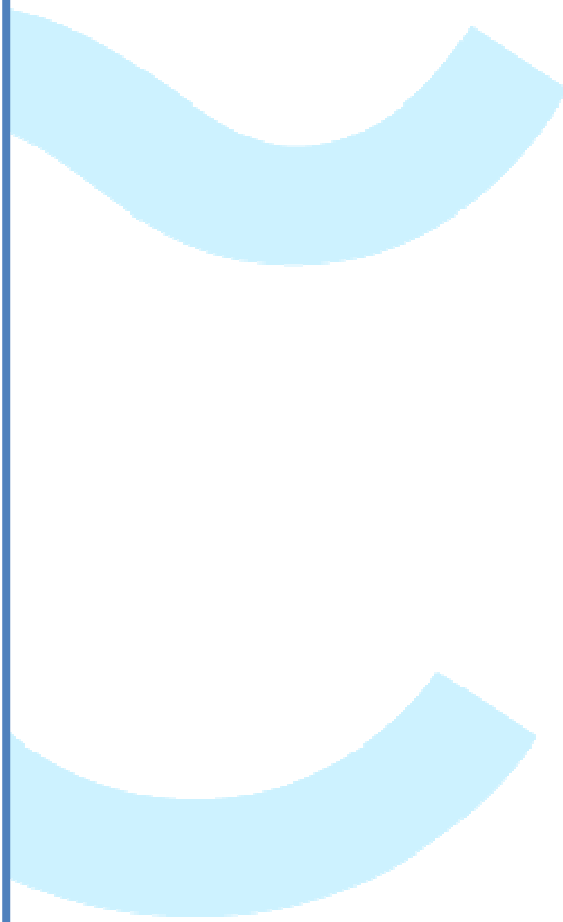
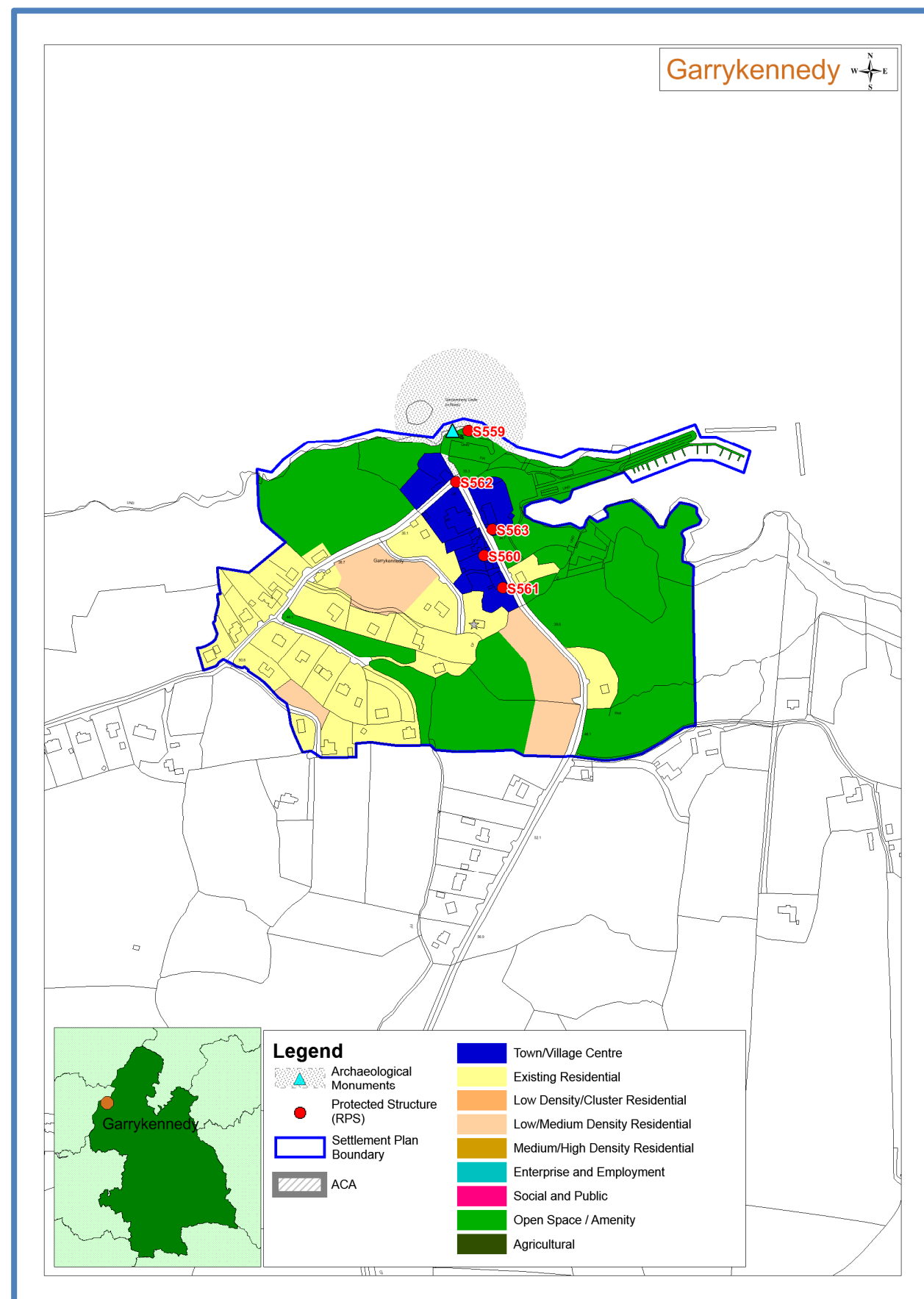
### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

- SO 1:** To promote and support the development of tourism infrastructure and facilities within the village as a key tourism destination on Lough Derg and as part of the Irelands Ancient East Destination brand.
- SO 2:** To support linkages between Garrykennedy and other key tourism destinations along Lough Derg.
- SO 4:** To protect the support the enhancement of existing amenity facilities within the village, both land and water based, and support their development in a sustainable manner
- SO 5:** To support the continued use and development of the Lough Derg Canoe trail.
- SO 6:** To identify suitable locations for the provision of cycle racks within the village.
- SO 7:** To support the enhancement of existing walking trails within the village and the provision of new trails along Lough Derg.
- SO 8:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.
- SO 9:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 10:** To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.
- SO 11:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Lorrha

### Settlement Context

Lorrha (Lothra) is a small village located to the north of the county circa 5km east of Portumna. Lorrha is steeped in ecclesiastical history evidenced by the significant archaeological remains throughout the village and this provides an opportunity for tourism development in Irelands Ancient East. The village has developed in a linear pattern along its main spine route, the L-1082-20. A newly constructed town park and playground is located within the village. The Lorrha/Rathcabbin Community Action Plan 2016-2019 was prepared by the local community with support from North Tipperary Leader Partnership.

### Infrastructure and key points

**Waste Water;** Municipal wastewater treatment system available.

**Water Supply;** Public water supply available.

**Community Facilities:** The village has a School, church and graveyard, shop, public house, garda station (limited hours) and community hall.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with the "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To support the provisions of Irelands Ancient East as they relate to Lorrha.

**SO 2:** To support and encourage the redevelopment of underused village centre sites for appropriate use.

**SO 3:** To protect the ecclesiastical heritage of the village and support the development of this as a tourism base within the village.

**SO 4:** To support the provision of the required infrastructure such a signage, wayfinding, interpretation or similar facilitates to develop the tourism offer of the village.

**SO 5:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.

**SO 6:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance

**SO 7:** To support the preparation of an Enhancement Scheme for the village subject to resources being available.

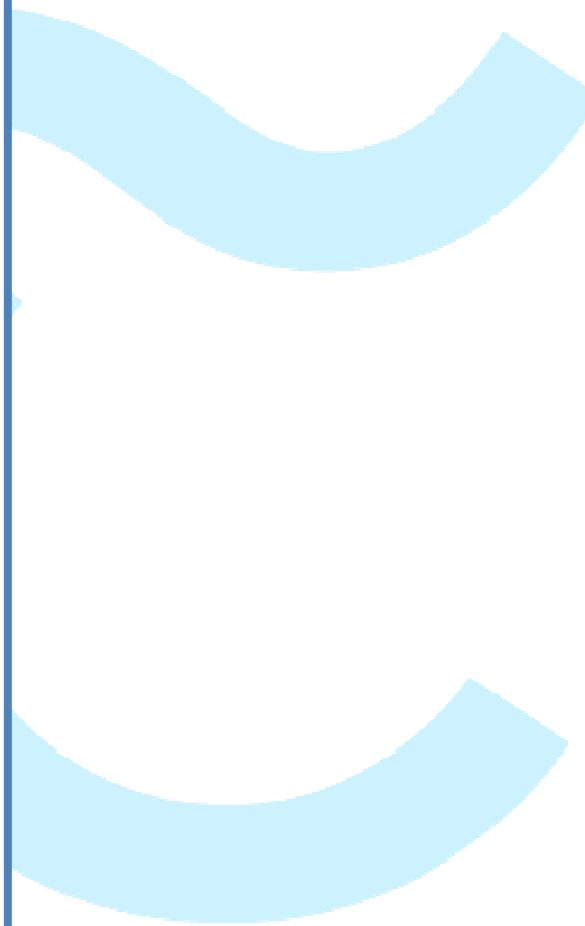
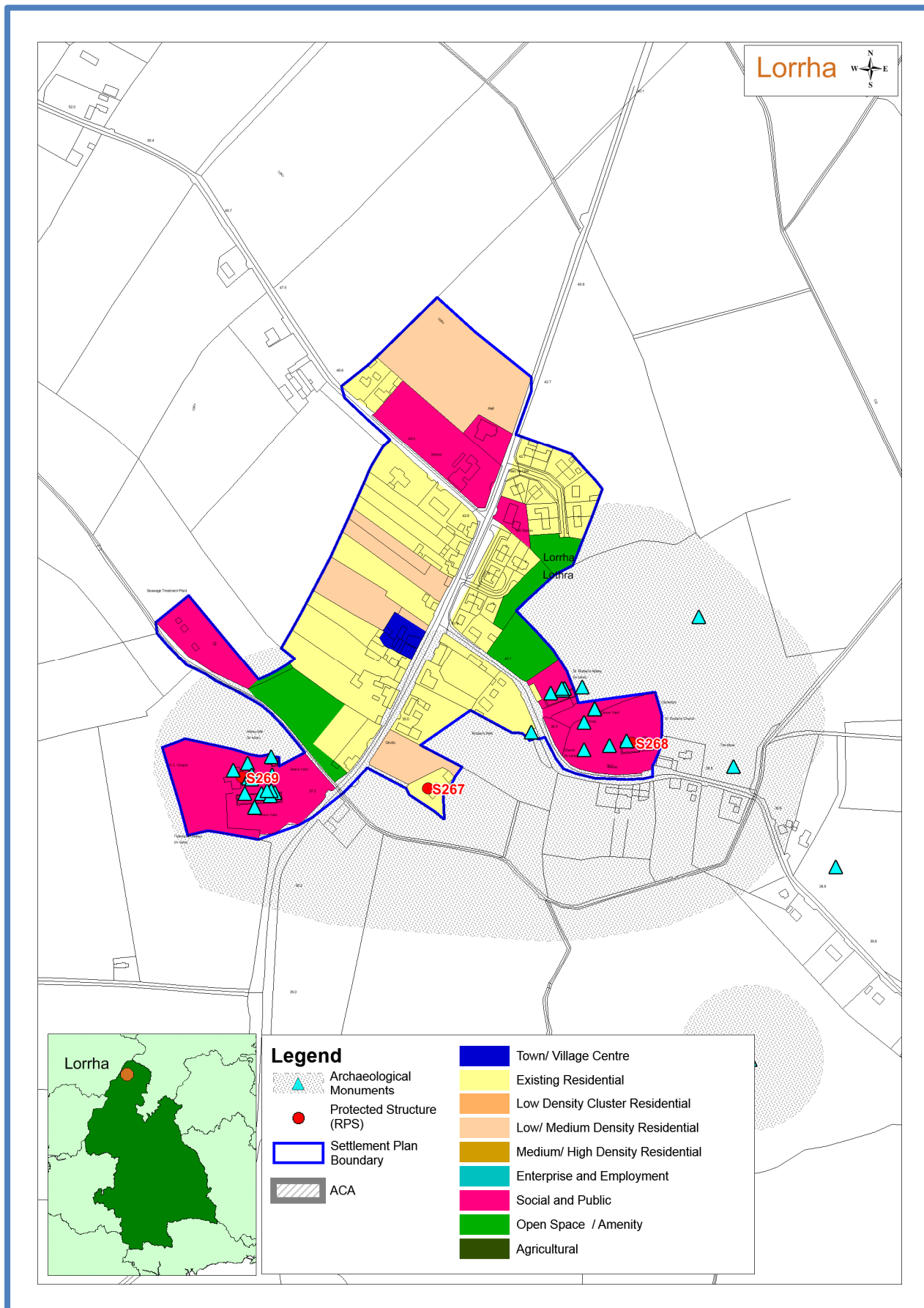
**SO 8:** To support SCEAL community group in the implementation of the objectives of the Lorrha/Rathcabbin Community Action Plan 2016-2019

**SO 9:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.

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<sup>2</sup> Lorrha Rathcabbin Community Action Plan 2016 – 2019



## Loughmore

### Settlement Context

Loughmore (Luach Maigh) village is located approximately 4.5km south of Templemore town. The village has developed in a linear fashion along the local road and is transacted by the River Suir. The Dublin-Cork railway line passes through the village and is facilitated by a railway bridge in the east of the village. The river would appear to have played a role in the development of the village with the presence of an old ruinous mill and other architecturally and archeologically significant buildings and structures. Loughmore castle is located prominently on the river bank just outside the village. The village is within a Zone of Archaeological Potential

### Infrastructure and key points

**Waste Water:** Public waste water treatment plant.

**Water Supply:** Public water supply available

**Community Facilities:** There is a public house, shop, community centre, community tea rooms, school, church and graveyard in the village.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

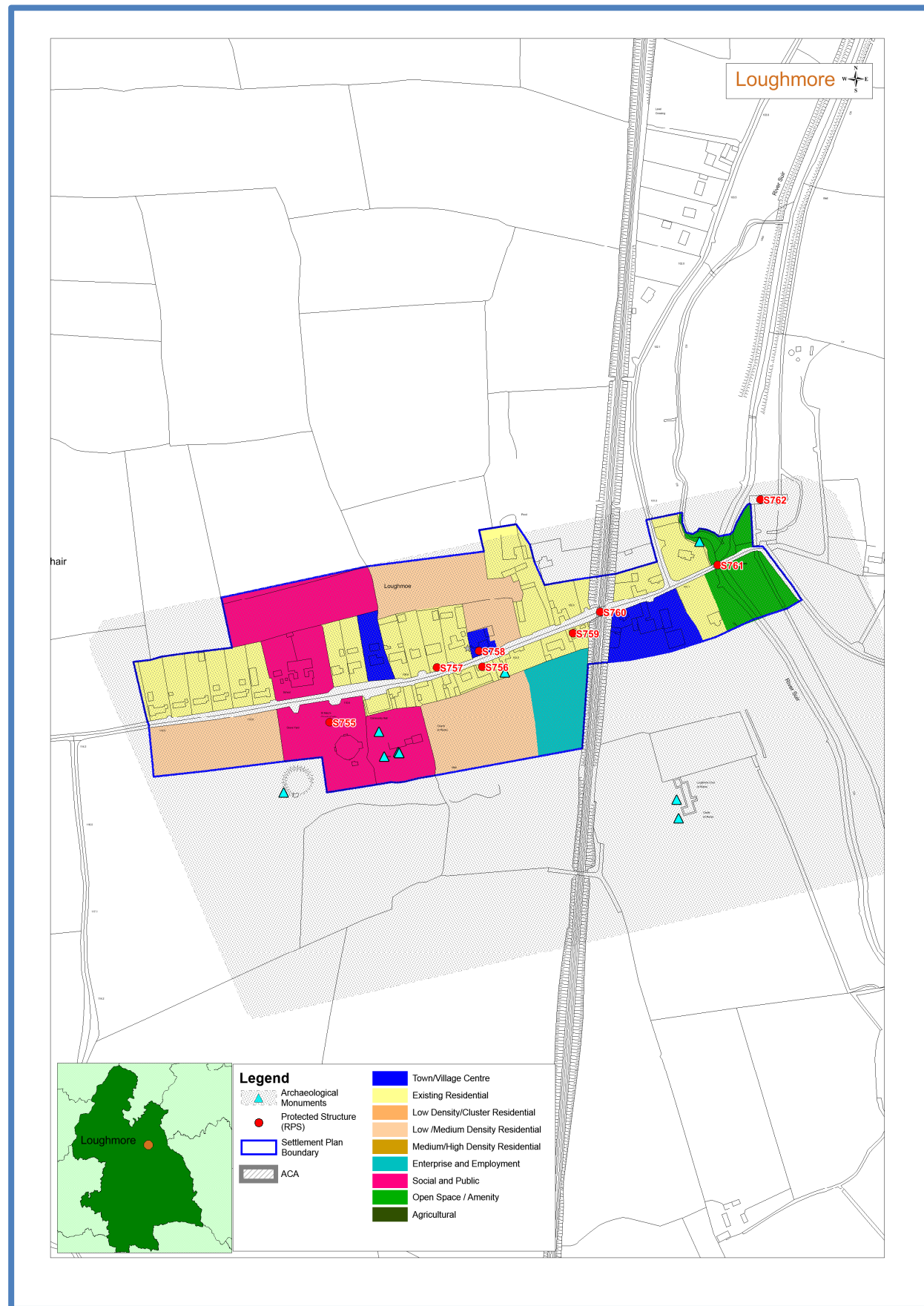
### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 2:** To support the preparation of an Enhancement Scheme which includes a focus on enhancement of entry points to the village and the definition of the village centre

**SO 3:** To preserve the amenity value of the river and to encourage the enhancement of this asset in the village centre.

**SO 4:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

**SO 5:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood

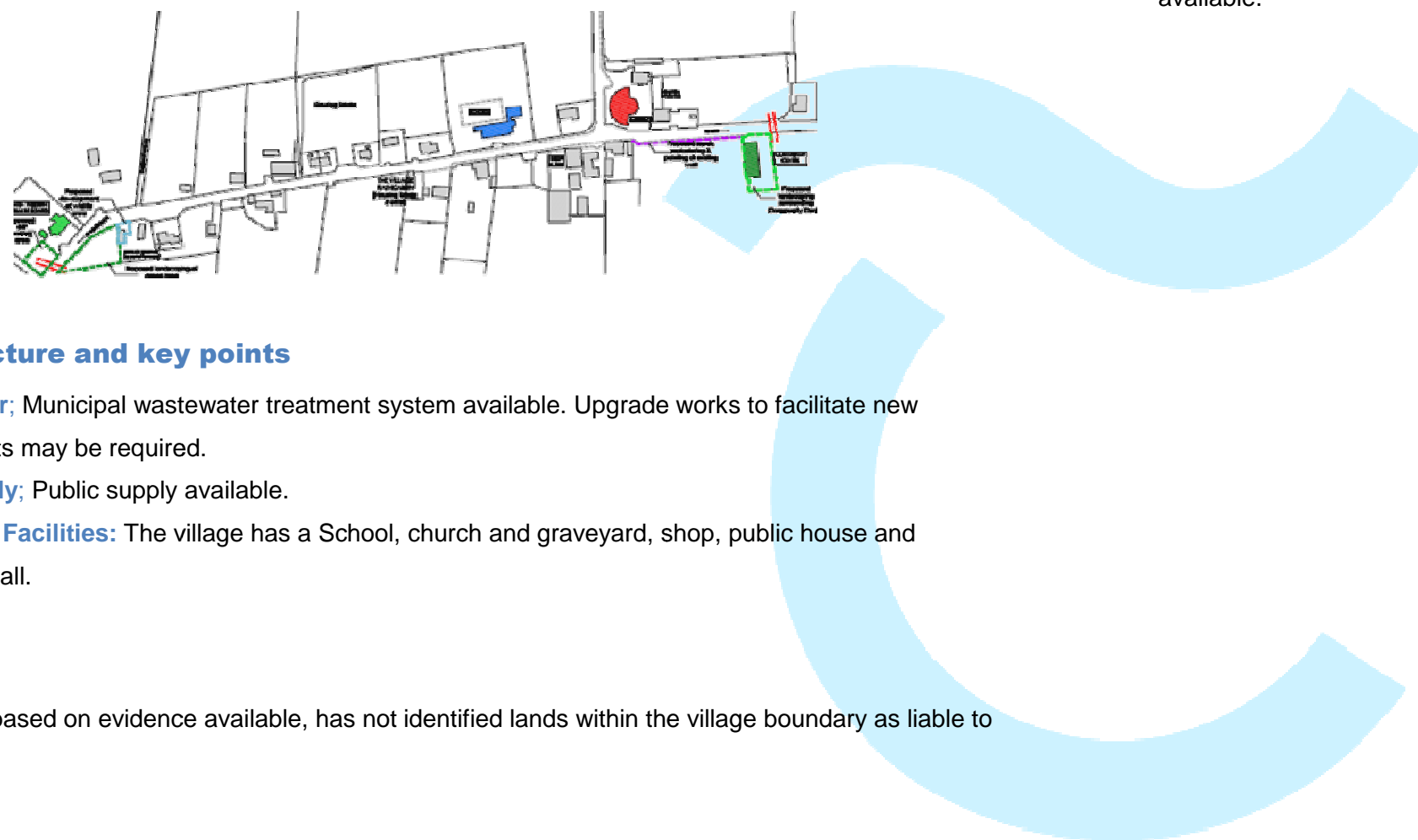


## Rathcabbin

### Settlement Context

Rathcabbin (Ráth Cabáin) is a small village nestled in the country side to the north of the County. The village is dispersed in nature with a number of residential developments taking place to the north while the village centre focuses on the junction of the local roads L5046-14 and the L5048-0. A sensory garden has been recently developed within the village.

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### Infrastructure and key points

**Waste Water;** Municipal wastewater treatment system available. Upgrade works to facilitate new developments may be required.

**Water Supply;** Public supply available.

**Community Facilities:** The village has a School, church and graveyard, shop, public house and community hall.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO1:** To support the consolidation of the village core.

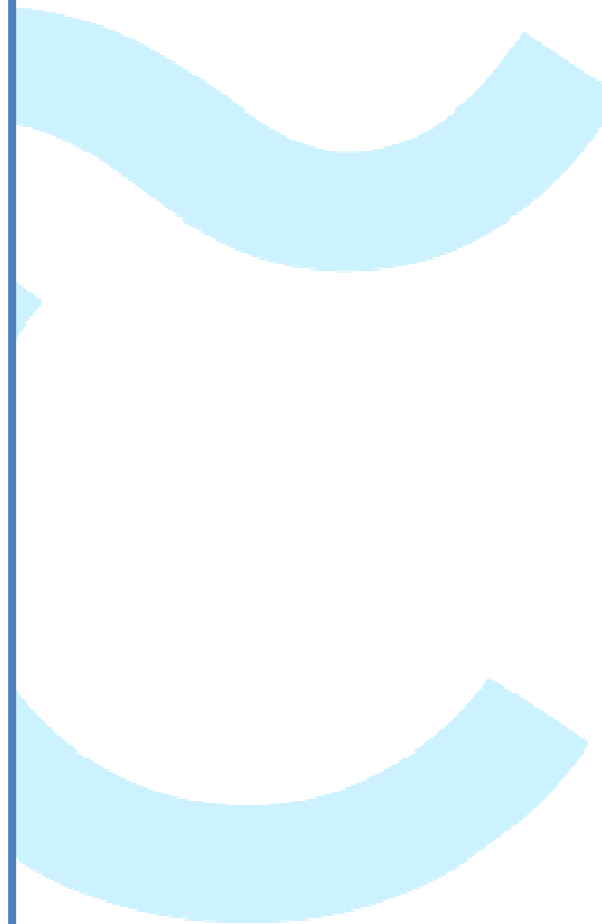
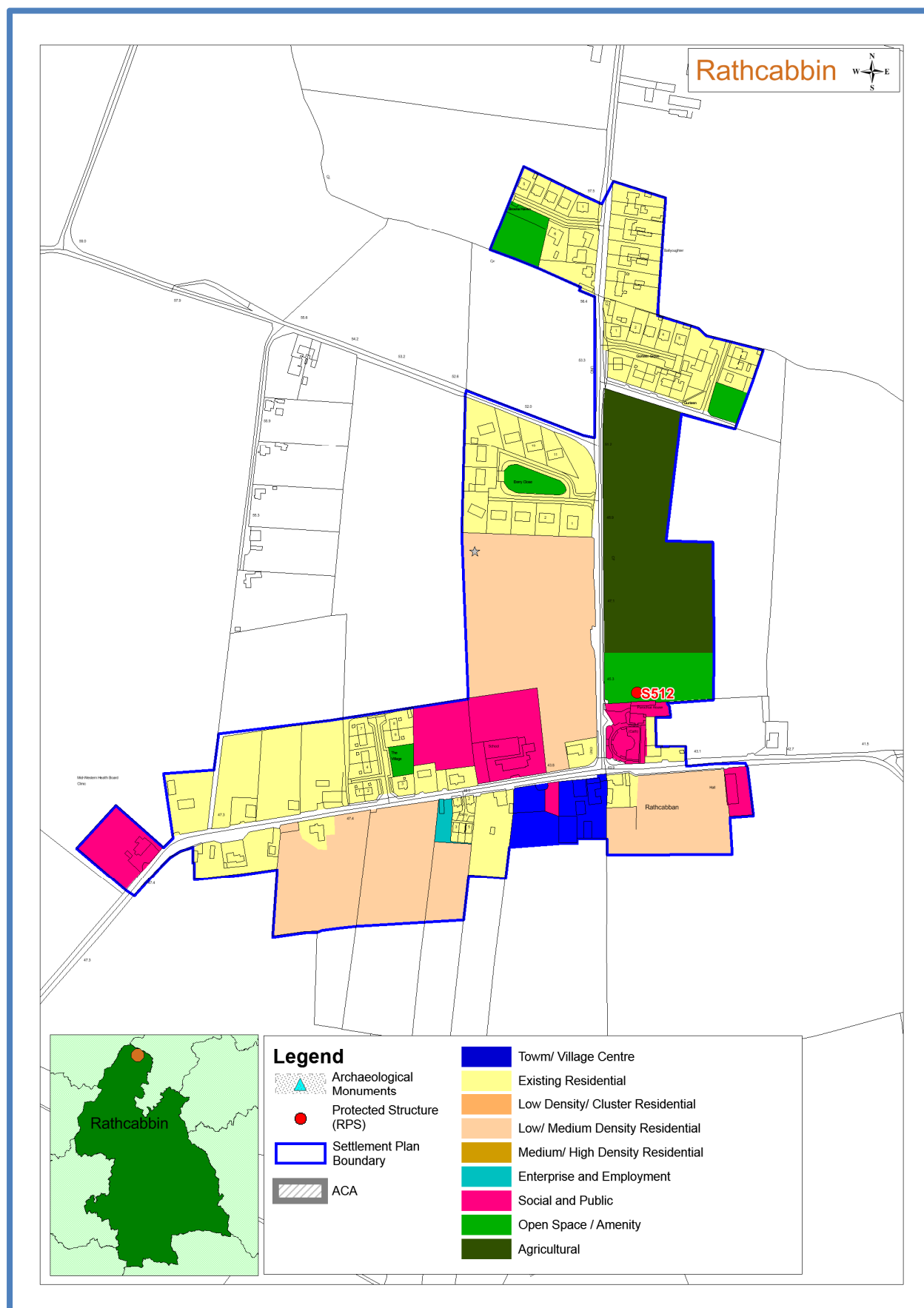
**SO 2:** To facilitate and support the implementation of a village enhancement scheme prepared by the Rathcabbin Development Group subject to resources being available.

**SO 3:** To support SCEAL community group in the implementation of the objectives of the Lorrha/Rathcabbin Community Action Plan 2016-2019

**SO 4:** To support the provision of new and consolidate existing footpaths and public lighting in the village subject to resources being available.

**SO 5:** To support the provision of appropriate signage at village entry points subject to resources being available.

<sup>5</sup> Rathcabbin Development Group – Village Renewal & Development Plan





## Rearcross

### Settlement Context

Rearcross (Crois na Rae) is located on the Thurles to Newport regional road R503. It is a small village, dispersed in nature having a linear pattern along the regional road. The village is home to the North Tipperary Food Enterprise Centre. There is a significant presence of pre-historic monuments in the general area with the notable Shanballyedmond Court Tomb located to the south of the village. Part of the village and most of its hinterland is designated an SPA -the Slievefelim to Silvermine Mountains SPA. The Lower River Shannon SAC lies in close proximity to village also.

### Infrastructure and key points

**Waste Water;** Municipal wastewater treatment system available.

**Water Supply;** Public water supply available.

**Community Facilities:** The village has a school, crèche, church and graveyard, shop, public house, community hall and small playground. There are a number of playing fields/sports facilities in the village.

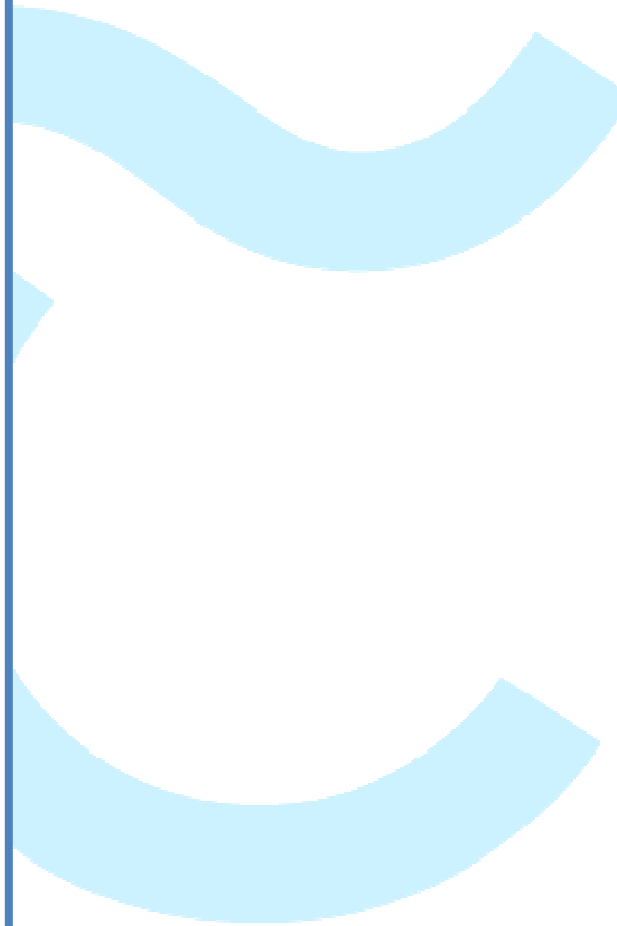
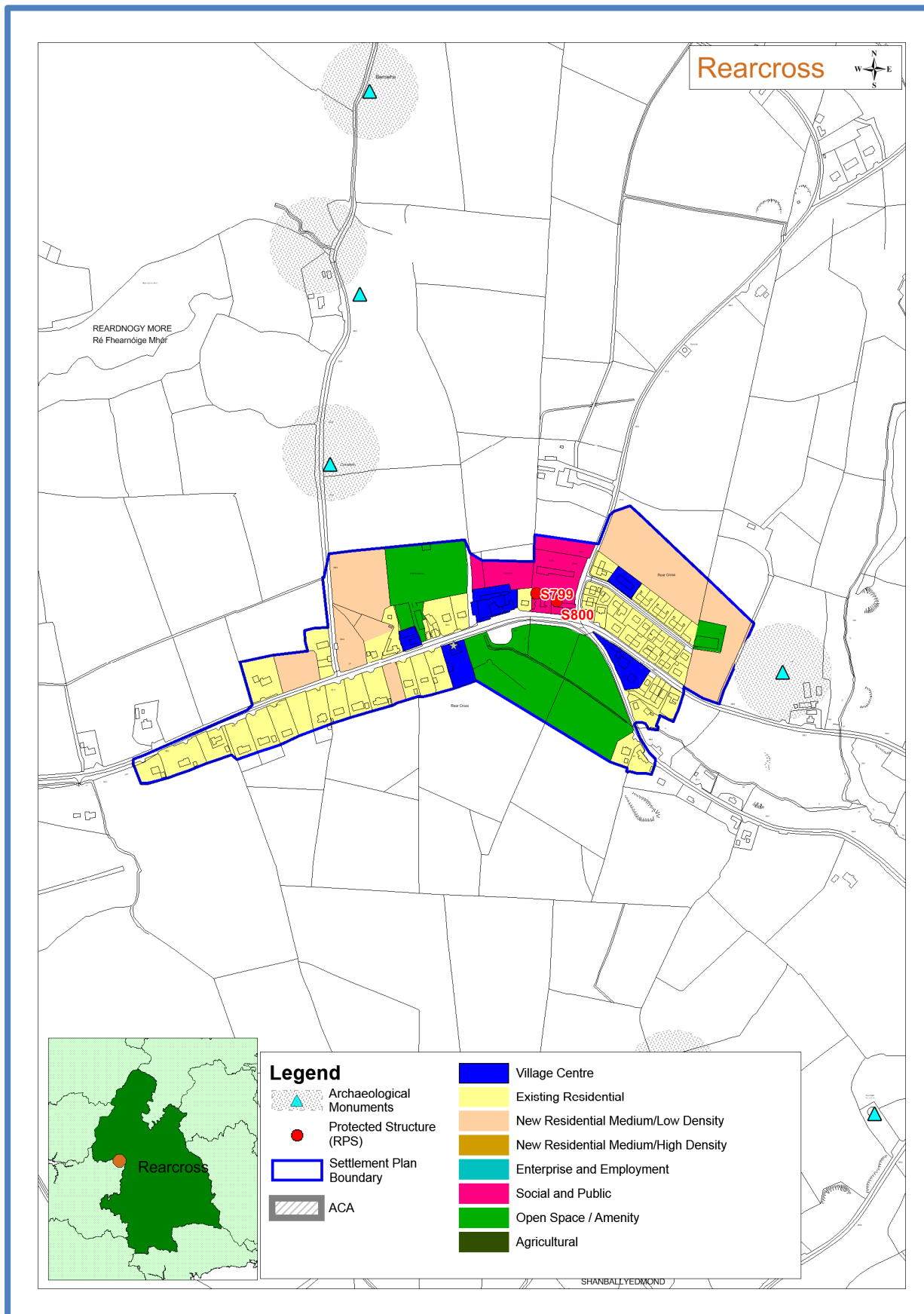
### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the consolidation of the village core.
- SO 2:** To support the preparation of an Enhancement Scheme for the village subject to resources being available.

- SO 3:** To protect the existing sporting and amenity facilities within the village and support their development in a sustainable manner.
- SO 4:** To support the continued use and development of the North Tipperary Food Enterprise Centre.
- SO 5:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 6:** To support the provision of appropriate signage at village entry points subject to resources being available.
- SO 7:** To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.
- SO 8:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Riverstown

### Settlement Context

The village of Riverstown (Baile Uí Lachnáin) is located on the N52 and the R489 just 1.5km south of Birr town. The village has a strong core with a well formed streetscape of terraced houses which are designated as an Architectural Conservation Area. The Little Brosna River transects the village forming the boundary between Offaly and Tipperary.

### Infrastructure and key points

**Waste Water:** Public waste water treatment plant – upgrade works may be required to accommodate future development.

**Water Supply:** Public water supply available

**Community Facilities:** There village has a pub and a restaurant. There is a primary school located to the west of the village on the R489.

### Flooding

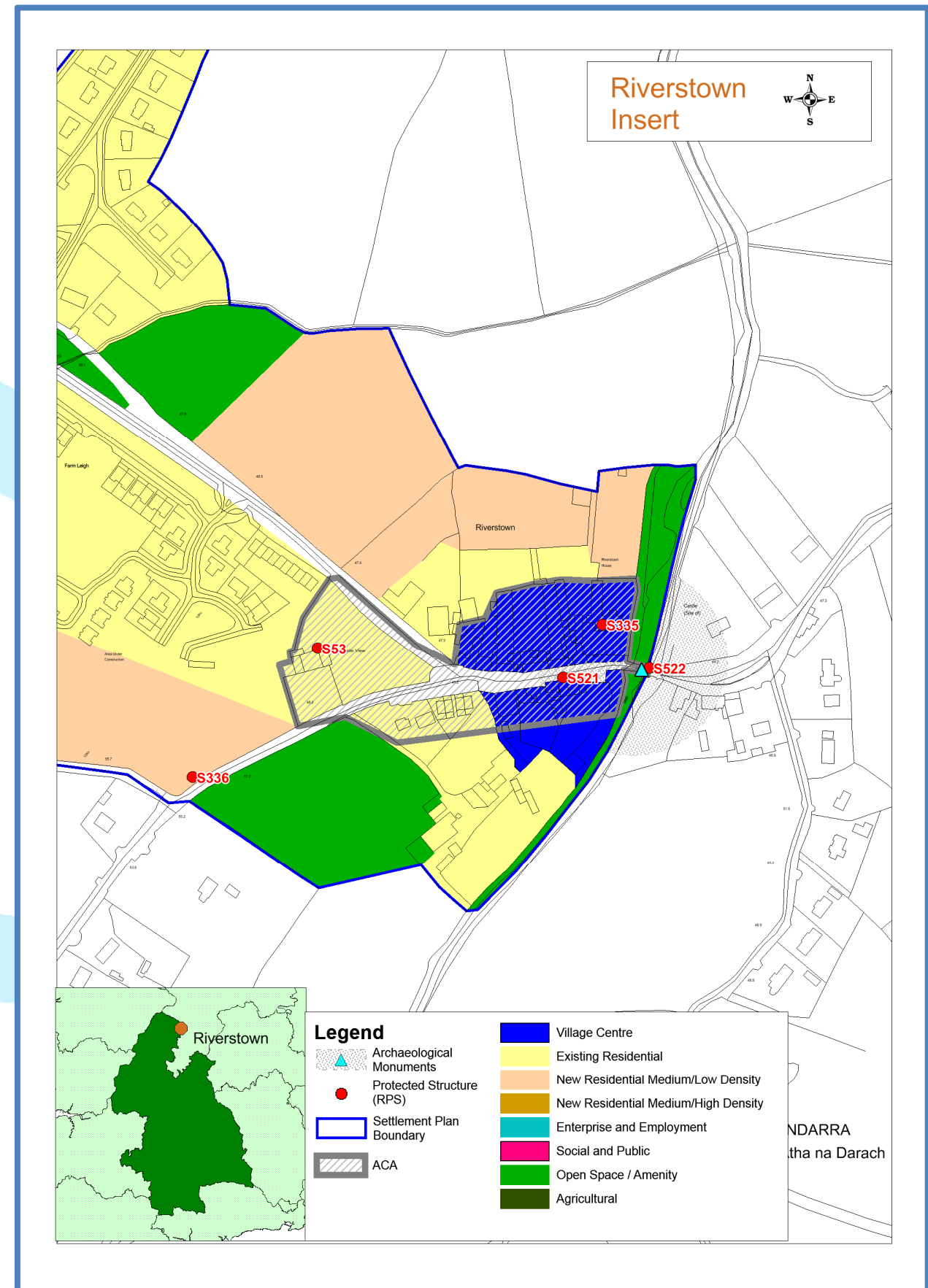
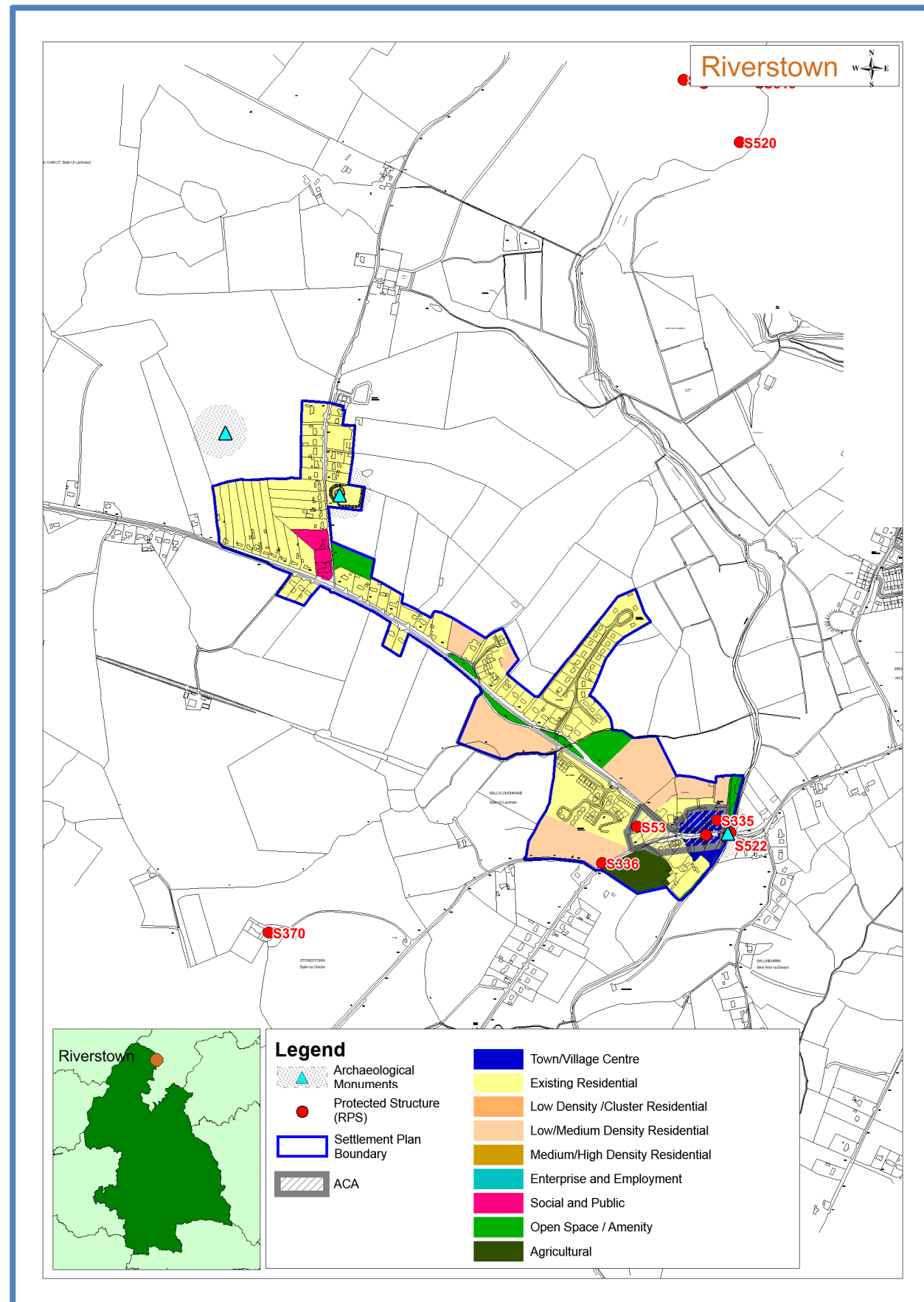
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available
- SO 2:** Where development is proposed on lands zoned for Low/Medium New Residential adjacent to Farmleigh, access will only be permitted through the existing estate.
- SO 3:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the vitality of the village centre.

- SO 4:** To support the preparation of an Enhancement Scheme for the village.
- SO 5:** To support the preparation and implementation of a traffic calming scheme for the village subject to resources being available..
- SO 6:** To seek to protect the area of land adjoining the river from development. The river shall be maintained as an amenity area within the village.
- SO 7:** To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.
- SO 8:** To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.
- SO 9:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood





## Terryglass

### Settlement Context

Terryglass (Tír Dhá Ghlas) is a small lake side village situated on the north east shores of Lough Derg on the River Shannon. The village has impressive public and private harbours and a slipway which make Terryglass a popular destination with the boating fraternity, tourists and locals. Recent improvements to the harbour, the provision of changing facilities, and picnic & barbeque areas and village enhancement works have significantly added to the attractiveness of the village. The village also accommodates a number of holiday rental properties. The village is host to the very successful Terryglass Arts Festival annually and has been a winner of the national Tidy Towns competition.

### Infrastructure and key points

**Waste Water:** Municipal wastewater treatment system available.

**Water Supply:** Public water supply available.

**Community Facilities:** The village has a school, church and graveyard, shop, two public house with restaurants, and community hall. Public and private marina facilities are available and there is a playground adjacent to the lakeshore

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To promote the village as a key tourism destination on Lough Derg.

**SO 2:** To improve links between Terryglass and other key tourism destination along Lough Derg.

**SO 3:** To support the provisions of Irelands Ancient East as they relate to Lough Derg.

**SO 4:** To support the consolidation of the village core and encourage the redevelopment of underutilised sites within the village centre for appropriate use.

**SO 5:** To protect the existing amenity facilities within the village, both land and water based, and support their development in a sustainable manner

**SO 6:** To support the continued use and development of the Lough Derg Canoe trail.

**SO 7:** To identify suitable locations for the provision of cycle racks within the village.

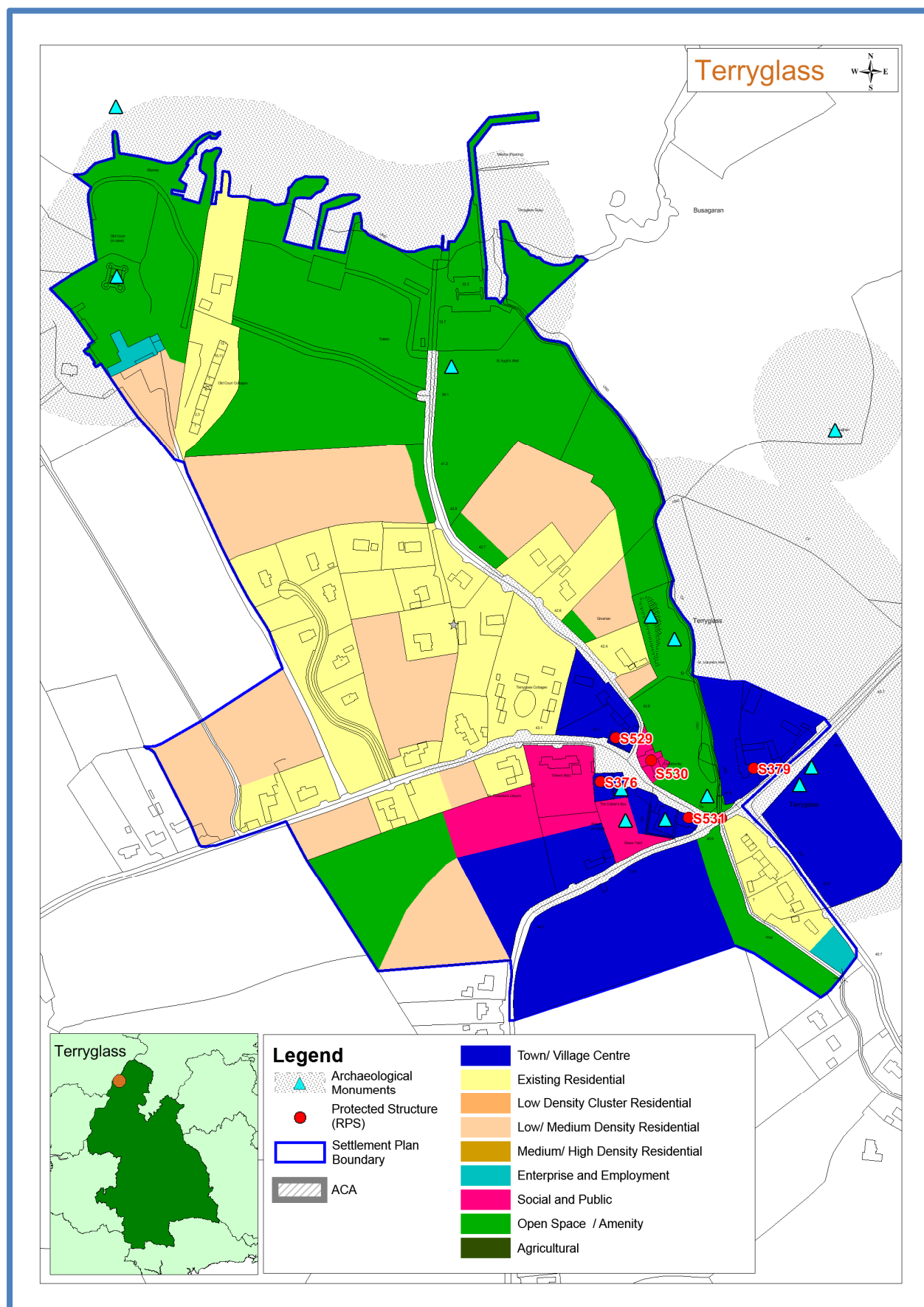
**SO 8:** To seek to provide a public amenity area along the banks of the stream which enters Lough Derg with access point provided along Shannon Lane.

**SO 9:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.

**SO 10:** To seek to ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

**SO 11:** To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.

**SO 9:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Upperchurch

### Settlement Context

Upperchurch (An Teampall Uachtarach) is a scenic, upland village located in the heart of the Slievefelim Hills. It is located approximately 14km north west of Thurles and 5km southwest of Borrisoleigh. The village is approximately 400m north of Pendys Cross (junction of local road L4137 with the Regional Road, R503 which runs west to Limerick). The village developed around the cross roads with the Church being the focal point and from which Upperchurch derives its name.

### Infrastructure and key points

**Waste Water:** Municipal wastewater treatment system available.

**Water Supply:** Public water supply available.

**Community Facilities:** The village has a School, crèche, church and graveyard, shop/post office, 3 public houses, B&B, community hall and climbing wall. The village also has a Genealogy Centre/Tourist Office in the village centre. Upperchurch is a hub for upland walking routes which are signed from the village centre.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** Where development is proposed on land zoned for village centre use, the Council will seek the following:

- i. The scale, design and layout of any development shall enhance the individual rural character of the village and not seriously detract from existing views

- ii. The integration of the development into the existing village centre through the erection of an appropriate section of streetscape

**SO 2:** To support the provision of a public amenity area in the village centre as part of new residential development within the site south-east of the local road, L-4137.

**SO 3:** Encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start-up enterprises

**SO 4:** To facilitate the redevelopment of underused village centre sites and in particular to encourage the reuse of derelict/unused commercial sites opposite the church and opposite the school.

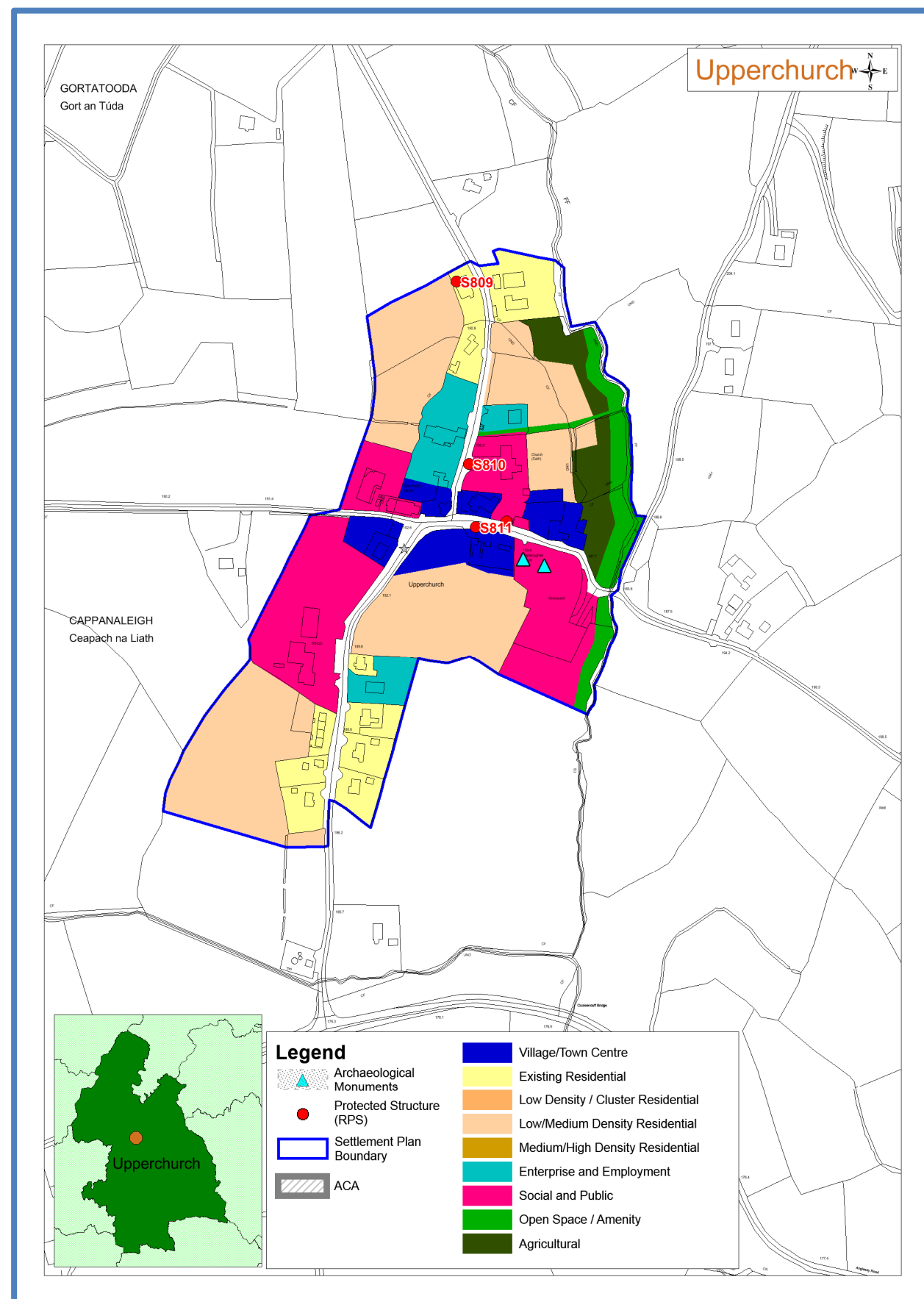
**SO 5:** To promote the village as a trail head for the area and support the development of this as a tourism base within the village.

**SO 6:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

**SO7:** Support the preparation of an Enhancement Scheme for Upperchurch, which includes a focus on enhancement of entry points to the village

**SO 8:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

**SO 9:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.





# Settlement Nodes



# Aglish

## Settlement Context

Aglish (An Eaglais) is a small village located ca. 5km northwest of Ballingarry. The village is linear in nature, and development generally comprises of single storey detached housing on individual sites. A scheme of enhancement works has recently been carried out in the village by the Aglish Residents Development Committee.

## Infrastructure

**Waste Water:** Waste water is treated by discharge to ground - individual treatment systems

**Water Supply:** Public water supply available.

**Key Community Facilities:** Community facilities in the village include a church, school and a community centre which is located west of the village boundary. The community has also recently developed a village park with a playground.

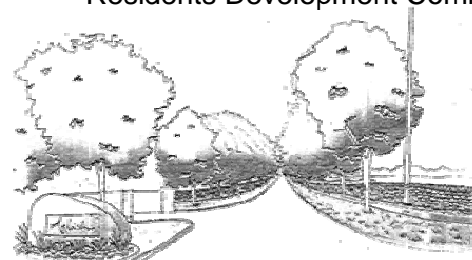
## Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

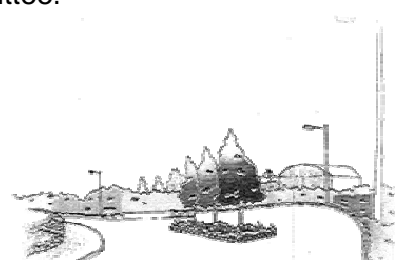
## Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

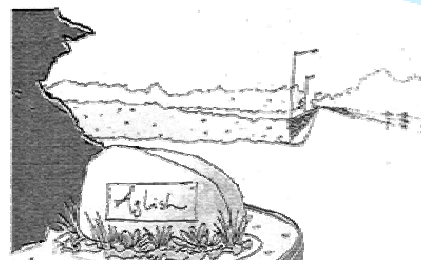
**SO 1:** To support the implementation of the village enhancement scheme prepared by the Aglish Residents Development Committee.



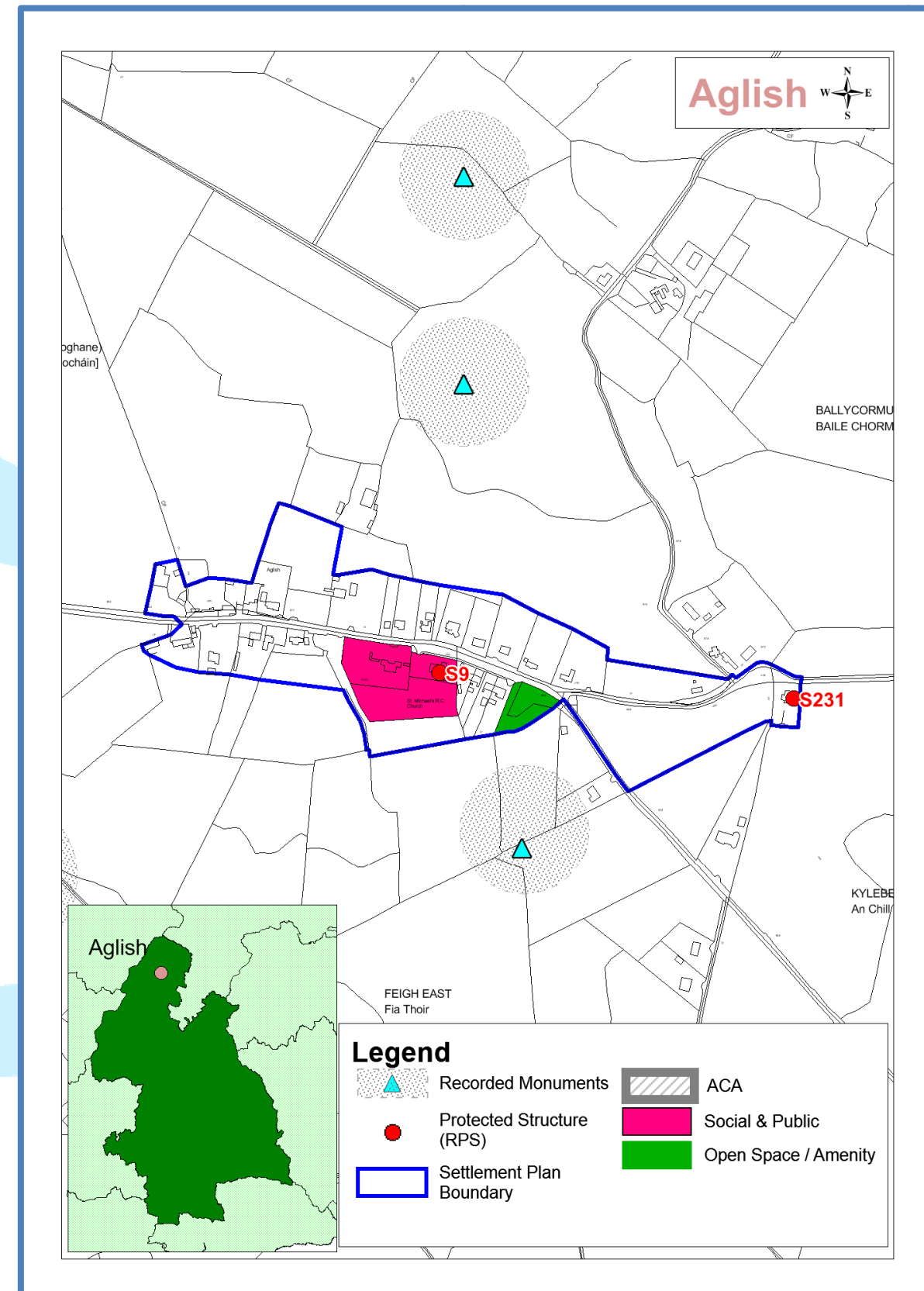
Sketch showing proposed layout with lighting columns. Proposed stone wall at entrance of road into Aglish Village. Feature appropriate to overall character of village.



Sketch showing proposed layout with lighting columns. Proposed stone wall at entrance of road into Aglish Village. Feature appropriate to overall character of village.



Sketch showing proposed layout with lighting columns. Proposed stone wall at entrance of road into Aglish Village. Feature appropriate to overall character of village.



<sup>6</sup> Aglish Residents Development Committee Planning Application - 13/51/0186

## Ballinahinch

### Settlement Context

Ballinahinch (Baile na hInse) is located ca. 7km north of Newport on the foothills of the Silvermine Mountains. The village is linear in nature with no defined streetscape. The village core is occupied by St Josephs Catholic Church and graveyard, the community centre and local public house.<sup>7</sup>



### Infrastructure

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available

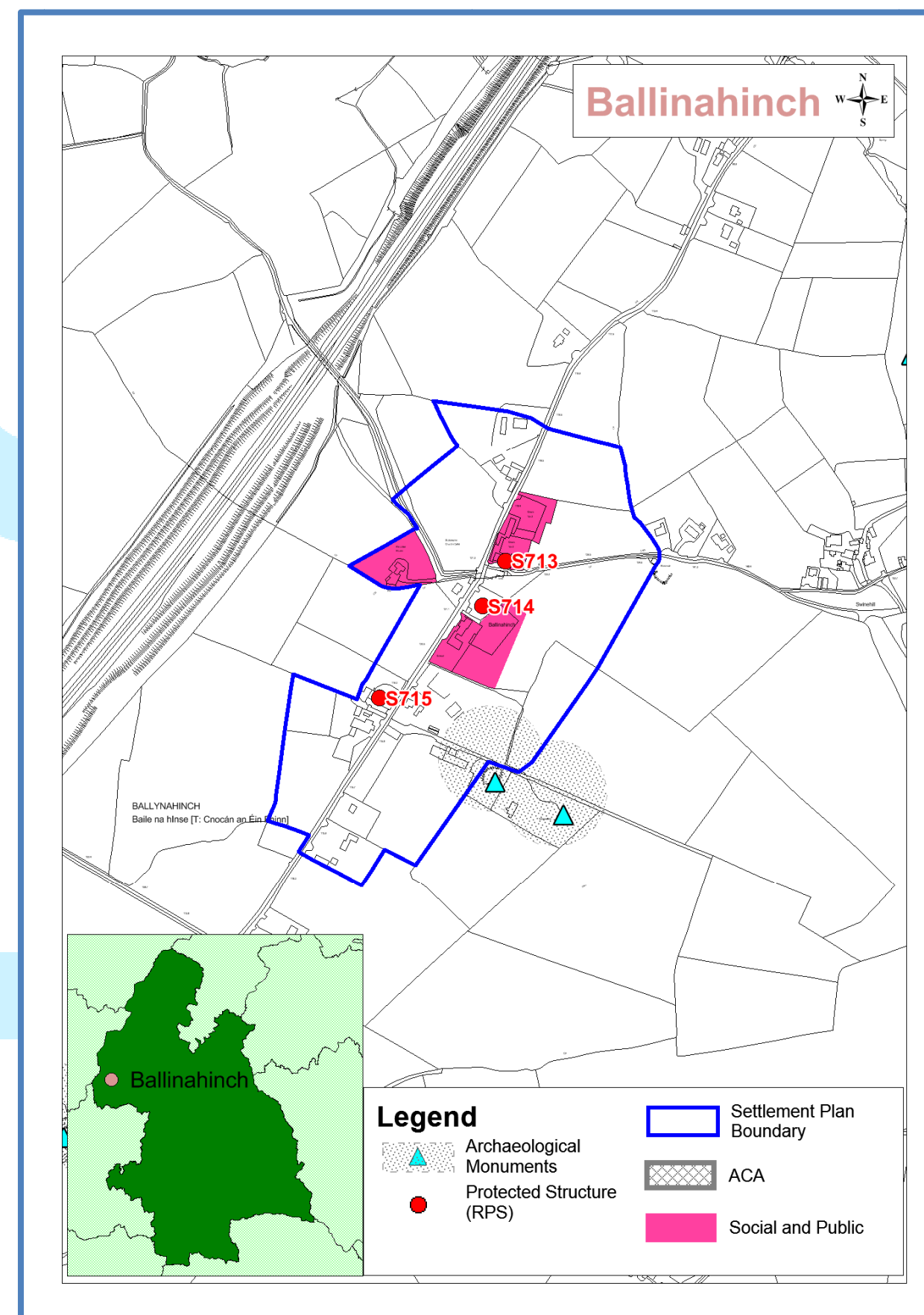
**Key Community Facilities:** Community facilities in the village include a public house, church, school and handball alley. The community hall was rebuilt in 2011 and a new graveyard has been set out adjacent to the community hall.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 2:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



<sup>7</sup> Ballinahinch Community Development Ltd, Planning Application 10/51/0214

## Ballinderry

### Settlement Context

Ballinderry (Baile an Doire) is a small village located ca. 7km north west of Borrisokane. The village is situated on the Ballyfinboy River. The village is characterised by older building stock of vernacular style. There are a number of buildings of historical significance within the village boundary, which are listed on the Record of Protected Structures.

### Infrastructure

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Group water supply available.

**Key Community Facilities:** There is a craft shop in the village and a number of local commercial businesses including a caravan park.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

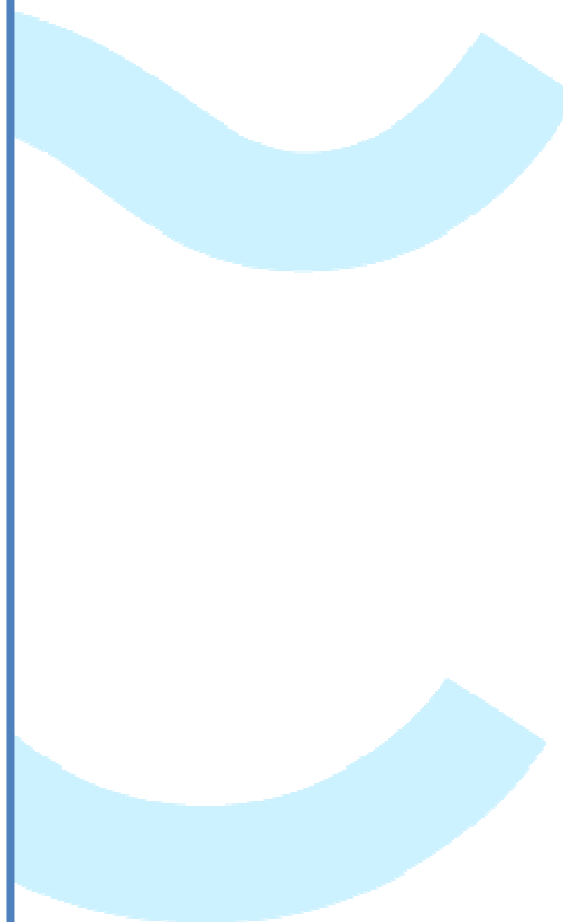
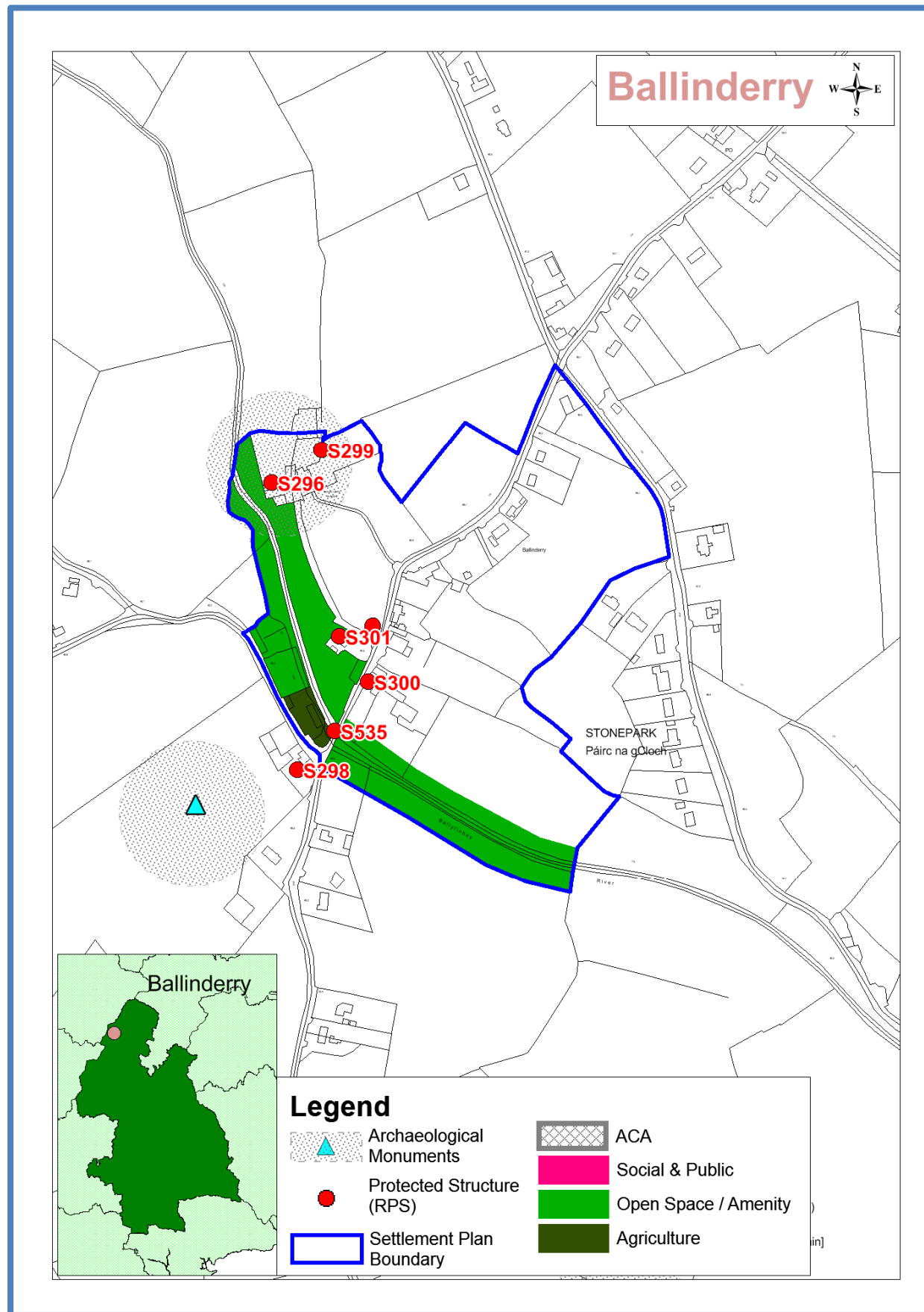
**SO 2:** To encourage the provision of commercial and employment development which will maintain and enhance the tourism base in the village.

**SO 3:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

**SO 4:** To promote and facilitate the redevelopment of underused village centre sites, including the re-use of the former public house for appropriate use.

**SO 5:** To identify suitable locations for cycle racks within the village.

**SO 6:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Ballingarry

### Settlement Context

Ballingarry (Baile an Gharraí) is a village located on the N52, 7km north east of Borrisokane and 12km from Birr. The village is linear in nature and has developed around the crossroads at the village centre and as such has a tighter building form at this location which opens up north and south of the village. A roadway enhancement scheme has been recently completed in the village.

### Infrastructure

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

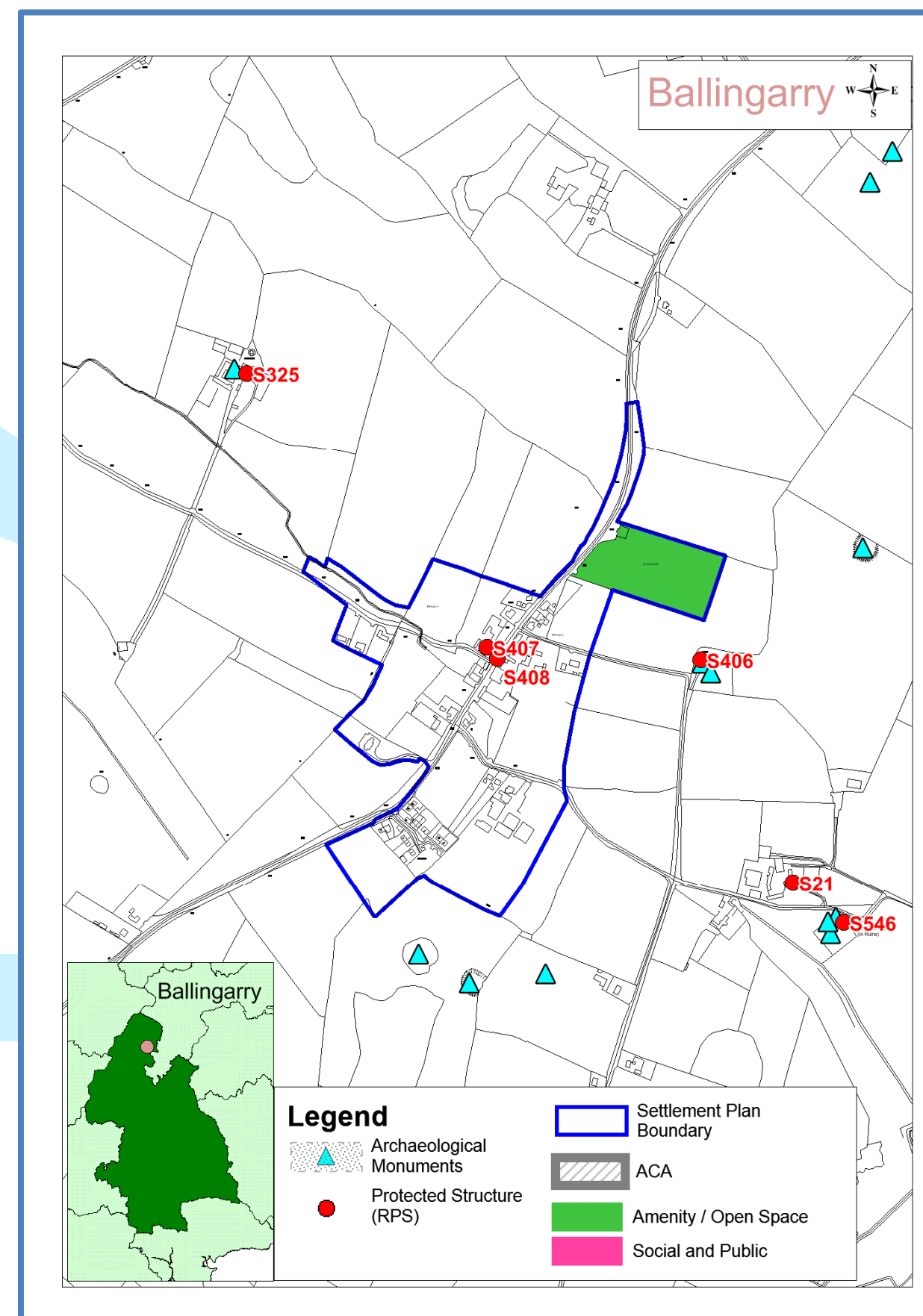
**Community Facilities:** The village has a bar/restaurant, a former playground equipment factory and a potato farm. The village also has a community hall, GAA grounds, a Church of Ireland church.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 2:** To facilitate and support the redevelopment of underused village centre sites.
- SO 3:** To identify suitable locations for the provision of cycle racks within the village.
- SO 4:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 5:** To support the preparation and carrying out of a traffic calming scheme for the village.



## Ballinaclough

### Settlement Context

Ballinaclough (Baile na Cloiche) village is located on a local road network circa 5km south of Nenagh town. It is located on the meanders of the Nenagh River and is characterised by a cluster of old, architecturally and archeologically significant buildings and structures. The school and church are located outside the village boundary.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

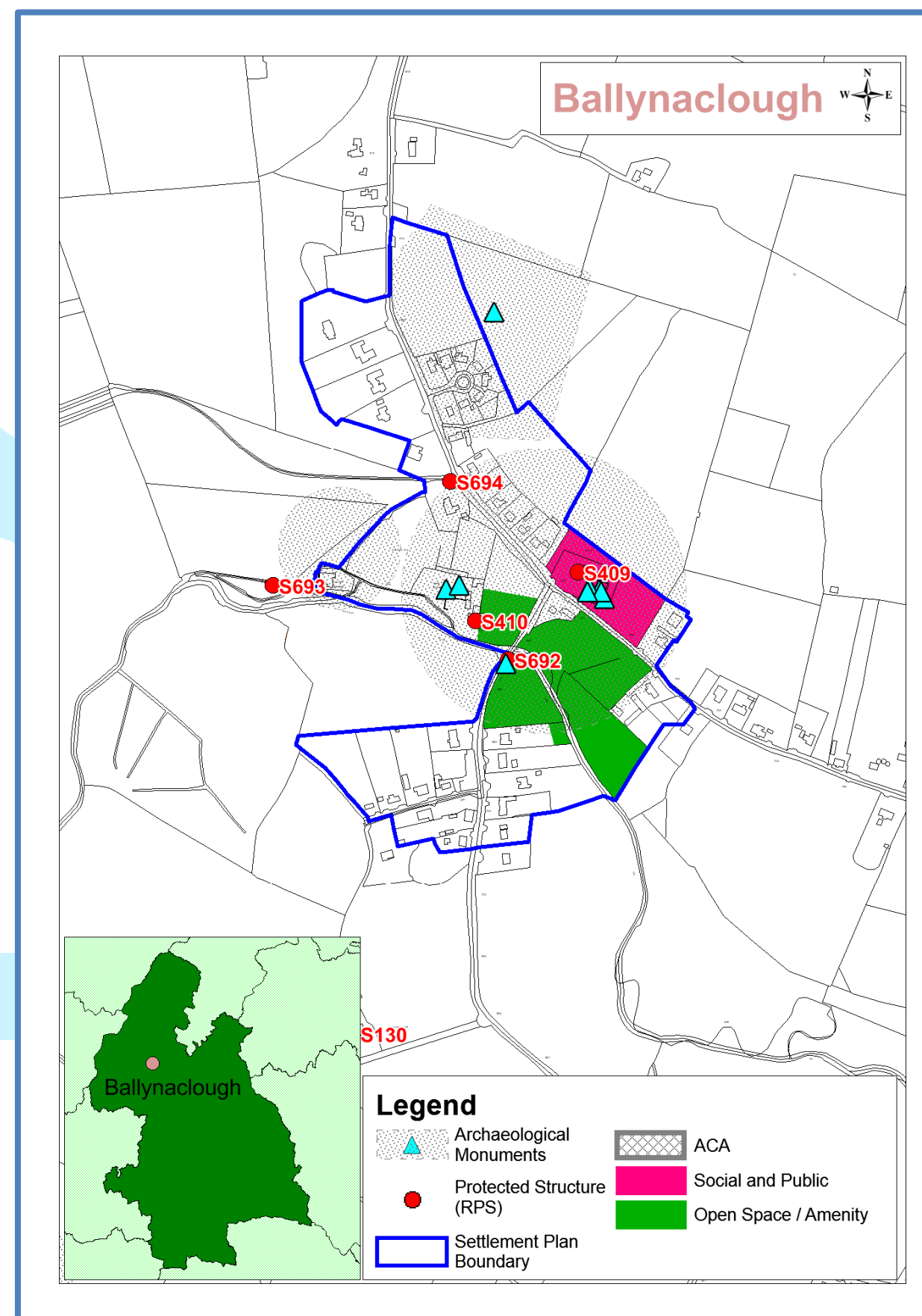
**Community Facilities:** There is a graveyard in the centre of the settlement. A public house and restaurant, church and school are located from 1km to 3km from the village boundaries.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the provision of appropriate signage at village entry points subject to resources being available.
- SO 2:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 3:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Ballinree

### Settlement Context

Ballinree and Ballymackey (Baile an Rí) although circa 1km apart, provide complementary functions to one another. They are located 6.5km and 7.5km respectively, in an easterly direction from Nenagh.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

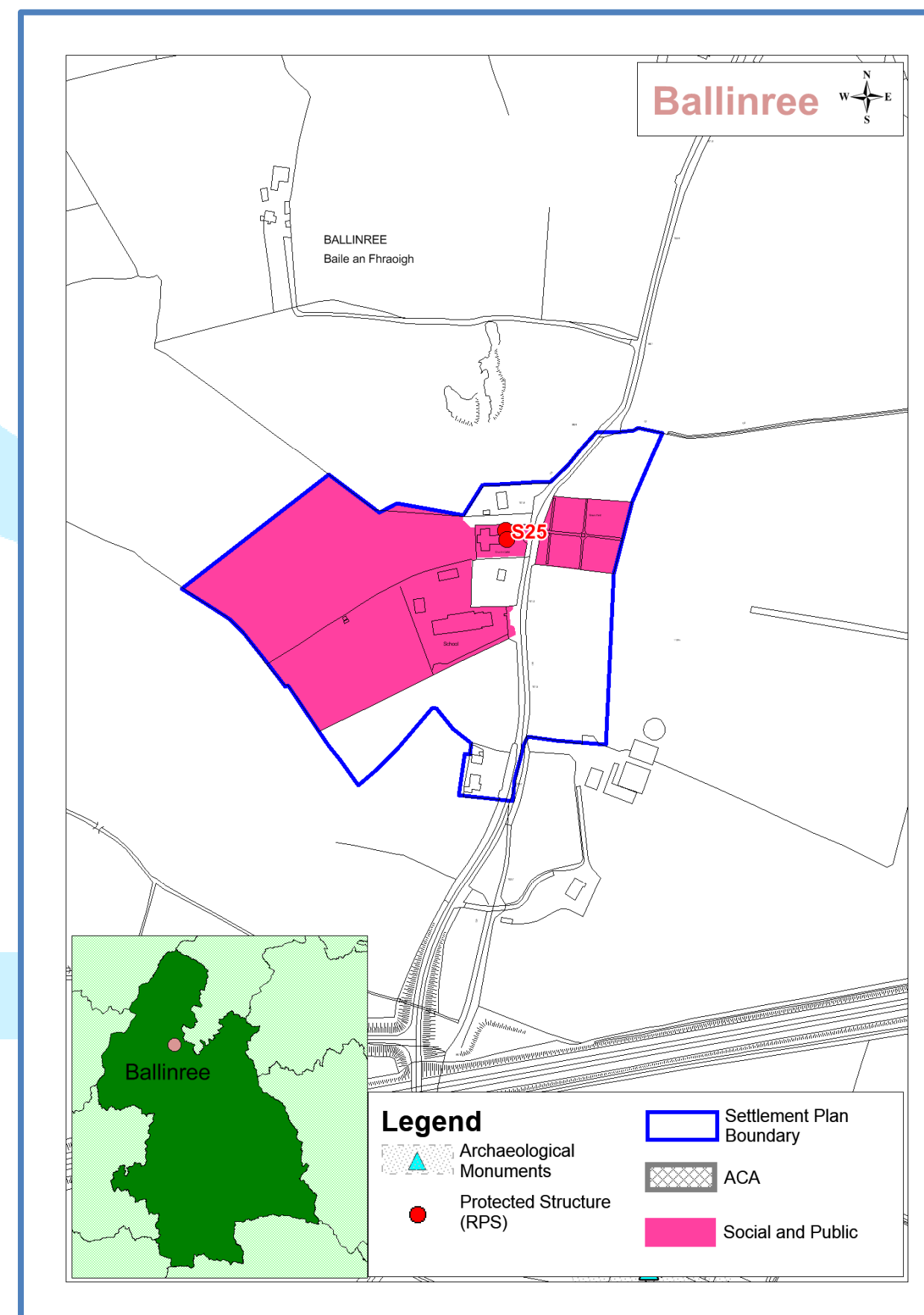
**Community Facilities:** There is a school, church, graveyard and soccer pitch in the village.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the provision of appropriate signage at village entry points subject to resources being available.





## Ballycahill

### Settlement Context

Ballycahill (Bealach Achaille) is located approximately 5km west of Thurles. The settlement is arranged around two crossroads junctions, one of which is abutted by thatched cottages on either side. The village has developed in a linear pattern along the regional road, with the Church and school situated in the village centre. The Ballycahill Tidy Village Development Group recently carried out enhancement works within the village.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

**Community Facilities:** There is a public house, school, GAA facilities, church and graveyard in the village.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

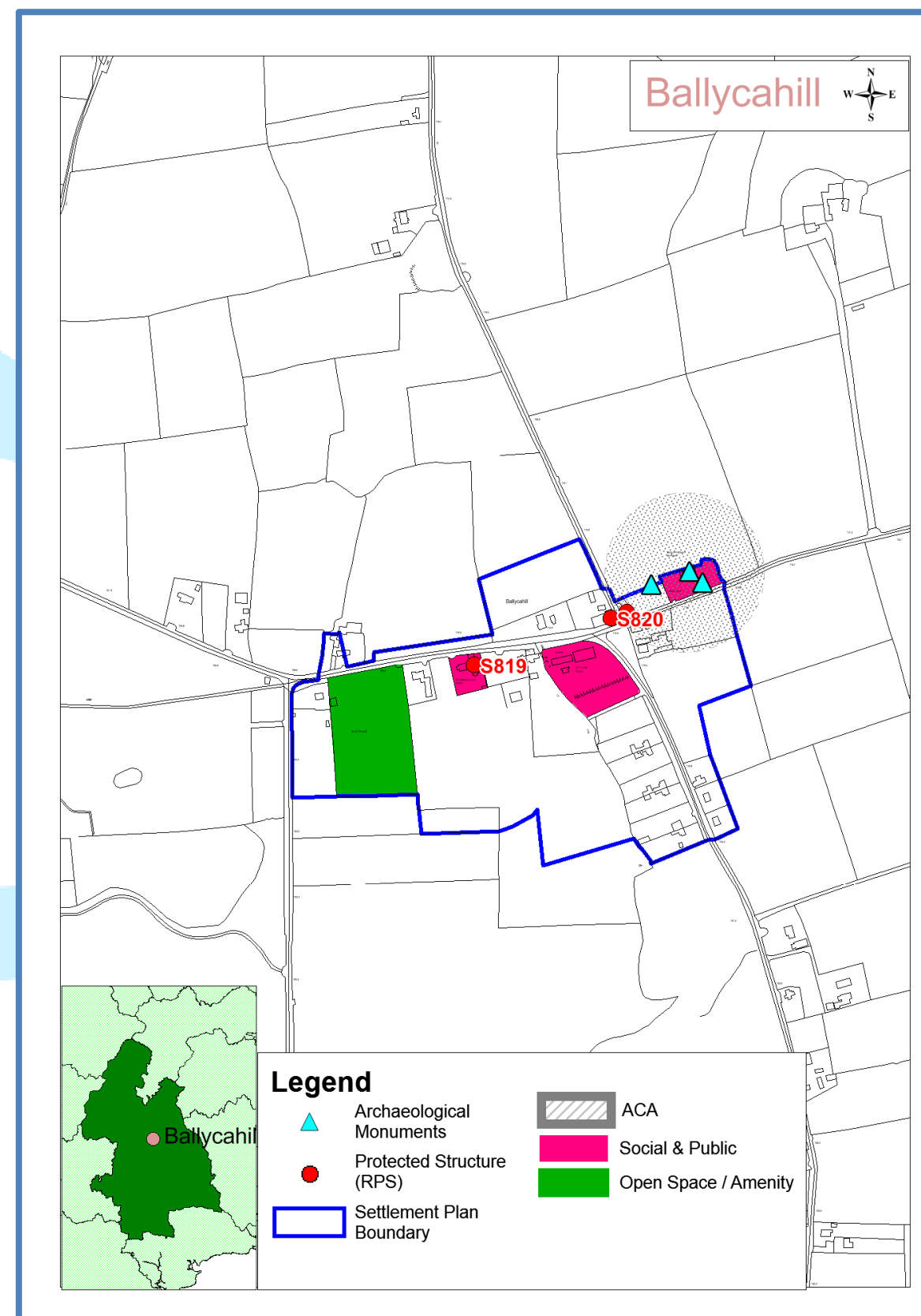
**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

**SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

**SO 3:** To promote and facilitate the redevelopment of underused village centre sites, in particular the reuse of the thatched building at the junction (formerly Longs shop) for appropriate use.

**SO 4:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Birdhill

### Settlement Context

Birdhill (Cnocán an Éin Fhinn) is located at a midway point between Limerick and Nenagh, on the R445 (formally the N7). The village core is occupied by public houses on opposite sides of the road and a Barrista training school. The school and church are located outside the village boundary. The village has direct access to the M7 via the R494 and Junction 27. The village has won the National Tidiest Village Award on four occasions, most recently in 2016.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available

**Community Facilities:** There is a train station, public house with restaurant, a pub and a Barrista training school in the village. A park has been developed by the local community in village. There are a number of walking and heritage trails within and around the village with the Pollagh Trail located in the Shannon callows. The school and church are located outside the village at some distance. The Shannonside Business park is located just outside the village on the Ballina road.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

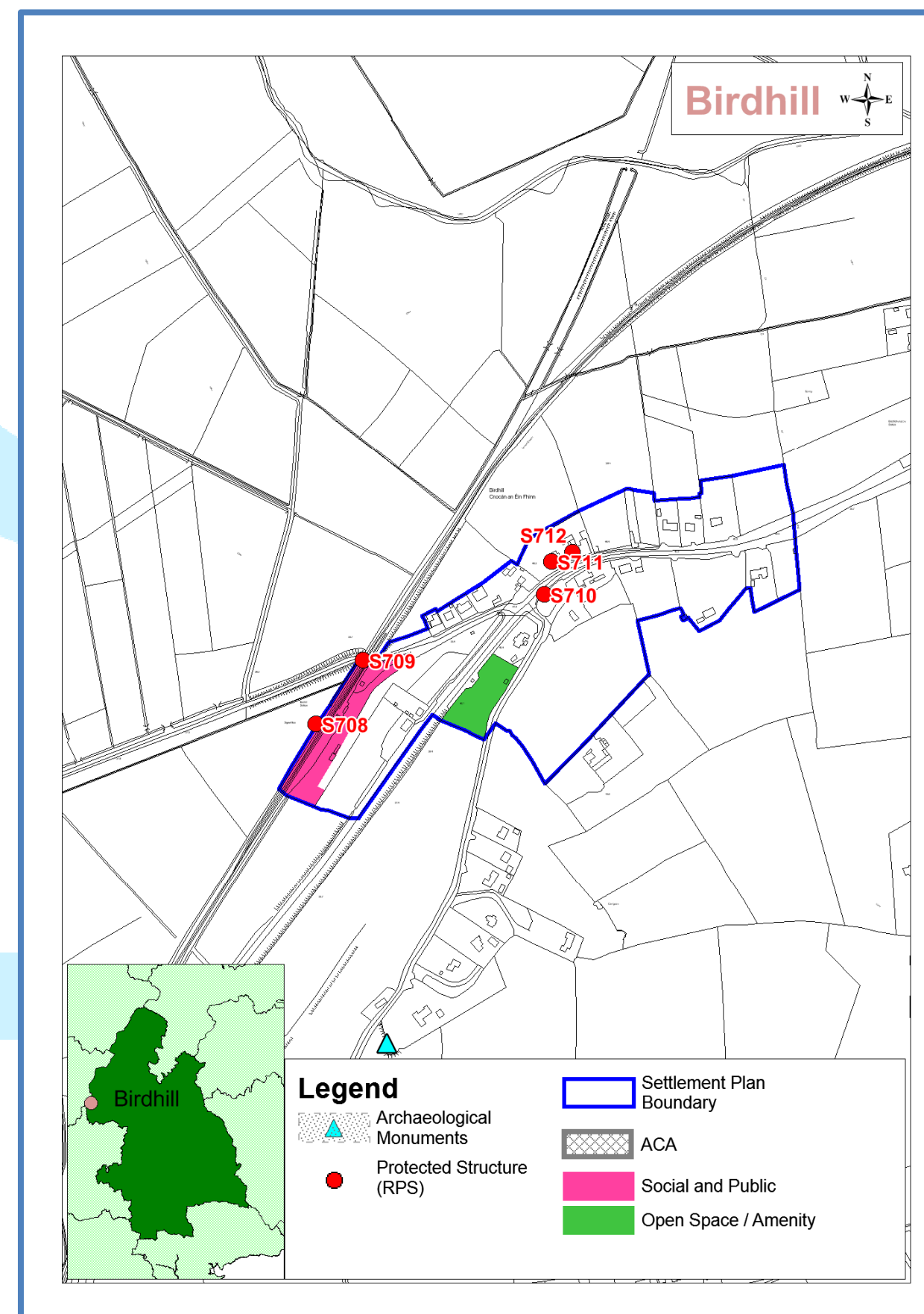
**SO 1:** To facilitate and support the development of the tourism infrastructure and facilities.

**SO2:** To promote the development of the village for tourism, as part of Ireland's Ancient East and the Lough Derg Lakelands area.

**SO 3:** To identify suitable locations for the provision of cycle racks within the village.

**SO 4:** To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.

**SO 5:** To support the preparation and carrying out of Community Enhancement Projects.



## Boher

### Settlement Context

Boher (An Bóthar) is a small settlement located approximately 4km to the east of Ballina on the foothills of the Arra Mountains. The settlement has a primary school, church and community centre.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

**Community Facilities:** There is a church, school and community hall in the settlement.

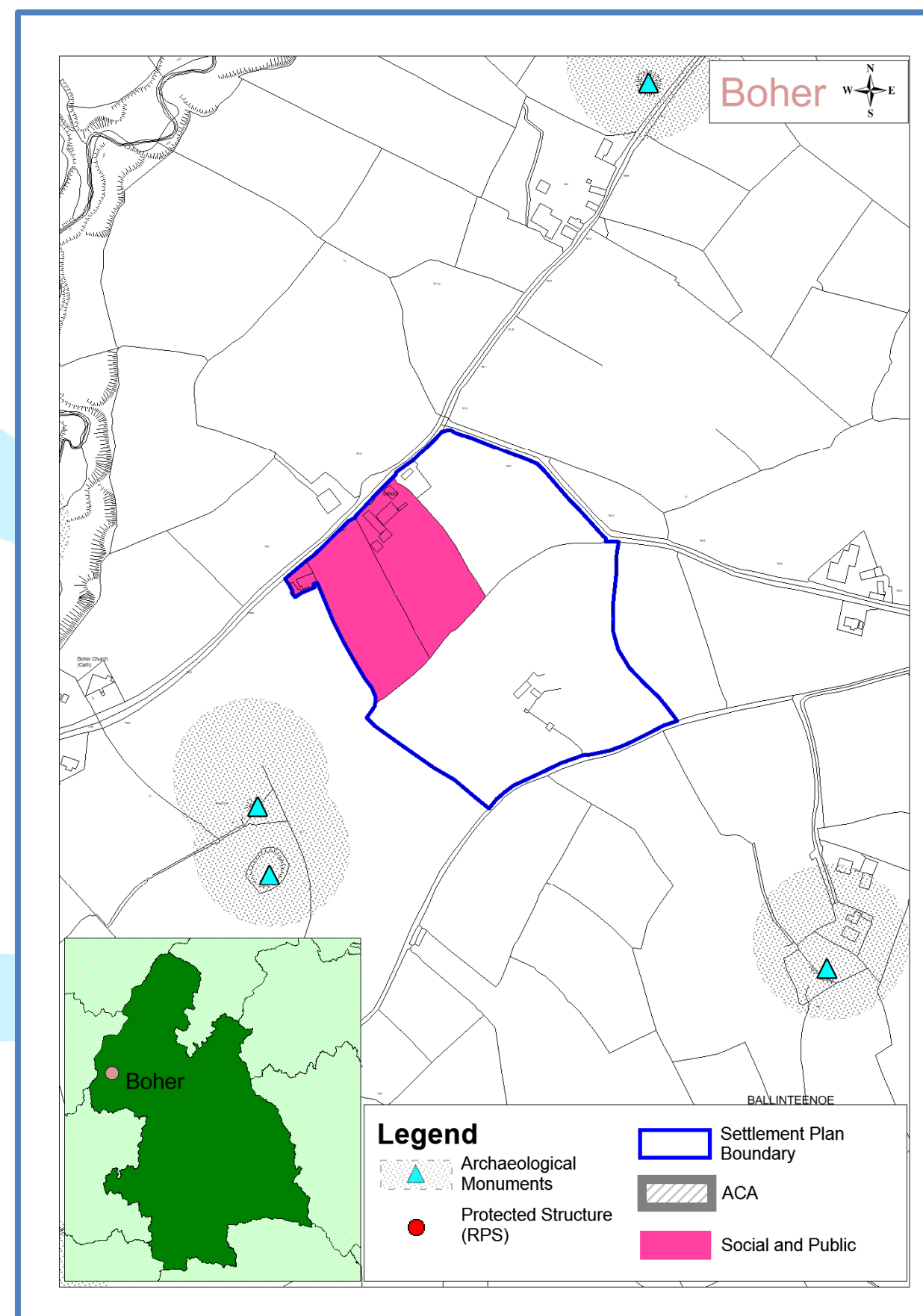
### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.



## Carrig

### Settlement Context

Carrig (An Charraig) village is located on the National Secondary road, the N52, just 6km south west of Birr town. The village has developed in a linear fashion along the N52 and along an unnamed tributary of the Little Brosna River. The river would appear to have played a role in the development of the village with the presence of an old ruinous mill and other architecturally and archeologically significant buildings and structures. A comprehensive traffic calming scheme has recently been completed in the village and has provided a pedestrian crossing at the school, footpaths and public lighting throughout the village.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

**Community Facilities:** There is a shop, petrol station, pub, church, graveyard and community hall in the village. The local GAA club is shared with Riverstown and is located to the south of the village outside the settlement boundary.

### Flooding

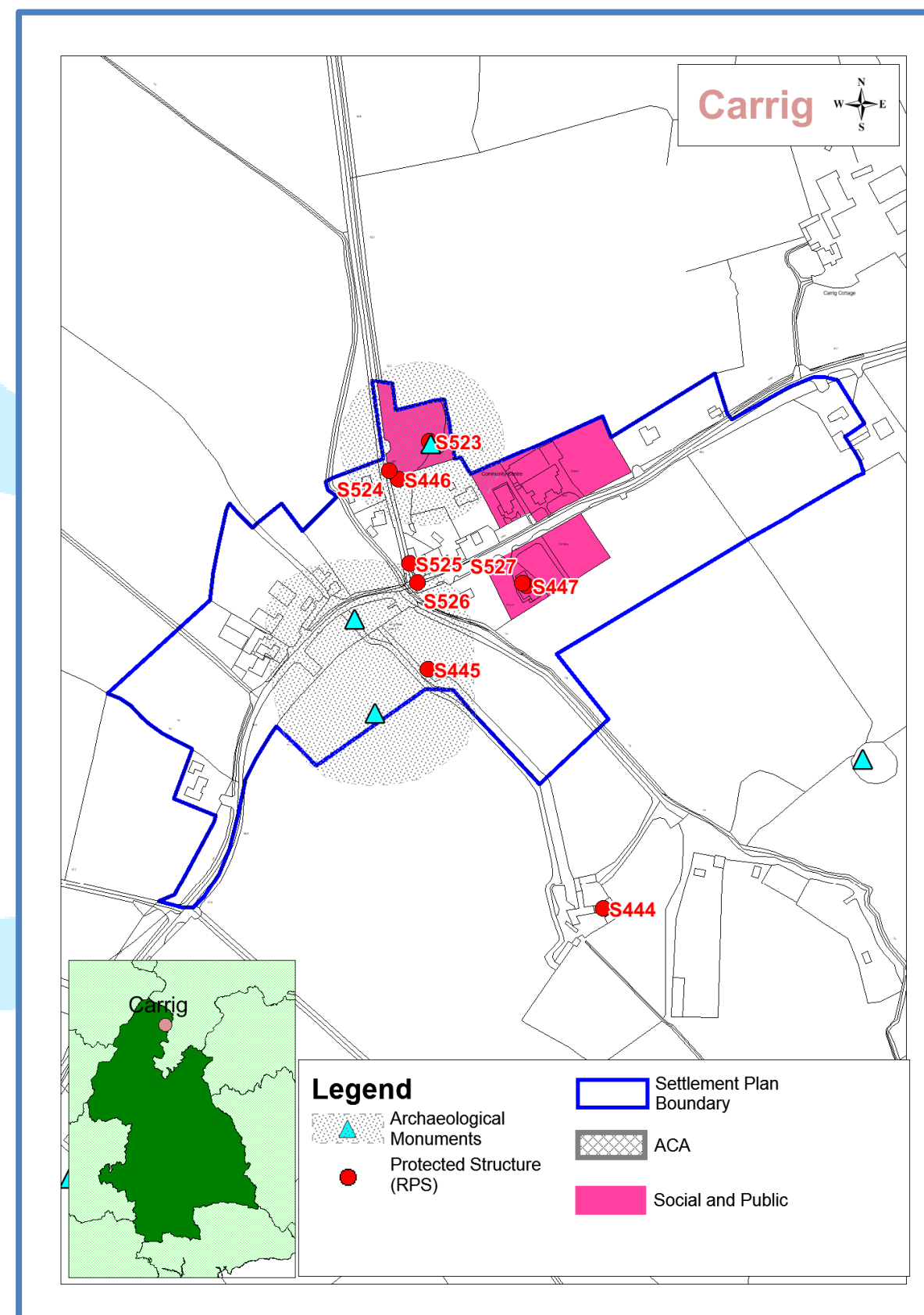
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

**SO 2:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Carrigahorig

### Settlement Context

Carrigahorig (Carraig an Chomhraic) village is located on the National Secondary road, the N65, just 5km south east of Portumna and 4km east of Terryglass. The village developed around the river and old mill. A small amenity area has been developed adjacent to the river. There is a fish farm located adjacent to the riverside amenity area.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

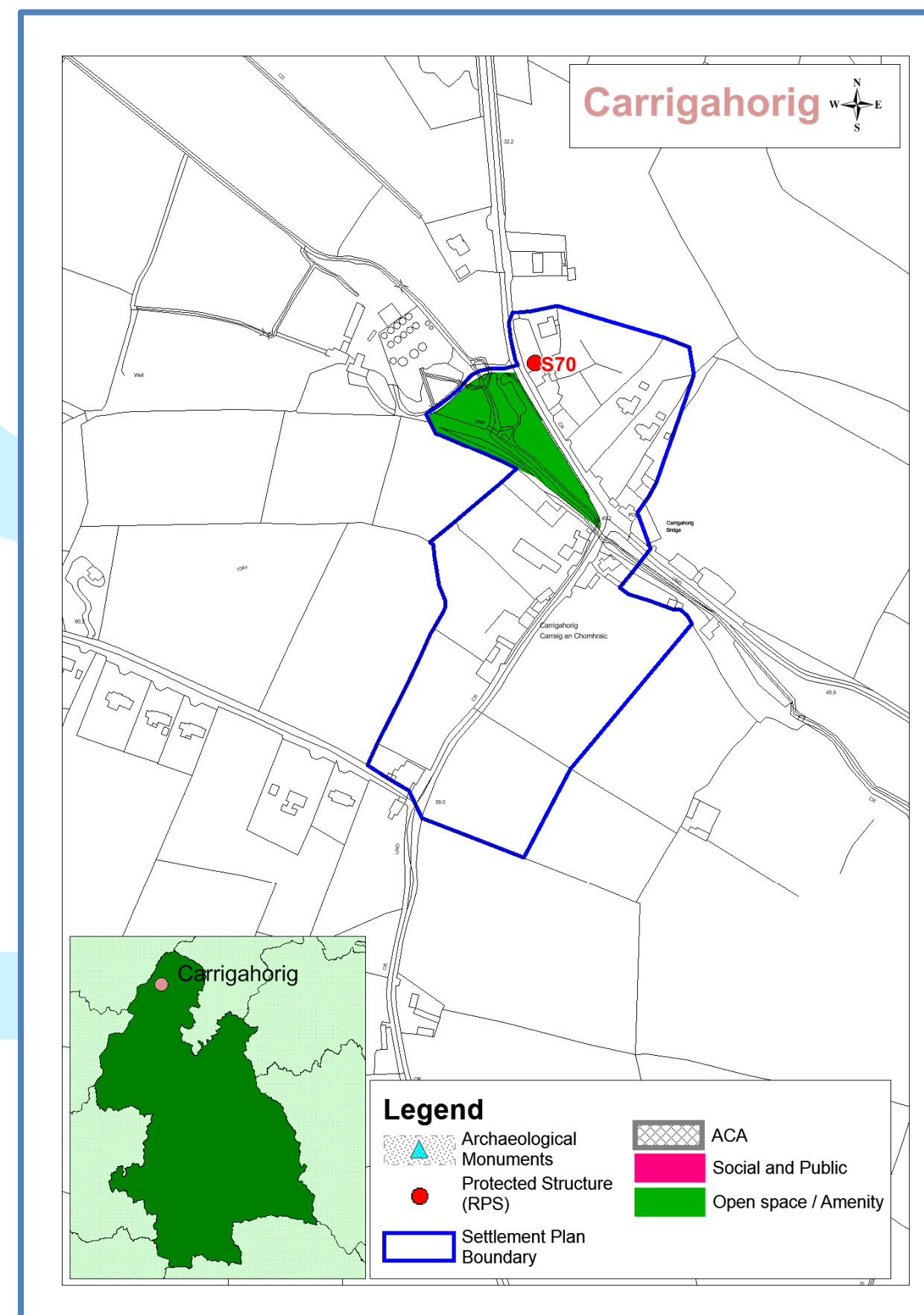
**Community Facilities:** There is a service station in the village.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 2:** To facilitate the redevelopment of underused village centre sites.
- SO 3:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Castleleiney

### Settlement Context

Castleleiney (Caisleán Laighnigh) is a small village located circa 5km east of Templemore. The village, which is situated at a river crossing, is a clustered settlement which has developed around the local church and crossroads. The historic centre contains a number of vernacular houses, a small square and the Washpen Bridge.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available

**Community Facilities:** There is a public house, school, community hall, church and graveyard in the village.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

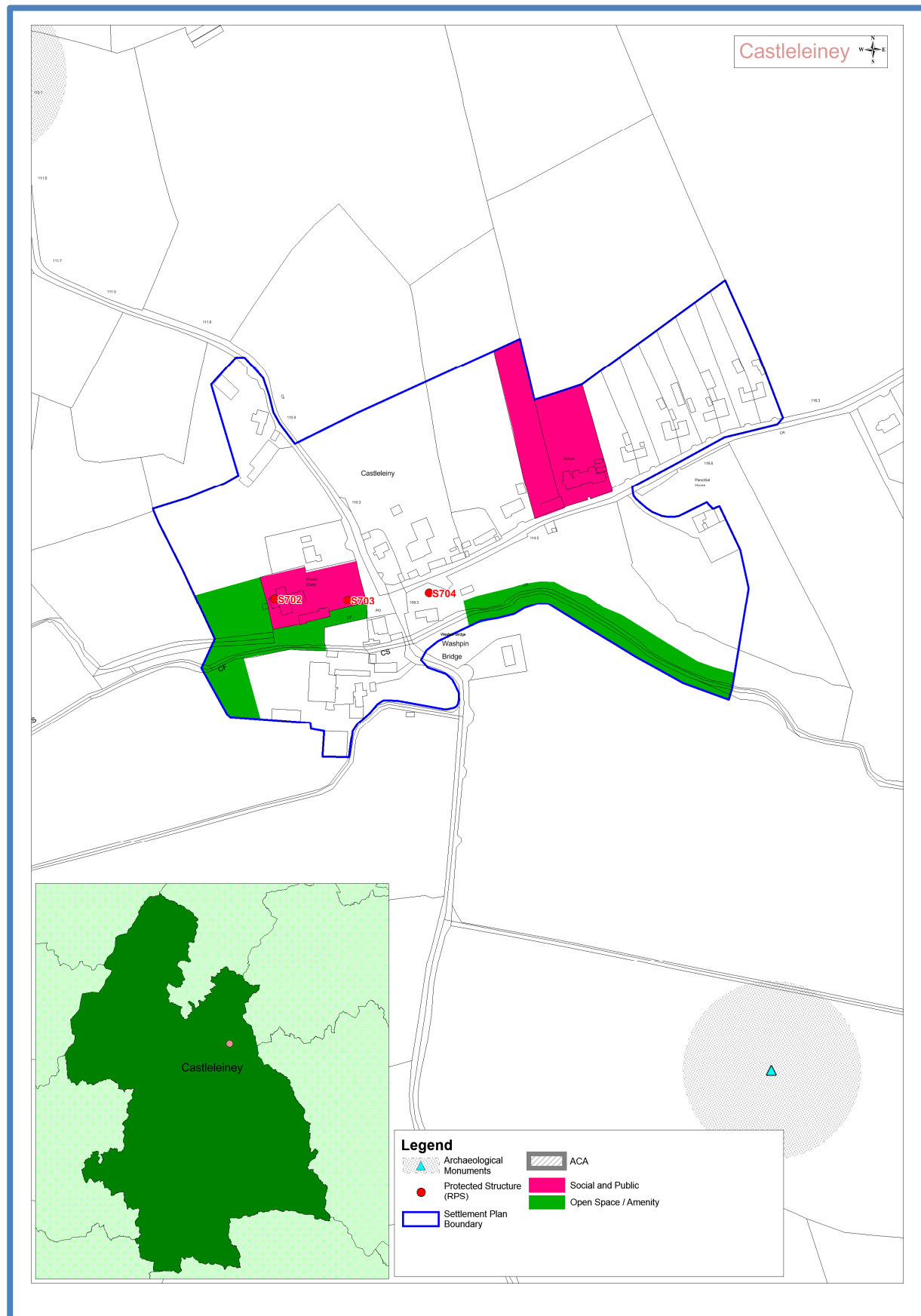
**SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

**SO 3:** To support the preparation of an Enhancement Scheme which includes a focus on enhancement of entry points to the village and the definition of the village centre

**SO 4:** To preserve the amenity value of the river and to encourage the enhancement of this asset in the village centre.

**SO 5:** To promote and facilitate the redevelopment of underused village centre sites.

**SO 6:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Clonakenny

### Settlement Context

Clonakenny (Cluain Uí Chionaoith) is a small village located circa 7km south east of Dunkerrin. The village has a dispersed settlement pattern. The village has a rich historical heritage and the archaeological monuments at the south of the settlement, the church and vernacular buildings contribute to its traditional character. The River Nore runs through the village.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

**Community Facilities:** There is a public house, playground, church and graveyard in the village. The local school is located outside the settlement at Lismackin.

### Flooding

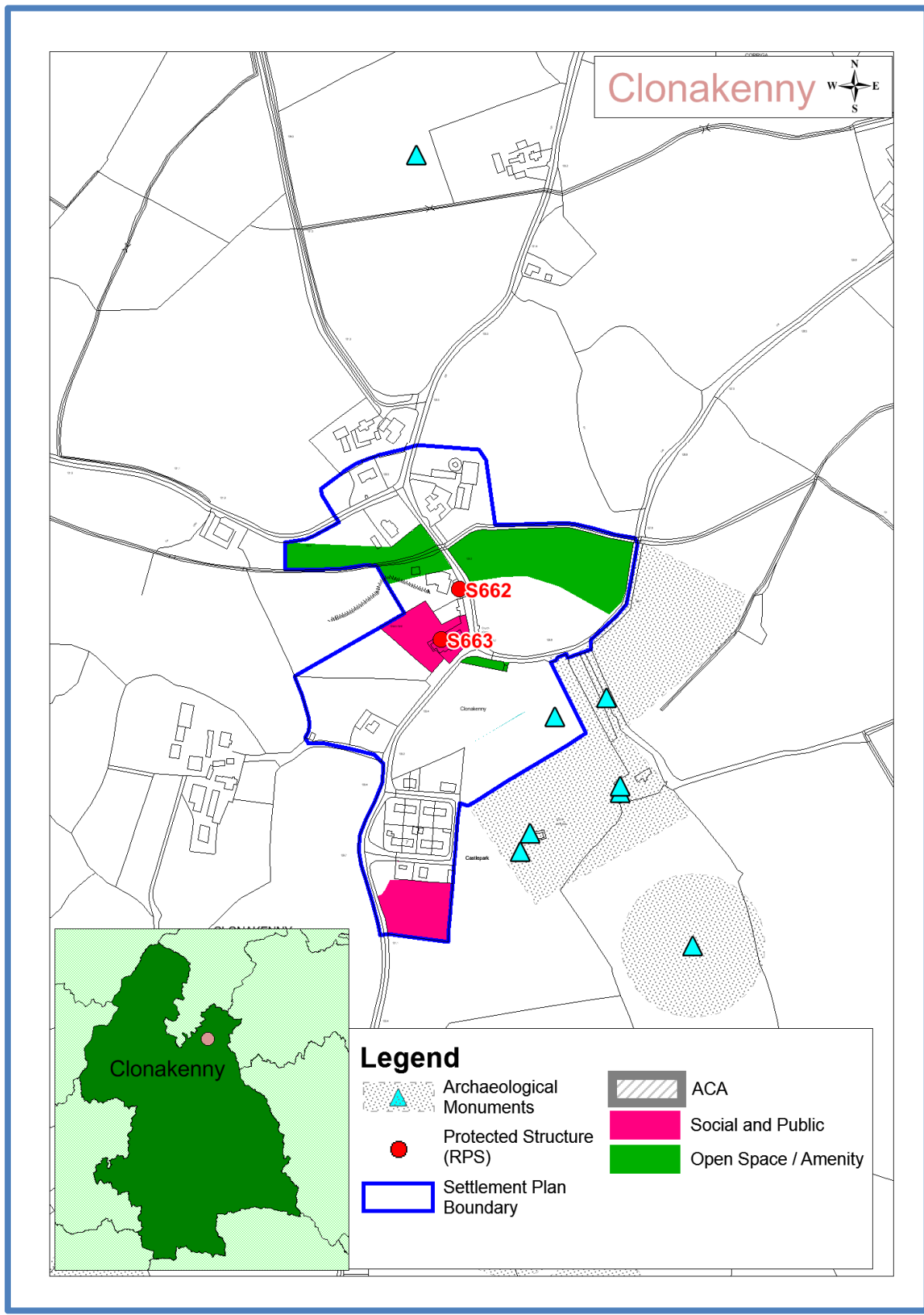
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 3:** To support the preparation of an Enhancement Scheme for Clonakenny, which includes a focus on enhancement of entry points to the village and the definition of the village centre.

- SO 4:** To preserve the existing amenity areas in the village and to provide an additional river amenity in the village centre.
- SO 5:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.





## Dolla

### Settlement Context

Dolla (An Doladh) settlement has developed around crossroads at the heart of the village. It is circa 7km south of Nenagh town. The settlement is dispersed with a public house, shop and petrol station forming the village centre.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available

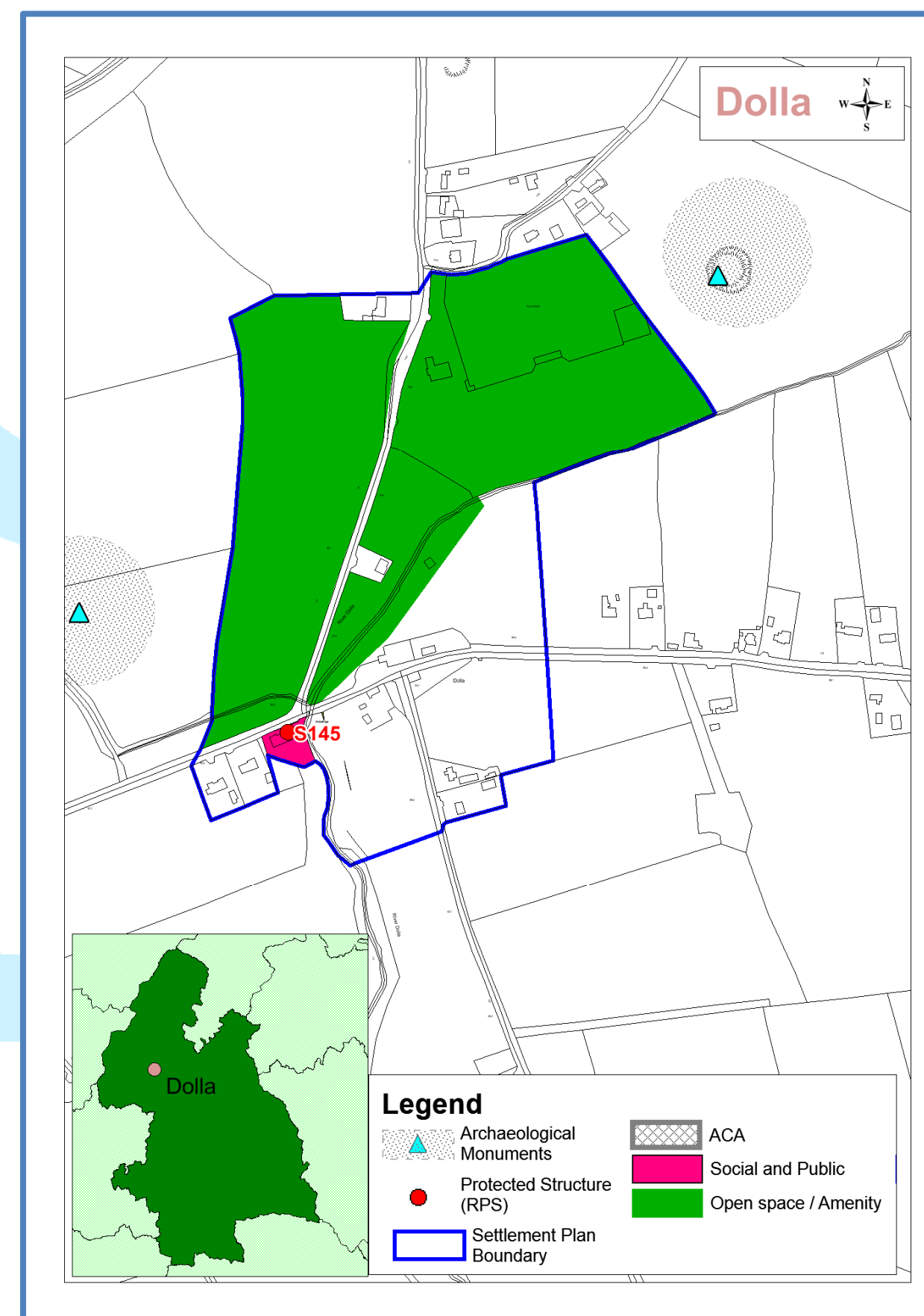
**Community Facilities:** There is a combined shop, public house and petrol station in the village. The GAA grounds are located on the Nenagh Road.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

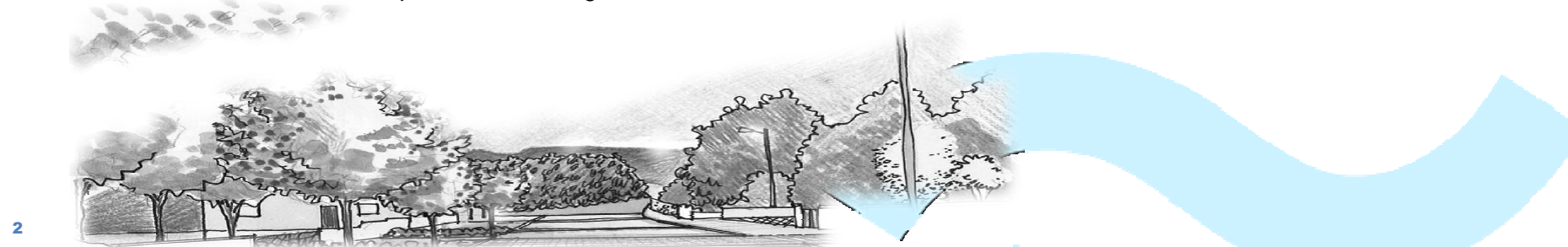
- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.
- SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.



## Drom

### Settlement Context

Drom (An Drom) village, situated south of the regional road, approximately mid way between Templemore and Borrisoleigh. The village is a small traditional 'cross road' village defined by a cluster of buildings central to which are the national school and the church. The village is characterised by a thatched property located at the t-junction in the centre of the village. A substantial project of Enhancement works has been completed in the village.



### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

**Community Facilities:** There is a public house, school, GAA pitch, community hall and church in the village.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

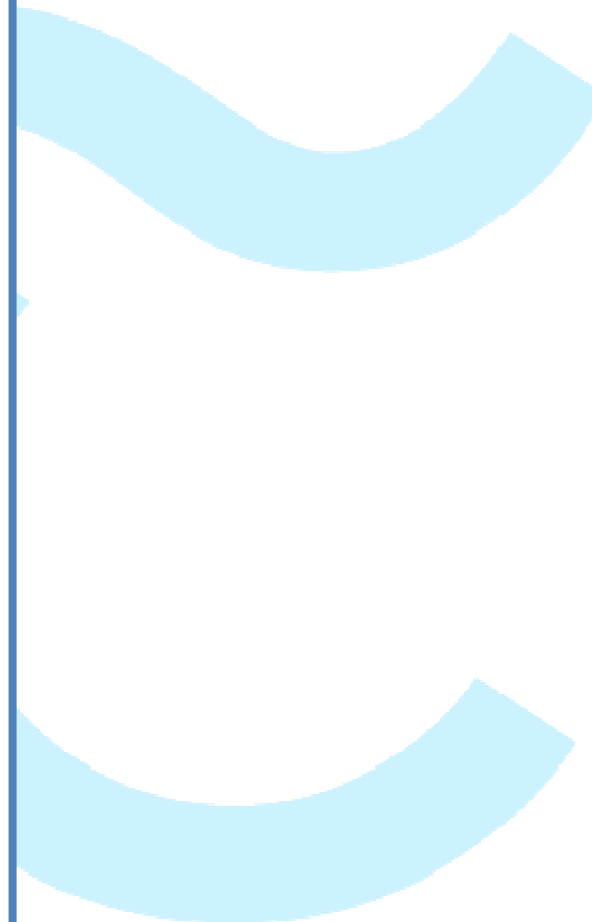
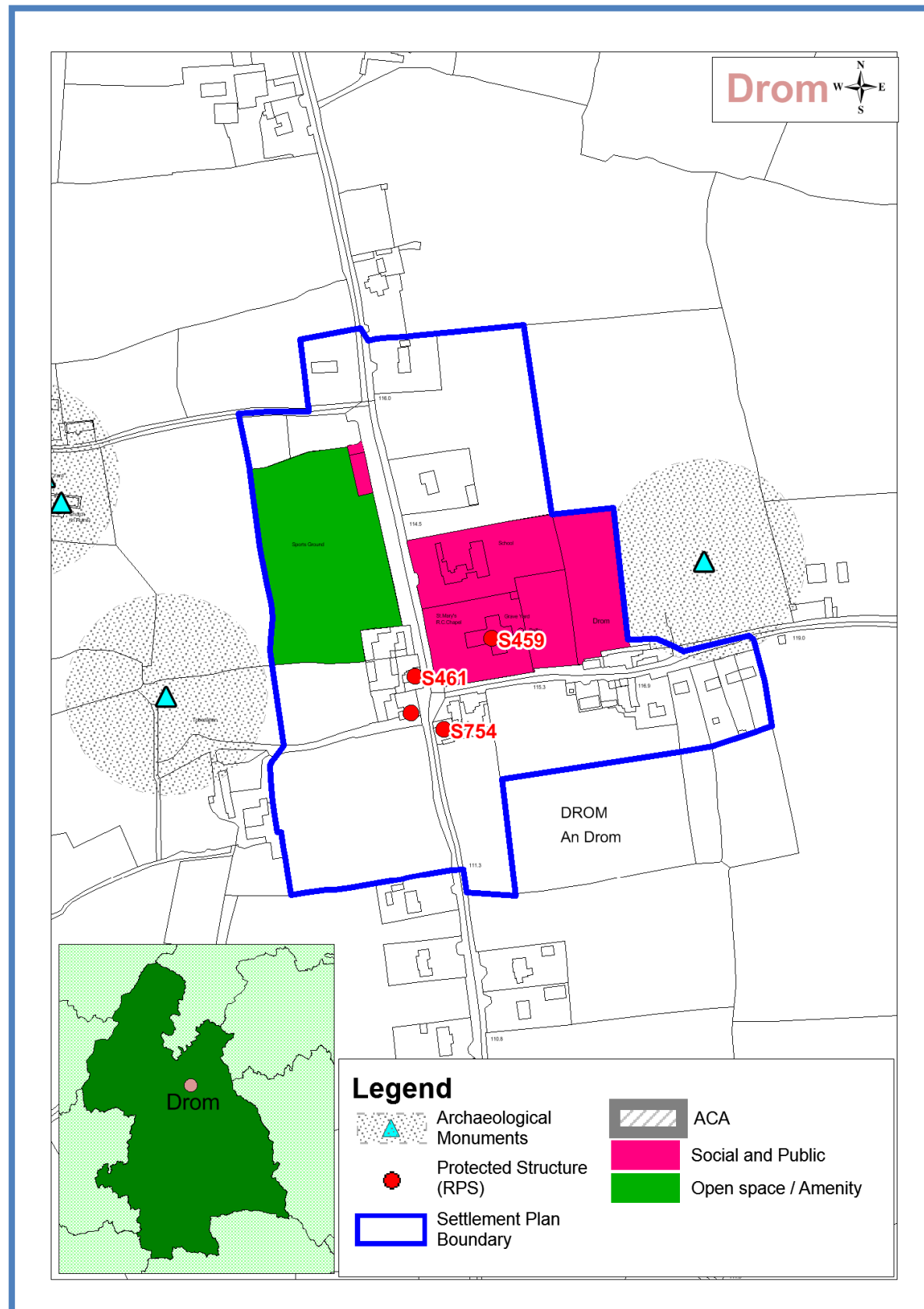
**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

**SO 2:** To facilitate the carrying out of streetscape enhancement work, including improvements to surface water drainage network subject to resources being available.

**SO 3:** To support the provision of appropriate signage at village entry points subject to resources being available.

<sup>2</sup> Drom Development Group Planning Application – 12/51/0213



## Drumbane

### Settlement Context

Drumbane (An Drom Bán) is located 5km southwest of Ballycahill at the base of the Knockalough Hill. The village is a traditional rural settlement formed by a cluster of detached buildings running adjacent to Aughboy River. Drumbane Village Group have recently undertaken village enhancement works along the river.



### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Group water scheme available.

**Community Facilities:** There is a public house, community hall, school and church in the village. A football club is located just outside the village boundary.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

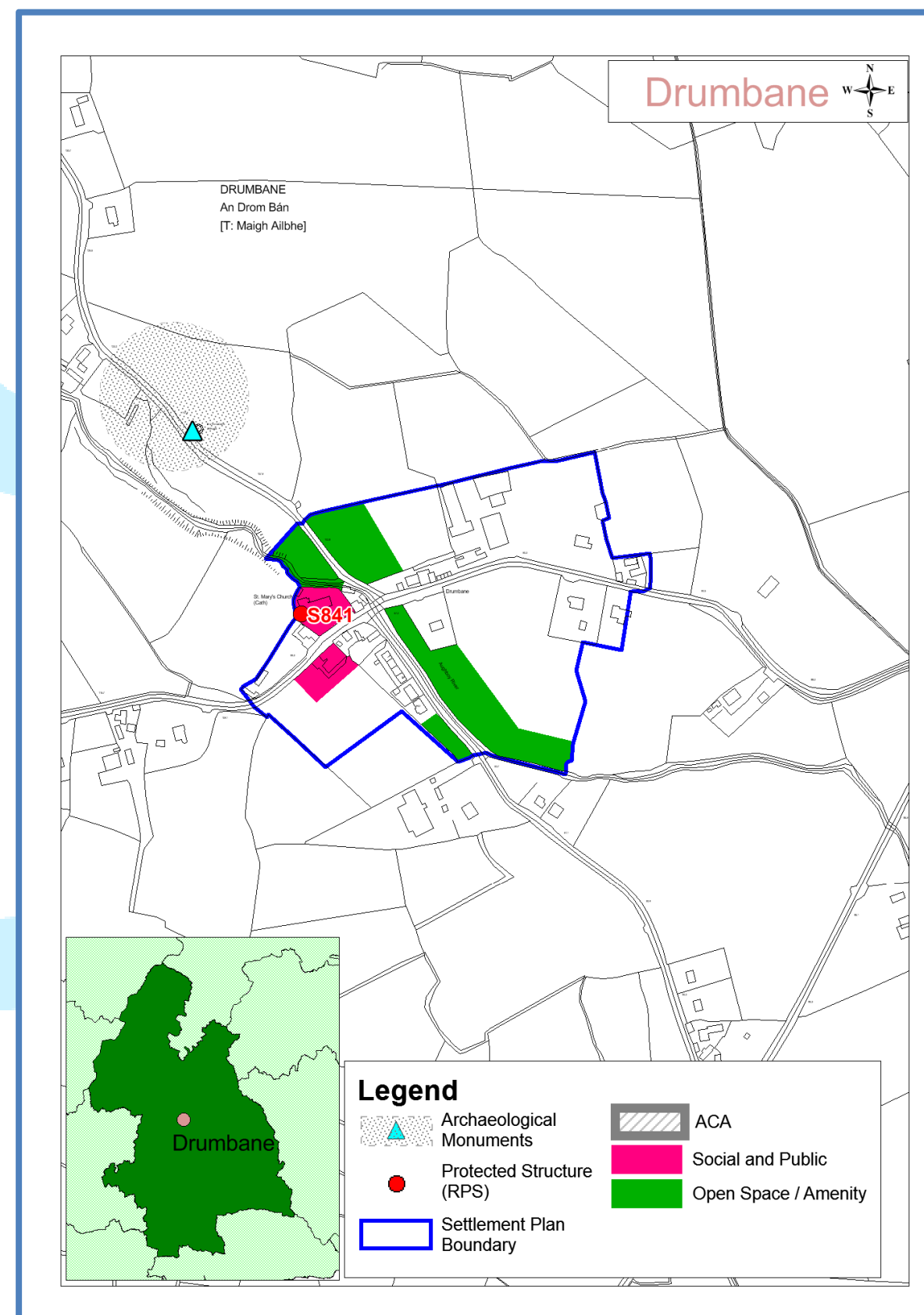
### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO1:** To facilitate and support the implementation of works outlined in the Drumbane Village Masterplan prepared by the Drumbane Village Group.

**SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

**SO 3:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Gortagarry

### Settlement Context

Gortagarry (Gort an Gharraí) is a small village located ca 6 km south-west of Toomevara. The settlement has a church and school. The Ollatrim River is immediately west of the settlement and the Devils Bit overlooks the village to the west. A recent project of Enhancement works has been completed in the village by the Gortagarry Community Centre Committee.



### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

**Community Facilities:** There is a public house, community hall, school, church and graveyard in the village.

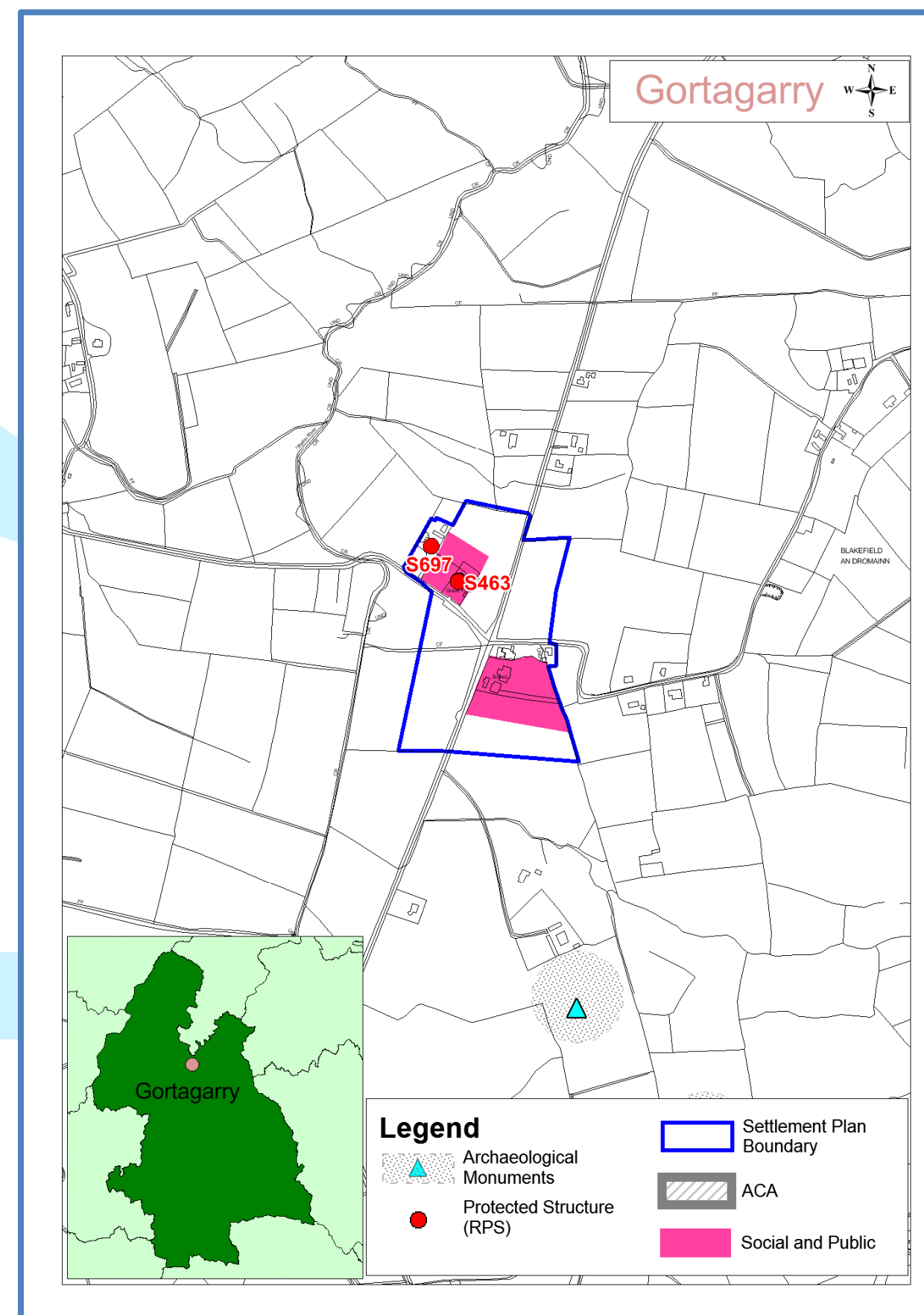
### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.



## Horse & Jockey

### Settlement Context

Horse & Jockey (An Marcach) is strategically located on the regional road, R639 (previously the N8) and has close access to the M8. It has historically been known as the half way point between Dublin and Cork. It is located ca 7km south east of Thurles. Given its strategic location adjacent to the national motorway, the M8, Horse and Jockey is ideally located to attract enterprise and employment development.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available

**Community Facilities:** There is a hotel and shop with post office facilities in the village, as well as a garage, tyre centre and car sales. A national school is located 2km outside the village boundaries. The village is located on the Dublin Cork bus corridor and there is a bus stop in the village.

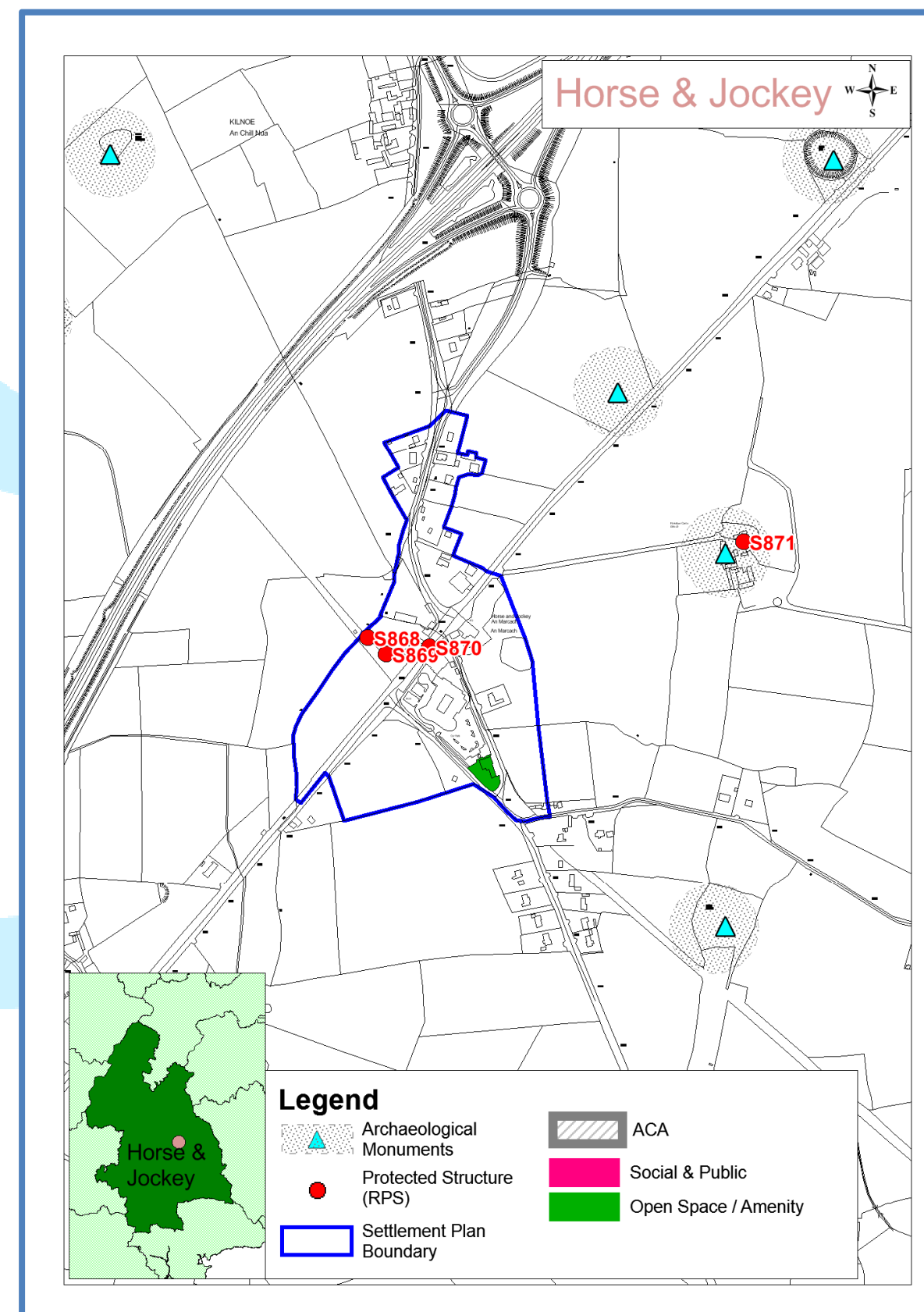
### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 2:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

- SO 3:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Kilbarron

### Settlement Context

Kilbarron (Cill Bharráin) village is located approximately 6km north east of Puckaun. The village has developed in a dispersed fashion with a public house, school, church and community hall forming the village centre.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Group water supply available.

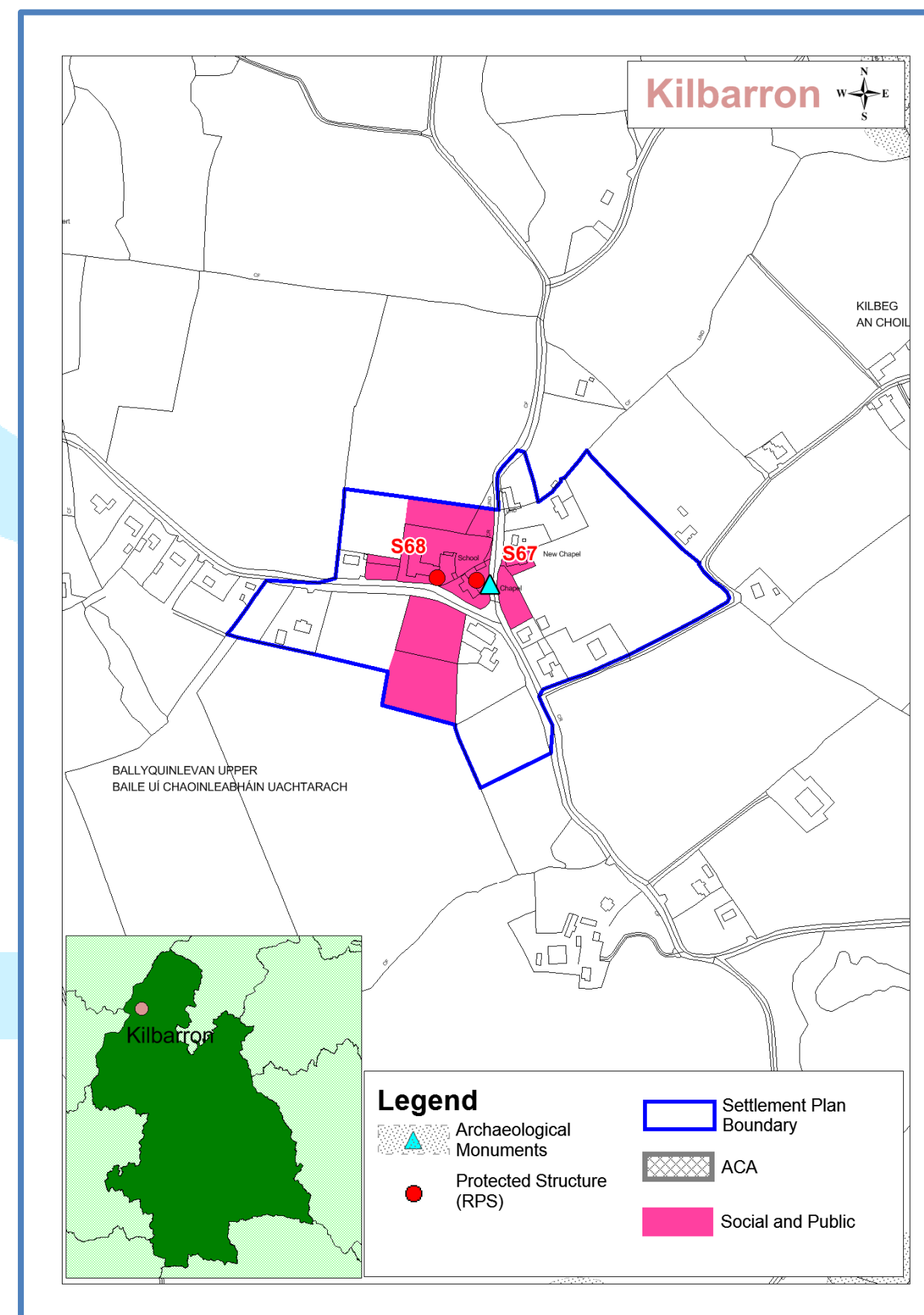
**Community Facilities:** There village has a school, church and graveyard, community hall, shop and public house.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available
- SO 2:** To support the provision of appropriate signage at village entry points subject to resources being available.
- SO 3:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood





## Kilcommon

### Settlement Context

Kilcommon (Cill Chomáin) village is located on the foothills of the Silvermine Mountains in the Bilboa River Valley. The church, pubs, community hall and the school are located at in the village. A pub, funeral parlour and GAA facilities including playing pitches etc are located at Kilcommon Lower and provide complementary functions to the settlement. Substantial enhancement works have been carried out in the village by the Kilcommon Community Council as part of their Kilcommon Village Plan. Part of the village abuts an SPA; Slievefelim to Slilvermines Mountains.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems subject to environmental constraints.

**Water Supply:** Public water supply.

**Community Facilities:** There village has a school, church and graveyard, prayer garden, community hall, shop and public house.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To facilitate and support the implementation of village works outlined in the Kilcommon Village Plan prepared by the Kilcommon Community Council.

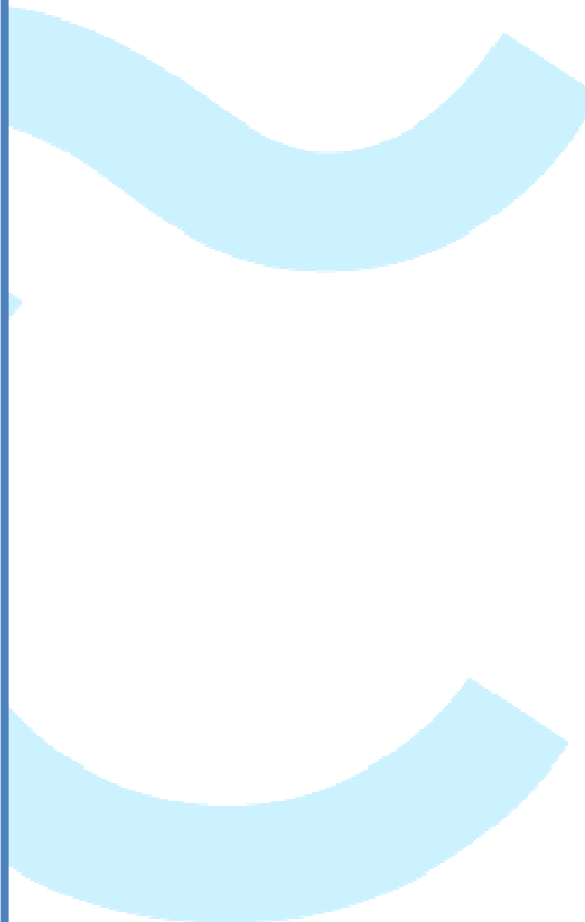
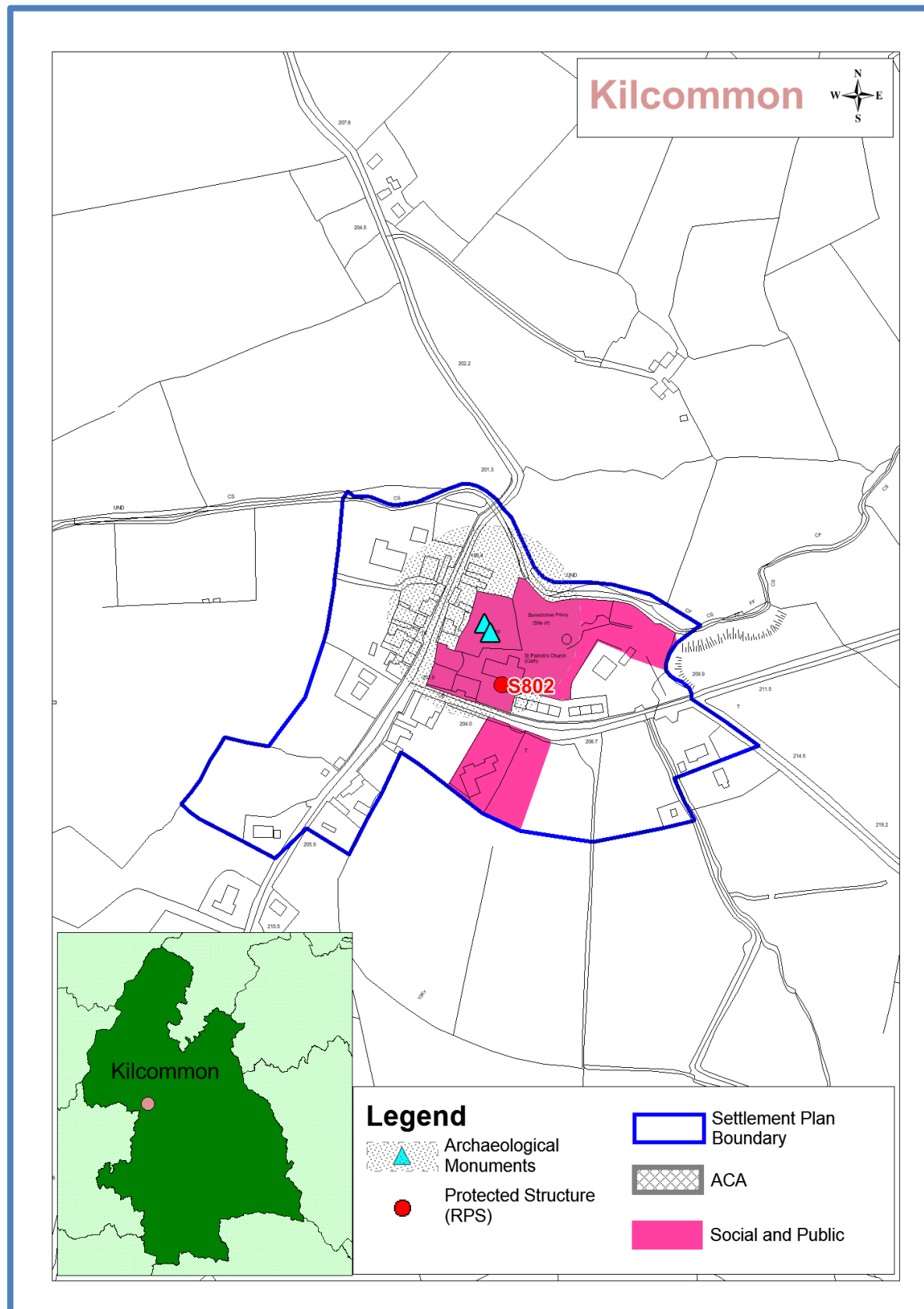
**SO 2:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

**SO 3:** To support the enhancement of existing walking trails within the village and the provision of new trails.

**SO 4:** To facilitate the carrying out of streetscape enhancement works subject to resources being available

**SO 5:** To support the provision of appropriate signage at village entry points subject to resources being available.

<sup>8</sup> Kilcommon Village Plan 2011



## Kileen

### Settlement Context

Kileen (An Cillín) is a small dispersed settlement located within a small river valley. The village lies circa 5km west of Dolla and east of Templederry. A church and primary school are located at the centre of the settlement, with a pub at the eastern settlement boundary.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Group water supply available.

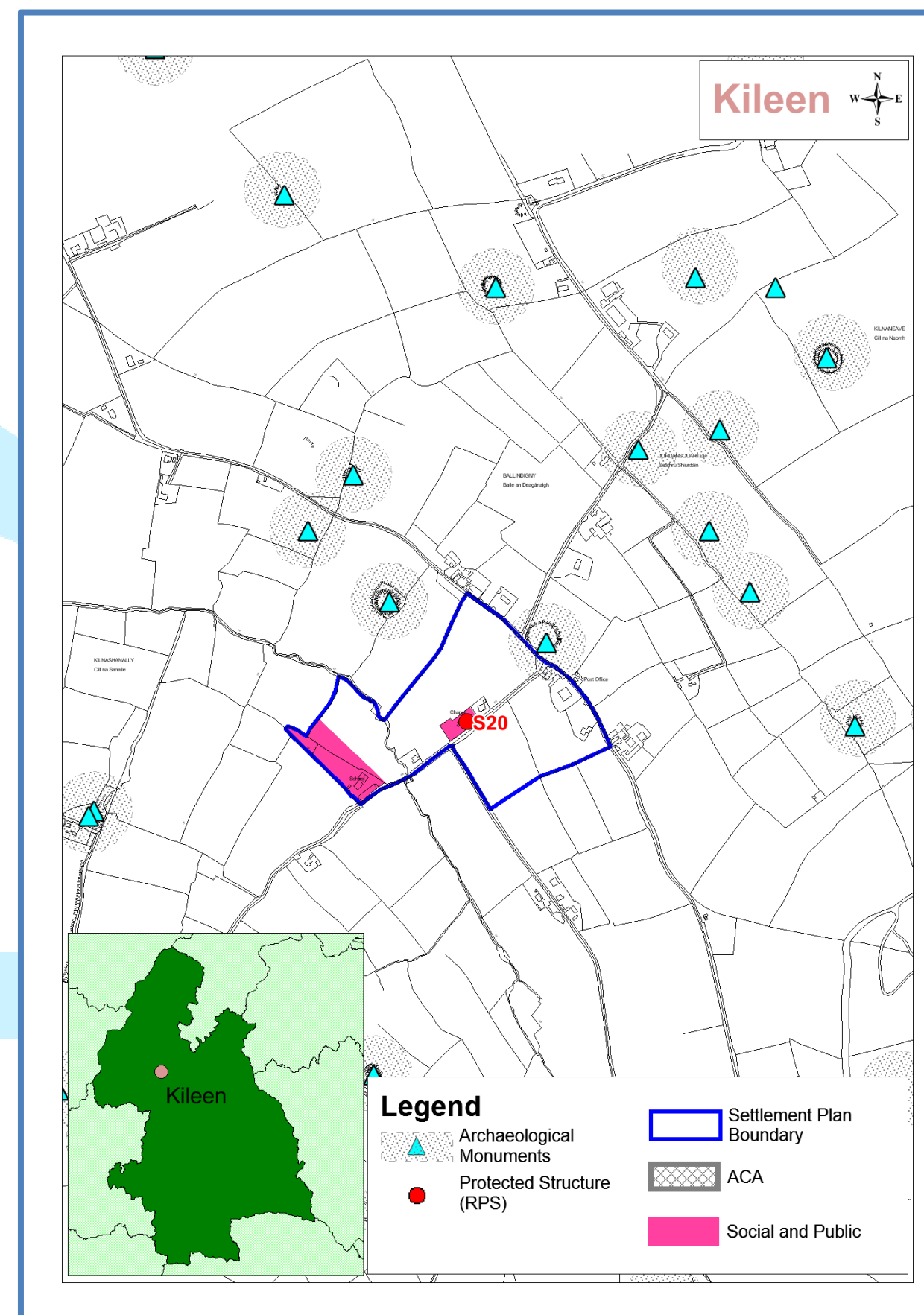
**Community Facilities:** There village has a school, church, graveyard and pub.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



## Killea

### Settlement Context

Killea (Cill Shléibhe) is a small village, approximately 3.75km north-west of Templemore at the foot of the Devilsbit and Kilduff Mountains. The village is a small traditional settlement central to which is the church and G.A.A. complex. A substantial project of development works has been completed in the village by local community groups including the extension of the GAA complex, graveyard and enhancement works in the village.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

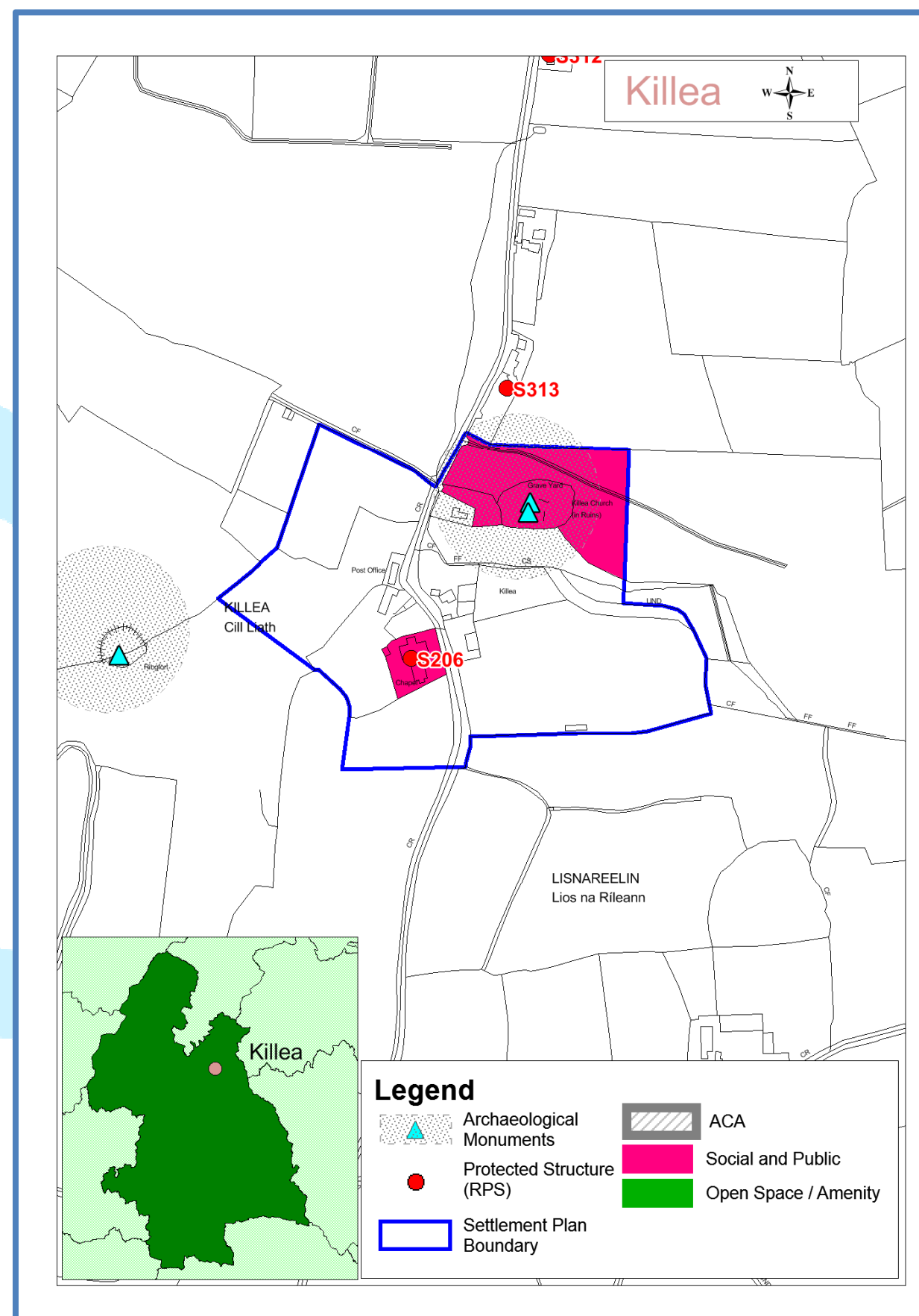
**Community Facilities:** There is a public house, community hall, G.A.A. fields, church and recently extended graveyard in the village. A national school is located just north of the village.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 3:** To promote and facilitate the development of underused village centre sites, in particular the site between the Church and pub.



## Killoscully

### Settlement Context

Killoscully (Cill Ó Scolaí) is located ca. 8km northeast of Newport and 3.5km east of Ballinahinch on the foothills of the Silvermine Mountains. The village is linear and dispersed in nature with no defined streetscape. The village core is occupied by the Catholic Church and graveyard, the community centre and local public house.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available

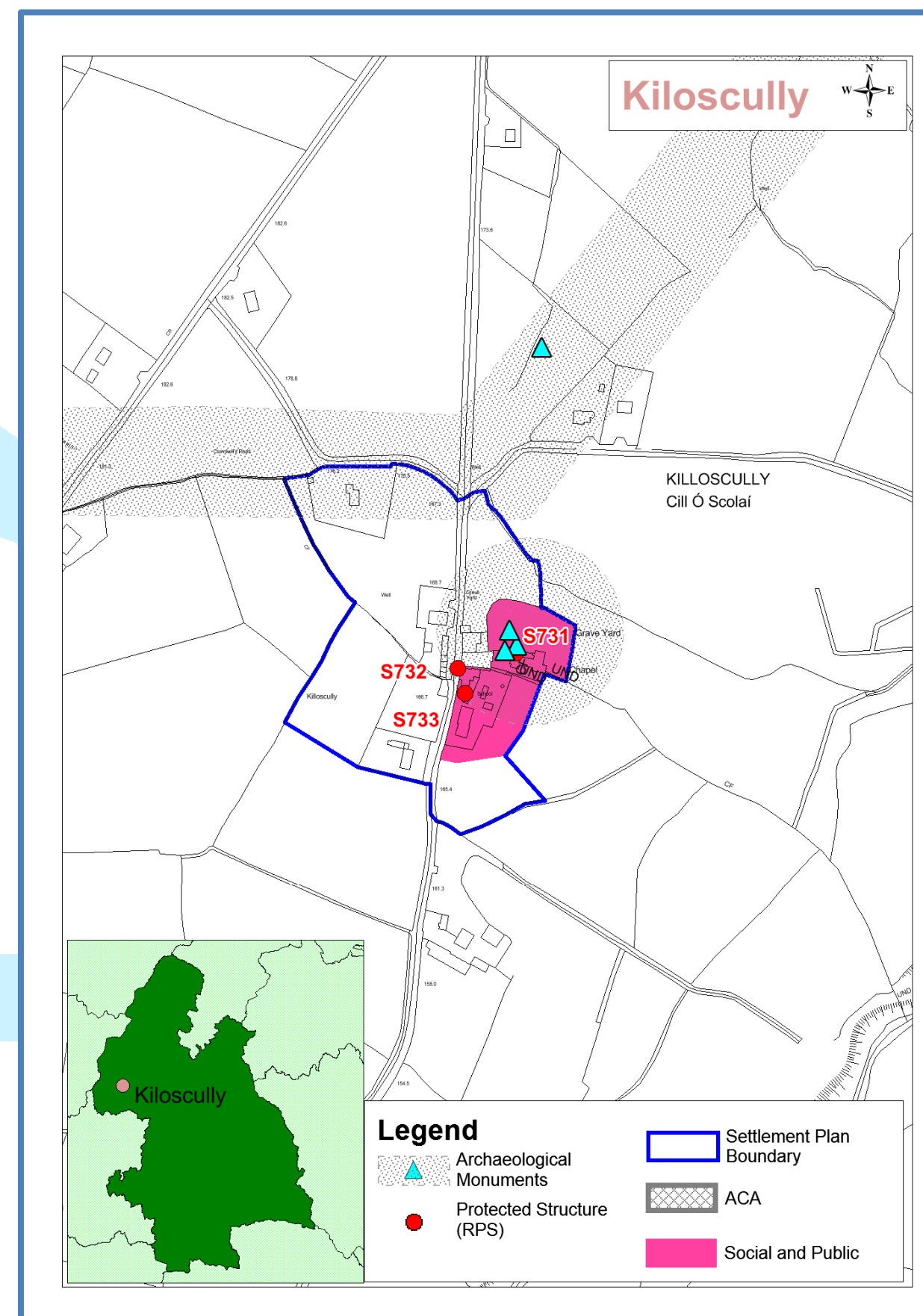
**Community Facilities:** There village has a church and graveyard, public house and community Centre.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available
- SO 2:** To protect the route of the mass path and support its further enhancement.
- SO 3:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



## Knock

### Settlement Context

Knock (An Cnoc) village is located ca 8km south east of Roscrea town and adjacent to the Co. Laois border. The village developed in a cluster at a local road crossroads. The settlement has a community hall, church and pub.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Group water scheme available

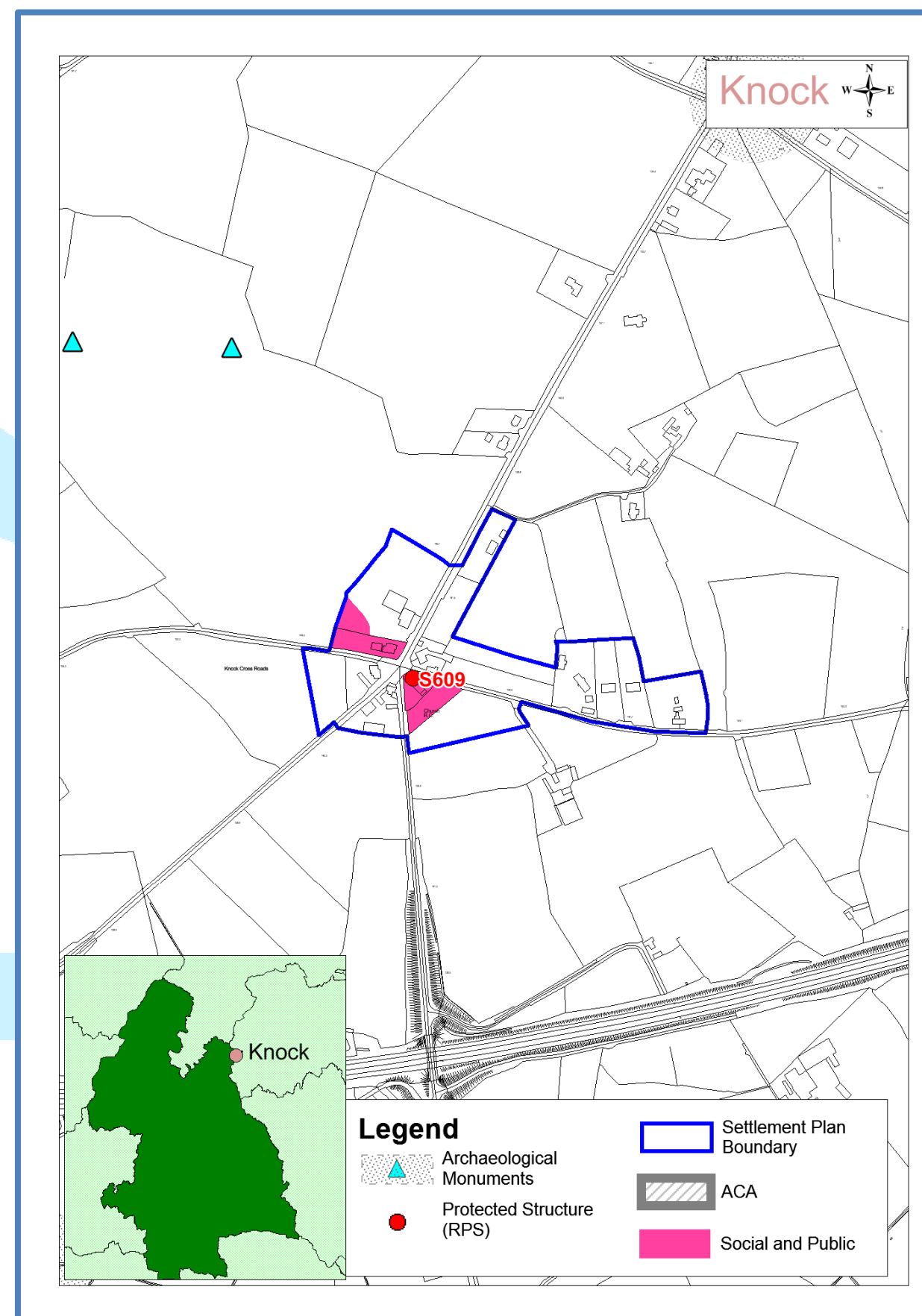
**Community Facilities:** There is a public house, church and graveyard in the village

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 2:** To support the preparation of an Enhancement Scheme which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc.



## Moycarkey

### Settlement Context

Moycarkey (Magh Chairce) is a small settlement located ca 6km south of Thurles and west of the N62. The village is formed by a cluster of buildings at a focal point consisting of the church, graveyard and the ruins of the old settlement.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available

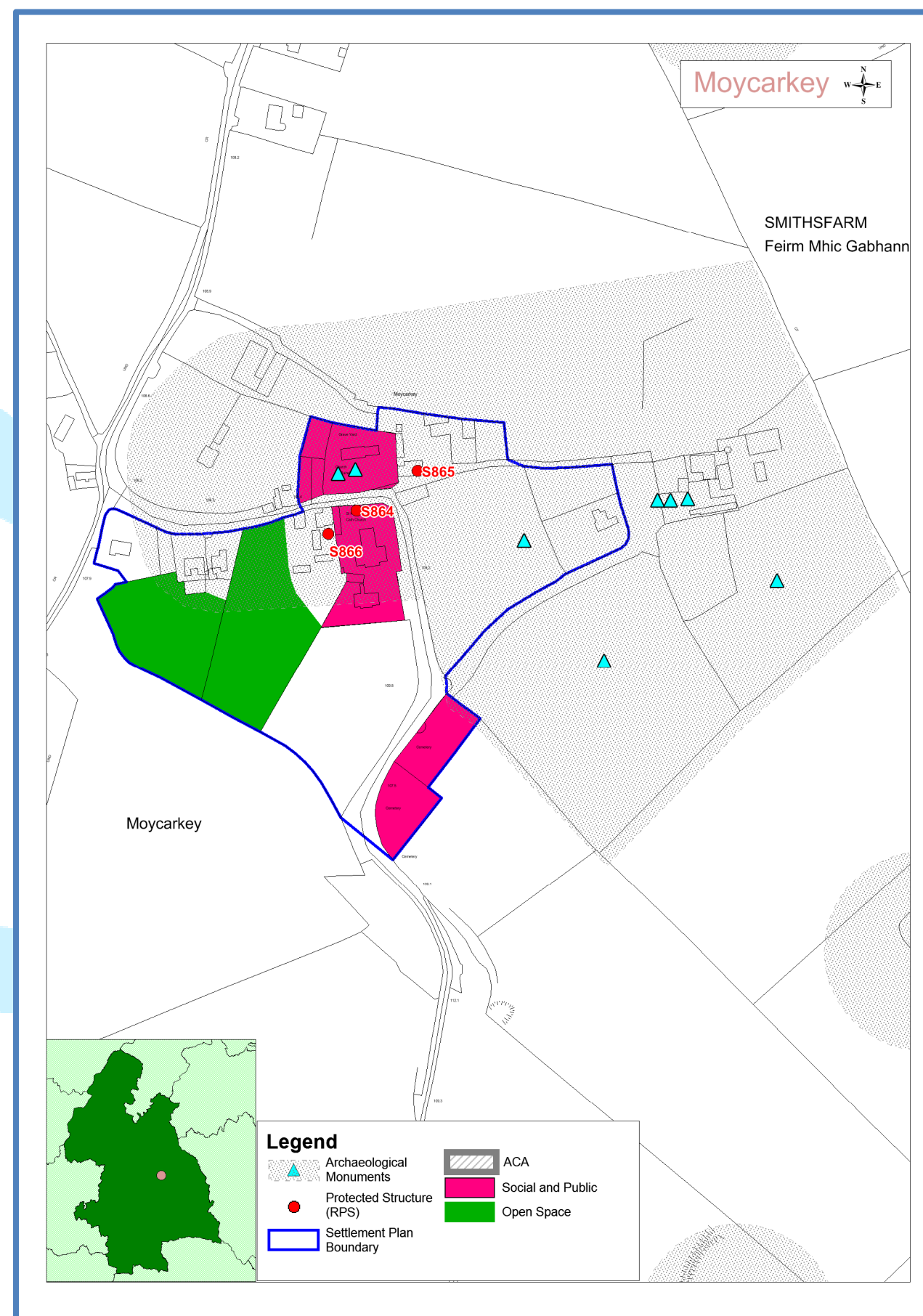
**Community Facilities:** There is a church and graveyard in the village

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 2:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 3:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



## Moyne

### Settlement Context

Moyne (An Mhaighean) is located ca 8km northeast of Thurles. The village has a traditional form and developed in a linear pattern with the church which is located in the centre as the focal point of the village. The village has a strong vernacular streetscape, comprising single and two-storey buildings.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Group water supply available

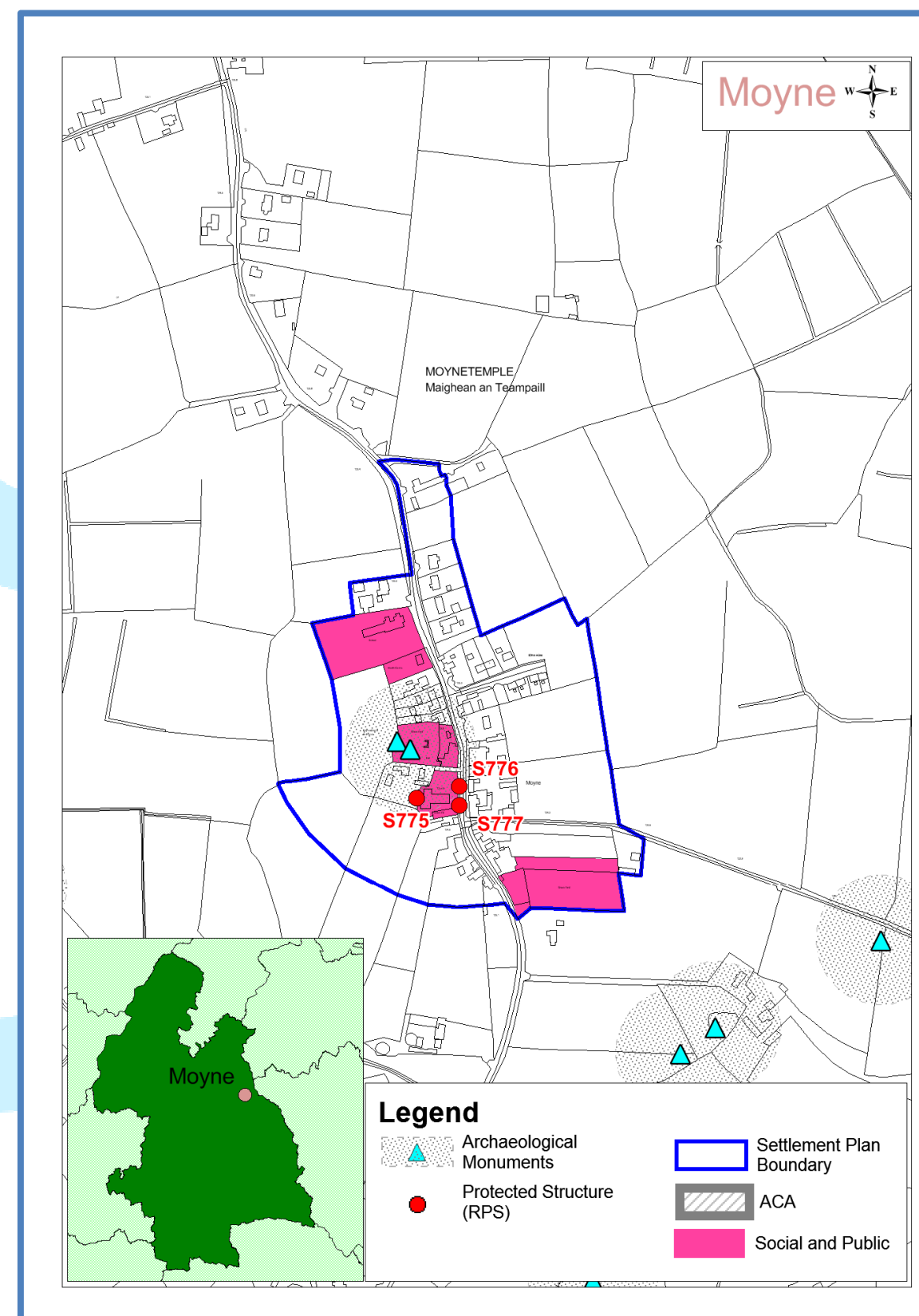
**Community Facilities:** There is a national school and public house, community hall, church and graveyard in the village. There are GAA and athletic facilities located outside the village boundary.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the preparation of an Enhancement Scheme for the village which includes a focus on enhancement of entry points to the village and the definition of the village centre by way of paving, street lighting, street furniture etc.
- SO 2:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 4:** To promote and facilitate the redevelopment of underused village centre sites.





## Templederry

### Settlement Context

Templederry (Teampall Doire) village is a small village located circa 9km west of Borrisoleigh on the foothills of the Silvermines Mountain range. The village has developed in a dispersed fashion at a crossroads. Templedderry is served well with community facilities such as a primary school, church and playing fields. The village also has a shop with post office facilities and a pub. The Nenagh River flows to the south of the village.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** Public water supply available.

**Community Facilities:** There village has two pubs, shop with post office facilities, garage, petrol pumps, a school, Church and health centre. The cemetery is located just outside the village boundary to the east. The GAA club and grounds are located on lands to the north (and rear) of the main street.

### Flooding

The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available

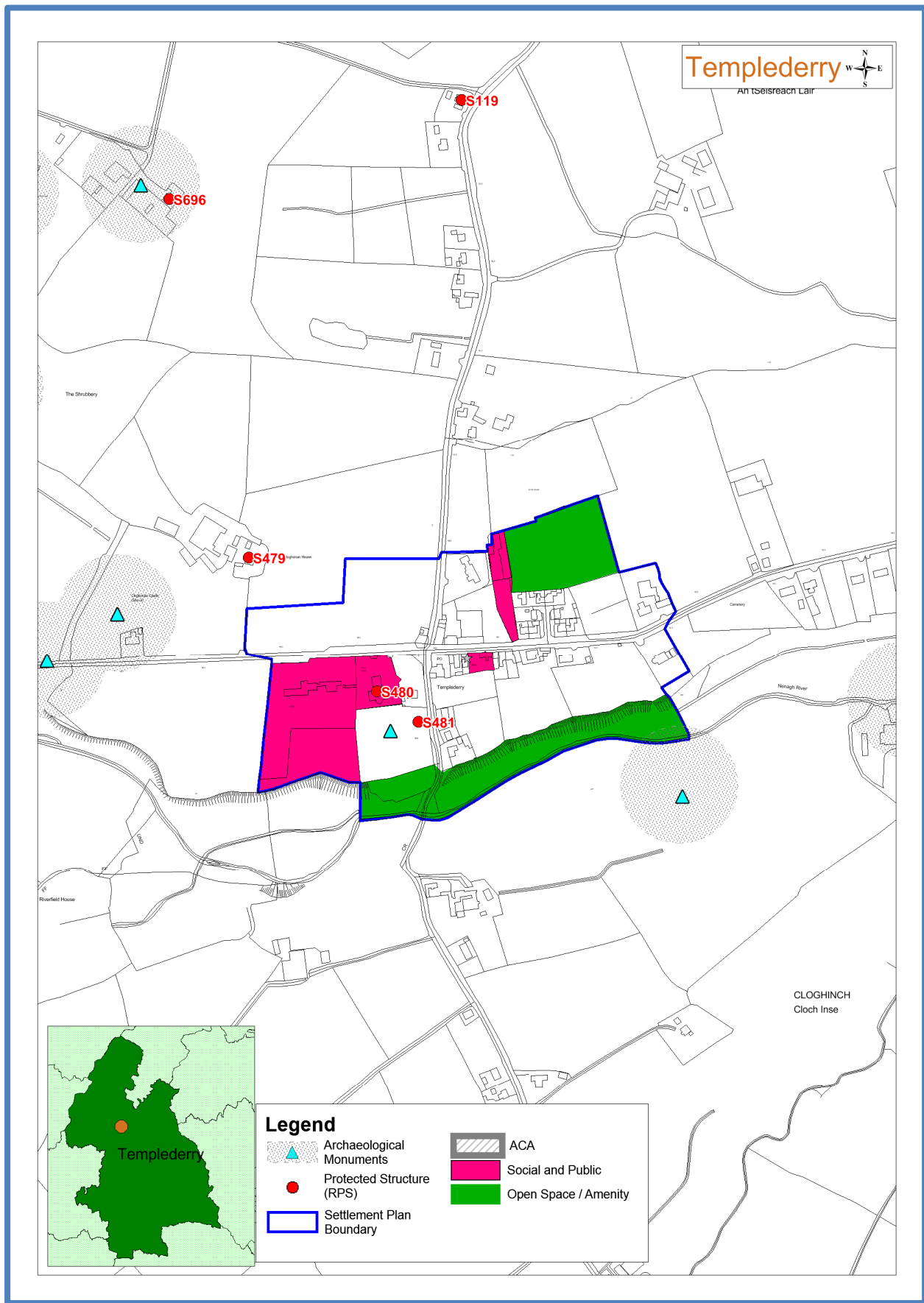
**SO 2:** To ensure that development proposals in the village do not impact on views to and from Cloghonan House

**SO 3:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the vitality of the village centre.

**SO 4:** To support the preparation of an Enhancement Scheme for the village.

**SO 5:** To support the provision of appropriate signage at village entry points subject to resources being available.

**SO 6:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



## The Ragg

### Settlement Context

The Ragg which is also often referred to as Inch (An Inse) or Bouladuff (Bhuaile Dhubh) is a small village located ca 5km northwest of Thurles and developed around a crossroads on the regional road. Development is primarily dispersed along the minor local roads with boundaries being formed by the church, the school and graveyard.

### Infrastructure and key points

**Waste Water:** Waste water is treated by discharge to ground – Individual treatment systems

**Water Supply:** The Ragg is serviced by a public water supply.

**Community Facilities:** There is a national school and public house, community hall, church and graveyard in the village. There are GAA and athletic facilities located outside the village boundary.

### Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

### Specific Objectives:

**GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

**SO 1:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

