

# NENAGH TOWN & ENVIRONS DEVELOPMENT PLAN 2013-2019



February 2013



*Comhairle Contae Thiobraid Árann Thuaidh*  
*North Tipperary County Council*

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# CHAPTER 1

## INTRODUCTION

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# CHAPTER 1: INTRODUCTION

## 1.1 Introduction

Thank you for reading this Nenagh Town and Environs Development Plan 2013-2019 for the town of Nenagh (hereafter referred to as The Development Plan). The Development Plan sets out the Councils' proposals for the development and use of land within Nenagh Town and Environs from 2013 to 2019 and beyond. The Plan pertains to lands within the administrative areas of Nenagh Town Council and North Tipperary County Council (hereafter referred to as the Councils).

The Development Plan will be used to;

- guide the day to day activities of the Councils in terms of service provision;
- provide a policy framework for development over the life of the Plan and beyond; and
- provide guidelines in relation to the policy objectives and development management standards of the Planning Authorities.

## 1.2 How to use this Plan

This Development Plan is the main public statement of local planning policies for the Nenagh and environs area<sup>1</sup>. By reading this Plan, you will be able to find out:

- The Core Strategy of the Plan
- The vision for the future of the Town
- How sustainable development in Nenagh can be achieved
- The Councils' planning objectives for development within the County
- The standards that are required for various types of development within the town;
- Which buildings, monuments, trees, views or sites are protected; and
- Ideas on how problems affecting the town, such as dereliction and poor quality development, can be addressed.

## 1.3 The Purpose of this Plan

The Development Plan concerns the relationship between the citizen and land-use in Nenagh and its relationship with the wider County of North Tipperary. This Plan will affect all those who live in Nenagh or have an interest in its development. This Plan puts forward a vision for the future development of the Town, and secondly presents the Councils' strategy for the proper planning and sustainable development for the Town for the period 2013-2019, but taking account of a longer, twenty year prospective, as well as building on the strategies, policies and objectives set out in the previous County Development Plan and its variations. Proposals that run contrary to the policies in the Plan will be permitted only in exceptional circumstances.

The Plan, whilst addressing the Councils' specific areas of responsibility, for example, Environmental Protection, Roads, Housing, Culture and Heritage, Community and Social Inclusion, also sets out the longer term vision for the Town and the manner in which it can be developed, while also ensuring the environment is protected and enhanced, through employing the principles of sustainable development and social partnership.

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<sup>1</sup> Where Nenagh or the Town is referenced in the rest of the Plan it is assumed that the Environs area is included.

#### **1.4 The Legal Basis for the Plan**

This Development Plan has been prepared in accordance with the requirements of the Planning and Development Acts, 2000 to 2010 and the Planning and Development Regulations, 2001 to 2011.

The Planning and Development Act 2000 (as amended) specifies those matters that must be included in a Development Plan, as well as matters that may be included. Consideration can only be given to matters that relate to the proper planning and sustainable development of an area.

In summary the plan must:

- (a) Set out an overall strategy for the proper planning and sustainable development of Nenagh.
- (b) Be consistent, with National and Regional Plans, Policies and Strategies, which relate to proper planning and sustainable development of the area.

The plan must include objectives inter alia for:

- The zoning of land in accordance with the proper planning and sustainable development of the area;
- The provision or facilitation of infrastructure, including transport, energy and communication facilities, water supplies, waste recovery and disposal facilities;
- The conservation and protection of the environment, including the archaeological and natural heritage;
- The protection of structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
- The preservation of character of architectural conservation areas;
- The development and renewal of areas in need of regeneration;
- The provision of accommodation for Travellers;
- The preservation, improvement and extension of amenities and recreational facilities
- The provision or facilitation of the provision of services for the community including, in particular, schools, crèches and other educational facilities.

#### **1.5 Composition of the Plan**

The Plan contains a written statement consisting of ten chapters and seven appendices

<b>Chapter 1</b>	Introduction
<b>Chapter 2</b>	Policy, Context and Vision for Nenagh
<b>Chapter 3</b>	Core Strategy
<b>Chapter 4</b>	Creating Sustainable Communities
<b>Chapter 5</b>	Town Centre Strategy and the Economy
<b>Chapter 6</b>	Water Services and Water Quality
<b>Chapter 7</b>	Built Heritage, Natural Heritage and Amenity
<b>Chapter 8</b>	Sustainable Transport and Climate Change
<b>Chapter 9</b>	Development Management Guidelines and Design Standards
<b>Chapter 10</b>	Land Use Zoning and Zoning Matrix
<b>Chapter 11</b>	Monitoring and Implementation
<b>Appendix 1</b>	Sustainability Statement
<b>Appendix 2</b>	Opportunity Sites
<b>Appendix 3</b>	Masterplan Brief



<b>Appendix 4</b>	Public Realm Plan
<b>Appendix 5</b>	Record of Protected Structures
<b>Appendix 6</b>	Archaeological Sites
<b>Appendix 7</b>	Stage 1: Strategic Flood Risk Assessment

The Plan should be read in conjunction with the following documents:

- **North Tipperary Housing Strategy**
- **North Tipperary Retail Strategy**

The written statement is supported by a series of maps which give a graphic representation of spatial objectives and policies of the plan. The maps do not purport to be accurate survey maps and should any conflict arise between the maps and the statement, the written statement shall prevail.

### **1.6 The Development Plan, the Community and Elected Members**

Pursuant to the Planning and Development Acts, 2000 to 2010, the making of the Development Plan is a reserved function of the elected members of Nenagh Town Council and North Tipperary County Council. Therefore, the elected members, guided by members of the public and the executive of the Council have considered and adopted this plan.

In order to involve the community and to ascertain the needs and aspirations of the public, the Council undertook consultation with stakeholders, the public, Elected Representatives (in workshops) and service providers. These consultations have informed the preparation of this Development Plan.

### **1.7 Strategic Environmental Assessment**

The European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC) requires an environmental assessment to be carried out for plans and programmes that are prepared for certain specified sectors, including land use planning.

The Planning and Development (Strategic Environmental Assessment) Regulations, 2004, state that an SEA is mandatory for certain plans while screening is required for other plans that fall below specified thresholds. The regulations have set a threshold of 10,000 population for which an SEA is necessary. The population of Nenagh and Environs falls below this threshold. Therefore the Council, prior to commencing the review process of this plan, and pursuant to Article 13A of the regulations, undertook a screening report to determine whether an SEA was required for the plan.

The report concluded that the Nenagh and Environs Development Plan, 2013-2019 will not result in any significant impact on the environment for the following reasons:

- The Nenagh and Environs Development Plan, 2013-2019 will be fully consistent with the Mid-West Regional Planning Guidelines, 2010 and the North Tipperary County Development Plan, 2010 which was subject to Strategic Environmental Assessment. Therefore, the framework for development in the plan area will be subject to on-going environmental assessment.
- Nenagh Town and its Environs is a plan area of limited area and extent and its population falls well below the population threshold for which a strategic environmental assessment is mandatory. Furthermore, the Planning and Development (Amendment) Act, 2010 has placed a requirement for the development plan to include a Core Strategy and evidence

based approach to zoning of land. The new legislative provisions will ensure the growth of the plan area will occur in a co-ordinated and phased manner.

- The Development Plan will ensure that policies and objectives are incorporated which ensure the long-term viability of the environment in its functional area.

### **1.8 Habitats Directive Assessment**

The Planning Authority pursuant to Section 177U of the Planning and Development (Amendment) Act, 2010 and in accordance with the EU Habitats Directive, 1992, is required to ensure that development plans are subject to a Habitats Directive Assessment, to determine what impact the plan may have on any Natura 2000 designated sites. Natura 2000 sites are those identified as sites of Special Areas of Conservation or as identified as Special Protection Areas (SPAs) under the Birds Directive (Directive 79/409/EEC).

This Nenagh and Environs Development Plan, 2013, pursuant to Section 177U of the Planning and Development (Amendment) Act, 2010 has been subject to a screening process, whereby it has been determined that there is no potential for significant effect on any Natura Designated Sites. A copy of the screening report is available for public inspection.

### **1.9 Monitoring and Progress**

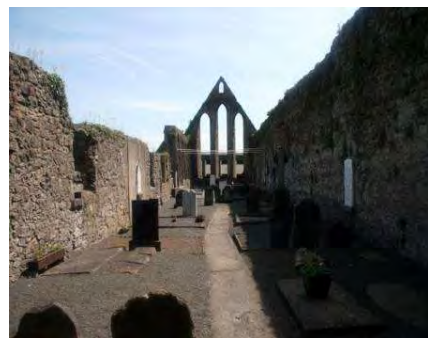
It is a requirement under Section 15(1) and (2) of Planning and Development Act 2000 (as amended) for a report to be prepared, two years after the making of the new plan, on the progress achieved in securing the objectives of the development plan. This Progress Report is necessary because, under the Act, it is the duty of the Planning Authority to *“take such steps within its powers as may be necessary for achieving the objectives of the development plan”*.

The Councils consider, in general terms that the legislative framework for monitoring as outlined above, will provide an effective mechanism to analyse the achievement of objectives over the plan period. However, the Councils will also ensure that the Development Plan responds, where appropriate, to changing circumstances, in wider EU and national policy, development pressures and local priorities where they arise.

# CHAPTER 2

## Policy Context and Vision

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## CHAPTER 2: POLICY CONTEXT AND VISION

### 2.1 Introduction

The planning system is a ‘plan led’ system, which is based on a hierarchical tier of plans, whereby development plans at a local level must be consistent with plans and strategies at a national and regional level.

The Planning and Development (Amendment) Act, 2010 has placed a renewed emphasis on ensuring that local plans and strategies take account of national and regional objectives. In this regard, the Act specifically requires planning authorities to prepare a ‘Core Strategy’ which *inter alia* demonstrates that local plans have fully complied with national and regional plans. The Core Strategy is contained in Chapter 3 of the Plan.

This Chapter will first set out the national and regional policy context for the Development Plan, which has both informed the overall vision and strategic objectives to address the challenges for the Town over the next 6-years and beyond.

### 2.2 National Context

The following is a brief summary of the main planning documents at a national level.

#### National Spatial Strategy (NSS) 2002 - 2020

The NSS is a 20-year planning framework that aims to achieve a better balance of social, economic and physical development across the Country supported by more effective planning. Its focus is on people, on places and on building communities and it sets a framework for the balanced development of the Country. The strategy is based on a hierarchy of settlement; Gateways, Hubs and county towns along with the need to support the role of smaller towns, villages and diverse rural economies. The National Spatial Strategy focuses on a number of specific regions and their specific development. Nenagh is designated as a county town in the NSS. This requires policies that support the town’s role as an economic driver.

Core messages from the NSS include:

- A wider range of work opportunities
- A better quality of life for all
- Effective urban and rural planning leading to an environment of the highest quality.

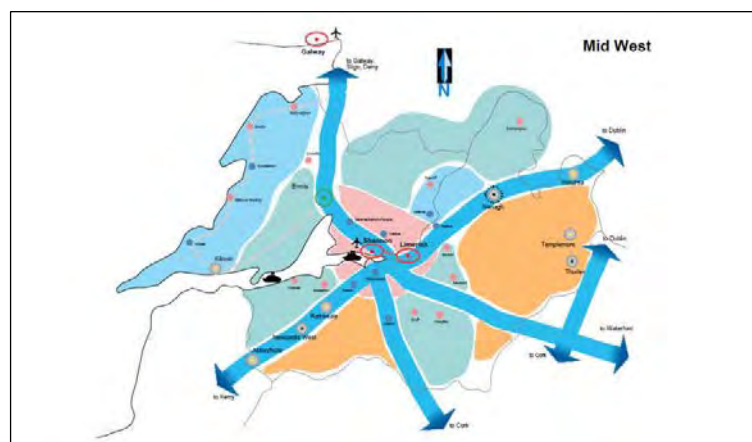


Figure 2.1 – Mid West Regional Development

### **National Development Plan 2007-2013**

The National Development Plan (NDP) identifies investment funding for significant projects in sectors such as health services, social housing, education, broadband, roads, public transport, rural development, industry, water and waste services. The NDP is designed to strengthen and improve the international competitiveness of the Country so as to support continued, but more balanced, economic and social development in line with the NSS.

### **National Climate Change Strategy (NCCS) 2007-2012**

This strategy seeks to reduce the dependence on fossil fuels for energy production, increase use of low and zero carbon fuels and improve building efficiency. This strategy for reducing emissions is shared across all sectors but the main focus is on reducing emissions, encouraging more use of renewable energy sources and reducing energy consumption of buildings. The strategy sees local authorities as the key agents for change at local level in achieving target reductions.



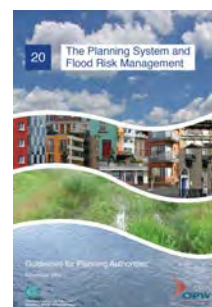
### **Smarter Travel – a Sustainable Transport Future: a new Transport Policy for Ireland 2009-2020**

‘Smarter Travel, A Sustainable Transport Future’, published by the Department of Transport, recognises that investment in transport infrastructure is important, however, one of the key elements of the document is to ensure people choose sustainable transport modes such as walking, cycling and public transport. The policy is a response to the fact that continued growth in demand for road transport is unsustainable as it will lead to further congestion, further local air pollution, contribute to global warming, and result in negative impacts to health through promoting increasing sedentary lifestyles.



### **National Ministerial Planning Guidelines**

Planning Authorities are required to have regard to any guidelines issued by the Minister pursuant to Section 28 of the Planning and Development Act, 2000 (as amended). The guidelines vary from those relating to flood risk assessment, to the provision for childcare and educational facilities. These documents are referenced as appropriate in each chapter of the plan and provide the basis for the main objectives and policies outlined in the plan.



This plan has fully implemented the policies and objectives of the Minister contained in the Guidelines issued by the DoECLG when considering their application to the plan and in particular to the preparation of the policies and objectives contained within this Development Plan. The Councils are satisfied that due reference has been made throughout the Plan document to appropriate Guideline documents and that the Plan text adequately demonstrates how this document is in compliance with the requirements of Section 20 of the Planning and Development Act 2010 (as it amends Section 28 of the Planning and Development (Amendment) Act 2000).

### **National Climate Change Strategy 2007-2012**

The strategy seeks to reduce dependence on the use of fossil fuels for energy production, increase use of low and zero carbon fuels and improve building efficiency. The Councils are committed to ensuring that the measures and commitments identified in the Strategy will be implemented throughout the life of the Development Plan.

### **Water Framework Directive 2000**

The Water Framework Directive (WFD) sets out a framework for comprehensive management of water resources in the European Community. It addresses inland surface waters, estuarine and coastal waters and groundwater. The fundamental objective of the WFD aims at maintaining “high status” of waters where it exists, preventing any deterioration in the existing status of waters and achieving at least “good status” in relation to all waters by 2015.

### **Flood Guidelines (DoECLG 2009)**

These guidelines introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process, building upon the longstanding acknowledgement in the planning system of the importance of addressing the issue. Implementation of the guidelines is to be achieved through specific actions at the national, regional, local authority and site specific levels.

### **Sustainable Residential Development in Urban Areas 2008**

These statutory Guidelines and accompanying Urban Design Manual set out and illustrate essential criteria for sustainable urban residential development and demonstrate how new development can be integrated and facilitated across a range of locations. These Guidelines assist planning authorities, developers, architects and designers in achieving high standards for new residential development. They update and revise the 1999 Guidelines for Planning Authorities on Residential Density and benefit from the extensive experience gained over recent years. Importantly specific guidance is provided for the first time on residential development for smaller towns and villages, acknowledging that different solutions are required to meet different scales and patterns of urban development.

### **National Planning Guidelines**

In addition to the planning guidelines issued by the DoECLG, the Plan was prepared in accordance with the DoECLG Development Plan Guidelines (2007) and with full regard to all guidelines and circular documents published by the DoECLG as they relate to land use planning. These documents are referenced as appropriate in each chapter of the plan.

### **National Sustainable Development Strategy**

The National Sustainable Development Strategy was published by the Government in 1997. The principal purpose of the Strategy is to provide a comprehensive analysis and framework which will allow sustainable development to be taken forward more systematically in Ireland. This process cannot be completed by the Strategy document itself, but requires a continuing adaptation and review of policies, actions and lifestyles.

The strategy highlights, among other things, the unsustainable development of “Urban Generated one-off houses” and recommends a move towards increasing densities in towns as a way to counter this. The strategy pays particular attention to the development of rundown or derelict buildings or sites for this purpose.



**Spatial Planning and National Roads, Guidelines for Planning Authorities, 2012. DoECLG.** These guidelines set out planning policy considerations relating to development affecting national primary and secondary roads, including motorways and associated junctions, outside the 50-60 kmph speed limit zones for cities, towns and villages.

### 2.3 Regional Context

#### Mid-West Regional Planning Guidelines (MWRPG) 2010-2022

The National Spatial Strategy, which provides the national planning framework, is implemented at a regional level through the regional planning guidelines. The MWRPG provides a regional framework for the formulation of policies and strategy in development plans in the region, to ensure proper balance between different settlements in the region with regard to development, population and services.



**Figure 2.2 – Mid West Region Settlement Strategy**  
**Source: Mid West Regional Planning Guidelines 2010**

The MWRPG's advocates a 'Zone based strategy for the region', based on the physical, social and economic characteristics of each area. Eight different zones are identified as illustrated on the map below. Nenagh has been identified within Zone 1 of the RPGs alongside the Gateway of Limerick/Shannon and the Hub town of Ennis.



The Mid-West Regional Planning Guidelines 2010, for the administrative areas of North Tipperary, Clare, Limerick County and Limerick City, were adopted in September 2010. The Nenagh Town and Environs Development Plan is fully supportive of the strategic policy guidelines set out in the Regional Planning Guidelines 2010.

In setting out detailed policies and objectives, the Council has striven for maximum consistency between the policies and objectives of the RPGs and those of the Town Development Plan. The Council must demonstrate how it takes into account the RPGs for the Mid West Region in this process. Core issues that arise, as expressed in the Town Development Plan will relate to:

- The implementation of the population targets for the town of Nenagh as provided for in the RPGs.;
- Acknowledgement of and support for the Limerick/Shannon Gateway and restraint in relation to inappropriate expansion on the outskirts of the town;
- Framing and outlining appropriate infrastructural needs with particular emphasis on public transport;
- Cognisance of Climate Change and the need for the promotion and development of renewable energy and technologies.
- Promotion of sustainable development within the Town

#### **Policy S1: Limerick/Shannon Gateway**

It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002 - 2020.

#### **Mid West Area Strategic Plan**

In support of the National Spatial Strategy, North Tipperary County Council, along with Limerick City Council, Limerick County Council and Clare County Council have co-operated in the preparation of the Mid-West Area Strategic Plan (MWASP). It is the objective of the Plan to identify the region's strategic transport requirements over the next 30 years, which will in turn, inform funding requirements at a national level. The MWASP document was adopted by the Regional Authority in September 2012. The Development Plan, will have due regard, as appropriate, to its finding and recommendations.

#### **Waste Management Plan for the Midlands Region**

This was adopted on the 16<sup>th</sup> May 2000 and outlines Council policy on the prevention, minimisation, recovery and reuse of waste. The Strategy has been extended to December 2012 when a full review is to be carried out.

Waste management has become an integral part of sustainable development initiatives. The Waste Management Plan encourages a Reduce, Reuse and Recycle approach to waste management for all towns in North Tipperary including Nenagh.

#### **Adjoining Local Authority Development Plans**

In preparing the Nenagh Town and Environs Development Plan regard has been had to the Development Plans of adjoining and nearby Planning Authorities including North Tipperary County Development Plan, Limerick City Development Plan and the Limerick County Development Plan.

## 2.4 Local Context

### North Tipperary County Development Plan 2010-2016

Pursuant to the requirements of Section 9 the Planning and Development Act, 2000 to 2011, in preparing the Nenagh and Environs Development Plan 2013-2019, regard must be made to the development plan of adjoining planning authorities.

North Tipperary County Development Plan, 2010-2016 is the key local strategic planning document for the development of Nenagh Town, and both the Core Strategy and policies and objectives for various land-uses within the town has had particular regard to this document.

The County Development Plan provides for settlement strategy based on the 'Creation of a hierarchy of nodes', whereby Nenagh along with the towns of Thurles, Templemore and Roscrea have been identified as 'Primary Service Centres'. The settlement strategy of the plan promotes the development of the primary service centres, as self-sufficient settlements to act as service centres for the inhabitants of their rural hinterlands.



Figure 2.3 - Settlement Strategy for North Tipperary

### North Tipperary County Council Housing Strategy

This Strategy sets out current and future housing requirements within the County and the requirement for social and affordable housing. It is a requirement under Section 95(1) (b) of the Planning and Development Act 2000 that a planning authority shall include objectives in the development plan to secure the implementation of the 'Housing Strategy'.

The North Tipperary County Council Housing Strategy sets out the future housing need for the Nenagh area and lays down housing objectives in terms of social and affordable housing and traveller accommodation in Nenagh.

### County Retail Strategy

County Retail Strategy 2011 was adopted in July 2011 and is incorporated through policy support in this Plan. This Plan will fully support the findings of the Strategy.

### **County Landscape Character Assessment**

This study has been prepared in accordance with the Landscape Guidelines from the Department of Environment Community and Local Government. It provides the basis for assessment and classification of the landscape in the Town and County.

### **North Tipperary Economic, Social and Cultural Strategy 2002-2012**

This Strategy was launched by the County Development Board in 2002, and aims to implement strategies on a countywide basis that combines local programs for economic, social and cultural development. This document had an important input into this Plan, as it is the framework for the economic, social and cultural development of North Tipperary

### **North Tipperary Tourism Development Strategy 2004**

This document lays out a structure for the future growth of tourism in North Tipperary; specific reference is made to Nenagh as a future growth tourism town.

The North Tipperary Tourism Development Strategy 2004 suggests a number of changes to Nenagh town that would enhance its level of tourism. These recommendations have been considered in the preparation of this Plan.

### **Nenagh Traffic Management Plan 2001**

This provides background documentation on the traffic and parking analysis, and provides a strategy to enhance traffic flow in and around Nenagh while providing a safe environment for road users. The strategy also identifies potential sites for the construction of new off-street car parks.

The Nenagh Traffic Management Plan 2001 calls for a number of changes to be made to the traffic layout of Nenagh in order to reduce the negative effects that traffic is having on the town. This Plan has provided a review of the Traffic Plan and provides specific objective towards long term road improvements.

## **2.5 Vision for Nenagh**

The Town of Nenagh, as stated above is located within Zone 1 of the Mid West Regional Planning Guidelines. Furthermore the Town has been designated as a key 'Primary Service Centre' by the Settlement Strategy under the North Tipperary County Development Plan, 2010. Therefore, the town has been given a primacy at a Regional level and at a County level as a settlement where investment should be directed and where economic and residential development should be promoted into the future. Its location close to Limerick City provides opportunities and difficulties to the Town along with other economic, social and environmental challenges.

The Council, taking into consideration Nenagh's role at a Regional and County level, its socio-economic characteristics and its rich natural and built heritage, has developed the following vision for the Town.



Notwithstanding the recent problems which the national economy has experienced, this Plan envisages Nenagh as a vibrant, self-sustained town, driven by the high quality of life and educated workforce. It will also be a magnet for a number of diverse industries. The commercial core of the town will be as vibrant as ever offering a wide range of foods, clothes, and services. To achieve this, a balanced, sustainable approach to the development of the town will include the following:

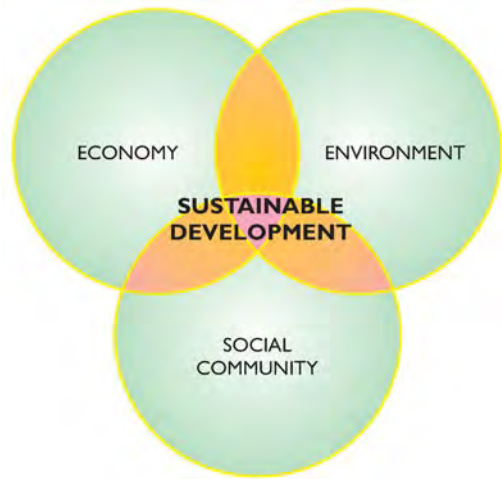
- **Sustainability:** To provide and accommodate the social, cultural and economic development of the town without compromising such aims for future generations
- **Competitiveness:** To promote Nenagh as a strategic location for industry and commercial enterprises as a town on the N7 National Primary route and a rail corridor.
- **Quality of Life:** To promote social and cultural amenities and encourage the development of a vibrant community spirit
- **Quality of environment:** To protect and promote areas of quality natural and/or built environment through education and investment
- **Social Inclusion:** To seek to redress social inequalities and social polarisation, and engage the public at all possible times to seek consensus on planning for the future

## 2.6 The Plan as a Sustainable Strategy

The Planning and Development Act 2000 to 2011 requires that development plans, in the long term public interest are underpinned by the principles of proper planning and sustainable development:

- ***Proper Planning is*** the right development, in the right place at the right time...
- ***Sustainable Development is*** ‘development which meets the needs of the present without compromising the ability of future generations to meet their own needs’  
-Bruntland Report, 1987

The planning system in order to meet the needs of the present and also think of the future, must take into account the Economy, the Environment and the Community.



The vision for the town, the core strategy and the policies and objectives set out in this Plan which will form the framework for development up to 2019 will ensure that Nenagh develops in a sustainable manner to protect the quality of life of its inhabitants and that of future generations.

## **2.7 Goals and Strategic Objectives**

The Vision for Nenagh is ambitious, particularly in the face of the economic challenges facing the Country, and in turn facing the town of Nenagh and its inhabitants. However, the Council considers that Nenagh must take a view toward economic recovery. In this regard, the Plan seeks to provide a spatial plan for long-term development which will give certainty to private developers in submitting proposals. In particular, the Plan seeks to create a climate for local enterprise to be promoted and facilitated. The Council, notwithstanding the limited resources will seek to do more with less, and will aim to deliver on the objectives and policies which are set out in each Chapter of the Plan over the next development plan period.

### ***Strategic Goals of the Development Plan...Achieving Sustainable Development.***

- ***Delivering Sustainable Communities***
- ***Promoting Economic Development***
- ***Protecting and enhancing the environment***

## **2.8 Strategic Objectives for Nenagh**

### **Strategic Objective 1:**

To ensure that residential development is promoted within the town in line with residential targets of the Mid-West Regional Planning Guidelines to increase the critical mass of the town and to cater for the needs of future residents.

### **Strategic Objective 2:**

To ensure balanced spatial residential growth in Nenagh, whereby residential developments create communities, which have access to key social, educational and community facilities.

**Strategic Objective 3:**

To ensure that future residential developments are designed and developed in a manner which achieves communities and neighbourhoods which are sustainable, attractive, safe and harmonious places to live in.

**Strategic Objective 4:**

To promote the strategic advantages of Nenagh as a location for investment and employment generation and to identify appropriate lands for industrial, enterprise, office and retail uses.

**Strategic Objective 5:**

To regenerate the Town Centre of Nenagh, to ensure it is a centre which is viable and vibrant by enhancing and promoting retail, business and other service provision.

**Strategic Objective 6:**

To ensure that waste water infrastructure meets requirements set out European and national legislation, is of the highest environmental standard and meets the development needs of the town.

**Strategic Objective 7:**

To ensure that the water quality of the Nenagh River and its tributaries, groundwater and public sources of drinking water are improved and protected from pollution.

**Strategic Objective 8:**

To conserve and enhance the built heritage of Nenagh Town and to adopt a positive approach towards development to enhance, preserve, re-use or increase the accessibility of such features.

**Strategic Objective 9:**

To protect and enhance the natural heritage and open spaces of the Town, while facilitating appropriate development to increase the accessibility and enjoyment of all residents.

**Strategic Objective 10:**

To protect and support strategic infrastructure in the town including the national road network and the Railway Station and to promote sustainable transport patterns in accordance with Smarter Travel – a Sustainable Transport Future: a new Transport Policy for Ireland 2009-2020.

**Strategic Objective 11:**

To implement the National Climate Change Strategy, 2007-2012 at a local level, by promoting of the use of renewable technologies, energy efficiency in developments and effective waste management.

# CHAPTER 3

## Core Strategy and Context

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## CHAPTER 3: CORE STRATEGY AND CONTEXT

### 3.0 Introduction

The Planning and Development Act 2000 to 2011 has required that development plans must take a strategic and long-term perspective to development in their functional areas. The Act also requires that the development plan incorporates a Core Strategy, which as set out in the *Guideline Notes on Core Strategies*, DEHLG, 2010, has the following purpose:

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

The role of Nenagh Town in a national, regional and local context has been set out in Chapter 2. In a local context, Nenagh is a designated ‘Primary Service Centre’ under the North Tipperary County Development Plan, 2010. This designation establishes the town’s importance as an urban centre which provides employment, services and amenities for both inhabitants of the town and those living in the wider hinterland. The Core Strategy or spatial planning framework, outlined in the Chapter provides a strategy for the Town, to ensure phased and co-ordinated expansion to enable the town build on its service centre function.

The Strategy set out below is framed by the Goals of Sustainability:

- *Delivering Sustainable Communities*
- *Promoting Economic Development*
- *Protecting and enhancing the environment*

### 3.1 Delivering Sustainable Communities

#### Regional and County Population Targets

The Nenagh Town and Environs Development Plan 2007 was prepared and adopted at a time of very significant economic growth and where national population projections suggested that there was a significant requirement for residential zoning provision. In line with the prevailing trends at the time, a very significant amount of land was zoned for residential development purposes, which far exceeded the land required to accommodate the sustainable growth of the town.

Variation No. 1 of the Plan as adopted by Nenagh Town Council in January 2011 included a Core Strategy which re-examined the zoning requirements of the Town and established a series of Core Strategy Objectives in line with the 2010 Act.

The Core Strategy, in accordance with the new legislative requirements, rather than adopting a past trends approach to zoning, adopts a strategy which seeks the implementation of the National Spatial Strategy and the Mid-West Regional Planning Guidelines. In this regard, the Core Strategy adopts an evidence based approach to residential zoning, based on ‘population targets’ which have been adopted at a regional level under the Mid-West Regional Planning Guidelines, 2010. The Core Strategy Map at the end of this chapter outlines the residential zoning provision and the quantum of provision.

Table 3.1, Table 3.2 and Table, 3.3 sets out the population targets for the Mid-West Region up to 2016 and 2022, and in particular the various allocations to different zones. It should be noted that Nenagh Town and Environs is located in ‘Zone 1’.

**Table 3.1: County and City Population Targets for the Mid-West 2006 – 2022**

	2006 CSO	2016	2022
<b>North Tipperary</b>	66,023	78,145	82,123
<b>Limerick</b>	131,516	147,081	157,065
<b>Limerick City</b>	52,539	70,768	81,240
<b>Clare</b>	110,950	131,321	141,600
<b>Total</b>	<b>361,028</b>	<b>427,316</b>	<b>462,028</b>

Source: Mid-West Regional Planning Guidelines, 2010

**Table 3.2: Population Targets for Sub-Regions, North Tipperary, 2022**

Zone	Census 2006	Service Towns	Gateway 2022	Hub 2022	Rest Z1 2022	Other 2022	Target 2022
Zone 1 Limerick Shannon Ennis Nenagh	229,588		33,000	8,700	26,000		297,288
Zone 5 Thurles (Thurles Town)	24,491	2,600				3,561	30,652
Zone 6 Roscrea (Roscrea Town)	20,554	1,900				3,039	25,493

Source: Mid West Regional Planning Guidelines, 2010

**Table 3.3 Population Targets for Sub-Regions, North Tipperary, 2016**

Zone	Census 2006	Service Towns	Gateway 2016	Hub 2016	Rest Z1 2016	Other 2016	Target 2016
Zone 1 Limerick Shannon Ennis Nenagh	229,588		24,415	5,710	17,064		276,777
Zone 5 Thurles (Thurles Town)	24,491	1,706				1,838	28,035
Zone 6 Roscrea (Roscrea Town)	20,554	1,247				1,575	23,376

Source: Mid-West Regional Planning Guidelines, 2010

The North Tipperary County Development Plan, 2010, has provided the population targets for each of the Primary Service Centres. The Plan has also derived the number of households required and the quantitative breakdown of land that is necessary to be zoned to accommodate household growth. Targets and provisions are set out in Table 3.4 below.

**Table 3.4 Population Targets for 2022: Based on Settlement, Retail and Economic Hierarchy**

Hierarchy Position	Town	Population 2006	Population 2016	Population 2022	House No. required by 2016 based Households of 2.5	House No. required by 2022 based Households of 2.5	Total House No. required by 2022 based Households of 2.5	Land to be zoned in Hectares* for 2016	Land to be zoned in Hectares* for 2022	Total Land to be zoned in Hectares* by 2022
Tier 1 Primary Service Centres	Nenagh	7,751	8,957	9,590	482	253	736	48	25	73
	Thurles	7,682	8,791	9,372	444	232	676	44	23	67
	Roscrea	4,910	5,858	6,354	380	198	578	38	20	58
	Templemore	2,270	2,594	2,631	129	15	144	21.5	2.5	24
Tier 2 Secondary Service Centres / Market Towns	Borrisokane	832	994	1,079	65	34	99	11	5.5	16.5
	Borrisoleigh	626	711	756	34	18	52	6	3	9
Tier 3 District Service Centres	Ballina	1,861	2,150	2,301	116	60	176	19	10	29
	Newport	1,286	1,490	1,597	82	42	124	14	7	21
	Cloughjordan	394	469	508	30	16	46	7.5	3.5	11

(Source: Mid West Regional Planning Guidelines, 2010)

\* Based on an average density of 25 dwellings to the hectare in Nenagh, Thurles and Roscrea, 15 dwellings to the hectare in Templemore, Borrisokane, Borrisoleigh, Ballina and Newport and 10 dwellings to the hectare elsewhere, and using a multiplier of 2.5.

**Note:** Lands in urban centres above have been zoned Phase 1 and Phase 2. Phase 1 lands relate to lands to be developed up to 2016 and Phase 2 lands relates to land which will be available for development between 2016 and 2022, subject to 50% of Phase 1 lands being developed in the interim.

### 3.2 Zoning Provision and Phasing

The Council, in preparing the Core Strategy has re-examined all existing land zoned for residential purpose taking into consideration ministerial guidelines, including the *Sustainable Urban Guidelines for Planning Authorities, 2008*, which seeks to promote the provisions of residential development in tandem with the delivery of infrastructure and community services. The Council has also taken into consideration the following factors:

- Availability of Water and Sewerage Services
- Proximity to the Town Centre and Community Services
- Risk of Flooding
- Promotion of a range of house type and tenure
- Opportunities for sustainable travel pattern
- Protection of the character and urban envelope of the town.
- Ensuring a range of sites are identified for development

The Council considers that the land which is zoned will provide significant opportunities for the town to meet its population targets and to achieve a critical mass for driving economic and social development in Nenagh. It should be noted that the extent and location of the zoned land will be reviewed by the Council from time to time and alterations made to the amount of land zoned and to phasing will be considered between mandatory reviews.

Table 3.5 below outlines the residential zoning provision proposed by way of zoning provision in the Nenagh and Environs Development Plan, 2007 and Variation No. 1 of the Plan which was adopted in January 2011.

**Table 3.5 Land Availability – Residential Provision**

Land Availability Hectares	Nenagh and Environs Development Plan, 2007	Variation No. 1 to Nenagh and Environs Development Plan, 2011	Nenagh and Environs Development Plan 2013	
			Phase 1	Phase 2
<b>Residential</b>	177	73	48	25
<b>Residential Future Development Plan</b>	139	0	0	0
<b>Total Residential</b>	316	73	48	25

#### 3.2.1 Housing & Zoning

In order to accommodate population growth and to achieve sustainable population targets, it will be necessary for this plan to ensure that adequate provision is made for zoned housing / mixed use land. Key aspects of the spatial residential zoning provisions are as follows:-

- The Plan area is planned to grow to a total population of 8,957 in 2016 and 9,590 in 2022;
- It is estimated that in the near future that the average household size in North Tipperary will have declined to 2.52 (Source: County Housing Strategy 2009). Assuming this same household size for the County, there would be a need for 482 dwelling units in Nenagh by 2016 and a further 253 by 2022;

- It is essential that a surplus of zoned lands are provided to take account of lands that are not released to market and land that may not be developed due to normal market friction.
- Land which is zoned for residential purposes will be subject to the phasing docturn and will be regulated by the Development Management process. The Planning Authority will monitor residential permissions periodically in accordance with the provisions of Chapter 9 of this Plan and the requirements of the housing returns of the DoECLG;
- Housing development shall be managed and phased to ensure that infrastructure and in particular community infrastructure is provided to match the need of the new residents.
- The zoning provisions within the Plan has provided significant opportunities for high density residential development, as well as lower density and serviced sites provision. This will allow for the development of a balanced Town not only in terms of its spatial development but also in terms of its social and economic development. It will also allow for pressure to be eased on the provision of one-off housing on the outskirts of the Town, and will ensure the long term vitality and viability of Nenagh.

### **3.3 Delivering a Strong Economy**

The Mid-West Regional Planning Guidelines, 2010 state that the ultimate economic goal for the Region would be that *“it would contain a broad range of and distribution of sustainable enterprises incorporating a wide range of activities and utilizing the regions’ particular strengths”* (pp. 58). Therefore, one of the economic challenges for Nenagh is how the town can deliver on this goal at a local level by promoting sustainable enterprises going forward into the next plan period.

The Mid-West Regional Guidelines, 2010 has outlined that ‘Zone 1’, of which Nenagh and its Environs forms part, presents a number of economic opportunities namely for:

- *Development as a key element of the western/southern economic corridor;*
- *Attraction of Foreign Direct Investment (FDI);*
- *Location for major research and development functions;*
- *Centre for regional scale social and commercial facilities;*
- *Major interregional access hub and modal interchange;*
- *Principal tourist access point and service centre;*
- *Base for larger indigenous industry;*
- *Location for national centres for specialised activity;*
- *Location for major transportation, bulk-breaking and distribution centres to service the areas to the North and South.*

The creation of employment requires the co-operation of a number of agencies, such as the Enterprise Board, Shannon Development, LEADER and indeed local entrepreneurs amongst others. In this regard, the Council will seek to work with such agencies, groups and individuals in a pro-active and supportive manner, be that in facilitating local strategies or development proposals.

Nenagh must work to its strengths, and the Plan, in line with the strategic objectives, will focus on three key areas, namely:

- To promote the economic development of the town centre
- To protect and support existing commercial and industrial development
- To provide opportunities for new enterprises and business uses.

### 3.3.1 Economic Development

The Plan proposes 49.6 hectares of Commercial and 29.4 ha of Business and Employment zoned land in Nenagh. Industrial land accounts for 69.6 ha of land.

In order to increase employment generating development in North Tipperary, the Council will zone lands at key locations around the Town for economic development. Employment zoning provisions in the Plan is in line with best practice of land use and transportation, thus promoting Smarter Travel, sustainable development, quality of life, improving accessibility and reducing HGV traffic while also providing for the zoning of commercial parks and land for incubator units on business employment and industrial lands to promote growth in small and medium sized units and the “Knowledge Economy” in Ireland.

- It is the aim of this plan to increase the quantity and range of quality employment opportunities in Nenagh;
- It is the priority of the plan to promote enterprise and innovation, particularly in services and the knowledge and green industries;
- It is the priority of the plan to ensure that strategic reserves of land are available for employment purposes.

### 3.3.2 Town Centre Strategy

The town centre of Nenagh is the core hub of commercial activity, providing a range of key services not only to serve the town itself but also its rural hinterland. Town Centres are given primacy nationally under ministerial guidelines: *Retail Planning Guidelines for Planning Authorities, 2012* and these guidelines require planning authorities, to include a comprehensive strategy to consolidate and improve and enhance on this function.

In accordance with the Retail Planning Guidelines and the Mid West Regional Planning Guidelines, the County Retail Strategy as incorporated into the Development Plan includes the following:

- A broad assessment of the requirement for additional retail floorspace;
- Strategic guidance on the location and scale of retail development;
- Preparation of policies and action initiatives to encourage the improvement of the town centres;
- Identification of criteria for the assessment of retail development.

The Council in conforming to the requirements of the *Retail Planning Guidelines for Planning Authorities, 2012*, and in line with the County Retail Strategy, 2011, has prepared a ‘Town Centre Strategy’ which is contained in Chapter 5 of the Plan. This Strategy provides for a range of measures to improve the vibrancy and viability of the centre, by preparing a public realm plan and identifying key opportunity development sites for renewal, regeneration and re-development.

**Figure 3.1 Nenagh Prime Retail Area**



### 3.3.3 Protecting Existing Enterprise / Promoting New Opportunities

The spatial strategy for the promotion and facilitation of employment, centres around the appropriate zoning of existing facilitates, while also identifying land for new opportunities indentified in the Mid-West Regional Planning Guidelines, 2010 for both foreign direct investment and local indigenous industries.

Medium and small scale enterprises are located throughout the town; however, the main concentration of industry is located at Gortlandroe and Lisbunny Industrial Estates. These lands are strategically located on the edge of town, with good access to the M7 Motorway. The established nature of development provides opportunities for further expansion and diversification of uses.

The Plan has also identified lands for new ‘Business and Employment’ at the Borrisokane Road Roundabout, and abutting the Lisbunny Industrial Estate, both with access to key transport routes to the town. It is envisaged that these lands would provide an opportunity to develop SME/start up-units for local entrepreneurs or investors in to the town.

The Land Availability for Commercial and Business Activity is set out in Table 3.6 below.

**Table 3.6 Land Availability Economic Development**

<b>Nenagh and Environs Development Plan 2012</b>	
<b>Town Centre</b>	62.9 Ha
<b>Commercial</b>	49.6 Ha
<b>Business and Employment</b>	29.4 Ha

### 3.4 Protecting and Enhancing the Environment

The Core Strategy must not stand alone from other strategic and EU Directive-related requirements in relation to the protection of the natural environment, the provision of water services infrastructure, the protection of water bodies, and flood risk assessment. The Council in the preparation of the land-use framework for the next development plan period has taken full account of EU and national legislative objectives, in relation to the potential impact on the environment as outlined below.

#### 3.4.1 Natural Environment

The Council, in the preparation of the plan and in accordance with the EU Habitats Directive, 1992, undertook a screening process to determine the impacts, if any; the plan would have on Special Areas of Conservation and Special Protection Areas (also known as Natura 2000 Sites). Having regard to the distance of Natura 2000 sites from the plan area and the nature of the designations, it was not deemed necessary to proceed to Appropriate Assessment, nor was it deemed necessary to preclude sites for development on that basis.

#### 3.4.2 Water and Waste Water Infrastructure

Nenagh Sewerage Scheme Stage II/ Nenagh Main Drainage Scheme was complete in 2003 and included new foul and surface water sewers to service lands in the Ballygraigue/Tyone and Limerick Road/Gortlandroe areas. The Nenagh Sewerage Scheme Treatment Plant Upgrade is included in the



current Water Services Investment Program 2010-2012 at Planning Stage. The Scheme will provide for an extension to the Treatment Plant to cater for the development of the Town over the next 20 years.

### **3.4.3 Flood Risk**

Ministerial Guidelines, published in 2009, entitled the *'The Planning System and Flood Risk Management - Guidelines for Planning Authorities, 2009'*, has highlighted the importance of factoring in the risk of flooding to people, property and the overall economy and has also highlighted the increased threat to flooding posed by climate change. These guidelines have required planning authorities to take a stringent and pre-cautionary approach to flood risk management, in the identification of lands to be zoned for development.

Nenagh has been subject to past flood events, and as a result has seen the Nenagh River break its banks. Therefore, the importance of taking a pre-cautionary approach to development cannot be underestimated. The Council in accordance with the ministerial guidelines has prepared a Strategic Flood Risk Assessment, which is contained in Appendix 7. This assessment has informed the decision making process on appropriate land use zoning, whereby a sequential approach based on avoidance, reduction and mitigation of flood risk has been undertaken.

### **3.5 Transportation**

The importance of linkages to and from the Town is recognised in the Plan, as being an important feature in achieving the balanced regional development objectives of the County Development Plan, the Regional Planning Guidelines and the National Spatial Strategy. For this reason Chapter 8 of this plan has identified transport linkages and identifies relevant road and rail corridors within and adjoining the Town, and puts forward policies for the protection and enhancement of these linkages. Figure 8.1 outlines relevant inter-urban and commuter rail routes and the road network serving the town. Currently a Mid West Area Strategic Plan (MWASP) is being prepared as a land use and transportation plan for the region i.e. North Tipperary, Clare, Limerick City and County.

#### **3.5.1 Roads**

The plan area is served by two national routes - the M7 and the N52. The M7 has undergone significant investment in the last number of years with the completion of the Nenagh to Limerick and Nenagh to Castletown sections of the M7. The M7 will continue to be the principal access corridor in the eastern side of the County. The N52, which starts in Nenagh, provides a strategic link between the southern part of the Country and the Midlands and the North.

The upgraded M7 now provides easy access to the Gateway of Limerick/Shannon and allows Nenagh to support and benefit from the proximity of the Gateway, while also providing new challenges to the town.

The plan area is served by a network of regional and local roads, which are essential for inter-county traffic and local movements.

- In light of the likely continuing car dependency to access the Limerick/Shannon Gateway in the short to medium term, it is the strategy of this plan to facilitate and encourage measures to improve capacity and efficiency of the national routes and facilitate the improved use of the national routes by public transport;
- The growing importance of the N52 in the coming years and the likely increase in the number of vehicles along this route will require improvements in access to this route from the town.
- Further improvements to the Regional Roads linking Nenagh with its catchment area, should be carried out as required.

### **3.5.2 Rail**

The plan area is served by one mainline– the Limerick to Dublin via Ballybrophy and there is a functioning train station in the town. This is also a commuter service provided between Nenagh and Limerick, linking into the newly opened Western Rail Corridor.

- It is the strategy of this plan to encourage and facilitate significant improvements to rail infrastructure.

### **3.6 Social Development**











The plan area has a range of social and sporting facilities, buildings and clubs that cater for the large population of the plan area. New residential developments within the plan area shall make provision of social and recreational facilities.

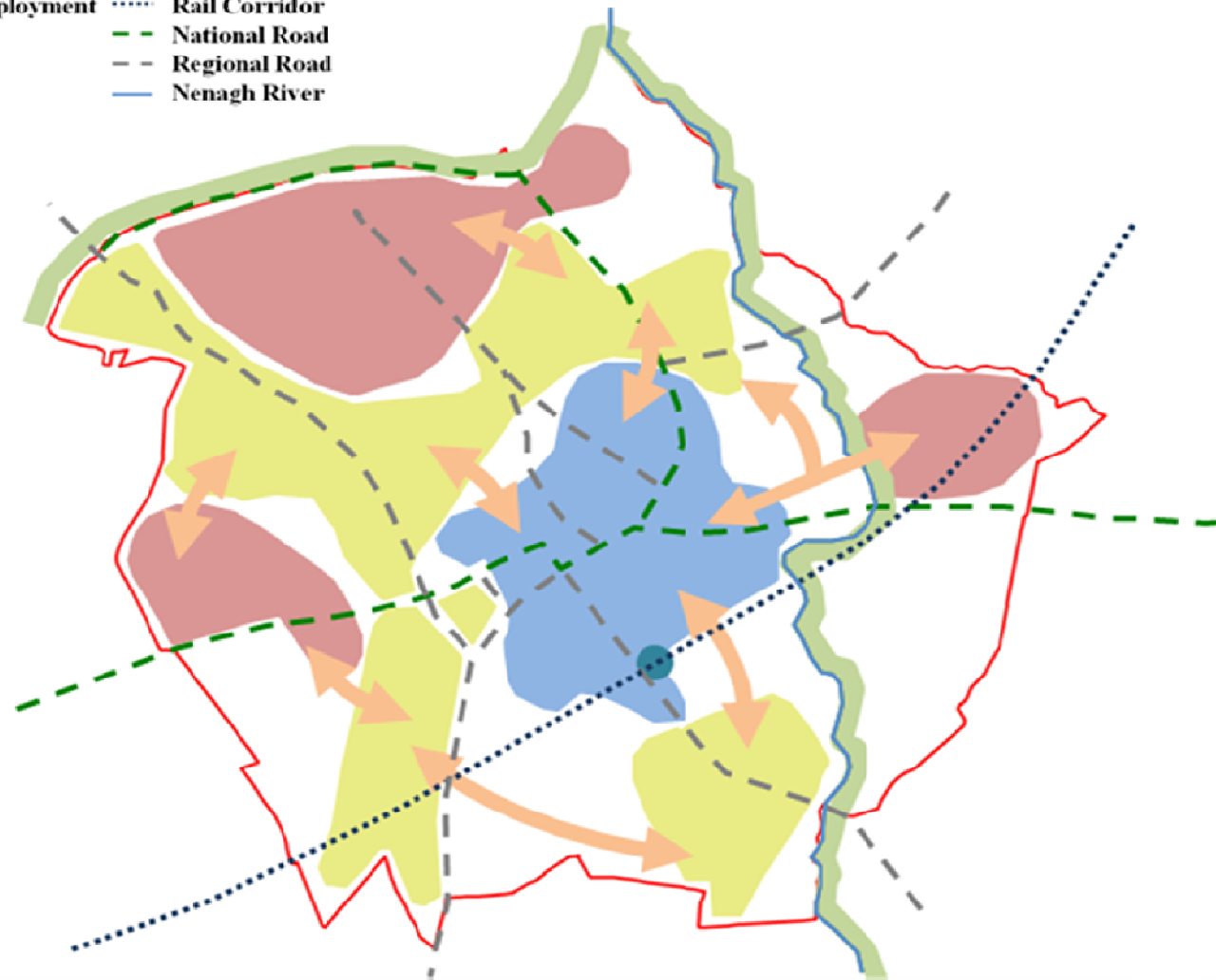
- It is the strategy of this plan that sufficient lands are reserved for community uses;
- The expansion of the residential development shall be managed appropriately and commensurate with the community facilities available;
- It is the priority of this plan to ensure that the delivery of new community facilities as part of development proposals.

### **3.7 A Spatial Strategy**

The Core Strategy is spatially represented in particular on two maps, namely the *Core Strategy Map (Figure 3.1)*, which provides a schematic representation of the development plan framework and *Land Use Zoning Objectives Map*. The Strategy is underpinned by policies and objectives set out each Chapter of the Development Plan and more detailed guidance on the zoning objectives is contained in Chapter 10 of the Plan.

**Legend**

-  Reinforcing/Supporting Links
-  Commercial and Employment
-  Residential
-  Town Centre
-  Green Way/Amenity
-  Railway Station
-  Rail Corridor
-  National Road
-  Regional Road
-  Nenagh River



Nenagh Core Strategy Map





## CHAPTER 4

### Supporting and Creating Sustainable Communities

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## CHAPTER 4: SUPPORTING AND CREATING SUSTAINABLE COMMUNITIES

### 4.0 Introduction

The Core Strategy in Chapter 3, and the associated spatial plan for the development of the town, has designated land where residential development should be directed over the next development plan period.

Nenagh has a history of fluctuating population growth. It is noteworthy that during the course of the economic boom of the past 10 years, the town's population increased substantially with a growth of 21.1% between 2002 and 2006 and 7.8% growth between 2006 and 2011. This can largely be attributed to an influx of people from Limerick, attracted by the lower cost housing and the quality of life in the Town.



It is a strategic policy of the plan as outlined below, to promote residential growth, in line with the population targets set out at a regional level. It is also strategic policy to ensure that such development is supported by educational and community facilities, to ensure quality of life for existing and new residents. A further key strategic objective is that future new residential development presents a high quality living environment for its residents, both in terms of the individual dwelling units and in terms of the overall layout and appearance of the scheme. The design and layout of new residential areas shall provide high quality houses in the form of neighbourhoods, which provide a range of social functions and facilities, including a hierarchy of open spaces for a range of age groups.

Policies and objectives set out in this Chapter will provide the framework for the delivery of these strategic objectives.

#### **Strategic Objective 1:**

To ensure that residential development is promoted within the town in line with the residential targets of the Mid-West Regional Planning Guidelines, to increase the critical mass of the town and to cater for the needs of future residents.

#### **Strategic Objective 2:**

To ensure balanced spatial residential growth in Nenagh, and to promote residential developments that create communities which have access to key social, educational and community facilities.

#### **Strategic Objective 3:**

To ensure that future residential developments are designed and developed in a manner which achieves communities and neighbourhoods which are sustainable, attractive, safe and harmonious places to live in.

### 4.1 Population and Profile

Nenagh Town, according to the 2006 census has a population of 7,415, which represents an increase of 1,294 people (21%) since 2002. The 2011 Census carried out in April 2011 indicates that the population has increased to 7,995 or 580 people (7.8%) since 2006. This represents an increase of 1,874 people or 30.6% in the Town's population between 2002 and 2011. Table 4.1 illustrates these population trends along with the population distribution of the town in the context of North Tipperary.

<b>Table 4.1: Population Distribution of Nenagh Town and North Tipperary</b>					
<b>Settlement</b>	<b>'02</b>	<b>'06</b>	<b>% change</b>	<b>'11</b>	<b>% change</b>
Nenagh East Urban	1,934	2,680	38.6	2,888	7.8
Nenagh West Urban	4,187	4,735	13.1	5,107	7.9
<b>Total</b>	<b>6,121</b>	<b>7,415</b>	<b>21.1</b>	<b>7,995</b>	<b>7.8</b>
<b>North Tipperary</b>	<b>61,010</b>	<b>66,023</b>	<b>8.2</b>	<b>70,219</b>	<b>6.4</b>

<b>Table 4.2: Nenagh Population Structure 2006</b>		
<b>Age Group (years)</b>	<b>Nenagh</b>	<b>% of population</b>
0-14	1,437	18.6
15-24	1,062	13.7
25-44	2,742	35.4
45-64	1,524	19.6
65 and over	986	12.7
<b>Total</b>	<b>7,751</b>	<b>100</b>

Table 4.3 illustrates the educational status of the labour force in 2006, which demonstrates that those achieving second level education is well above the national average, while those educated beyond the upper second level, within the workforce, is below the national average. The later figures should be taken in context, as many third level graduates may not return to the town, due to lack of employment opportunities in their chosen profession.

<b>Table 4.3: Educational Status of the Labour Force for Nenagh vs National Average, 2006</b>		
<b>Education Status</b>	<b>Nenagh (%)</b>	<b>National Average (%)</b>
Primary	15.9	18.04
Lower Secondary	20.3	20.12
Upper Secondary	34	28.19
Third Level No Degree	9.5	10.57
Third Level Degree or Higher	15.2	18.52
Not Stated	5.1	4.57

#### **4.2 Settlement Strategy**

The Core Strategy of the Plan has identified lands which are suitable for future expansion. These are based on a sequential approach to development and the regional population targets. Cognisance is also taken of the various opportunities and constraints presented by the existing settlement pattern, the natural environment and infrastructure and service provision.



It should be noted that under the Nenagh and Environs Development Plan, 2006-2012, the Councils had identified a number of Master Plan areas in the town. However, as part of the Variation No. 1 of the Plan in 2010-2011 these Masterplans were removed. For the next development plan period, bearing in mind past population trends and the population targets as provided under the Mid-West Regional Guidelines, 2010 a phased approach to the development of appropriately located sites is adopted.



Residential land has been zoned 'Phase 1' and 'Phase 2'. Phase 1 lands are more optimally located, closer to the town centre and transport nodes, while providing a choice of location and tenure. 'Phase 2' land, which provides for zoning provision over and above the requirement of the population targets, will only be considered for development if lands zoned 'Phased 1' are already developed. This approach will ensure that the development in the town proceeds in a phased and co-ordinated manner.

### Objective SC1: Zoning of Residential Land

It is an objective of the Councils to zone land for residential and mixed used development, which provides for a range of choice and tenure for housing developments, and provides for phased zoning in accordance with the Mid-West Regional Planning Guidelines 2010 (as may be amended).

### Policy SC1: Sequential Approach to Development

It is the policy of the Council to adopt a sequential approach for the future development of residentially zoned lands. Phase 1 lands shall be developed in the first instance. Phase 2 lands shall only be developed where development of Phase 1 lands have achieved 50%, or where there is evidence based need for development of such additional lands.

### 4.3 Facilitating New Housing

A central function of the Plan is to ensure that new residential development presents a high quality living environment for its residents, both in terms of the individual units and also the overall layout and appearance of new housing schemes. Taking reference from the *Sustainable Urban Guidelines for Planning Authorities, 2008* residential development should be based on a neighbourhood concept, i.e. that daily necessities are available in close proximity to residential homes. New residential developments and related services/facilities e.g. schools, shops and community and recreation facilities, should be mutually supportive and should provide for sustainable and pleasant living environments.



Chapter 9 'Development Management and Design Standards' provides the detailed design parameters for residential estates, and should be consulted in preparing any development proposal.

### Policy SC2: New Housing Development

It is the policy of the Councils to require that new residential development conform to the Sustainable Urban Guidelines for Planning Authorities, 2008 (and associated Urban Design Manual) and the Development Management Standards for new residential development contained in Chapter 9 'Development Management and Design Standards'.

### **Sustainability Matrix and Design Statements**

North Tipperary County Council in conjunction with the Mid-West Regional Authority has developed a sustainability matrix which should be completed as part of all significant planning applications. This matrix highlights the key issues to be addressed (energy, transport, materials etc.) and presents opportunities for off-setting poorer aspects of the development against positive factors, e.g. a rated dwelling versus increase in transport use, or use of local resources versus absence of renewable technologies. A copy of the sustainability statement is contained in Appendix 1.

A design statement is a document used to explain and illustrate the principles and concept behind the design and layout of a development. Relevant to both large and small-scale developments, design statements are particularly important in demonstrating how a proposal relates to the site and its wider context. It also considers the surrounding area and how access and sustainable mode of transports are provided.

#### **Policy SC3: Sustainability Statement**

It is the policy of the Councils to require that all proposed residential developments of 5 units or more are assessed against the sustainability statement contained in Appendix 1 of the Plan.

#### **Policy SC4: Design Statements**

It is the policy of the Councils to require that proposed residential developments of 5 units or more are accompanied by a detailed design statement. The design statement shall present a coherent concept for the development, taking into account standards and guidance contained in Chapter 9 'Development Management and Design Standards'.

#### **Policy SC5: Phasing of Developments**

It is the policy of the Councils to require new residential development to be completed in phases, whereby the infrastructure (water and roads) and open space areas are fully complete, prior to the commencement of the next phase.

### **4.4 Serviced Sites and Low Density**

In addition to seeking the provision of a greater range of house types and higher quality residential layouts, residential serviced sites are promoted by the Councils in suitable locations. Service sites provide an opportunity for individuals wishing to build and design their own houses, and lands have been zoned specifically for this purpose. The provision of serviced site on lands identified for low density residential development and in large housing schemes is also encouraged.

#### **Policy SC6: Serviced Sites**

To help strengthen and consolidate the settlement structure, and to provide for an alternative to one-off houses in the countryside, the Councils will encourage and facilitate the provision of serviced sites on suitably zoned lands, (i.e. lands zoned for serviced sites or low density housing).

The Councils will require development proposals for serviced sites to be accompanied by a design brief, which provides for common themes of form, materials, and boundary treatments.

### **4.5 Ribbon Development / One-Off Housing**

There has been a significant increase in ribbon development on the approach roads to the town, representing an inefficient use of serviced lands, and eroding the distinction between urban and rural area. The Councils consider that the demand for one-off houses is best accommodated through the development of low density housing and serviced sites, and will prohibit further ribbon development along the approach roads to the town other than in exceptional circumstances.

#### **Policy SC7: Ribbon Development**

It is the policy of the Councils to prohibit the extension of ribbon development along the approach roads to Nenagh. Only in exceptional circumstances will single houses for sons/daughters of farming families be permitted on zoned land, where it can be clearly demonstrated that this will not detract from the future comprehensive development of the lands.

#### **4.6 Social and Affordable Housing**

Part V of the Planning and Development Act, 2000 required all Planning Authorities to prepare, and incorporate, housing strategies into the development plan. The Act specified that Housing Strategies should provide for likely future demand for housing in the functional area of the Councils, and also to ensure integration between persons of different social backgrounds through the provision of social and affordable housing. The requirement placed on planning authorities to prepare a Core Strategy under the Planning and Development (Amendment) Act, 2010, which identifies housing requirements in the form of targets, supersedes this former function of the housing strategy. However, the County Housing Strategy will remain a mechanism for ensuring that social and affordable provision is accommodated and that social inclusion is at the forefront of housing policies. Having regard to new legislative provision, North Tipperary County Council intends to review the North Tipperary County Housing Strategy 2009-2015 to ensure consistency with the Core Strategy.

It should be noted that National Government occasionally brings forward new and amended housing support schemes and mechanisms, for the delivery of social and affordable housing. The Councils will not be in a position to provide new housing, and social housing will be provided in the main, by implementing other mechanisms, such as through the implementation of Part V of the Planning and Development Acts (as below) and rental schemes.

The County Housing Strategy, in accordance with Part V of the Planning and Development Acts 2000 to 2006 (as amended), requires that housing developments, of over 4 houses, on land greater than 0.1ha must make provision for 20% social and affordable housing. The Act also provides for a range of options that may be negotiated with the Councils, such as the transfer of houses, the transfer of land at another location and the payment of a monetary contribution. The Councils will engage in discussions with developers/applicants prior to the formal planning process to negotiate details for the operation of Part V in relation to specific developments.

#### **Objective SC2: Housing Strategy**

It is the policy of the Councils to secure the implementation of the North Tipperary County Housing Strategy, 2009-2015 (as may be amended).

#### **Policy SC8: Social and Affordable Housing**

It is the policy of the Councils, in accordance with Part V of the Planning and Development Acts, 2000 to 2006, to require residential development proposals to reserve 20% of all land zoned for residential use and/or residential and other uses, for the purposes of social and affordable housing, save where proposals for alternative options in accordance with legislation is agreed by the Councils.

#### **4.7 Traveller Accommodation**

The North Tipperary County Council Traveller Accommodation Plan 2009-2013, was prepared pursuant to the Housing (Traveller Accommodation) Act, 1998. This document includes the Councils' objectives and policies for the accommodation of travellers over the life time of the document. The document anticipates that the accommodation and preference of individual families will be met through:

- The allocation of standard local authority housing
- House Purchase Programme

- The letting of rural houses
- The granting of loans for purchase of housing by travellers
- The development of permanent residential sites for caravans
- The development of group housing schemes.

It is envisaged, subject to resources, that over the course of the five year programme, the existing and projected accommodation needs of the Travelling Community in North Tipperary will be addressed, including the targets set for Nenagh Town Council set out in Table 4.5.

**Table 4.5: Traveller Accommodation Programme Targets**

Year	Nenagh Town Council – Target
<b>2009</b>	2 standard house
<b>2010</b>	2 standard house
<b>2011</b>	2 standard house
<b>2012</b>	1 standard house
<b>2013</b>	1 standard house

### **Objective SC3: Traveller Accommodation**

It is the objective of the Councils to facilitate the provision of accommodation for the travelling community in accordance with the North Tipperary County Council Traveller Accommodation Plan 2009-2013 (as may be amended) including all social and affordable housing options under the Housing Acts.

## **4.8 Education**

### **• Primary and Post Primary**

Educational facilities play a vital role in the economic and social development of the town. The Department of Education and Skills has the primary responsibility for supporting existing primary and post-primary schools and the delivery of educational facilities and services.

The Development Plan plays a role, in particular, by implementing ministerial guidelines ‘*The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities, 2008*’ as published by the Department of Education and Science and the Department of Environment, Heritage and Local Government. The guidelines require that Planning Authorities ensure that adequate serviceable land is available, in appropriate locations, to meet current and envisaged future requirements for school development within and beyond the period of the Plan.

Nenagh Town is served by five primary schools, namely; St. Josephs C.B.S., St. Mary’s Convent of Mercy Primary School, St. Mary’s No. 2 National School, St. Mary’s Boys National School and the Gaelscoil. The town is also served by three secondary schools, namely; Nenagh Vocational School, St. Mary’s and St. Joseph’s. Current registration in these schools is outlined in Table 4.6 below.

**Table 4.6: Pupil Attendance Figures 2010-2011**

Name of School	Total	Boys	Girls
<b>St Josephs C.B.S.</b>	238	238	0
<b>St. Mary's Convent of Mercy Primary School</b>	435	0	435
<b>St. Mary's No. 2 National School</b>	69	40	29
<b>St. Mary's Boys National School</b>	138	138	0
<b>Gaelscoil</b>	195	91	104
<b>Nenagh Vocational School</b>	405	209	196
<b>St. Mary's Secondary</b>	574	0	574
<b>St. Joseph's Secondary</b>	468	468	0

To ensure the viability of and future expansion of these schools as may be appropriate, the Councils have zoned land on which schools are sited for 'Social and Public Use' and has identified adjacent land, where possible, for future expansion.

In addition to the above Teach an Leinn provides adult education and other courses which assist in raising education levels in the town.

The Councils, in line with the requirements of the *Sustainable Urban Guidelines for Planning Authorities, 2008*, will also seek to ensure that occupants of new developments have access to school facilities within a sustainable distance. Consequently, planning applications for significant housing developments must be accompanied by a statement of school capacity.

#### **Objective SC4: Primary and Post-Primary Schools**

It is an objective of the Councils to ensure adequate zoning provision for the expansion of existing primary and post primary schools, to conform with the '*The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities, 2008*'.

#### **Policy SC9: School Capacity**

It is the policy of the Councils to ensure that adequate school places exist for occupants of new developments within a sustainable driving distance, in accordance with the *Sustainable Urban Guidelines for Planning Authorities, 2008*.

### **4.9 Social Inclusion**

Social inclusion refers to the positive actions taken to achieve equality of access to services and goods, to assist individuals to participate in their community and society, to encourage the contribution of all persons to social and cultural life, and to be aware of and to challenge all forms of discrimination.

At a national level, the *Towards 2016* and the *National Action Plan for Social Inclusion 2007-16* proposes to address social poverty and social exclusion by a '*lifecycle approach*' across key lifecycle stages, i.e. childhood, people of working age, older people.

Social inclusion can best be achieved through co-operation between all sectors of the town, e.g. community groups, business sector, residents etc. Land-use Planning can also help to enhance social inclusion, by facilitating the provision of community services, such as childcare, places of worship, burial

grounds, health centres, facilities for the elderly and persons with disabilities, libraries and community halls.

#### **Policy SC10: Social Inclusion**

It is the policy of the Councils to support the principles of social inclusion so that all individuals have access to goods and services to assist them to participate in and contribute to, social, economic and cultural life.

#### **4.10 Childcare and the Elderly**

Over the past decade, larger workforces and changes in lifestyle have led to increased demand for childcare facilities in our communities. In order to co-ordinate service delivery, and following the publication of the National Childcare Strategy, the North Tipperary County Childcare Committee, was established in 2000. This committee, which has broad representation from a number of sectors of the community, including parents, childcare providers and the HSE, has the responsibility of preparing a County wide strategy for Childcare, and generally co-coordinating the development of childcare service in cooperation with local groups & individuals.

The Nenagh Inter Agency Childcare Committee childcare facility, a community led facility, represents a key achievement of the North Tipperary Childcare Strategy 2002-2011. The town also has a range of community and privately operated pre-school, Montessori, crèche and play school facilities.

Having regard to both the emerging National Policy on Childcare, 2011 and the *Childcare Facilities: Guidelines for Planning Authorities, 2001*, the Councils will seek to ensure that childcare facilities are provided in line with development proposals for residential development and significant employment developments.

National population trends and projections, predict an ageing population and therefore the Development Plan must positively respond to the needs of this group. In the interest of social inclusion and to ensure the active participation of the elderly, the land use framework seeks to ensure that key services are provided within easy access. The Councils will also seek to encourage and promote the development of housing for the elderly as part of new housing developments to ensure that local residents can continue to live in their own community.

#### **Objective SC5: North Tipperary Childcare Committee**

It is an objective of the Councils to support and assist the North Tipperary Childcare Committee in the implementation of the National Policy on Childcare, 2011.

#### **Policy SC11: Childcare Facilities**

It is the policy of the Councils to encourage the provision of nurseries, crèches and other childcare facilities in association with housing, commercial and industrial development. Developments for Childcare Facilities will be assessed having regard to the *Childcare Facilities: Guidelines for Planning Authorities, 2001* as published by the DEHLG.

#### **Policy SC12: Elderly Accommodation**

It is the policy of the Councils to encourage the provision of housing units designed to cater for the needs of the elderly.

#### **Policy SC13: Nursing Homes**

It is the policy of the Councils to positively facilitate applications for new nursing homes and retirement homes in the Town.



#### **Policy SC14: Granny Flat / Special Need Accommodation**

It is the policy of the Councils in assessing proposals for granny flats and special needs accommodation to discourage the provision of separate dwelling units. Such units shall be designed to be incorporated into the main dwelling at a later date.

#### **4.11 Library**

The County Tipperary Joint Libraries Committee is the Authority responsible for providing and promoting an active public library service for the people of County Tipperary. The mission statement for the service is that everyone has equal opportunity access to high quality library and information services, which is responsive to the changing needs of the community and supportive of the process of life-long learning.

Nenagh Branch library, located on O'Rahilly Street, provides a valuable resource for the town and includes childrens and young adult collections, newspapers, adult literacy material as well as on-line catalogues and internet services.



#### **Objective SC6: Town Library**

It is an objective of the Councils to support the town library and to work towards contributing to the knowledge society, social inclusion, E-government, local studies and provision of learning support services for the town and its rural hinterland.

#### **4.12 Burial Grounds**

Nenagh Town Council and North Tipperary County Council have a responsibility for the provision and maintenance of burial grounds. In particular, Lisboney Burial Ground located on the Dublin Road is maintained by the Town Council and plots may be purchased accordingly. While additional land has been purchased around Lisboney Graveyard to allow for further expansion, the Council will facilitate, where necessary, the provision of further graveyard facilities, in association with the local communities and churches as appropriate.

#### **Objective SC7: Burial Grounds**

It is an objective of the Councils to support the on-going maintenance of Lisboney Burial Ground and to facilitate, where appropriate, the provision of additional burial facilities over the lifetime of the Development Plan.

#### **4.13 Allotments**

Allotments are small parcels of land rented to individuals usually for the purpose of growing food crops. Allotments can be developed by private individuals; however, most commonly allotments are developed, maintained and administered by Councils. The provision of allotments is a relatively new concept in Ireland. However, with the downturn in the economy, a rise in community activism and an increased awareness of the economic and social benefit of growing organic produce, allotments are becoming more commonplace.

The Councils consider that publically owned land may be considered suitable for the development of allotments. The Councils will seek, over the lifetime of the plan, to work in partnership with the community, to develop a strategy for the development of allotments on these lands.

#### **Objective SC8: Allotments**

It is an objective of the Councils, subject to resources, and through input and consultation with the community, to development a strategy for the development of allotments in the town.

#### **4.14 Sports Recreation and Amenity**

In a town the size of Nenagh, local recreation and amenity areas often have an impact on the performance of the tourism trade and the overall living quality of the town. As the County Town, green spaces and areas of recreational value – or lack thereof – are often evident to visitors, and can have an impact on the overall appearance and “feel” to a town. A town with active, attractive public areas looks more inviting to visitors, and could influence their decision whether to stop or even stay in the town.

In addition, attractive public places are a key ingredient to successful towns and villages, and local residents deserve attractive, functional, safe recreational places.

There is a range of existing community facilities and amenities in and adjacent to the Nenagh Plan Area that form an integral part of the community life of the town. This includes educational, religious, public/institutional and sports and recreation facilities.

The natural and physical environment in Nenagh also has a number of significant features and amenities that offer both active and passive recreational opportunities and provide important wildlife habitats. There are a number of small open space areas for recreation in and adjacent to the town. The areas adjacent to the river and other open spaces such as the various sport fields, the open land surrounding the town gives Nenagh a sense of openness. Nevertheless, development of attractive, sustainable public spaces is important for the well being of the local residents as well as the tourism potential of the town.

##### **4.14.1 Community Needs**

One of the major issues for the town of Nenagh is the need to improve existing community facilities and to provide additional facilities and amenities to serve the growing population in the town.

- Additional sports facilities, including playing pitches, basketball courts, tennis courts, pitch & putt, skateboard park and an athletics track, to serve the growing population and local youth due to: the shortage of adequate facilities in the town centre.
- A public park adjacent to Nenagh Leisure Centre on the Dublin Road to serve the town with associated facilities and amenities to potentially include seating and picnic areas, children’s play facilities, etc.
- Improved facilities for pedestrians and cyclists, including walking/cycling routes and amenity walks given the shortage of safe routes for walking, cycling and jogging in Nenagh and the fact that there are a number of amenities in the Nenagh Plan Area and surrounding areas that are not easily accessible except by car.

##### **4.14.2 Sustainable Access**

Community facilities and amenities are, by their very nature, central to the community life of an area and require a high level of access for a variety of groups, including children, the youth and the elderly, and the community as a whole. The provision of sustainable access to community facilities and amenities can be achieved through a number of measures:

- Locating facilities in central locations within walking/cycling distance of the main population thresholds to ensure those children, the elderly, other vulnerable groups and the community as a whole can access facilities and amenities without relying on motorised transport.
- Providing a high level of public and private transport access to facilities and amenities, including reasonable proximity to bus routes and stops.
- Clustering and/or linking facilities together to allow for multi-functional use, to minimise the number of trips required to access facilities and to provide focal points for community life, interaction and recreation.



#### **POLICY SC15: Recreation and Amenity**

It is the policy of the Councils to:

- a) Protect the existing public spaces within the town;
- b) Encourage the maintenance and enhancement of the riverside, footpaths, rights-of-way and landscape features as a source of amenity and recreation. No development will be permitted other than that which enhances the recreational and amenity value of the town.
- c) Improve the amenities of the town by improving pedestrian access and linkages within the town, enhancing existing public spaces within the town, and encouraging the sustainable development of new public spaces in appropriate locations.
- d) Co-operate with other agencies including the voluntary sector to further improve recreational and amenity facilities in the town.
- e) Ensure that proposed housing developments incorporate appropriate open space and access to the river where available for the benefit of local residents (see Chapter 9: Development Management);
- f) Seek visual improvements as part of new developments adjacent to all approach roads to the town, to render a sense of anticipation and arrival.

#### **4.14.3 Children, Youth and Elderly Facilities**

Important facilities identified by the local community include children's playgrounds, childcare facilities, a youth centre, a skateboard park and facilities for the elderly. The provision of these facilities should be facilitated as required at appropriate locations in the Plan Area, including in conjunction with the local school and should be accessible to the users of the facility.

#### **4.14.4 Pedestrian and Cycling Routes**

The Plan has considered a number of potential options for providing safe pedestrian and cycling routes in the Plan Area and linkages to surrounding areas and amenities. This includes the use of existing streets and footpaths together with new amenity walks along the river and existing streams to create an amenity network for the local community and visitors to the area.

#### **4.14.5 Community Facilities and Amenity Options**

The Community Facilities and Amenities Options are to support the provision of an adequate level and distribution of community facilities and amenities in Nenagh that:

- meets the needs of the local community as they arise and resources permit;
- are located in appropriate sites of sufficient size with good vehicular, pedestrian and cycling access from the residential population in the town centre and broader area;
- are clustered or linked together wherever facilities and amenities are complementary and it is practicable to do so, to allow for shared and multi-purpose use of facilities;
- are guided by the input received through the public consultation process.

#### **POLICY SC16 Community Facilities**

It is the policy of the Councils to support the provision of an adequate level of community facilities and amenities in appropriate, accessible locations to serve the needs of the local community in Nenagh as the need arises and resources permit. Complementary facilities and amenities should be clustered or linked together wherever practicable to allow for shared and multi-purpose use of facilities.

#### **POLICY SC17 Amenity Provision**

It is the policy of the Councils that depending on the scale of development, the developer of all future housing or other significant developments within the town will be required to provide, as part of Phase I of the development, facilities from the list of amenities and facilities as identified under objective SC11, subject to the final decision of the Planning Authority on the most appropriate facility to be provided.

#### **4.14.6 Guidelines for Community Facilities and Amenities**

It is important to note that all community developments must abide by many of the development guideline requirements mentioned in previous and later sections. These guidelines include: site coverage, public open space, building lines, building heights, pedestrian/disabled access, infrastructural service standards, ground water protection, building regulations, discharge licence requirements, landscaping considerations, conservation objectives, segregated waste collection as well as the provisions on contributions and securities.

#### **Policy SC18: Community Facilities**

It is the policy of the Councils that in assessing new applications for housing the Councils will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Councils will seek community levies towards the provision of community facilities at the nearest centre.

#### **Policy SC19: Community – General**

It is the policy of the Councils to assist, where feasible, in social, sporting, community and cultural development in Nenagh and to co-operate with any person/organisation that wishes to expand the provision of social/sporting facilities in the town.

#### **Objective SC9 Amenity Network**

It is an objective of the Councils to support the establishment of an accessible network of greenway linkages and amenities that provide safe and attractive circulation routes for pedestrians and cyclists for the enjoyment and recreational use of the entire community.

**Objective SC10:** To design a scheme of environmental improvements in the town centre, including improved parking, pavements, landscaping and street furniture, subject to finance and staff resources.

**Objective SC11:** To encourage the provision of the following amenity requirements for the town:

- Community/Youth Centre/ Youth Drop-In Facilities
- Amenity Park
- Sports and Recreation Facilities
- Local Parks
- Childcare Facilities
- Recreation Projects
- Playground Facilities
- Library
- Recycling Bring Banks
- Fishing platforms
- Allotments

**Objective SC12:** The Councils will seek the removal of unsightly elements at historically sensitive locations within the town such as inappropriate advertising, poles and wirescapes.

**Objective SC13:** The Councils will protect the amenity value of the Nenagh River and its banks and will encourage the development of riverside areas into viable amenity land and pedestrian walkways.

**Objective SC14:** The Councils will improve the visual amenity of all approach roads to the town to render a sense of arrival.

**Objective SC15:** The Councils will protect the urban edge of the town by appropriate zonings and Development management.

**Objective SC16:** The Councils will protect from development the areas zoned for Amenity indicated on Zoning Map, as the said zonings are intrinsically important to the visual amenity and identity of the town.

**Objective SC17:** To provide for an integrated community facility, including park, playground, riverside walk and other community facilities at Dublin Road adjacent to the swimming pool (See Objective SC12).

**Objective SC18:** The Councils will seek the provision of a 5.5 acre playing pitch within the Brook Watson Estate as part of the first phase of residential or business and employment development.

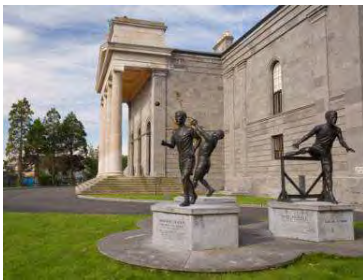
**Objective SC19:** The Councils will seek the provision of a 5.5 acre playing pitch at the amenity zoned site on the Dromin Road close to the Vocational School as part of the first phase of residential development.



## CHAPTER 5

### Town Centre Strategy and the Economy

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## CHAPTER 5: TOWN CENTRE STRATEGY AND THE ECONOMY

### 5.0 Introduction

The Development Plan is being prepared at a time of national recession when retaining existing jobs and creating new employment opportunities must be a key priority. The Councils' consider that Nenagh must seek to optimise its advantages, in terms of aspects which differentiate the town from other centres in the region and county and opportunities which exist for further development. The planning system does not work in isolation in job creation; it can however serve to create a climate for providing promoting, facilitating and giving certainty to prospective entrepreneurs.

The Core Strategy of the Plan has put forward an economic strategy which focuses on consolidation of existing enterprises particularly in Lisboney and Gortlandroe and also provides a new opportunity for a business park beside Lisboney Industrial Estate and at the Borrisokane Roundabout. The Councils' consider that this approach will serve to achieve the zone based strategy of the Mid-West Regional Planning Guidelines, 2010 which is to ensure that region contains a broad range of sustainable enterprises.

The Councils' also recognises that the Town Centre is the hub of commercial activity and in line with national regional guidelines has developed a holistic approach to town centre development which seeks to promote re-use and renewal, re-development of key sites and also improvement and enhancement of the public realm.

Policies and Objectives outlined in this Chapter are framed by the strategic objectives for the Economy and Town Centre as set out below:

#### **Strategic Objective 4:**

To promote the strategic advantages of Nenagh as a location for investment and employment generation and to identify appropriate lands for industrial, enterprise, office and retail uses.

#### **Strategic Objective 5:**

To regenerate the Town Centre of Nenagh, to ensure it is a centre which is viable and vibrant by enhancing and promoting retail, business and other service provision.

### 5.1 Town Centre Strategy

In order for a town centre to function effectively there must be coordinated town centre management and initiatives to promote the continued improvement of the centre. In this regard, in the preparation of the plan, all aspects of the town centre were examined, including the quantum of land uses, areas and buildings in need of renewal, new sites which present opportunities and the public realm and civic space.

The next Development Plan period will be a period of challenges and changes, and no doubt it will be a period where funding to deliver on initiatives will be difficult. However, the Councils' are committed to work in partnership with the business and community groups within the Town to seek ways to improve the Town Centre, economically, socially and environmentally.

#### **Objective TC1: Town Centre Strategy – Partnership**

It is the objective of the Councils', over the lifetime of the Nenagh Development Plan, to work in partnership with business and community organisations to implement the Town Centre Strategy to enhance the viability and vibrancy of the town centre.

## 5.2 Retail Planning and Town Centre Land-Use

The *Retail Planning: Guidelines for Planning Authorities, 2005* provides a framework for local authorities to develop a strategy for promoting and encouraging retail development and the guidelines require that the Development Plan includes policies and objectives for delivering this strategy.

- **County Retail Strategy**

The North Tipperary County Retail Strategy was adopted in July 2011. This document provides the framework for the provision of retail development across the County. In accordance with the national retail hierarchy set out in the Retail Planning Guidelines 2012, the County Strategy designates Nenagh as a ‘Tier 3 Level 2 centre’.

The central key objective of the County Retail Strategy, taking cognisance of the fact that a buoyant town centre is important to the overall economy of the town and its hinterland is: *“to support the “town centre” first approach...to promote the vitality and viability of existing centres by focusing development in them and encouraging a wide range of services in a good environment which is accessible to all”*.

### **Policy TC1: County Retail Strategy**

It is the policy of the Councils’ to have regard to the Retail Hierarchy as set out in North Tipperary County Retail Strategy (as may be amended) in seeking to promote, consolidate and enhance the retail provision in the town.

### **Policy TC2: Town Centre / Sequential Approach**

It is the policy of the Councils’ to adopt a sequential approach to the assessment of retail development. Proposals for retail development, in the first instance, will be required to be accommodated in the Town Centre. The Councils’ will only consider proposals for retail development outside the town centre, where it is demonstrated that the impact of the development, by virtue of its scale and nature would not have a detrimental impact on the vitality and viability of the town centre and where no other suitable site closer to the town centre is available.

### **Policy TC3 Town Centre**

It is the policy of the Councils’ to strengthen the town centre function of Nenagh as a commercial, cultural and living centre in accordance with the County Retail Strategy and the Retail Planning Guidelines for Planning Authorities (DoECLG 2012) as may be amended.

### **Policy TC4 Regional Shopping**

It is the policy of the Councils’ to support the position of Limerick City as the key retail centre in the Mid West Region.

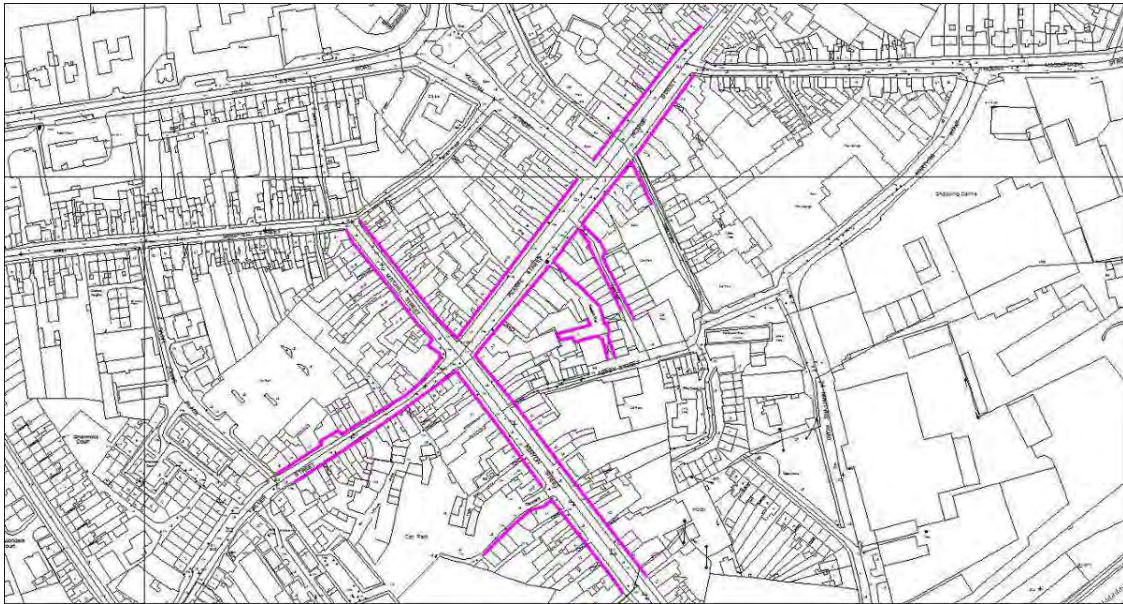
- **Nenagh’s Primary Retail Area**

The Core Shopping Area (CRA) is defined by national guidelines as *‘That part of the retail area of a town centre where pedestrian flows are greatest, competition for representation is greatest and rents are noticeably higher than elsewhere, also known as the ‘Prime Pitch’*. The guidelines also define a Primary Retail Area (PRA) as the central retail area of a settlement centre which is usually located in the historic and social core of a town.

In the case of Nenagh Town given its scale and pattern of development, the Core Shopping Area and the Primary Retail Area may be viewed in the same context. The Primary Retail Area, where the majority of shops are located is situated along Pearse Street, Kenyon Street, Silver Street and Mitchel Street as illustrated below.



**Figure 5.1 Nenagh's Prime Retail Area**



In order to determine the health and buoyancy of the Prime Retail Area, the County Retail Strategy examined vacancy rates, and the results of this examination are illustrated in Table 5.1.

**Table 5.1: Land Uses and Vacancy Rates**

Representation	Total (No.)	Vacant (No.)	Occupied (%)
Convenience	9	1	89
Comparison	102	14	86
Service/Office	24	2	92
Food/Drink/Hospitality	24	1	96
Residential	13	1	92
Other	2	0	100
<b>Total</b>	<b>157</b>	<b>17</b>	<b>89%</b>

**Source: County Retail Strategy (survey as of April 2011)**

The presence of vacant units should not in principle, be viewed negatively, as it provides opportunities for development. However, long-term and/or high vacancy rates can lead to dereliction and can undermine the overall impression and vibrancy of the centre. The 'health check' of the centre illustrates that a concerted effort should be made to facilitate the re-use of units in Mitchel Street and on lower Kenyon Street. The Councils' will periodically monitor the vacancy rates and land uses in the town centre over the lifetime of the plan.

**Objective TC2: 'Health Check'**

It is an objective of the Councils' to carry out periodic monitoring of vacancy rates and the land use quantum of the Town Centre.

**Policy TC5: Non-Retail Uses**

It is the policy of the Councils', in order to protect long-term viability, to control the provision of non-retail users at ground floor level in the Primary Retail Area.

### **Policy TC6: Re-Use and Re-Development**

It is the policy of the Councils' to positively promote and encourage the re-utilisation and re-development of existing buildings in along the town centre streetscape.

- **Farmer's Market**

There has been a recent revival in public interest in open air/farmer's markets. Markets enhance local self-sufficiency, reduce transportation costs and enhance and stimulate interest and trading in towns. Nenagh has a farmer's market which trades every Saturday in the Town. The Councils' support the on-going operation of this market and encourages diversification of local sourced fresh goods.

### **Policy TC7: Farmer's Market**

It is the policy of the Councils' to support the on-going viability of the farmer's market.

- **Takeaways**

Takeaway developments provide a service for local residents of the town and its hinterland. However, this must be balanced with the potential impact by virtue of noise, litter and disturbance on residential amenity. In addition the proliferation of takeaways can have a detrimental impact on the streetscape, and given the architectural importance of the prime retail area in Nenagh, it is important that such facilities are designed in a manner that complements rather than detract from the streetscape.

### **Policy TC8: Takeaway Outlets**

It is the policy of the Councils' to resist the provision of takeaway outlets in the town centre. Proposal for 'take away' food as part of a sit down restaurant will be considered against the likely impact on local amenity, litter generation and noise. Opening hours of these premises will be strictly controlled.

- **Petrol Stations**

Petrol Stations often play a traditional role in the provision of general convenience retail with some delicatessen to serve urban settlements. However petrol stations at the edge of urban centre, by virtue of their retail draw, can have a detrimental impact on the town centre.

*The Retail Planning Guidelines for Planning Authority, 2012* advise that where a shop of up to 100sq.m. of net retail sales area associated with the petrol filling stations is proposed, the sequential approach to retail development should apply.

### **Policy TC9: Petrol Stations**

It is the policy of the Councils' to resist new petrol stations or redevelopment of stations that increase the intensity of existing stations except where they meet the following criteria:

- a) The proposal is within the 50mph speed limit;
- b) The proposal conforms with the zoning objective of the site
- c) The floorspace of the retail units does not detract from the viability and vitality of the town centre

The site and layout is in accordance with standards set out in Chapter 9: Development Management Guidelines and Design Standards.

- **Neighbourhood Centres**

Neighbourhood centres will only be considered to serve a part of the town where there is a lack of retail to serve a significant population base. In principle, the appropriate uses at Neighbourhood centres are as follows: General stores, food stores, newsagents, pharmacies, post offices, restaurants, take-away, video/DVD rental, laundry facilities, hairdresser/barbers, public houses, dental/medical surgery, place of worship, credit union, crèche or childcare facilities. However it is important to have further consideration for issues relating to urban design and scale before such uses gain approval.

In order to preserve the local nature of the designated neighbourhood centres, except in exceptional circumstances, a size threshold of approximately 1,500 square meters should normally be applied to the whole centre with one anchor of approximately 1,000 sq.m. Beyond these limits on retail unit sizes, shops are unlikely to serve a purely local market.

### **5.3 Urban Renewal and Opportunity Sites**

The regeneration of the town centre has been identified as a strategic objective of the Plan. The role of planning in regeneration or urban renewal is primarily established through the formulation of appropriate policies and objectives and their subsequent implementation through the development management process. However, it must be recognised that successful renewal is a collaborative approach between the local authority, private sector and voluntary associations.

In order to drive urban renewal and regeneration, the Nenagh and Environs Development Plan, 2007 identified a number of opportunity sites in or near the town centre for development. While many of these sites have not been brought forward for development, some remain prime development sites, in terms of their location in or adjacent the town centre and in terms of other land use advantages such as infrastructural services. Others, given their location outside at the edge of the town have been excluded. The Councils' have re-examined these sites and has developed up-to date design briefs to guide prospective developers. These are contained in Appendix 2.

The opportunity sites identified include greenfield/brownfield sites at the edge of core retail centre - identified for town centre expansion, and town centre backlands and buildings centrally located, identified for renewal and revitalisation.

#### **Policy TC10: Opportunity Sites**

It is the policy of the Councils' to promote and facilitate the re-development of opportunity sites in accordance with the Design Briefs contained in Appendix 2 and in accordance with the policies contained in the Plan as they relate to land uses proposed.

#### **Policy TC11: Backland Development**

It is the policy of the Councils' to encourage and facilitate backland development, to strengthen the commercial or residential functions of the town. The development of backland sites will be subject to the requirements to meet standards set out in Chapter 9: Development Management Guidelines and Design Standards.

In a broader context, the Councils' support the regeneration and re-use of all vacant and derelict buildings. In particular, the Derelict Site Act, 1990 requires that owners or occupiers take all reasonable steps to ensure that a site does not become, or continues to be a derelict site. A derelict site is any land, which detracts, or is likely to detract, to a material degree, from the amenity, character or appears of land in the neighbourhood of the land. The Councils' will seek to address dereliction, under the requirements and provisions of the Derelict Sites Act, 1990.

#### **Policy TC12: Derelict Sites**

It is the policy of the Councils' to promote and encourage the re-utilisation of suitable redundant or obsolete structures, ensuring that the improvement and screening of neglected site and the renewal, repair and/or maintenance of structures is in line with the Councils' powers under the Derelict Site Act, 1990.

#### **5.4 Public Realm Strategy**

The Public Realm may be defined as all areas in between buildings that make up a townscape. The public realm consists of streets, pathways, landscaping, street furniture, public lighting and the way in which these different elements interact with each other to create a place which is functional as well as attractive to live and visit.

The preparation of a Public Realm Plan was identified as an action initiative of the County Retail Strategy 2011, in recognition that attractive and unique public spaces can serve to create vibrancy and in turn drive economic development in town centres.

The Public Realm Plan as contained in Appendix 4 of the Plan addresses the following areas:

- Historical Context and Townscape Character
- Access and Circulation
- Public Realm
- Trees
- Landmark Buildings
- Town Approach
- Improvement Proposals

#### **Objective TC3: Public Realm**

It is the objective of the Councils' to create a positive framework and guidance for future development of public open spaces through the provision of a Public Realm Plan.

#### **Policy TC13: Public Realm Plan**

It is the policy of the Councils', subject to resources and through partnership with the community, to support the implementation of the improvement initiatives identified in the Public Realm Plan.

#### **5.5 Employment and Enterprise**

Nenagh is considered to be a traditional "market town". Employment throughout the 19th and 20th Century was predominantly provided by service industry and manufacturing. With the current shifting of the Irish economy from manufacturing driven to the 'Knowledge Economy', the economic profile of the town will change and it is vital for Nenagh to diversify its employment base. . In contributing toward this objective, it is the fundamental economic aim of the plan to protect existing commercial and industrial development while providing opportunities for new enterprises and business uses.

Having regard to the prevailing national economic climate, the challenge cannot be underestimated. However, the Town Council and the Enterprise Support Unit of North Tipperary County Council will seek to make all efforts to support existing local enterprise and prospective applicants who may be investigating the possibility of investing in Nenagh Town. In this regard, it is the aim of the Enterprise Support Unit to break down barriers for prospective entrepreneurs, by nurturing new linkages with enterprise agencies, relevant Government Departments and promoting an integrated approach on business support information, contacts, website linkages, information packs etc.

#### **Objective EC1: Business Support**

It is an objective of the Councils' and the North Tipperary Enterprise Support Unit to facilitate and support existing enterprises and proposals for the creation of new employment based industry in Nenagh.

#### **5.6 Employment Structure and Spatial Distribution**

The distribution of the workforce in Nenagh, with reference to the 2006 census is outlined on Table 5.2 below. While, these figures are somewhat outdated, the data illustrates employment trends, where Nenagh

has a higher than average workforce involved in manufacturing industry, while falling below the national average in the professional and technical sector.

<b>Table 5.3: 2006 Distribution of the Workforce by Sector: Nenagh vs North Tipperary County vs National Trends</b>			
<b>Sector</b>	<b>Nenagh (%)</b>	<b>North Tipperary (%)</b>	<b>Ireland (%)</b>
Farming, fishing and forestry workers	1.59	14.59	4.2
Mining, Quarrying and Turf Production	0.52	2.29	0.4
Manufacturing workers	21.68	17.92	11.6
Electricity, Gas and Water Supply	0.57	0.73	0.58
Building and construction workers	11.05	18.65	8.7
Public administration and defence	6.98	5.64	17.3
Communication and transport workers	3.05	5.81	5.4
Wholesale and retail trade	15.25	12.2	13.5
Health and social work	9.15	2.19	16.2
Hotels and restaurants	6.2	2.64	10.7
Banking and financial services	2.17	1.51	4.42
Education	6.12	3.18	6.6
Real estate, renting and business activities	5.57	4.62	9.37
Other community, social and personal service activities	3.87	2.31	4.16
Other workers (incl. not stated)	6.15	5.66	10.9
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Looking for first regular job</b>	<b>2.63</b>	<b>1.17</b>	<b>1.4</b>

As stated above, up-to date statistics on employment activity by sector are not available, and town specific unemployment statistics will not be available until the publication of the next census. However, there is a clear trend of increasing unemployment in the area generally, whereby the live register figures in January 2011 for North Tipperary stood at 7,447 people, an increase of 200% since 2007.

### 5.7 Employment Strategy

Employment activity is concentrated in a number of locations around the town, with the town centre being the focal point for business and employment. Major employers are located within the Lisbunny Industrial Estate together with a number of other stand alone locations. The Councils' consider that these existing facilities provide opportunities for further development and consolidation, while new sites for business and employment have also been identified within the Plan area.





**Policy EC1: Employment General**

It is the policy of the Councils' to ensure that there is adequate serviced land available for the business and employment needs of the town.

**Policy EC2: Employment Growth and Promotion**

It is the policy of the Councils' to promote, encourage and facilitate the expansion of employment based industries in the Town and to co-operate with other agencies including the private sector in order to provide employment opportunities.

**Policy EC3: Environmental Improvement of Existing Employment Areas**

It is the policy of the Councils' to seek to improve the environment of the employment/commercial areas through the following measures (as appropriate):

- Hard and Soft Landscaping, particularly at road frontage and adjacent to property boundaries
- Improved access for pedestrians, cyclists and people with disabilities.

**Policy EC4: Non-Conforming Uses**

Where authorised commercial or employment uses exist as non-conforming but long established uses, it is the policy of the Councils' to facilitate their continued expansion, provided they do not undermine the zoning objective for the area, create a traffic hazard or adversely affect residential and visual amenity. Where such uses have ceased the Councils' will seek their re-development for a new use that conforms to the zoning pattern of the area.

The Councils' recognise that there is a demand across the County for affordable business sites, to accommodate small and medium units and start up businesses. To this end, lands identified beside Lisboney Industrial Estate and at the Borrisokane Roundabout are considered suitable for such uses. Land should be developed in accordance with the Policy EC5 below.

**Policy EC5: Business Park**

It is the policy of the Councils' to support the development of a new Business Park beside Lisboney Industrial Estate and at the Borrisokane Roundabout. The land should be developed in a comprehensive, coordinated manner, in accordance with the following requirements:

- a) A design brief for the lands should be prepared to illustrate how each unit/phase of development will be completed so as not to impact on the construction of each subsequent phase
- b) The design brief should provide for a range of employment uses, as appropriate, in accordance with the land use zoning matrix contained in Chapter 10.
- c) Buildings should be of a high quality design, and particular regard should be made to vantage points from the Borrisokane and Dublin and Cloughjordan Roads.
- d) A comprehensive hard and landscaping scheme should be prepared for the site, to include robust landscaping along the road frontage and adjacent boundaries.
- e) A traffic impact assessment shall be carried out to demonstrate the impact of any proposed development on the N52. Traffic management measures/ infrastructural improvements as necessary should be brought forward to ensure the development

- **Home Based Economic Activities.**

Home based economic activity is defined as working from home. In the current climate, where entrepreneurs need to minimise start up costs, the Councils' consider that home based economic activity should be supported. Home based activity should scale appropriate and should ensure that the nature to the activity would not impact on adjacent properties.

#### **Policy EC6: Home Based Economic Activity**

It is the policy of the Councils' to support the conversion of part of a dwelling to a home based economic activity, where the dwelling remains as the main residence of the practitioner and where the following is demonstrated:

- a) The proposal is of an appropriate scale for the location;
- b) The proposal does not injure the residential amenity of nearby properties
- c) The proposal is of a scale and design that does not detract from the residential character of the area.

#### **5.8 Tourism**

Tourism is regarded as an important generator of economic development. As an employment opportunity, when properly managed, it has the positive attribute of being environmentally sustainable. Tourism also has the potential to benefit the local community in terms of local employment generation and the provision of facilities. In order to maximise tourism potential within the County and the region, North Tipperary County Council has recently employed a tourism officer to help co-ordinate the various agencies and initiatives which are currently trying to push the region as a holiday destination.

Holiday patterns have changed from the traditional two-week holiday to more short-break type activity holidays, and people are travelling further. Nenagh is well placed to cater for cycling, walking and water based holidays, together with more organised breaks for sporting clubs and organisations.

#### **Objective EC2: Tourism**

It is an objective of the Councils' to prepare a Strategic Plan for the future development of tourism in North Tipperary and to implement its recommendations as may be appropriate to Nenagh Town.

#### **Objective EC3: Sporting Tourism**

It is an objective of the Councils' to work with sporting clubs and organisations in the promotion of Nenagh as a destination for sporting clubs.

#### **Objective EC4: Walking, Cycling and Water Related Activities**

It is an objective of the Councils' to promote Nenagh as a hub for walking, cycling and water based tourism activities and to continue to improve the infrastructure within the town to cater for these activities.

#### **Policy EC7: Tourism**

It is the Policy of the Councils' to co-operate with appropriate agencies in promoting tourism and securing the development of tourist based enterprises and facilities in the town.

#### **5.9 Agriculture**

Agriculture is the predominate land use in North Tipperary. Much of the land in the environs and wider hinterland of Nenagh is actively farmed. While, only 1.59% of the workforce of the town was engaged in active farming at the time of the 2006 census, the recent revitalization of the food sector given the downturn in other economic activities is likely to lead to increased employment in this area and other related activities.

The Councils' will support the on-going viability of agricultural and food processing activity. The Councils' also acknowledge that the diversification of uses on rural landholdings may be necessary in order to ensure the continued vitality and viable of active farms.

**Policy AG1 – Protecting Agricultural Practices**

It is the policy of the Councils' to protect the viability of active farms on lands which are zoned for agricultural purposes.

**Policy AG2 – Agricultural Buildings**

It is the policy of the Councils' to require agricultural buildings to be designed, located and orientated in a manner that will minimise their environmental impact. All agricultural building should be constructed in accordance with the current Department of Agricultural Specifications.

**Policy AG3 – Farm Shops**

It is the policy of the Councils' to encourage proposals for retail development on a farm where it can be clearly demonstrated that:

- a) The products to be sold are primarily produce growth on the farm holding and would be ancillary to the farm business.
- b) The scale and nature of the accommodation proposed conforms with the scale and nature of existing farm facilities.
- c) The scale and scope of the retailing proposed would not detract from the viability of the town centre.

**5.10 Telecommunications**

The Department of the Communications, Marine and Natural Resources announced details of National Broadband Scheme in 2009.

The Councils' will work with relevant partners to maximize the availability of broadband to ensure increase the attractiveness and competitiveness of the Town within the Region.

**Policy ECON10: Telecommunications Apparatus**

It is the policy of the Councils' to achieve a balance between facilitating the provision of telecommunication services and sustaining residential amenities and environmental quality. In consideration of telecommunications masts, antennae and ancillary equipment, the Councils' will have regard to the following:

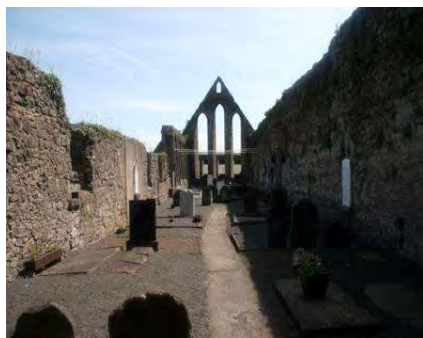
- a) the visual impact of the proposed equipment on the natural or built environment;
- b) the potential for co-location of equipment on existing masts
- c) the proximity of ICT equipment and schools, hospitals and residential areas.



# CHAPTER 6

## Water Services and Water Quality

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## **CHAPTER 6: WATER SERVICES AND WATER QUALITY**

### **6.0 Introduction**

The provision of services is vital to the sustainable development of Nenagh and to the delivery of the objectives of the County Development plan and the Town Development Plan. All new development must have access to water and waste water services.

The Councils' will need to improve all aspects of infrastructure in order to accommodate the current housing commitments. In considering applications for further development of housing, the Councils' will consider the impact the proposal will have on current and planned services and infrastructure. A key settlement objective of the Plan is balancing the growth between east and west of the town. The railway line has hindered development to the south east of the town. A key requirement in infrastructure improvement will require that services are extended south of the railway line.

This chapter sets out the Councils' policies and objectives for the delivery of wastewater, water services and the protection of water quality, having regard to the Councils' statutory requirements set out in EU Directives, National Legislation and having regard to appropriate national and regional strategies.

#### **Strategic Objective 6:**

To ensure that waste water infrastructure meets requirements set out in European and National legislation, is maintained to the highest environmental standard and meets the development needs of the town.

#### **Strategic Objective 7:**

To ensure that the water quality of the Nenagh River and its tributaries, groundwater and public sources of drinking water, are improved and protected from pollution.

### **6.1 Public Infrastructure**

The Water Services Act, 2007 sets out the governing functions, standards and obligations, and practice in relation to the planning, management and delivery of water supply and waste water collection and treatment services. In addition, the Councils' must comply with the Urban Waste Water Treatment Regulations, 2001, in respect of the standard and discharge of the public waste water treatment system.

North Tipperary County Council, Water Services Investment Programme -Assessment of Needs examines how and where the provision of public water services (water and wastewater) should be provided and/or improved and in the most cost effective manner. Prioritisation of projects and the scheduling of construction works depend on funding available from the Department of Environment, Community and Local Government.

#### **Policy WS1: EU Directives and National Legislation**

It is the policy of the Councils' to ensure that the provision of water and waste water facilities is undertaken in accordance with EU policies and Directives, relevant legislation and national and regional policies.

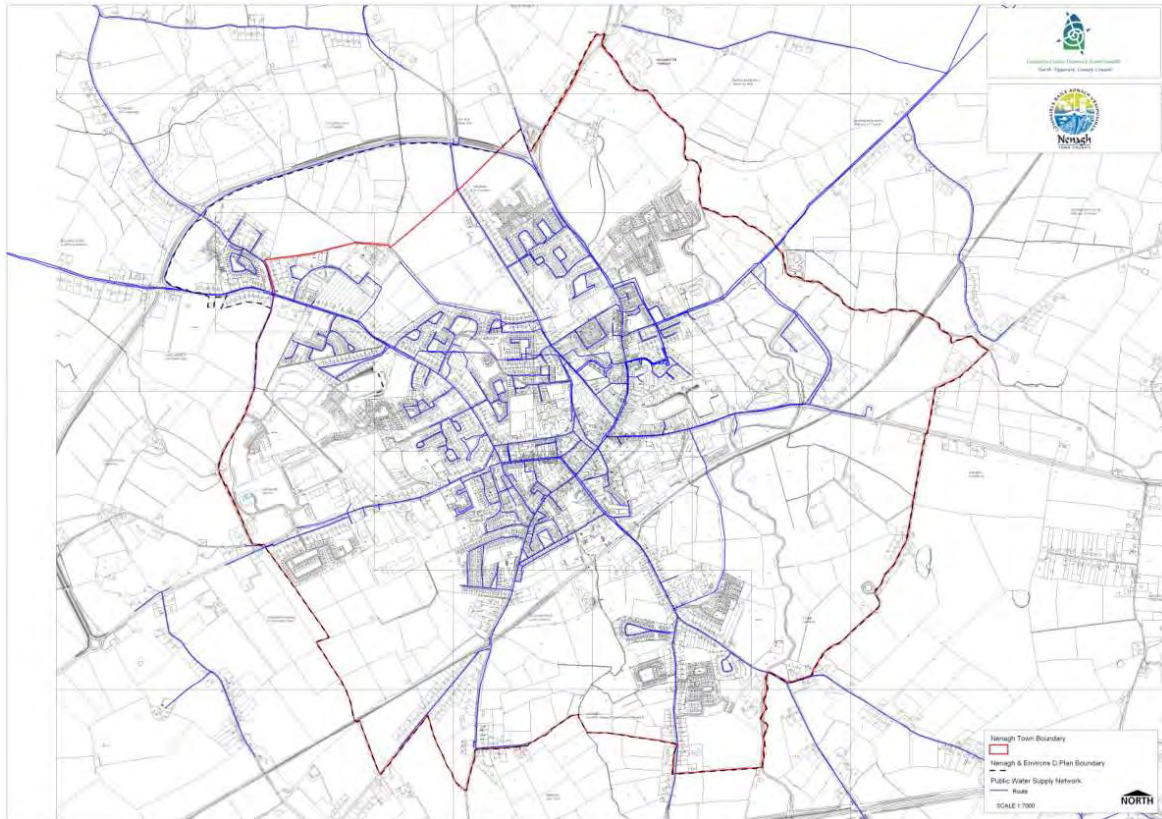
#### **Policy WS2: Infrastructure and Land Use**

It is the policy of the Councils' to ensure that the capacity of the water and waste water infrastructure, is adequate to serve development proposals. However, the Councils' may require developers, to provide infrastructure/upgrade services where it is considered necessary and appropriate, and the development of the site is in the interests of the future development of the town.

### Objective WS1: Assessment of Needs

It is an objective of Councils' to prepare an Assessment of Needs for the County, in accordance with the Department of Environment, Community and Local Government and to prioritise as may be appropriate, the provision of Water and Sewerage infrastructure in the town.

**Figure 6.1 – Water Network**



## 6.2 Waste Water Infrastructure

### Public Waste Water Treatment Plant

Nenagh wastewater treatment facility that serves the town and the hinterland has a current capacity of 17,000 population equivalent of biological demand. The plant, which includes phosphate removal, discharges the treated effluent to the Nenagh River which is a designated sensitive river.

Nenagh Sewerage Scheme Stage II/ Nenagh Main Drainage Scheme was complete in 2003 and included new foul and surface water sewers to service lands in the Ballygraique/Tyone and Limerick Road/Gortlandroe areas. The Nenagh Sewerage Scheme Treatment Plant Upgrade is included in the current Water Services Investment Program 2010-2012 at Planning Stage. The Scheme will provide for an extension to the Treatment Plant to cater for the development of the Town over the next 20 years.

Development that took place in Nenagh in the last 20 years contains a dual piping wastewater system; where separate pipes are used for wastewater and runoff water, these pipes enter the treatment plant as a combined system. This has led to unnecessary treatment of wastewater and has, as a consequence, reduced the physical capacity of the treatment plant to a position where the plant is nearing its capacity.

Currently, restrictions on the ability to service the lands to the west of the railway have prevented this land from being developed. The Councils' are examining ways to service this land and, when this occurs; significant extra demand will be placed on the water supply and wastewater treatment facility.

The Waste Water Discharge (Authorisation) Regulations, 2007 has required that all public water discharges be licensed by the EPA. The EPA granted a licence for Nenagh WWTP in 2008.

#### **Objective WS2: Waste Water Treatment Plant**

It is an objective of the Councils' to ensure that the public waste water treatment plant is fully compliant with the Urban Waste Water Treatment Regulations, 2001 and is licensed by the EPA in accordance with the Waste Water Discharge (Authorisation) Regulations, 2007

#### **Foul Network / Pumping Stations**

The Nenagh Sewerage Scheme Network Upgrade is included in the current Water Services Investment Program 2010-2012 at Planning Stage. The Scheme will provide an upgrade of the existing pipelines and minimizing storm flows in existing sewers

To ensure the most effective and efficient use of public infrastructure and land within the town, there is a presumption against both the use of pumping stations and the use of on-site septic tanks or treatment systems. However, in cases where an individual need is established that accords with the zoning objectives and policies of the Development Plan, and whereby it has been demonstrated that the area cannot be serviced by public sewer, the Councils' will in exceptional circumstances consider the use of on-site treatment facilities.

#### **Objective WS3: Up-grade Sewer Network**

It is the objective of the Councils' to prioritise the up-grade works to the foul sewer network under the Water Services Investment Programme and where funding is provided, to implement work as specified.

#### **Policy WS3: Foul Sewer / Pumping Stations**

It is the policy of the Councils' to ensure that proposals for development demonstrate that they can be served by a gravity connection to the public sewer. In exceptional circumstance, and where proposals are demonstrated to be of strategic benefit to the town, the Councils' will consider the use of pumping stations for commercial developments. In such cases the on-going maintenance of such facilities will be the responsibility of the developer/owner of the site.

#### **Policy WS4: On-site waste water treatment**

It is the policy of the Councils' to consider the use of on-site effluent treatment systems only in exceptional circumstances. Such consideration will only be given in cases where it has been demonstrated that the site cannot be served by the public sewer and that the proposed development is considered to be in the interest of the sustainable development of the town and in accordance the zoning objectives. The Councils' will require that on-site effluent treatment facilities fully comply with the EPA Code of Practice for Wastewater Treatment and Disposal Systems serving Single Houses, 2009 and/or the EPA Guidelines for Small Businesses and Communities, 1999 as may be appropriate.

### **6.3 Water Supply and Conservation**

Nenagh's primary public water supply comes from Lough Derg via the treatment plant at Coolbawn Glenbower. The North Tipperary Water Supply Scheme (Lough Derg Sub Catchment) scheme, when completed in 2001 created the added capacity. The project involved the provision of a trunk main network; distribution and storage system to extend a quality water supply to the town of Nenagh and its rural hinterland. The Councils' in accordance with the Drinking Water Regulations, 2007 have an obligation to ensure the public supply is viable and safe for those who avail of a connection.



Water Conservation measures have been implemented in accordance with the National Water Conservation Programme, whereby the Department of the Environment, Heritage and Local Government are providing funding to North Tipperary County Council. Expenditure under the programme falls under three stages:

1. Stage 1 puts in place water management systems
2. Stage 2 establishes the basis for proper leakage control
3. Stage 3 involves infrastructural renewal and rehabilitation.

In addition to the water conservation measures outlined above, the provision of rainwater harvesting, for the conservation and re-use of water will be encouraged and promoted. Benefits accrued from the use of these systems are particularly relevant for large scale commercial/industrial users taking cognisance of the large roof surfaces available for rainwater collection, thus leading to reduced bills for metered water supply.

#### **Objective WS4: Public Water Supply**

It is the objective of the Councils' to ensure that the public water supply complies with the Drinking Water Regulations, 2007.

#### **Objective WS5: Water Conservation**

It is the objective of the Councils' to continue to reduce water wastage and water demand in the public water supply networks in order to ensure sustainable management of finite resources by facilitating, encouraging and complying with best practice methods.

#### **Policy WS5: Water Supply**

It is the policy of the Councils' that new development shall be required to connect to the Councils' water supply, and only in exceptional circumstances will the Councils' consider connection to group water schemes or single borehole wells.

#### **Policy WS6 Water Meters**

It is the policy of the Councils' that all new development shall be served by individual water meters.

#### **Policy WS7: Rainwater Harvesting**

It is the policy of the Councils' to encourage the use of rainwater harvesting systems in all developments. In particular, extensions to new commercial development/industrial development will be required to incorporate such technologies to ensure the most efficient use of on-site water resources.

### **6.4 Sustainable Urban Drainage**

In order to ensure that surface water is managed in a controlled way and that the risk receiving water is minimised, the Councils' will require that development proposals incorporate Sustainable Urban Drainage Schemes (SUDS). Prospective developers should include such schemes when preparing development proposals.

#### **Policy WS8: Storm Water**

It is the policy of the Councils' to require storm water retention facilities for all new developments and to incorporate design solutions which provide for collection and recycling of surface water in accordance with the Sustainable Urban Drainage Systems (SUDS).



## 6.5 Protection of Water Quality

### Water Framework Directive

The Water Framework Directive (2000/60/EC) is the legislative framework for the protection, improvement and sustainable use of waters. It has required National Government to take a holistic approach to management of water as it applies to rivers, lakes, groundwater, estuaries and coastal waters. The core aim of the directive is to ensure that a 'good status' of all water is achieved by 2015.

Under the Water Framework Directive, River Basin Districts were established, whereby the Shannon Catchment was incorporated within the Shannon International River Basin District. The River Basin Management Plan was adopted by North Tipperary County Council in May, 2010.

#### Objective WS6: Water Framework Directive / River Basin Management Plan

It is an objective of the Councils' to implement the the Shannon River Management Plan by seeking to achieve, subject to resources, the water quality targets set out under the plan.

### Nitrate Directive

The Nitrates Directive was transposed onto Irish law by EC (Good Agricultural Practices for Protection of Waters) Regulations 2006 to 2009. Local Authorities are responsible for the enforcement of these regulations. These regulations require that all farmyard waste is managed so as to prevent pollution of waters.

The Environment Section of the Councils' has the responsibility of the monitoring all agricultural development to ensure the adequacy of on-farm management practices.

#### Objective WS7: Nitrate Regulations

It is an objective of the Councils' to routinely carry out farm inspections to ensure compliance with the Nitrate Regulations 2006-2009.

#### Policy WS9: Agricultural Developments

It is the policy of the Councils' to ensure that agricultural developments are designed and constructed in a manner that will ensure that watercourses and sources of potable water are protected from the threat of pollution.

## 6.6 Flooding

The importance of addressing the risk to people, property and the overall economy and environment from flooding has been brought to the fore by serious flood events which have taken place across the county, particularly over the past number of years. In addition, it is well recognised that Climate Change is having a significant impact on the frequency and severity of flood events. In relation to climate change, an EPA report entitled *Climate Change: Regional Climate Model Predictions for Ireland, 2005* estimated that future river discharge will increase by up to 20% in the months of December and January, while there is also some evidence of an increase in the frequency of extreme precipitation events.

In response to this risk and to the impact of climate change on flood patterns, the DEHLG published guidelines in 2009 entitled *The Planning System and Flood Risk Management – Guidelines for Planning Authorities, 2009*. The guidelines have introduced mechanisms of flood identification, assessment and have required that the development plan incorporates a Strategic Flood Risk Assessment, which is contained in Appendix 7.

The Guidelines generally advise the following:

- Development in areas at risk of flooding, particularly floodplains, shall not be permitted, unless where it is fully justified that there are wider sustainability grounds for appropriate development, and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall.
- A sequential approach to flood risk management shall be adopted based on avoidance, reduction and then mitigation of flood risk. This approach shall guide the overall framework for consideration of land use zoning and development management. (see Figure 3.1 below)



Fig. 3.1: Sequential approach principles in flood risk management

The town of Nenagh is located on the Nenagh River, which runs along the eastern edge of the town.

The primary aim of flood risk management is to protect residential and commercial areas from flooding. The first consideration, therefore, shall be the protection of existing flood plains free from development that would add to the risk of flooding. It is agreed that such flood plains be re-assessed following completion of Flood Relief Scheme by the Office of Public Works.. The Councils' are anxious that these measures are implemented, however, it is noted that such works will be dependent on national resources.

#### **Objective WS8: Floods Directive**

It is an objective of the Councils' to implement the Floods Directive at a local level, and to have regard to the 'Preliminary Flood Risk Assessment' (PFRA) and the 'Catchment-based Flood Risk Assessment and Management' (CFRAM) when these documents are finalised.

#### **Objective WS9: Flood Relief Measures**

It is an objective of the Councils' to co-operate with the OPW and seek the implementation of flood relief measures which will serve to protect the town for potential flood events.

#### **Policy WS10: Flooding Risk Management**

It is the policy of the Councils' to implement a sequential approach to the assessment of development in area of Flood Risk. Development shall not be permitted, unless it is demonstrated that the development satisfies the Development Management justification test as outlined in The Planning System and Flood Risk Management – Guidelines for Planning Authorities, 2009. The Council will require proposals, on a site specific basis and where deemed necessary, to be accompanied by a Flood Impact Assessment to enable the Council to make a full determination of the risk of development proposals.



## 6.7 Waste Management

The management of waste is governed by legislation, under the Waste Management Act, 1996 (as amended) and the Waste Management (Planning Regulations, 1997). Pursuant to Section 22 of the Waste Management Acts, a regional Waste Management Plan was prepared having full regard to EU and National policy in this area.

The current Waste Management Plan for the Midland Region 2005-2010, prepared in conjunction with Offaly, Laois, Westmeath and Longford County Councils, is based on the EU hierarchy, which priorities waste prevention, minimization, reuse/recycling and disposal with energy recovery, ahead of landfill. While the life of this document has been extended into 2012, over the lifetime of the next Development Plan period, this document will be reviewed and the Councils' will have regard to policies and objective contained therein.



### Objective WS10: Waste Management Plan

It is an objective of the Councils', subject to available resources, to implement the provisions of the Waste Management Plan of the Midlands Region, 2005-2010 and any up-dated plan as may apply to Nenagh Town.

### Objective WS11: Recycling Facilities

It is the objective of the Councils' to provide, maintain and improve infrastructure for re-use, recycling and disposal of residential waste, where feasible and where resources permit.

### Policy WS11: Waste Management Assessment

It is the policy of the Councils' to seek a Waste Management Assessment for projects that exceed the following thresholds:

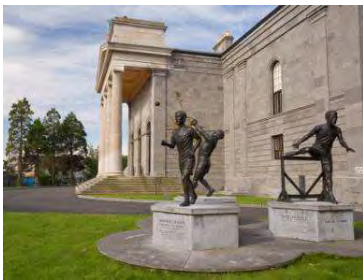
1. Residential developments of 10 houses or more.
2. Developments with a gross floor area of 1,250m<sup>2</sup>.
3. Development which involve refurbishment/renovation/demolition generating in excess of 100m<sup>3</sup> in volume of construction and demolition waste.
4. Civil engineering projects producing in excess of 500m<sup>3</sup> of waste, excluding waste materials re-used for development construction on site.



## CHAPTER 7

### Built Heritage, Natural Heritage and Amenity

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## CHAPTER 7: BUILT HERITAGE, NATURAL HERITAGE AND AMENITY

### 7.0 Introduction

The built heritage contributes to the cultural identity of the town, it represents what makes the town unique, and it is a heritage which must be valued, protected and enhanced for future generations.

The town centre of Nenagh is of outstanding heritage interest and is significant in many respects. Its history, culture and architecture, together with a number of other significances, contribute to its special interest. What is important, from a planning perspective, is the need to consider both the general townscape and individual structures in the historic core. Together the overall townscape /streetscape of the centre and individual heritage assets for example the castle ruins, the former Cell Block, Governor's House and Gatehouse of the former County Gaol, former Military Barracks, the Franciscan Friary and the Tower of the Old Church of Ireland amongst others contribute to its special interest. There are several excellent traditional shop-fronts, sliding sash windows, fanlights above doors, 18<sup>th</sup> century dwellings. The groupings of individual buildings, along all the central streets, intersecting streets and their interrelationship form an inseparable part of the historic sense of place - 'townscape value'.

It is important to understand how Nenagh has evolved through time. Planning decisions made in the past have influenced the present form of the town and changes to individual buildings and land-use changes illustrate how the place has developed, not always to the benefit of its character. An example of this is the inappropriate industrial developments, car parking etc. around the Franciscan Friary. To fully consider the planning context of Nenagh it is essential to understand its historical development and its changing nature, function and form.

Planning permissions have the potential to threaten and damage, as well as conserve and enhance the significance of Nenagh. Damage can be cumulative through a number of small-scale changes to historic fabric through inappropriate alterations such as the removal of historic sashes and render as well as from major proposals including for example, the redevelopment of sites and the demolition of buildings of architectural and historic interest. Clutter, signage, lighting and changes to paving and streetscapes also have the potential to threaten or enhance.

Natural Heritage or biodiversity includes all life forms, including animals, plants, insects, fish, humans and habitats. A town park can be a place in the heart of an urban centre, which provides passive recreation for inhabitants, the wider community and visitors alike.

The Councils' in the preparation of the Plan have prepared a Public Realm Plan for the town (as contained in Appendix 4). The Plan has placed considerable emphasis on the key features of the built and natural heritage which should be conserved and enhanced, and objectives and policies set out in this Chapter should be read in conjunction with this Plan.

The Strategic Objectives for the Built and Natural Heritage as outlined in Chapter 2 are as follows:

#### **Strategic Objective 8:**

To conserve and enhance the built heritage of Nenagh Town and to adopt a positive approach towards development to enhance, preserve, re-use or increase the accessibility of such features.

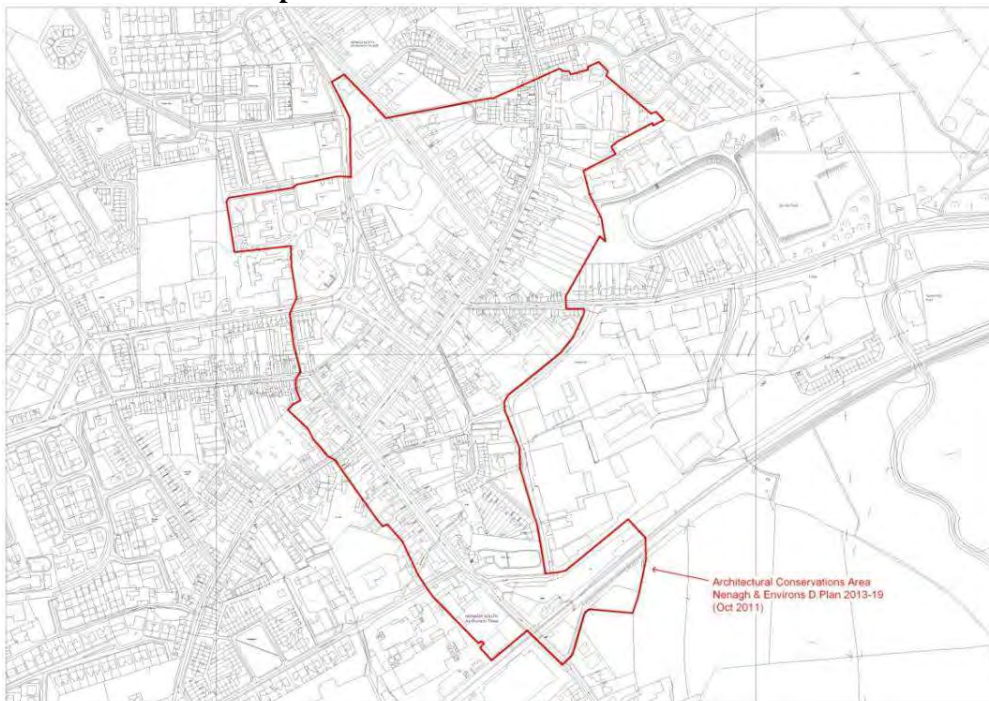
#### **Strategic Objective 9:**

To protect and enhance the natural heritage and open spaces of the Town, while facilitating appropriate development to increase the accessibility and enjoyment of all residents.

## 7.1 Architectural Conservation Areas

Architectural Conservation Areas (ACAs) comprise a place, an area, a group of structures, or part of a townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The Planning and Development Acts 2000 to 2010 make provision for the identification of ACAs through the development plan process, to ensure that unique qualities and characteristics of historic built environments are protected and enhanced. The Councils', through a survey and analysis of the historic environment of the town, has identified a distinct area of special interest, which has been designated as an Architectural Conservation Area. These areas include Summerhill, Pearse Street, Kenyon Street, and Kickham Street/Banba Square. The Architectural Conservation Area is illustrated on Figure 7.1.

**Map 7.1: Architectural Conservation Areas**



Proposals for development in the Architectural Conservation Area should have regard to the polices set out below. Development within the ACA will also be subject to the policy objectives contained in *Nenagh Historic Core – A Conservation Plan 2005*. In addition more detailed guidance is provided in the Public Realm Plan in Appendix 4.

### **Policy BH1: Architectural Conservation Areas**

It is the policy of the Councils' to ensure the conservation and enhancement of the Architectural Conservation Areas. The Councils' in assessing proposals for re-development will have regard to:

- a) the impact of the proposed development on the character and appearance of the Architectural Conservation Area in terms of compatibility of design, colour and finishes, and massing of built form;
- b) the impact of the proposed development on the existing amenities, character and heritage of these areas; and
- c) the need to retain important architectural and townscape elements, such as shop fronts, sash windows, gutters, down pipes, decorative plasterwork etc.



## **Policy BH2: Rehabilitation and Re-Use of Historic Streetscapes**

It is the policy of the Councils' to encourage the rehabilitation, renovation and re-use of existing buildings within the Architectural Conservation Areas in a manner that is sympathetic to the existing streetscape.

### **7.2 Protected Structures**

Section 51(1) of the Planning and Development Acts 2000-2010 requires that the Development Plan includes a record of structures which are deemed worthy of special protection. The Act defines such structures, which form part of our architectural heritage, to be of "*special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest*".



The Councils' have carried out an analysis of the built environment of the town and, taking account of the National Inventory of Architectural Heritage for North Tipperary, published by the Department of Environment, Community and Local Government, have prepared a Record of Protected Structures. The complete Record of Protected Structure is found in Appendix 5 of the Plan.

The designation of a building as a protected structure should not be viewed as an impediment to development, as the continued re-use and occupation of buildings which are of historic merit is of vital importance to ensure long term conservation. Moreover, proposals for development of protected structures often represent a unique opportunity to create distinctive developments.

Owners and occupiers are encouraged to consult with the Councils' in good time as to the appropriateness of works that are intended to be carried out to a protected structure. In order to facilitate such work, in accordance with Section 57 of the Planning and Development Act, 2000 the Councils', on request, will issue a declaration or a statement of works which may not materially affect the character of the structure and will seek to provide assistance and guidance as may be appropriate.

## **Policy BH3: Protected Structures**

It is the policy of the Councils' to encourage the sympathetic re-use/rehabilitation of protected structures. The Councils' will require that significant proposals for redevelopment of protected structures or developments, within the curtilage of protected structures, are accompanied by an Architectural Impact Statement and will require that development proposals ensure the protection of essential architectural features which contribute to its character.

## **Objective BH1: Exempted Development and Guidance for Protected Structures**

It is an objective of the Councils' to openly facilitate, on an on-going basis, appropriate guidance to owners and occupiers of protected structures in relation to works that are exempted from planning permission through Section 57 Declarations in accordance with the Planning and Development Acts, 2000 to 2011.

## **Objective BH2: Restoration Works**

It is an objective of the Councils' to seek, where feasible and appropriate, grant aid for the restoration/conservation of protected structures in accordance with schemes as may be implemented by the Department of the Arts Heritage and the Gaeltacht.



### 7.3 Vernacular Structures

Vernacular architecture refers to the traditional building forms and types, built using local materials, skills and building techniques. This would include traditional domestic buildings such as thatched cottages but would also include structures such as shops, outbuildings, mills, farmsteads, forges, gates and piers. The streetscape within the centre of Nenagh defines vernacular architecture of Nenagh town centre. Noteworthy features of Nenagh vernacular include carriage arches with integral ‘spur stones’, timber sash windows, slate roofs with strong pitch, and fan and square-headed timber panelled doors.

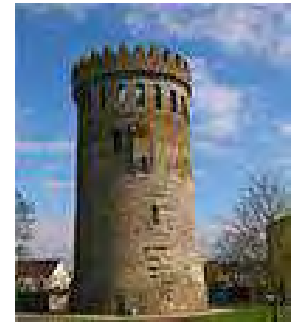
While, such buildings and structures may not be listed as protected structures or within an ACA, they can reflect local heritage and contribute to local distinctiveness. The Councils’ will seek to retain these buildings and structures where feasible and also to minimise the gradual loss of features such as replacement of traditional roof coverings with inappropriate alternatives.

#### **Policy BH4: Vernacular Structures**

It is the policy of the Councils’ to encourage the protection, retention, appreciation and appropriate revitalisation and use of the vernacular heritage in Nenagh and its environs

### 7.4 Archaeology

The National Monuments Acts 1930-2004 provide for the protection of archaeological heritage. The Record of Monuments and Places (RMP) was established under Section 12 of the National Monuments (Amendment) Act, 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments. As well as extending protection to all known sites, the National Monuments Acts extend protection to all previously unknown archaeological items and sites that are uncovered through ground disturbance or accidental discovery of sites located underwater. Where necessary, the Minister of Arts, Heritage and the Gaeltacht will issue preservation orders to ensure protection is afforded to sites which are believed to be under threat.



Monuments are protected under the National Monuments Acts in a number of ways:

- national monuments in the ownership or guardianship of the Minister or a local authority;
- national monuments which are subject to a preservation order;
- historic monuments or archaeological areas recorded in the Register of Historic Monuments;
- monuments recorded in the Record of Monuments and Places.

Monuments which are protected within the town, under the National Monuments Acts include Nenagh Castle located on O’Rahilly Street. A full list of recorded monuments/archaeological sites within the plan area is contained in Appendix 6 of the Plan.

#### **Policy BH5: Archaeology**

It is the policy of the Councils’ to protect (in-situ where practicable or at a minimum, preservation by record) all monuments included in the Record of Monuments and Places. The Councils’ will also seek to protect, where practicable, the setting of and access to sites, views and prospects of the site/monument and will ensure sympathetic development adjoining and in the vicinity of archaeological sites. The Councils’ will have regard to advice and recommendations of the Department of Arts, Heritage and Gaeltacht and where appropriate the Office of Public Works.

## 7.5 Natural Heritage

While places of biological diversity inherited from past generations, including flora and fauna and landscape features define our 'Natural Heritage', it is our duty to try to pass on this heritage to future generations, whilst encouraging its continued enjoyment.

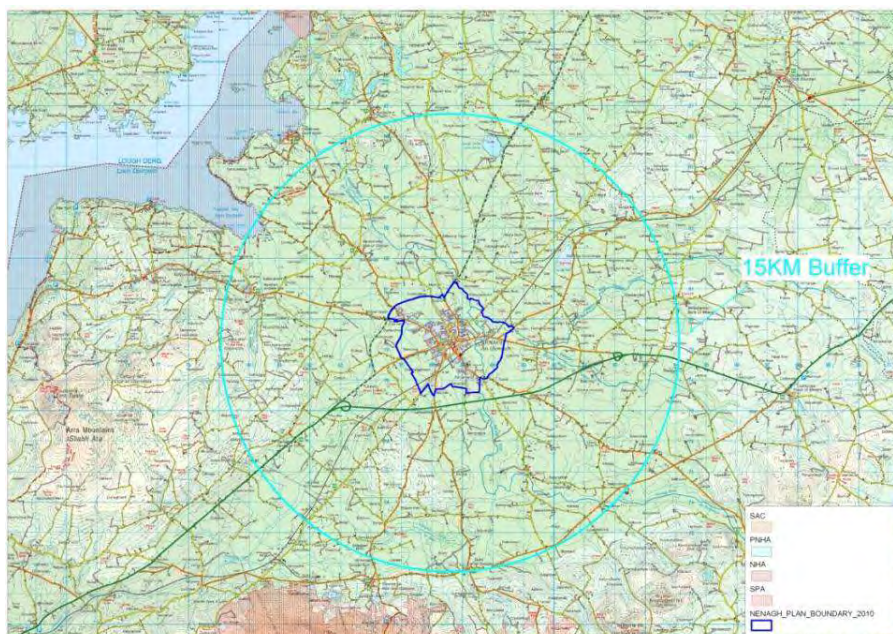
- **European Designations**

The European Union, through the introduction of the Birds Directive in 1979 and the Habitats Directive in 1992, placed an obligation on member states, to designate sites of ecological importance, including habitats for flora and fauna of European importance known as 'Natura 2000' Designated Sites. The Natura 2000 network of European Sites comprise of Special Areas of Conservation (SACs including candidate SACs), and Special Protection Areas (SPAs including proposed SPAs.). SACs are selected for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are selected for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The Birds and Habitat Directives place a requirement to consider the possible nature conservation implications of any plan or project. The Planning Authority, pursuant to Section 177U of the Planning and Development (Amendment) Act, 2010 has carried out a screening process to determine any potential impact on Natura 2000 Sites.

There are no Natura 2000 sites within the development plan boundary or in close proximity to the town. Therefore, and taking a range of environmental considerations into account, and the scope and nature of proposed urban expansion, the Councils' are satisfied that the implementation of the plan will not have any significant adverse affects on Natura 2000 sites in the wider area.

The Councils' will however in accordance with the EU Directives and Department of Environment Heritage and Local Government guidelines on *Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities' 2009*, ensure through the development management process that all development is subject to a screening process to assess any impact on these site.

**Map 7.2: Natura 2000 Sites within 15km Radius**



- **Natural Heritage Areas**

Natural Heritage Areas (NHAs) are areas that contain flora and fauna, habitats or geological features which are of ecological importance and worthy of conservation protection.

There are no Natural Heritage Areas within the Plan area.

## 7.6 Amenity and Recreation

As a growing town, Nenagh requires a range of recreational and amenity facilities to serve its young population. These facilities will also enhance the tourism potential of the town. Green space and recreational space enhance the quality of the living environment and are a key ingredient in creating a sustainable town that is enjoyable to live and work in.

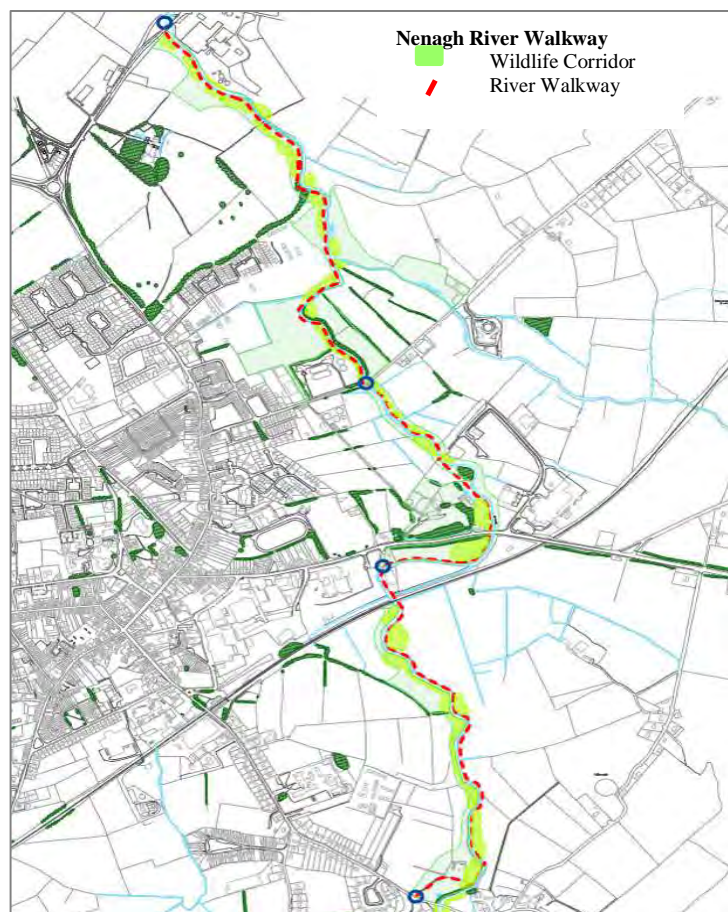
The obvious biological heart of the historic core lies in the largest remaining ‘public’ green spaces associated with the Catholic and Church of Ireland churches, the castle field and the area around the former gaol. Here semi-mature trees set in mown grassland, in addition to their aesthetic importance, provide an important resource for what biodiversity may still remain.

A less obvious, but equally important and interesting biological asset may well exist in, and depend on, extensive areas of mature, and in some cases abandoned, private gardens at various locations within the historic core. One of the largest areas of privately owned gardens exists behind the houses on east side of Summerhill Street adjacent to the CBS.

The Castle Field provides potential for a high quality town centre park within the town. There is an existing playground on New Line Road, but this requires upgrading and improvement. With the exception of St Joseph’s Park, the surrounding residential estates have sufficient green space but this space could be enhanced through landscaping and additional furniture to provide for a range of activities e.g. seating, sports fields, and playgrounds. The Councils’, in ensuring the protection of these facilities and to facilitate further expansion and diversification of activities, have sought to appropriately zone such lands for amenity purposes.

The Nenagh River, which flows through the town, should be used to a greater degree and incorporated into the ‘greening’ of the town. The Nenagh River is an important asset to Nenagh yet has been under used in terms of its amenity potential. The development of a “river walkway” would greatly improve the environment of Nenagh. This will be achieved through selective

**Map 7.3: Example of Open Space and Amenities**





objectives within zoned areas and through community projects and funding mechanisms that include the Council Community, Sports and Recreational Grants Scheme and through Policy AM1.

#### **Policy AM1: Water Corridors**

It is a policy of the Councils' to preserve an undisturbed edge or buffer adjacent to Nenagh River and to maintain the natural functions of existing ecosystems. New development in proximity to the river will be required to set back and provide access to the river as well as enhancement to the amenity value of the river corridor, including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and water-related recreation opportunities. No development will be permitted other than that which enhances the recreational and amenity value of the area.

#### **Policy AM2: Amenity – General**

It is the policy of the Councils' to protect and support the expansion of amenity and recreational open space and facilities, and to ensure that amenity spaces are available for all the population at a convenient distance from their home and places of work.

The *Sustainable Urban Guidelines for Planning Authorities*, 2008, and the policies and objectives for creating sustainable communities as set out in Chapter 4 of the Plan provide the requirement for open space provisions for new development. This open space provision not only provides visual enhancement of a scheme, but also it can provide additional and active recreational facilities. The Councils' will ensure that such open spaces are designed for this purpose.

#### **Amenity AM3: Playgrounds**

It is the policy of the Councils' to promote the provision of equipped playgrounds in new housing development.

### **7.7 Visual Enhancement and Public Realm**

The Public Realm Plan for the town has identified open spaces and amenity areas throughout the town which contribute to and enhance the overall experience within the town centre. The Plan seeks to identify the unique features of the town centre which create the setting and contribute to the identity of the town. The plan sets out suggested proposals, which build upon these existing assets with the aim of improving the vitality of the town centre and attracting further investment. It is envisaged that such projects/initiatives could provide a context for improved business and retail opportunities, while improving access/permeability to the castle park and alternative amenity areas, for the betterment of locals and visitors alike. The realisation of these proposals and initiatives will require further in-depth analysis and consultation with the local community.

#### **Objective AM1: Public Realm Plan**

It is the objective of the Councils' to create a positive framework and guidance for future development of public open spaces through the provision of a Public Realm Plan.

#### **Policy AM4: Public Realm Plan**

It is the policy of the Councils', subject to resources and through partnership with the community, to support the implementation of the improvement initiatives identified in the Public Realm Plan.

- **Trees**

Trees form a valuable part of the urban landscape, in terms of contributing to visual amenity and the ecology of the area. Nenagh has several groups of trees along its approach roads and within the town itself which contribute to the overall landscape character of the town.

**Policy AM5: Tree Preservation**

It is the policy of the Councils' to seek the protection of mature trees in the town and in particular the rows/clusters of trees within the plan boundary.

- **Approach Roads**

The visual amenity of approach roads and the Ring Road are of the utmost importance as they provide the first impressions of the town. Approach roads and the Ring Road also act as a recreational amenity for local residents within Nenagh, used for walking, cycling and jogging.

The Public Realm Plan has carried out an analysis of the existing approach roads and ring road for the town and has given indicative proposals of how such approach roads can be improved, through landscaping, public area and improvement of existing footpath network.

**Policy AM6: Approach Roads/Ring Road**

It is the policy of the Councils' to seek to ensure visual improvements along approach roads and the ring road for the town as part of new developments and re-development of existing developed lands.

# CHAPTER 8

## Sustainable Transport and Climate Change

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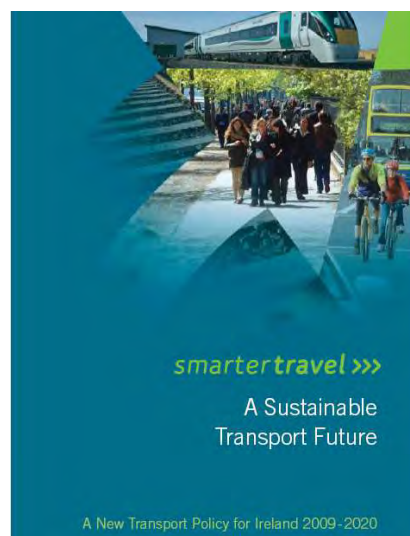
## CHAPTER 8: SUSTAINABLE TRANSPORT AND CLIMATE CHANGE

### 8.0 Introduction

The National Spatial Strategy 2002-2012 and Mid-West Regional Planning Guidelines, 2010-2022 place a strong emphasis on connectivity, noting that the future growth of the region will be critically influenced by how easily urban settlements can engage with each other. Nenagh has a number of advantages in terms of connectivity due to its proximity to the M7, linked by N52 north to Borrisokane and onwards to Tullamore and Athlone and the N65 to Portumna and Galway, and also the provision of a Railway Station on the Limerick to Ballybrophy Railway Line. This Railway Line also supports a commuter service into Limerick City. Protecting and supporting this strategic infrastructure is critical for protecting and enhancing the town's role as Primary Service Centre.

While recognising that transport plays a pivotal role in supporting economic growth, the *National Climate Change Strategy, 2007-2012, DoEHLG*, has noted that there is a strong correlation between economic growth, energy consumption and greenhouse gas emissions in the transport sector. Statistically according to this document, transportation accounts for approximately 19% of all national greenhouse gas emissions and according to assessments undertaken by the EPA in 2007, road transportation accounted for approximately 97% of the transport sector.

Emerging national transportation policy, *Smarter Travel – a Sustainable Transport Future: A new Transport Policy for Ireland 2009-2020*, in recognition that continued growth in demand for road transportation is unsustainable, requires Local Authorities to put in place county and town level strategies which seek to reduce overall travel demand and commuting distances by private car and encourages a model shift from the private car.



The National Climate Change Strategy 2007-2012, has the primary purpose of ensuring that Ireland reaches its targets under the Kyoto Protocol in reducing greenhouse gas emissions and advocates a cross-sectoral approach. In addition to a transportation strategy, the main focus is on reducing emissions, encouraging more use of renewable energy sources and reducing energy consumption of buildings. The strategy views local authorities as the key agents for change at local level in achieving target reductions.

Strategic Objectives 10 and 11 of the Plan, set out below has given strategic importance to the implementation of these national strategies at local level. This Chapter will outline the measures that the Councils' will undertake through specific policies and objectives in each sectoral area.

#### **Strategic Objective 10:**

To protect and support strategic infrastructure in the town including the national road network and the Railway Station and to promote sustainable transport patterns in accordance with Smarter Travel – a Sustainable Transport Future: a new Transport Policy for Ireland 2009-2020.

#### **Strategic Objective 11:**

To implement the National Climate Change Strategy 2007-2012, at a local level, by promoting the use of renewable technologies, energy efficiency in developments and effective waste management.

## 8.1 Strategic Regional Strategy

The National Spatial Strategy, as inferred in the introduction to this Chapter, advocates a development approach of driving development in Gateways and Hubs and key urban centres. It also places a key importance on ensuring quality of access between inter regional and local centres. In support of the National Spatial Strategy, North Tipperary County Council, along with Limerick City Council, Limerick County Council and Clare County Council have co-operated in the preparation of the Mid-West Area Strategic Plan (MWASP). It is the objective of the Plan to identify the region's strategic transport requirements over the next 30 years, which will in turn, inform funding requirements at a national level. The MWASP document was adopted by the Regional Authority in September 2012. The Development Plan will have due regard, as appropriate, to its findings and recommendations.

### Objective ST1: Mid-West Area Strategic Plan

It is the objective of the Councils' to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan as they may apply to Nenagh Town and Environs.

## 8.2 Land Use and Transportation

*Smarter Travel, A Sustainable Transport Future*, 2009, sets out the national vision for sustainability in transport and includes as key goals:

- To reduce overall travel demand and
- To maximize the efficient use of the transport network.

The Core Strategy as set out in Chapter 3 of the Plan has sought to identify land for development in the urban core of the town or urban fringe to provide ease of access to local services. The Strategy is supported by policies and objectives in Chapter 4, 'Sustainable Communities', which will ensure that urban residential developments are phased and designed in a manner to promote pedestrian permeability.

The Councils' consider that this approach, in conjunction with promoting employment opportunities in the town for local people, will serve to reduce travel times and provide an opportunity for people to walk or cycle to local services.

### Policy ST1: Land Use and Transportation

It is the policy of the Councils' to permit land uses, such as residential, educational, employment and leisure areas closer together, in order to reduce the need for travel and encourage more sustainable modes of transport such as cycling and walking.

## 8.3 Roads and Parking

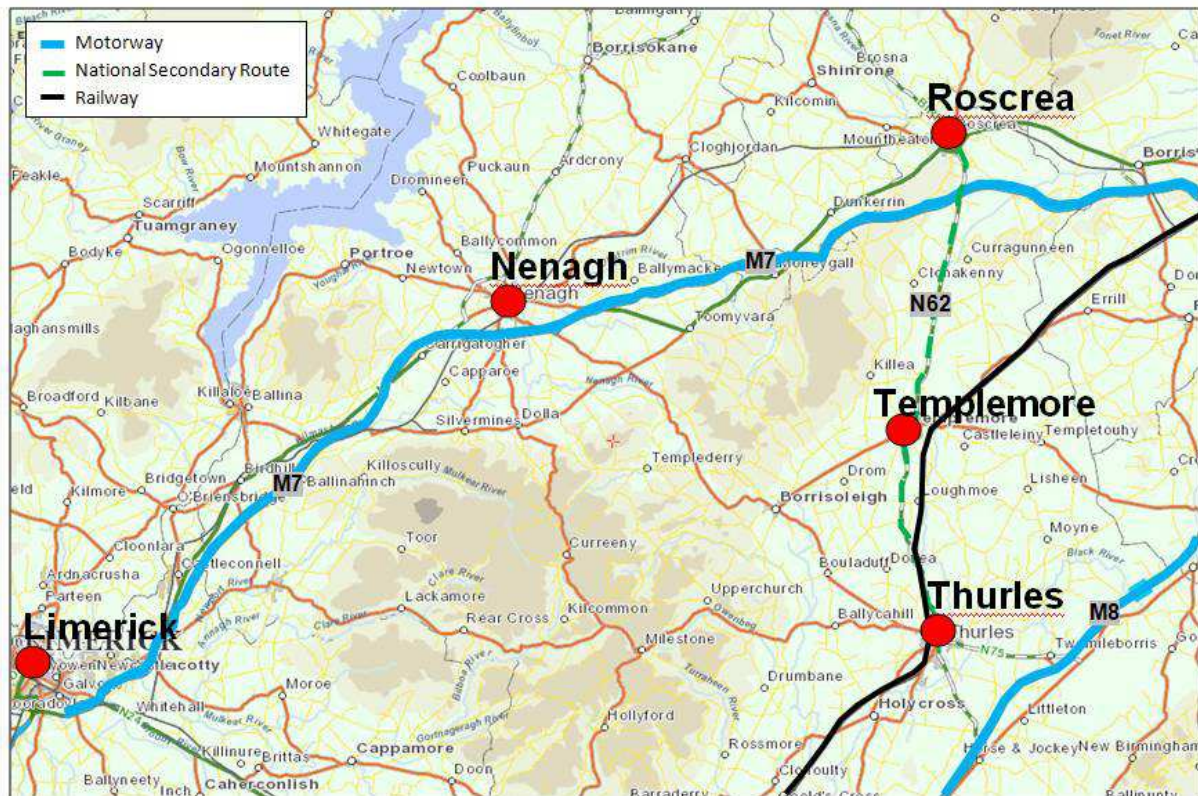
### 8.3.1 National Roads and Strategic Corridors

Nenagh is located just off the main M7 motorway, which traverse the County running between Limerick and Dublin. The N52 and N65 also place Nenagh at the gateway to the midlands, serving the Midland Gateway of Tullamore, Athlone and Mullingar. Nenagh is also linked to other settlements by an extensive regional road network, with the R 445, R491, R493, R494, R495, 497, R498 and R500 all starting in the Town. These road corridors are considered key assets both for the County and Nenagh Town.

National policy in respect of the protection of national routes is contained in the Spatial Planning and National Roads, Guidelines for Planning Authorities, 2012 published by the DoECLG

This document requires that planning authorities take cognisance of the impact of development in urban centres on the carrying capacity and safety of national routes. In this regard, the Councils' will give

careful consideration, to the impact of proposed developments on the N52 and N65, and will require traffic impact assessments as deemed appropriate, to be undertaken.



**Figure 8.1 Road and Rail Infrastructure Network Serving Nenagh**

The Mid-West Regional Planning Guidelines, 2010 has also recognised the importance of the N52 and N65 as key arterial routes linking the Midlands to the Mid-West Region, and as such the roads have been given priority for upgrade.

**Objective ST2: National Routes/Regional Priorities**

It is an objective of the Councils’ to support the up-grade of the N52 and N65 linking Nenagh with the Midlands and West, in order to improve accessibility to and from the town and the other Primary Service Centres in the County. The following four roads are listed as being roads for improvement subject to availability of resources:

1. Thurles Road
2. Rathmartin Road
3. Fawnlough Road
4. Old Birr Road

**Objective ST2: Road Improvements**

It is an objective of the Councils’ to provide for road improvements including new road alignment, road widening, new or improved footpaths, public lighting and landscaping

**Objective ST2a:**

It is an objective of the Councils' to examine a route of a proposed ring road running between the Borrisokane Roundabout and Lisbunny, with a view to it not running through the pitch and putt course subject to design and technical standards.

**Objective ST3: Junction Improvements**

To provide for junction improvements including boundary set back, improved lighting and pavement crossing as part of new development;

**Objective ST4: Junction Design**

To seek an improved junction design between Stafford Street, Kenyon Street and the roundabout at the Railway station.

**Policy ST2: National Routes**

It is the policy of the Councils' to ensure that developments proposed on national routes conform to the Spatial Planning and National Roads, Guidelines for Planning Authorities, 2012 as published by the DoEHCLG (as may be amended). The Councils' will resist development which would seriously impact on the carrying capacity of the national road network or compromise traffic safety.

**Policy ST3: Traffic Impact Assessments**

It is the policy of the Councils' to require applications for development to be accompanied by a Traffic Impact Assessment and a Road Safety Audit where it is considered that the proposed development may impact significantly on the carrying capacity of the surrounding road network and the town.

**8.3.2 Parking and Loading**

Car parking is an issue in the town centre. The large amount of on-street parking spaces has led to a degradation of the town environment and increasing traffic problems. There is a supply problem with parking in the central core of Nenagh, particularly on Pearse Street and Kenyon Street. One-hour parking has helped to alleviate this problem.

There is off street parking available although poor signage means it is not being used to its full capacity, this has led to a continual over subscription of on-street parking spaces. Bye-Laws for parking in Nenagh encourage the use of off-street parking while reducing the amount of time available for on-street parking. The Councils' fully support the continued implementation of these Bye-Laws

The Councils' are also actively seeking the provision of multi-storey parking as part of new town centre developments. The Council's car parking requirements in addition to the general car parking standards required are set out in Chapter 9 of this plan.

To alleviate on-street parking, developers are required to provide car parking for any new development in the town. Car parking should be located where possible behind established building lines in the interest of good townscape. Where parking is proposed to the front of a building, it is important that planting and boundary walls/railings are used to maintain the visual appearance of the area. Where parking is associated with late night uses such as places of entertainment, car parking should be sited so as to reduce noise disturbances to adjoining residents to a reasonable level.

**Objective ST5: Car parking**

To seek the development of multi-storey car parks as part of the redevelopment of sites in accordance with site development briefs at the following locations:

- (i) Kenyon Street back lands;
- (ii) Marty's Road Sheehan's site or O'Connor's site;



- (iii) St. John’s Lane car park and adjoining lands; or
- (iv) Any other suitable site that may arise.

## 8.4 Sustainable Modes of Transport

### 8.4.1 Strategic Policy

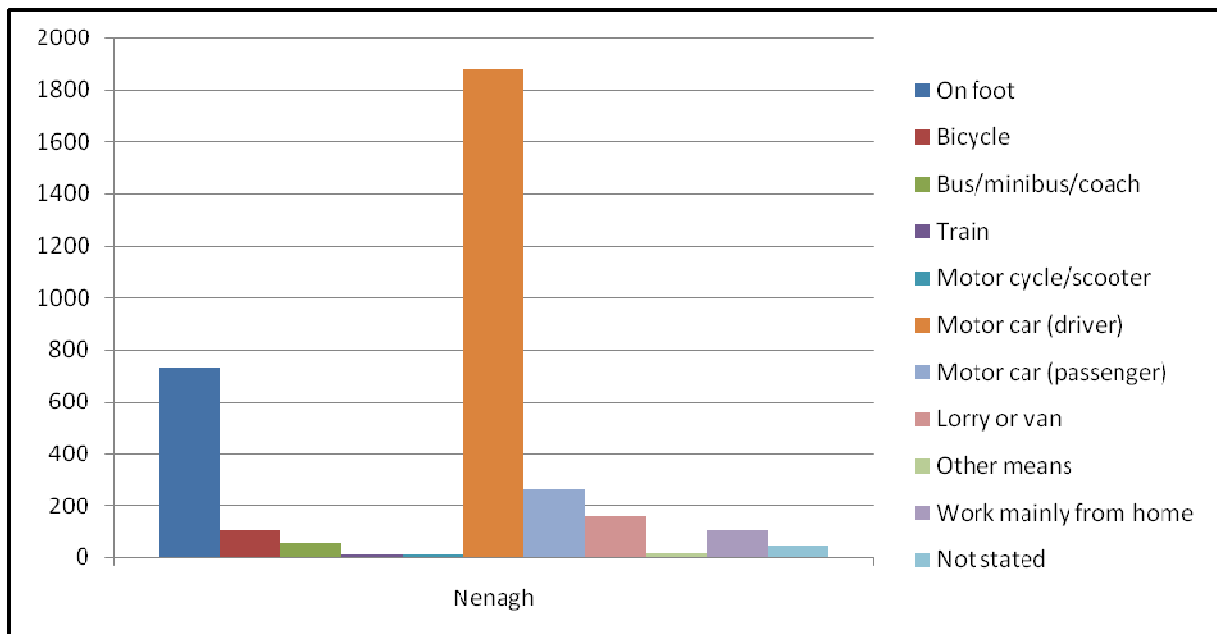
*Smarter Travel, A Sustainable Transport Future, 2009* requires local authorities to ensure that development plans incorporate policies and objectives to ensure people choose sustainable transport modes such as walking, cycling and public transport. In order to achieve the objective to shift the balance from car use to more sustainable modes of transport, the document requires that local authorities prepare ‘Transport Plans’. The preparation of a County Transportation Plan has been included as a specific objective under the North Tipperary County Development Plan, 2010. Over the lifetime of the Development Plan, the Town Council will co-operate with the County Council in the preparation of this work and will seek to implement as appropriate, recommendations made within that plan.

### Objective ST6: County Transport Plan

It is an objective of the Town Council, over the lifetime of the plan and subject to resources, to co-operate with North Tipperary County Council in the facilitation of a County Transport Plan and to implement any recommendation as they may apply to Nenagh Town.

Nenagh is a town of a limited pedestrian scale, whereby it would not be cost effective or necessary to have a public transport system at town level. However, the Councils’ will seek to promote sustainable means of travelling, particularly walking and cycling as an alternative means of travelling for short trips, and the use of public transport for the purposes of commuting. Current modes of travel to work are outlined in Figure 8.2 below, which highlights that the main modes of travel to work are by car or on foot.

**Figure 8.2 Mode of Travel to Work – Nenagh**



Source: CSO, Census 2006

#### **Policy ST4: Smarter Travel / Design of Developments**

It is a policy of the Councils' to have regard to the objectives of '*Smarter Travel: A Sustainable Transport Future*' in the assessment of development proposals, and to seek to promote sustainable transport through appropriate layout and design and sustainable transport infrastructure.

#### **8.4.2 Rail Transport**

Nenagh is on the Limerick to Ballybrophy/Dublin rail line. It is also served by a commuter service (Sept 2011) to Limerick. The trains serving Nenagh operate only twice a day to Limerick or Dublin and the lack of a local bus service is becoming an increasingly important issue as the population of Nenagh grows. An improvement in the provision of the train service to Nenagh would greatly benefit the town, both economically and socially. The North Tipperary County Development Board has produced a Rural Passenger Audit and Needs Assessment and this will support the provision of a future rural transport network with a local service provider. A *Nenagh Rail Study* was also produced with Leader funding which identified an unmet demand for rail travel to Limerick. This plan will support the provisions of any future rural transport initiatives and improved rail services to Limerick.

It is important that the rail line is protected in perpetuity and upgraded to a standard that renders the line competitive with the private car. In order to ensure the long-term viability of these lines, it is equally important that land-use policy and future development take advantage of rail as a potential transport option. Rail may be promoted as an alternative to road transport as part of a future integrated Spatial Strategy for the Country by addressing the important symbiotic relations between land-use and transport, particularly settlement patterns, and the future viability of rail transport as a planning tool for land-use planning.



The Councils', in addition to the commuter services the railway line provides, consider that access by rail provides an opportunity to promote tourism to the town and also contributes toward Nenagh's attractiveness as a place to live. Therefore, it is most important that the rail line is protected in perpetuity and continues to be up-graded to ensure it is competitive with the use of the private car.

#### **Objective ST7: Rail Network**

It is an objective of the Councils' to support and expand the use of the railway network and the on-going improvement and services at Nenagh Station.

#### **Policy ST5: Nenagh Station**

It is the policy of the Councils' to protect lands adjacent to the railway station from uses which would undermine long term viability and social function of Nenagh Station.

#### **8.4.3 Bus Transport**

Bus Eireann together with private operators provide regular transportation services in the town and surrounding areas. Services to Dublin, Limerick and the midlands, stop in Nenagh and provide excellent linkages to other population centres.

#### **Objective ST8: Bus Transport**

It is an objective of the Councils' to support the improvement and expansion of bus passenger waiting facilities within the town.

### Policy ST6: Public Transport

It is the policy of the Councils' to co-operate with relevant transport bodies and authorities to secure, maintain and improve bus transport serving the town.

#### 8.4.4 Pedestrian Movement and Cycling

The Councils' recognise the importance of promoting walking as a mode of everyday transport for the health, well being and quality of life for the residents in the town. There is also a strong convergence between walking as a tourism asset and as a recreational activity for local residents.

The town given its urban character has natural walking routes between heritage sites and around the built environment of Banba Square, Kenyon Street, Silver Street, etc. There are also significant walking routes along the Nenagh River which offer a unique amenity to the people of the town.

The Public Realm Plan as contained in Appendix 4 of the Plan, seeks to build on Nenagh's pedestrian advantages, and in particular has put forward proposals as to how walking routes can be linked to Heritage Sites and how this could be promoted through signage.

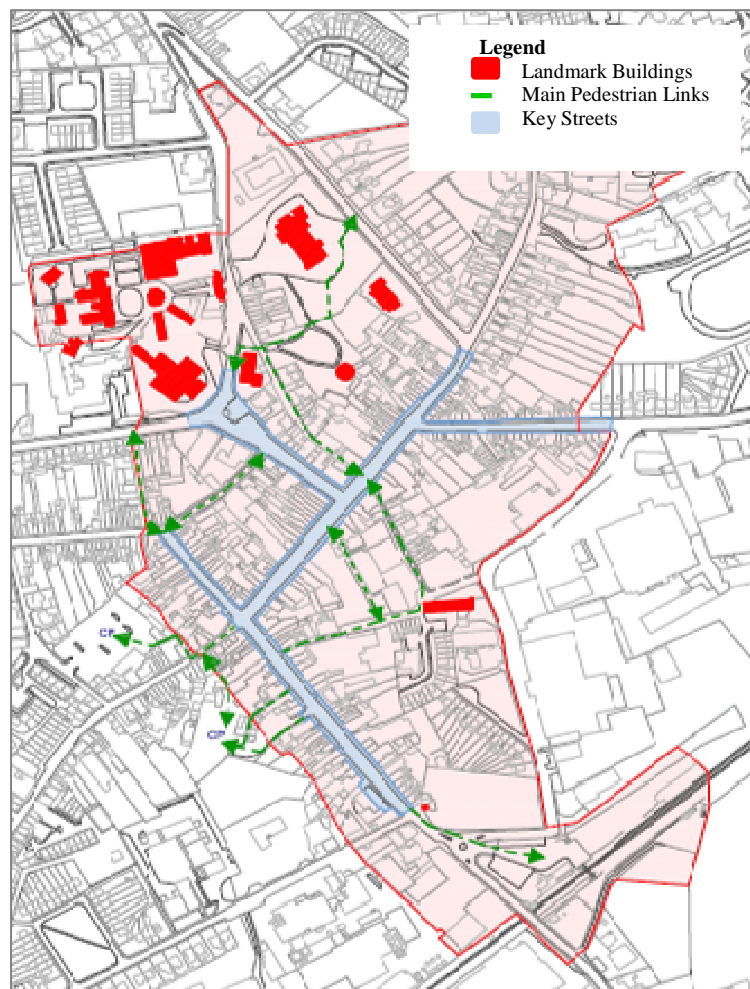
### Objective ST9: Public Realm Strategy

It is an objective of the Councils', by seeking funding mechanisms and community co-operation, to implement the Public Realm Plan as set out in Appendix 4.

The Councils', in addition to promoting walking as a mode of transport, also has an obligation to ensure that existing infrastructure is appropriate to cater for the needs of all users. In particular, the European Charter of Pedestrian Rights as adopted in 1998 by the European Parliament requires member states to ensure that:

- The pedestrian has a right to live in a healthy environment and freely to enjoy the amenities offered by public areas under conditions that adequately safeguard both physical and psychological well being.
- Children, the elderly and the disabled have the right to expect towns to be places of easy social contact and not places that aggravate their inherent weakness.

The Charter is reflected in the Building Regulations and in national guidelines 'Buildings for Everyone' as published by the National





Rehabilitation Board in 1998. The Councils' will seek, as resources permit, to improve the pedestrian infrastructure and access to buildings through the Development Management Process.

**Objective ST10: Pedestrian Infrastructure**

It is an objective of the Councils', subject to resources, to up-grade and extend the public footpath network and provide traffic calming measures as may be appropriate.

**Objective ST11: Pedestrian Walkways**

It is an objective of the Councils' to provide as part of new development a riverside walk way that is sensitive to the existing ecology of the river such as otters, kingfishers, etc. This shall include footpaths, furniture and planting. It shall also provide for accessibility to the river in a safe and environmentally acceptable manner. Such development will be provided by the developer as part of the overall development of adjacent land;

**Objective ST12: Pedestrian Facilities**

It is an objective of the Councils' to provide a network of pedestrian priority areas in the town centre through the implementation of site development briefs, securing the redevelopment of opportunity sites, and the creation of new pedestrian streets.

**Policy ST7: Access to New Buildings**

It is the policy of the Councils' to require that development proposals comply with the required standard for access for people with special mobility needs, in accordance with the requirement of Part M of the Building Regulations, 2000 and the advice set out in *Buildings for Everyone, 1998*, as issued by the National Rehabilitation Board.

The use of cycling as a mode of transport is very limited in the town at present, and given the scale of the town and limited public resources, it is not considered appropriate to include an objective, which seeks to implement cycle lanes around the Town. However, the scale of the town is certainly conducive toward the use of bicycles as a mode of transport. To this end the Councils' will seek to ensure that new developments and particularly places of work will have infrastructural facilities for secure bicycle parking.

**Policy ST8: Bicycle Parking**

It is the policy of the Councils' to require development proposals for commercial, industrial and business development to incorporate covered parking facilities for the secure parking of bicycles.

**8.5 Climate Change**

The introduction to this Chapter outlined national policy with regard to addressing the adverse impact of Climate Change. At a regional level, the Mid-West Regional Authority took the decision in November, 2006 to complete an assessment of energy related CO<sub>2</sub> emissions which led to the completion of a Climate Change Strategy in 2007.

The aim of the document was to clearly identify the solutions to the challenge of reducing energy related emissions and to outline the action to be taken to meet the requirements under the Kyoto Protocol.

At a regional level, the Mid-West Regional Authority in conjunction with the Tipperary Energy Agency and the Limerick/Clare Energy Agency prepared the Energy Balance & Climate Change Strategy and Action Plan for the Mid-West Region, 2008.

This document, in line with national strategy, identified that measures are needed nationally, regionally and locally to address CO<sub>2</sub> emissions. In particular, at local level, emissions can be reduced by increasing

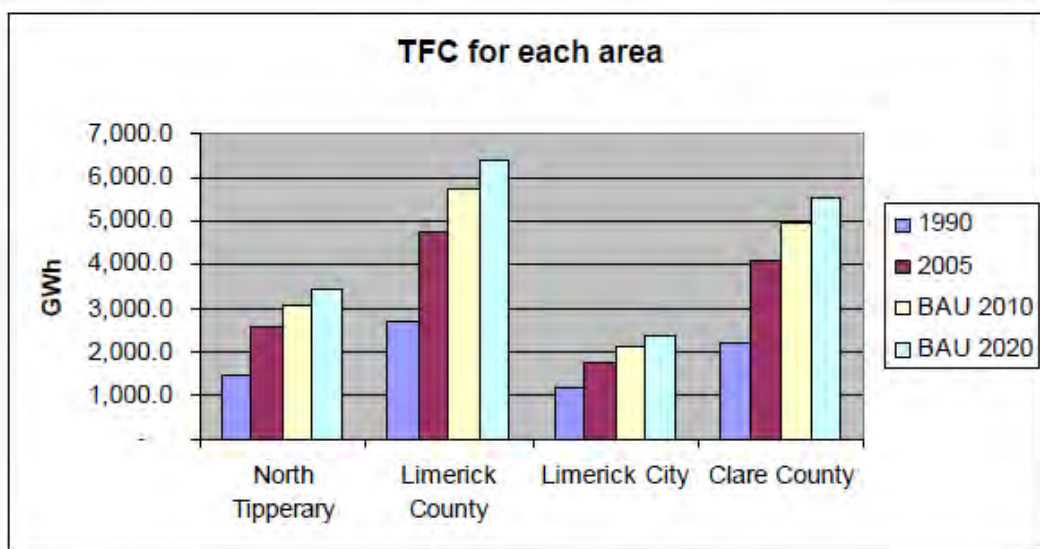
different modes of transport for short trips and public transport for long trips (as discussed in the earlier sections of the Chapter) and also by:

- Improving the energy rating in residential homes/business/industrial and commercial sectors and;
- Increasing the use of renewable technologies to reduce energy demand and limit the use of non-renewable resources.

### Objective ST13: Energy Consumption

It is an objective of the Councils' to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise.

Figure 8.3: Total Fuel Consumption



### Policy ST9: Climate Change

It is Councils' policy to minimise emissions to the air of greenhouse gases in order to contribute to a reduction and avoidance of human induced climate change in accordance with the Kyoto agreement. The Councils' supports and is committed to the National Climate Change Strategy and in general to facilitating measures which seek to reduce emissions of greenhouse gases.

### Policy ST10: Climate Change

It is the policy of the Councils' to have regard to the National Climate Change Strategy 2007-2012 and the Mid-West Climate Change Strategy and Action Plan, in its decision making process.

## 8.6 Energy Efficiency

Energy efficiency is of paramount importance if Ireland is to address its vulnerability to Climate Change. The EU directive on the Energy Performance of Buildings (EPBD), as transposed into Irish Legislation in 2006, contains a range of provisions aimed at improving energy performance in residential and non-residential buildings both new and existing. The incorporation of energy efficient design into developments is considered as being the key in achieving optimum performance of buildings. As part of this Directive, a Building Energy Rating (BER) certificate, which is effectively an energy efficient label, is required at the point of sale or rental of a building. While, it is not a function of the Planning System to regulate the implementation of this Directive, it is the aim of the Plan to promote energy efficiency in

design so as to ensure, in particular, that new developments are designed in a way which achieves a high energy rating.

#### **Objective ST14: Energy Efficiency Guidelines**

It is an objective of the Councils' to develop and implement Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the town.

#### **Policy ST11: Energy Efficiency**

It is the policy of the Councils' to promote energy conservation and efficiency measures and to facilitate innovative building design that promotes energy efficiency and the use of renewable energy resources in accordance with national policy and guidelines.

The Councils' are currently, actively engaged in upgrading its existing social housing stock with energy efficient technologies including insulation, high efficiency boilers and heating controls.

#### **Objective ST15: Energy Efficiency in Housing**

It is an objective of the Councils', subject to resources, to continue to up-grade and enhance the energy performance of existing housing stock and to incorporate energy efficient design into proposed new social housing projects.

### **8.7 Renewable Energy**

The Councils' support national and international initiatives for limiting emissions of greenhouse gases and encouraging the development of renewable energy sources. The Green Paper on Sustainable Energy states that a sustainable energy policy should support economic development while protecting all environmental assets and reducing the Irish contribution to global environmental problems.

New technologies have enabled the development of sustainable energy sources. These include, wind, biomass and waste, solar, hydro, combined heat and power, geothermal heat transfer, etc. The Councils' will seek to promote all appropriate technologies through the development control process.

Policy ST10 and ST11 will seek to act as the driving force behind Nenagh maintaining the "European Energy Award". The new energy policy will be under constant review and will change and adapt to ensure that Nenagh achieves as high a standard of sustainable energy use as possible.

Nenagh Town Council, through the Tipperary Energy Agency has been at the forefront of renewable energy policy direction in recent years and North Tipperary was one of the pilot counties for the Sustainable Energy in Rural Village Environments (SERVE) project launched under the EU CONCERTO Programme in 2007. It is envisaged that Nenagh Town Council will continue to promote, pilot and encourage renewable energy technologies and resources during the lifetime of this Plan.

The Councils' will continue to take a positive and pro-active approach to the acceptance and development of renewable energy facilities, where appropriate. Applications will be dealt with on a case-by-case basis.

#### **Objective ST16: Building Energy Requirements**

It is an objective of the Councils' that all housing, commercial and other developments which have a floor area of greater than 1000m<sup>2</sup> shall seek to have a minimum of 25% of all of the buildings energy requirements supplied by local renewable energy supply.

#### **Objective ST17: Renewable Technologies**

It is an objective of the Councils' to work with developers / operators of industrial / commercial buildings in the use and installation of renewable technologies in order to achieve energy savings.

### **Policy EST12: Renewables**

It is the policy of the Councils' to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.

### **Policy ST13: Renewable Energy Sources**

It is the policy of the Councils' to facilitate the continual development of renewable energy sources having regard to the proper planning and sustainable development of the area concerned, having particular regard to amenities, landscape sensitivities and the protection of habitats and heritage.

## **8.8 Small Scale Renewable Technologies**

The DEHLG in order to promote the use of small scale renewable energy resources amended the exempted development provisions of the Planning and Development Regulations, 2001 in 2007. The provision of each of the following for domestic use, subject to conditions and limitations, are exempt from planning permission:

- Stand alone wind turbines
- Building mounted wind turbines
- Building mounted solar panels
- Stand alone solar panels
- Ground surface heat pumps
- Air source heat pumps
- Biomass (includes fuel storage tanks/structures)

On building upon the planning exemptions for certain micro-renewable energy technologies in the domestic sector, the DoEHLG published the Planning and Development Regulations, 2008 which gave effect to new exempted development provisions in respect of renewable technologies for industrial buildings, business premises and agricultural holdings. The Regulations provide exemptions for wind turbines, meteorological masts, combined heat and power (CHP) plants, solar panels and biomass boiler units, subject to certain conditions across each of the sectors.

### **Policy ST14: Small Scale Renewable Technologies**

It is the policy of the Councils' to promote, encourage and facilitate the use of micro renewable energy in all development proposals.

## **8.9 Waste Management**

The management of waste is governed by legislation, under the Waste Management Act, 1996 (as amended) and the Waste Management (Planning Regulations, 1997). Pursuant to Section 22 of the Waste Management Acts, a regional Waste Management Plan was prepared having full regard to EU and national policy in this area.

The current Waste Management Plan for the Midland Region 2005-2010, prepared in conjunction with Offaly, Laois, Westmeath and Longford County Council, is based on the EU hierarchy, which priorities waste prevention, minimization, reuse/recycling, disposal with energy recovery ahead of landfill. While the lifetime of this Plan has been extended, over the lifetime of the next



Development Plan period, this document will be reviewed and the Councils' will have regard to policies and objectives contained therein.

The priority objectives of the strategy centre on prevention, minimisation, reuse and recycling of waste, and the application of the 'polluter pays' principle. For household recyclable waste, door-to-door collections have been set up in urban areas with kerbside collection reaching 100% of the population in Nenagh.

North Tipperary County Council operates a Recycling Centre at the Machinery Yard, Limerick Road, where household recyclable waste is accepted, including waste electrical and electronic equipments (WEEE). Bring Banks are also being operated in Nenagh at the Council car park on Kenyon Street, O'Connors Shopping Centre, New line/Well Road, AES, Springfort Cross and Tesco's.

The Replacement Waste Management Plan for the Midlands Region 2005-2010 lays down the strategy to further increase the use of recycling while decreasing the dependence on landfill as a means of depositing waste and is being implemented by North Tipperary County Council. With the recent increase in charges for waste collection, Nenagh, along with most other towns in North Tipperary is suffering from illegal dumping of waste, household and business.

Key Waste Management aims:

- (i) To promote the increased re-use and recycling of materials from all waste sources. The Councils' will co-operate with local retailers and residents' associations in managing collection points for recycling goods.
- (ii) To ensure that public areas and areas visible from tourist centres within the town are maintained free of litter.

#### **Objective ST18: Waste Management Plan**

It is an objective of the Councils', subject to resources, to implement the provisions of the Waste Management Plan of the Midlands Region, 2005-2010 (as may be amended)

#### **Policy ST15: Recycling Facilities**

It is the objective of the Councils' to provide, maintain and improve infrastructure for re-use, re-cycling and disposal of residential waste, where feasible and where resources permit.

#### **Policy ST16: Waste Management Assessment**

It is the policy for the Councils' to seek a Waste Management Assessment for projects that exceed the following thresholds:

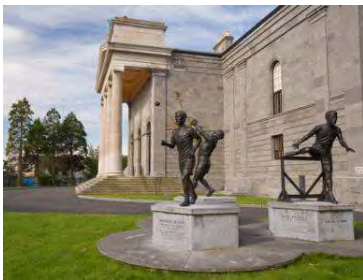
- Residential developments in excess of 10 houses or more
- Developments with a gross floor area of 1,250m<sup>2</sup>
- Development which involves refurbishment/renovation/demolition generating in excess of 100m<sup>3</sup> in volume of construction and demolition waste.
- Civil engineering projects producing in excess of 500m<sup>3</sup> of waste, excluding waste materials used for development contribution on site.



## CHAPTER 9

# Development Management Standards and Design Guidelines

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## **CHAPTER 9: DEVELOPMENT MANAGEMENT STANDARDS AND DESIGN GUIDELINES**

### **9.0 Introduction**

Development management is a statutory process for assessing planning applications, whereby there is an obligation on the Councils' to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives in the Development Plan. This chapter of the Plan sets out the development management and design standards which will be applied by the Councils' in assessing developments in the functional area of the Plan.

### **9.1 Pre-Planning Consultation**

The Councils' in accordance with Section 247 of the Planning and Development Act 2000 (as amended) provide an opportunity for applicants to engage in discussions with the Planning Authority, prior to making a planning application. Applicants are encouraged to avail of this service, particularly for large scale developments such as residential estates, large scale commercial development etc. It should, however, be noted that such discussions will not prejudice any subsequent decision made by the Councils'.

### **9.2 Urban Residential Development**

- **National Guidelines**

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

- Sustainable Residential Development in Urban Areas, 2008
- Urban Design – Best Practice Guide, 2008.
- Sustainable Urban Housing: Design Standards for New Apartments, 2007
- Quality Housing for Sustainable Communities, 2007.

- **Residential Density**

The Councils' do not wish to set minimum or maximum residential densities, but to seek efficient and sustainable development on all residential zoned land. The Councils' will assess appropriate density on a case by case basis, having regard to the Sustainable Residential Development in Urban Areas, 2008.

The following standards may be taken as a guide for developments at the initial design stage.

<b>Table 9.1 Density Guidelines</b>		
<b>Location</b>	Town Centre / Infill Development	Follow established Plot Ratios
	Town Centre / New Development	25-40 units per hectare
	Urban Fringe	20-25 units per hectare
	Low Density	15-20 units to the hectare
	Serviced Sites	15-20 units to the hectare

- **Design Statements**

The Councils' will require that all planning applications for housing schemes over 5 number dwellings are accompanied by a detailed design statement.

The Councils' will require schemes to have regard to the neighbourhood principle as set out in Chapter 4 of the Plan. In this regard, the statement should take account of the following design principles set out below:

### Design Statements

**Context:** Developments should take account of the characteristics of the site, the natural and built environment, views and vistas.

**Natural Features:** Developments should seek the retention of natural features, trees, hedgerows, watercourses, landform features.

**Traffic Management:** Developments should ensure that natural traffic calming is incorporated within the scheme. Long straight roads and artificial traffic calming measures should be avoided.

**Permeability:** Developments should seek to ensure integration and linkages with core community facilities and should ensure access provision for pedestrians and cyclists.

**House Design:** Dwellings should be designed taking reference from the prevailing character of the town. The development should also make provision for a mix of house designs to accommodate different family types.

**Public Open Space:** Public open space should incorporate high quality hard and soft landscaping which creates areas for active use and visual interest.

**Private Open Space:** Private Open Space shall be designed for maximum privacy and orientated for maximum sunshine and shelter.

**Phasing:** Large scale residential estates shall be designed to ensure the development can be constructed in distinct phases. Each phase shall incorporate the full completion of open space and infrastructural services.

- **Public/Private Open Space – Quantitative Standards**

The Councils' will require that a development proposing four or more dwellings incorporates a minimum of 15% of the gross site area as useable public open space.

Table 9.2 Private Open Space		
<b>Dwellings</b>	3-4 bed	65 sq.m.
	1-2 bed	48 sq.m.

The provision of private open space for apartment developments will require a more innovative approach. Private open space should be provided in the form of communal landscaped courtyards, roof gardens, balconies or winter gardens (glass screened areas separated from living areas).

- **Overlooking**

Residential development shall be designed to ensure sufficient privacy for occupants. In general, the Councils' will require a separation distance of 22m between first floor rear opposing windows. The Councils' may consider accepting a reduced standard subject to innovative design measures for window design, orientation of building and habitable spaces.

- **Estate Names**

The Councils' will require estate names to be agreed and will require estate names to take account of local distinctiveness and character. Use of the Irish language will be promoted where possible and/or appropriate.

### 9.3 Infill Development and Apartments

The Councils', in areas within existing residential development and mixed use development in the town centre, will require the following guidelines to be met:

- Site density, coverage and open space will be considered on a site specific basis to permit development to integrate with the existing adjoining development. The development management standards set out in Section 9.2 may be relaxed depending on the site specific circumstances.
- Design, height, scale, materials and finishes should be compatible with existing adjacent properties.
- Boundary treatment should ensure an effective screen between proposed and existing development.
- Private open space should provide for bin and fuel storage areas.
- Car parking provisions shall be in accordance with standard outlined in this chapter. In cases where this is not possible, a contribution to the Councils' toward the provision or improvement of alternative car parking will be required.

The Councils' in assessing new apartment developments will have regard to Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities, 2007.

<b>Table 9.3 Apartments Private Open Space / Minimum Space Requirements</b>		
<b>Apartments</b> Town Centre	1 bed	10 sq.m.
	2-3 bed	30-40 sq.m.
<b>Apartments</b> Edge of Centre	1 bed	20 sq.m.
	2-3 bed	30-40 sq.m.

<b>Table 9.4 Minimum Floor Space Standards</b>		
<b>Apartments</b>	1 bed	45 sq.m.
	2 bed	73 sq.m.
	3 bed	90 sq.m.

The Councils' will also apply the following standards for apartment developments:

- Dual aspect apartments should be the standard design approach to maximise sunlight. Where it is not possible to incorporate dual aspect designs (for example corner units) single aspect apartments should ensure that the main living areas face south.
- All apartment units should include storage provision for bulky items in addition to the minimum floor area specified above. This storage provision may be provided in a communal areas (e.g. at basement level).
- Developments should include provision for storage and collection of waste materials, based on existing collection facilities.
- Developments should be provided with the potential for locating communal satellite dishes (at roof level) to avoid subsequent demand for individual satellite dishes.

#### 9.4 Extension to Dwellings

The Councils' encourage the construction of extensions as a sustainable development approach to accommodating family needs. The Councils' will require proposals for extensions to comply with the following guidelines:

- the extension should generally be subordinate to the main building;
- the form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour;
- the extension shall be designed to ensure that no overshadowing or overlooking of adjacent residential properties occurs.



#### 9.5 Single House in Rural Areas within the environs and on approach roads.

The Councils' will require that proposals for development for single houses within the environs and/or in areas which may be characterised as the rural fringe, demonstrate a high quality of siting and design. Applicants are referred to the North Tipperary County Council *Rural Design Guideline for Individual Houses in the Countryside, 2009* which include guidance on appropriate design and siting.

#### 9.6 Childcare Facilities

The Councils' will assess proposals for childcare development having regard to the *Childcare Facilities: Guidelines for Planning Authorities, 2001*.

Applications for childcare facilities should be accompanied by the following information:

- Nature of the facility, e.g. full day care, sessional, drop in, after school.
- Number and age of children being catered for and number of staff
- Proposed hours of operation
- Open space provision in the form of play areas and measures for management.

#### 9.7 Car Parking Standards

The Councils' will require that proposals for development be accompanied by a schedule of car parking provision in accordance with the standards set out in Table 9.5 below. Where a developer is unable to meet the requirements relating to car parking, a contribution, commensurate with the shortfall of spaces, shall be paid to the Councils' to facilitate the provision of car parking facilities elsewhere.

In town centre mixed use development proposals consideration will be given to dual usage, where peak times do not coincide.

<b>Table 9.5 Car Parking Standards*</b>	
<b>Development Type</b>	<b>Standards</b>
Cinema	1 space per 3 seats
Bars/Restaurant/Hotel	1 space per 15 sq. m. public area
Clinics/Surgeries	2 spaces per consulting room
Caravan Park	1 space per unit of accommodation
Crèche	1 per employee & 0.25 per child
Dance halls/Discos	1 space per 10 sq. m.
Dwelling (up to 3-bedrooms)	1 space per dwelling unit
Dwelling (4-bedrooms or more)	2 spaces per unit
Hotel/Motel/Guest House	1 space for every 2 bed spaces
Leisure Centre	1 space per 50 sq. m.
Light Industry	1 space per 35 sq. m.
Manufacturing	1 space per 35 sq. m.
Nursing Homes	1 space per 4 residents
Offices	1 space per 35 sq. m.
Retail Shops/ Supermarkets	1 space per 20 sq. m.
Retail Warehousing	1 space per 35 sq. m.
Science & Technology Based Enterprises/ Business Park	1 space per 25 sq. m.
Warehousing	1 space per 100 sq. m.
Other	Individual assessment

\*Note: Car Parking Standards are based on the gross floor area of the development (unless otherwise stipulated).

#### **Design Dimensions for Car Parking /Loading Bays**

- Each car space shall be 4.8m x 2.5m wide with 6.1m circulation aisles
- Disabled spaces shall be 3m wide with provision for one space per 20 provision
- Loading bays should be generally 9m x 5m (but at least 6m x 3m).

#### **9.8 Traffic and Road Safety**

The Councils' will require that safe access and egress is provided to all new development and safe sightlines are in place.

#### **Traffic Impact Assessments**

The Councils' will require that Traffic Impact Assessments (TIA's), where appropriate, shall be prepared in accordance with the Traffic Management Guidelines Manual, 2003 published by the Department of Transport and the Traffic and Transport Assessment Guidelines 2007 published by the NRA.

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

- Residential Development over 50 dwellings in urban areas with population < 30,000
- Retail and Leisure Developments over 1,000sq.m.
- Business developments over 2,500sq.m.
- Industrial Developments over 5,000 sq.m.
- Hospitals and Educational Developments over 2,500sq.m.
- Distribution and Warehousing Developments over 10,000 sqm.

TIA's will also be required where there is a 10% increase in traffic or a 5% increase in congested areas. TIA's will also be required for sub-threshold development where the Councils' consider that a development may have an impact on the carrying capacity of the surrounding network. The Councils will have regard to the criteria set out in the Traffic and Transport Assessment Guidelines 2007 published by the NRA when determining if and TIA is required for sub threshold developments.

### **Road Safety Audits**

The Councils' will require that a Road Safety Audit is carried out where a development is likely to have a significant impact on a National Road or Regional Road. Road Safety Audits shall be carried out independently by assessors approved by the NRA in accordance with the NRA Road Safety Audit Guidelines.

### **9.9 Protected Structures**

The Councils' in assessing proposals that involve works to a protected structure or developments within the curtilage and/or attendant grounds of a proposed structure, will have regard to *Architectural Heritage Protection, Guidelines for Planning Authorities, 2004*, as published by the DEHLG,

The Councils' will require that planning applications that involve works to a protected structure are accompanied by the following:

- An Architectural Impact Assessment to be prepared by a suitably qualified individual with conservation expertise.
- A full method statement of the proposed works and a schedule of mitigation measures during the construction phase of development.

The Councils' will require that a Conservation Architect (or appropriately qualified individual) be retained by the developer during the construction phase of development.

### **9.10 Shop fronts and Signage**

High quality shop front design and signage can make a significant positive impact on the streetscape. Conversely, designs which are out of keeping can have a serious detrimental visual impact in an urban area.

The Councils' will require that new shop fronts in town centres and designated Architectural Conservation Areas take reference from the existing traditional designs with advertising signs kept to a minimum.

The Councils' will assess new shopfronts based on the following criteria:

- Shop front advertisements should normally be restricted to fascia signs placed immediately above the shop windows. Fascia lettering and logos are best hand-painted in a simple colour which harmonises with the shop.
- Hanging signs should normally not be mounted higher than the first floor windows. There should be normally not more than one hanging sign to each property frontage.
- In cases of properties having multiple tenancies, the ground floor shop may have a fascia sign and one projecting sign may be permitted to the first floor premises.
- External roller shutters shall not be permitted.

Advertising signs should be sensitively designed and not excessive in terms of scale, size and number. Miscellaneous advertising signs such as banners, flags, spotlights, neon lights and moving message signs will not normally be permitted.



**Figure 9.1 – Elements of a Traditional Shop Front**



### **9.11 Industrial Development**

The Councils' in assessing applications for new industrial estates (light, general and warehousing) will require the following standards be met:

**Access:** Single access to multi-unit developments. Access road shall have a minimum carriageway width of 7.5m. A 2m wide footpath should be separated from the carriageway by a 1.3m wide grass strip.

**Site Layouts:** Adequate space shall be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site. Building line set back of at least 12 metres from estate road boundaries shall apply.

**Design:** Designs shall be of a high quality and shall comply with the following:

- Building heights shall not generally exceed 10.5 meters and should not exceed a height which is necessary for the function of the building.
- Building mass should be broken down into stepped sections to mitigate the visual impact.
- Multi-unit buildings should incorporate a uniform design in terms of architectural treatment, roof profiles and boundary fences.

**Fencing and Landscaping:** A comprehensive landscaping plan including full details of boundary treatment and planting schedule shall accompany applications.

No security fencing should be installed forward of the front building line of any industrial or warehouse facility.

**Use:** Full details of the proposed use, including industrial process involved, any toxic materials, chemicals or solvents use, shall be submitted.

**Storage of Goods and Fuels:** Goods, including raw materials, manufactured goods, packaging etc. shall be stored or displayed only within the enclosed units. All over ground oil and chemical storage tanks shall be adequately bunded to protect against spillage. Adequate storage shall be provided to facilitate segregation of materials.



**Signage:** Signage shall be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions as appropriate.

**Car Parking Provision:** Car parking should be provided in accordance with the standards set out in Table 9.5. Parking should also be separately provided for articulated and fixed axle vehicles/trucks.

**Noise Levels:** Noise levels arising from any industrial development should not exceed 55 dB(A) Leq between 0800 to 1800 hours. Monday to Saturday inclusive, but excluding public holidays, when measured at any point along the site boundary. At all other times the noise level should not exceed 45 dB(A) Leq when measured at the same locations unless otherwise agreed by the Planning Authority. No pure tones should be audible at any time.

### **9.12 Petrol Filling and Service Stations**

The Councils' will assess petrol and filling stations in accordance with the *Retail Planning: Guidelines for Planning Authorities, 2000* and will require such proposals to comply with S.I. 311 of the 1979 Dangerous Substances (Retail and Private Petroleum Stores Regulations), as follows:

- A minimum frontage of 30m within a 50/60 KPH area and 45m in other speed limit areas.
- A minimum distance of 7m from the pump island to the road boundary
- Two access points, between 7-9m wide, with a minimum junction radius of 10.7m
- A minimum distance of 50m from entrance to nearest major junction and 25m to nearest minor junction;
- A footpath of 2m wide with 0.5m high wall along the front boundary;
- A petrol/oil interceptor to the surface water drainage;
- Adequate facilities for storage of refuse and waste on site;
- A scheme of landscaping to protect visual amenities.

### **9.13 Telecommunications Infrastructure**

The Councils' consider that the availability of various telecommunications services is an essential and beneficial element in the life of the local community and economy. The Councils' will assess proposals for telecommunications masts and associated infrastructure in accordance with the DoEHLG's publication 'Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities', 1996 or any future guidelines. Proposals shall also ensure that:

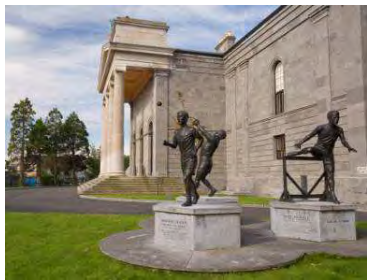
- Telecommunications cables and wire connections shall be located underground.
- Particular constraint will be exercised in areas of archaeological importance, recorded monuments, areas of ecological importance, areas of amenity value and other environmentally sensitive designated areas.
- Masts should be designed and located so as to cause minimum impact on their setting
- Operators should seek to co-locate their services by sharing a single mast. Evidence to this effect will be required.

Planning permission shall normally be for a temporary period of not more than 5 years.

# CHAPTER 10

## Land Use Zoning and Zoning Matrix

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## CHAPTER 10: LAND USE ZONING AND ZONING MATRIX

### 10.0 Introduction

This chapter provides the land use zoning objectives for the town, supported by a land use zoning matrix of uses which:

- (a) Lists the land use activities referred to under each zoning objective.
- (b) Indicates the acceptability or otherwise in principle of the specified land uses in each zone.

Land use zoning objectives seek to assist individuals in assessing the most appropriate locations for new development. Not all needs can be anticipated and therefore some flexibility is required, having regard to the strategic objectives of the Plan and the more detailed policies and objectives contained in the foregoing chapters.

### 10.1 Zoning Matrix

The land use zoning matrix set out in Table 10.1 details the most common forms of development land uses in accordance with the zoning objectives. This matrix classifies uses under three categories in terms of whether a proposed use is generally permitted in principle, open for consideration or not permitted.

- **Permitted in Principle (√):** Proposed use will be generally accepted subject to normal planning practice, site suitability and compliance with the relevant policies and objectives, standards and the requirements set out in the Nenagh Town and Environs Development Plan.
- **Open for Consideration (O):** Proposed use may be permitted where the Councils' are satisfied that the use is in compliance with the zoning objective, other relevant policies and objectives, standard and requirements as set out in the Nenagh and Environs Development Plan.
- **Generally Not Permitted (X):** Proposed use will not be favourably considered, except in exceptional circumstances and in such instances, the development may represent a material contravention of this plan. This may be due to envisaged negative impact on existing and permitted uses, incompatibility with policies and objectives contained in the Plan.

### 10.2 Zoning Objectives

In the interest of ensuring the orderly and phased development of the town and to ensure the most efficient use of land within the Development Plan area, the zoning objectives as set out in Table 10.2 will apply, which correspond to the land use zoning map.

#### Policy ZO: Zoning

It is the policy of the Councils' to ensure that proposals for development conform to the appropriate land use zoning objectives identified in Plan.

TC	To provide and enhance for Town Centre Mixed Use facilities
R	To protect and enhance existing Residential areas
R1/R2/SS	To provide for new Residential/low-density/serviced site Residential development
C	To provide for commercial development
B/E	To provide for a mix of Business and Employment development
I	To provide for industrial and employment related development
SP	To provide and improve Social and Public facilities
AM	To preserve and enhance open spaces and amenity areas
AG	To provide for agricultural needs and to protect and enhance rural amenity

\*Residential development in commercial areas shall be confined to ancillary development such as living over the shop and to provide mixed use streetscape.

**Table 10.1: Matrix of Use Classes Related to Use Zones**

Use Classes	Ag	TC	R	R1/2/SS	C	B/E	I	SP	AM
Abattoir	X	X	X	X	O	O	A	X	X
Advertising Structures/panels	X	O	X	X	O	A	O	O	X
Agricultural Buildings/Structures	A	X	X	X	X	O	O	X	X
Associated Community Sports Related Activities	O	X	X	X	O	O	O	O	O
Allotments	O	O	O	O	O	O	O	O	O
Bed and Breakfast	O	A	O	O	O	X	X	X	X
Betting Office	X	A	X	X	A	X	X	X	X
Caravan Park/Camping	O	X	X	O	O	A	X	O	X
Car Park	X	A	O	O	A	A	A	O	X
Cash and Carry Wholesale	X	A	X	X	A	O	X	X	X
Cemetery/Graveyard	O	X	X	X	O	O	O	O	O
Church	O	O	A	A	O	O	X	O	X
Commercial Leisure Related Buildings	X	O	X	X	O	O	O	X	X
Community Facility	O	A	O	A	O	A	O	A	O
Concrete/Asphalt etc. plant	X	X	X	X	X	X	O	X	X
Crèche/Nursery School	X	A	O	A	O	O	X	O	X
Cultural Use	O	O	O	O	O	O	O	O	O
Dance hall/ Disco/ Cinema	X	A	X	X	O	O	X	X	X
Doctor/ Dentist	X	A	O	A	O	O	X	X	X
Educational	O	A	O	A	O	A	O	A	X
Enterprise Centre	X	A	O	O	A	A	A	O	X
Funeral home	X	A	O	O	O	A	O	O	X
Garden Centre	A	X	X	X	O	A	O	X	X
Guest House/Hostel	X	A	O	O	O	A	X	X	X
Halting Sites	O	X	O	O	O	O	X	O	X
Health Centre	O	A	O	O	O	O	X	O	X
Heavy Vehicle Park	X	X	X	X	O	A	A	X	X

**Table 10.1: Matrix of Use Classes Related to Use Zones**

Use Classes	Ag	TC	R	R1/2/SS	C	B/E	I	SP	AM
Home Based Economic Activities	X	O	O	O	O	O	O	X	X
Hospital	O	X	X	X	O	O	O	O	X
Hotel/Motel	O	A	X	X	A	A	O	X	X
Household Fuel Depot	X	A	X	X	A	A	A	X	X
Industrial-General	X	O	X	X	X	O	A	X	X
Industrial - Light	X	O	X	X	O	O	A	X	X
Nursing/ Retirement Home	O	A	O	A	A	A	X	O	X
Offices less than 60 sq.m.	X	A	O	O	A	A	O	X	X
Offices above 60 sq. m.	X	A	X	X	A	A	A	X	X
Petrol Station	X	O	X	X	A	A	A	X	X
Public House	X	A	O	O	O	O	O	X	X
Recreational Buildings	X	A	O	A	A	A	A	O	O
Recycling Facility / Civic Amenity	X	X	X	X	A	A	A	O	O
Residential	O	A*	A	A	O*	X	X	X	X
Restaurant	X	A	O	O	O	O	O	X	X
Retail Warehouse	X	O	X	X	A	O	X	X	X
Scrap Yard/ Refuse Transfer	X	X	X	X	X	O	A	X	X
Shop-Comparison/ Discount/Foodstore	X	A	X	X	O	O	X	X	X
Shop-Neighborhood	X	A	O	A	O	O	O	X	X
Service Garage	X	O	O	O	A	A	A	X	X
Take-Away	X	O	X	X	O	O	O	X	X
Transport Depot	X	X	X	X	A	A	A	X	X
Veterinary Surgery	O	A	O	O	A	O	A	X	X
Warehousing	X	O	X	X	A	A	A	X	X
Workshops	X	O	X	X	A	A	A	X	X

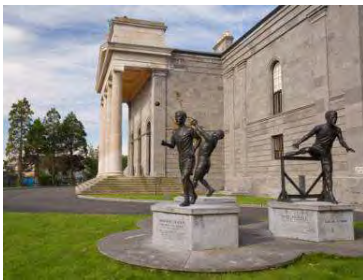




# CHAPTER 11

## Monitoring and Implementation

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## CHAPTER 11: MONITORING AND IMPLEMENTATION

### 11.0 Introduction

It is important that the policies and objectives of the Plan are monitored and reviewed to gauge their effectiveness as they are implemented. The monitoring process highlights the areas of the Plan which need reviewing and gives an indication as to whether the Plan is achieving its aims. A screening for Strategic Environmental Assessment and Appropriate Assessment of the Policies of the Plan has been undertaken to assess whether the current set of policies are in line with the sustainability aims of the Plan.

### 11.1 Section 15(1) Planning and Development Act 2000

Section 15 (1) of the Planning and Development Acts 2000 – 2010 requires the Planning Authority to take such steps within its powers as may be necessary for securing the objectives of the Development Plan. Under Section 15 (2) of the Act there is a requirement of the Manager to give a report to the Members of the Authority, not more than 2 years after the making of the Plan, setting out the progress achieved in securing the objectives contained in the County Development Plan. In addition, under Section 95(3) of the Act, the Manager is required to include in this report the progress achieved in implementing the Housing Strategy.

### 11.2 Indicators and Targets

A list of indicators and targets relating to the overall strategic themes of the Plan has been devised as shown in Table 11.1. This will enable the monitoring of the policies in the Plan and provide information on whether the aims of the Plan are being met. The Plan will be subject to ongoing monitoring and review as is deemed necessary and further areas for monitoring and the use of the data will be examined where necessary.

Nenagh Town Council has aimed to incorporate the main principles and practices on accessibility in this Plan in line with guidelines from the National Disability Authority. The Council further supports the ‘Disability Proofing Template for Local Government – Barcelona Declaration Project 2001-2004’ and will disability/equality proof the Plan and ensure that the monitoring, feedback and evaluation of the Plan will include an impact measure on the quality of life of people with disabilities.

### 11.3 Councils’ Responsibility

The Councils’ produce a series of regular monitoring reports in addition to other planning related data as required by the Government. These relate to the key areas of:

- Housing – the monitoring of residential land availability, the supply of housing land and affordable housing
- Employment – the monitoring of employment land availability and the supply of strategic employment land
- Planning application statistics.

### **Policy MI: Monitoring the Plan**

The Councils’ will continue to monitor the effectiveness of policies and objectives in the Plan and will take account of the changing circumstances in the physical, social and economic environment in order to review and update the Plan.

**Table 11.1 Indicators and Targets**

<b>Strategic Theme/Aim</b>	<b>Indicator</b>	<b>Target (by 2016)</b>
<b>Settlement Strategy</b>		
1. Consolidate, strengthen and develop local communities	Population in Nenagh Town and Environs	To increase or maintain
<b>Housing</b>		
2. Meet housing needs	Area of land available for housing development.	To increase if necessary only
3. Improve access to facilities and services for all especially disadvantaged groups	Social & Affordable housing provided in new developments.	To meet social & affordable targets in housing strategy.
	Proportion of new dwellings, which meet access-housing standards.	To increase
	Access to new buildings for people with disabilities.	To increase
<b>Transport and Infrastructure</b>		
4. Minimise energy consumption by transport, and the need to travel	Number of car trips (morning peak)	To reduce
	Use of public transport (bus).	To increase or maintain
	Cycling as a transport mode	To increase or maintain
	Average housing densities in new development.	Where appropriate to increase or maintain
5. Maximise renewable energy	Number of renewable energy projects	To increase where appropriate
6. To maximize recycling/reuse of waste.	Percentage of waste recycled.	To increase recycling and composting in housing and commercial developments.
7. Minimise pollution	To upgrade water services and infrastructure.	To improve or maintain
	To have regard to River Basin Management plans in accordance with the Water Framework Directive.	To improve or maintain

<b>Economic Development</b>		
8. Consolidate, strengthen and diversify the local economy	Supply of employment land  Amount of floorspace of new retail development located in accordance with the Retail Strategy.	To increase or maintain  New retail development developed in accordance with the Retail Strategy and Retail Planning Guidelines.
<b>Environment and Heritage</b>		
9. Conservation and enhancement of natural heritage and built environment	Number of Architectural Conservation Areas  Protected Structures	To increase or maintain  To increase or maintain
10. Protect amenity, ecological and landscape value.	Number of Tree Preservation Order's (TPO's).  Number of sites of importance for Nature Conservation adversely affected by development.	To increase TPO's  No sites adversely affected by development
<b>Community and Recreation</b>		
11. Protect open space, recreational and community facilities	Area of publicly accessible open space gained or lost.  Number of leisure and community facilities lost to other uses.	To increase or maintain  To decrease
12. Childrens' Play Areas	The number of children's playgrounds per population – directly provided by the Local Authority or facilitated by the Local Authority.	To increase or maintain
13. Protect open space, recreational and community facilities	Area of publicly accessible open space gained or lost.  Number of leisure and community facilities lost to other uses.	To increase or maintain  To decrease
<b>Disability/Equality</b>		
14. Promoting Universal Accessibility	Accessibility to all types of development and infrastructure, e.g. Footpaths, roadways, parks, etc for people with disabilities.	To increase





# APPENDICES





## **APPENDIX 1: SUSTAINABILITY STATEMENT**

### **TRANSPORT**

<b>Headings</b>	<b>Comments</b>
1) Is the development near a transport node?	
2) Is the development supported by public transport, cycling, pedestrian, and environmentally friendly transport? (Public transport, cycle ways and footpaths should be identified on your plans)	
3) Does the development support pedestrian priority and sustainable living?	
4) Does the development have good accessibility and pedestrian permeability? (A pedestrian mobility plan should be submitted as part of the planning application)	

### **ENERGY**

<b>Headings</b>	<b>Comments</b>
5) Has your development incorporated other sustainable design approaches/ renewable energy technologies?	
6) Has your development used renewable materials: natural, ecological and locally produced? Please provide a detailed breakdown of materials proposed to be used.	
7) Has your development proposals to minimise waste and has it made provision for re-cycling in the collection of waste?	
8) What is the preliminary Building Energy Rating (BER) for the proposed building? Please submit copy of preliminary BER.	
9) How has your proposed building been sited in order to maximise exposure to passive solar energy?	

### **ECOLOGY**

<b>Headings</b>	<b>Comments</b>
10) Has your development retained and integrated into its design related features of the site such as trees, shrubs, water courses and topography?	
11) Will the proposed development protect bio-diversity and use native species? A full environmental analysis of all designations and other significant features should be submitted as part of the proposed development. A management scheme for on-going ecological conservation should be submitted as part of the planning	

application.	
12) Demonstrate in your application how the development will link urban and rural.	
13) Clearly demonstrate how green areas have been designed to provide maximum enjoyment and form an integrated part of the development.	
14) Demonstrate how water features within and adjoining the site and their existing integrity is protected and enhanced as part of the proposed development.	
15) Show how water quality will be protected during construction and after completion of the development.	
16) Your proposals to identify and reduce likely sources of noise pollution.	

### **LAND**

<b>Headings</b>	<b>Comments</b>
Demonstrate how your design has maximised the efficient use of land for urban development.	
17) Demonstrate how the proposed development has followed the sequential approach so as to maximise its integration with the existing fabric of the settlement?	
18) Clearly justify, where existing buildings have not been incorporated into the development, why it is proposed to remove them. Where it is proposed to demolish existing buildings, you should submit detailed proposals for the reuse of materials from these building.	
19) Clearly show how your proposals complies with appropriate national, regional and local guidelines.	

### **SOCIAL QUALITY**

<b>Headings</b>	<b>Comments</b>
20) Demonstrate how your development has provided a housing mix to cater for different household sizes and social integration, appropriate to the settlement.	
21) Show all existing services, workplaces and schools in the area and how the proposed development relates to each of them.	
22) Show that sufficient capacity exists within local school and crèches in the area, in line with appropriate guidelines.	
23) Demonstrate how your development caters for persons with disabilities, special needs and the elderly.	

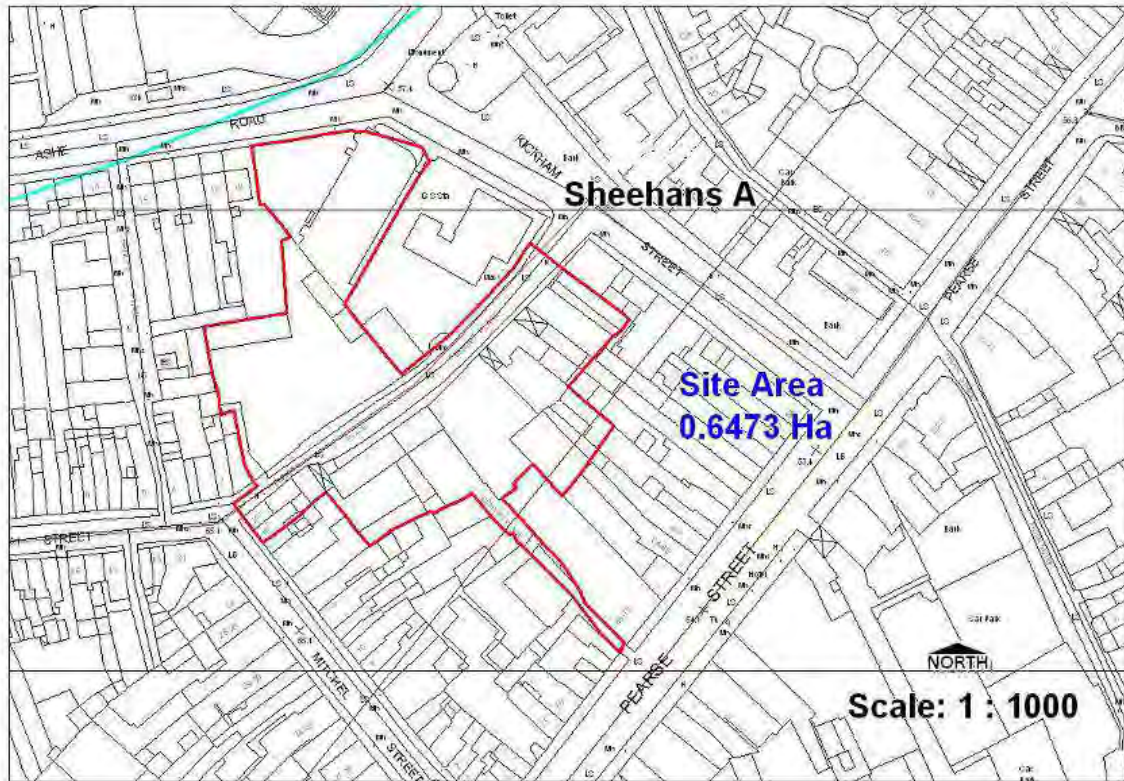
## **APPENDIX 2: OPPORTUNITY SITES**

- 1) Sheahan's 'A' Development Brief**
- 2) Sheahan's B Development Brief**
- 3) Development Brief for Lands at Ashe Road**
- 4) Castlebrand Site Development Brief**
- 5) Kenyon Street, Silver Street, Stafford Street Backlands Development Brief**
- 6) Nenagh Barracks Development Brief**





# 1) Sheehan's 'A' Development Brief



## 1. Introduction

This development brief was prepared for a significant parcel of town centre land as identified in the above map. The land, to be referred to as Sheahan's A, has a total site area of 0.65Ha and will provide an excellent opportunity to extend Nenagh's town centre while retaining and protecting its only example of an art deco façade.



1. Art Deco façade of the former cinema

## 2. The site

The site is a significant parcel of land North and South of Emmet Place between Ashe Road, Kickham Street, and Mitchel Street. Ashe Road is an edge of town location with mixed uses. Kickham Street adjoins Ashe Road and like Mitchel Street intersects the prime retail area of Pearse Street. Both Kickham Street and Mitchel Street have a mixture of uses including retail, financial, office and eateries. The primary vehicular entrance to the site is Emmet Place which can be accessed via Mitchel Street and Kickham Street. Additional entry points are available off Ashe Road via a storage yard and off Pearse Street via a pedestrian laneway.

The entire site area measures .6473Ha and is composed up of a number of land parcels:

- (a) Sheahan's Hardware Store (former cinema and Protected Structure);
- (b) Storage yard off Ashe Road;
- (c) Building Materials yard North of Emmet Place;
- (d) Material shed South of Emmet Place;
- (e) Derelict and abandoned buildings at Emmet Place and Mitchel Street.

## 3. Adjoining Buildings and Sites

The western boundary of the site is enclosed by largely residential development, with one or two shop units. The eastern boundary is made up of the rear yards to the properties on Pearse Street and Kickham Street, while the northern boundary fronts onto the intersection of Ashe Road, Kickham Street and O'Rahilly Street. The southern boundary also consists of back yards to premises on both Mitchel Street and Pearse Street and includes pedestrian access to Pearse Street.

## 4. Urban Mix and Design Criteria

The development brief is being prepared to provide for the integrated development of this important town centre location. The brief recognises that the various sites within the development brief area may be developed independently, and at different time frames. However, each development will need to conform to the overall design brief as set out herein. The overall layout of the land may provide for the following:

- a) Distinct Sense of Place – significant extension to the town centre with separate identity;
- b) Retention and preservation of the art deco façade of the former cinema;
- c) Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site and street/access intersections;
- d) Compatible town centre uses.
- e) Residential development on upper floors with access to street level;
- f) Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares (piazza), new streets and urban gardens;
- g) Clear views and easy orientation, including linkages with adjacent sites.



## 5. Access and Linkages

Primary vehicular access shall be provided via Emmet Place. A possible vehicular entrance may be provided via Ashe Road. Existing pedestrian access shall be protected and enhanced along Emmet Place and a new pedestrian route may be provided via a laneway leading to Pearse Street.



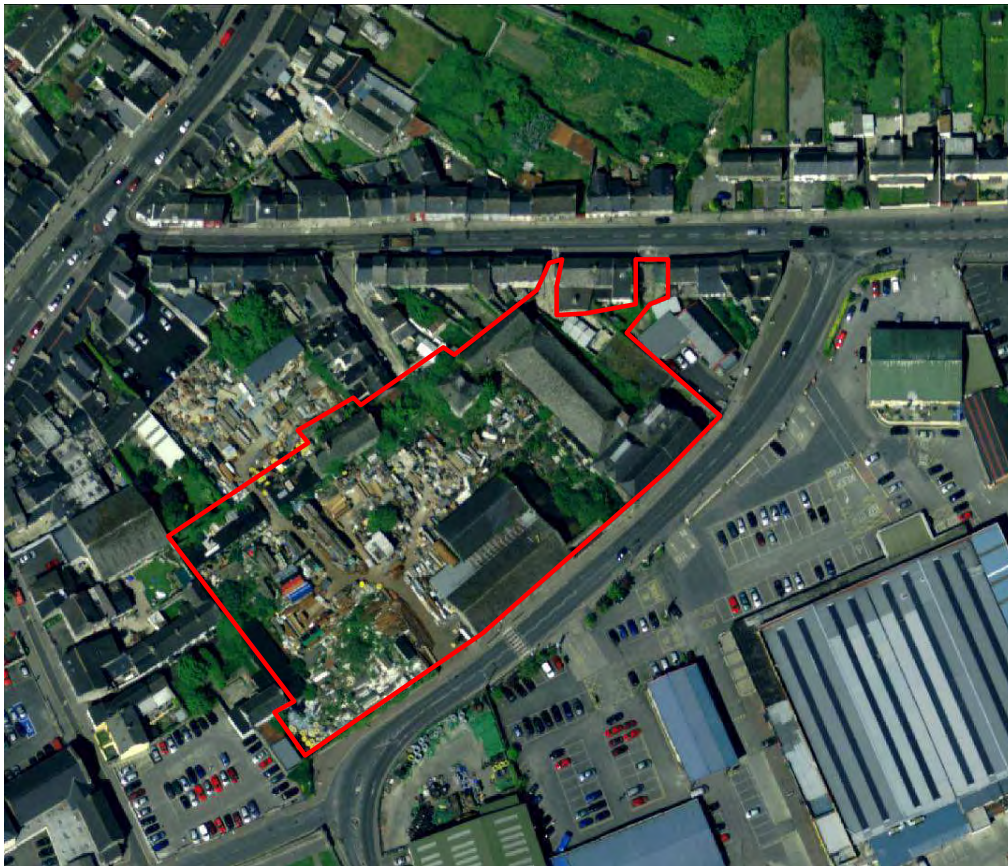
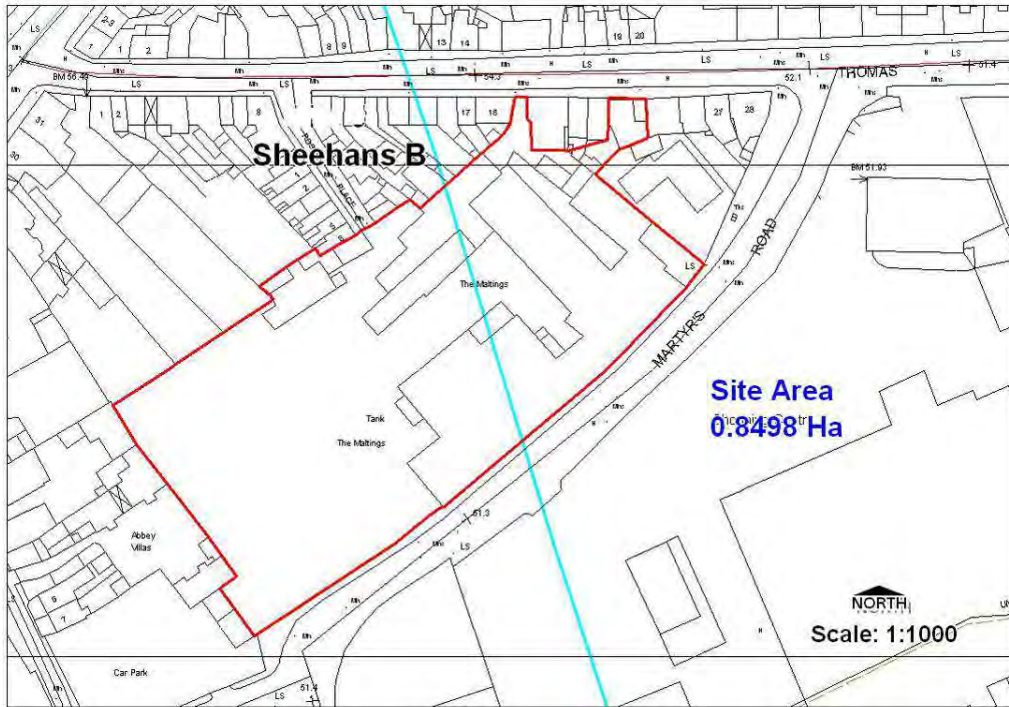
*Pedestrian Access from Pearse Street.*



*Possible entrance via Ashe Road*



## 2) Sheehan's B Development Brief





## 1. Introduction

This development brief was prepared for a significant parcel of edge of town land in Nenagh as identified in the above map. The land, to be referred to as Sheahan's B, has a total site area of 0.8498Ha and will provide an excellent opportunity to extend Nenagh town to the east, towards the Masterplan Site.

## 2. The site

The site is a significant parcel of land which fronts onto New line/Well Road and is back lands of Thomas Mac Donagh Street and Pearse Street. New line/Well Road and Thomas Mac Donagh Street lie adjacent to the town centre and support a mix of uses. Pearse Street is a primary shopping street and provides a main spine through the town. The site itself contains a large yard and former mill buildings which are now used for storage. The former mill buildings are protected structures. Key view of landmark buildings are visible from the site and include Nenagh Castle, St Mary the Rosary Catholic Church and St Marys Church of Ireland Church. The primary vehicular access to the site is from New line/Well Road. There is a second access off Thomas Mac Donagh Street at the end of Rossa Place.

The entire site area measures 0.8498Ha and is composed up of:

- (a) Sheahan's steel yard and mill buildings;
- (b) Two access lanes off Thomas Mac Donagh Street;



*Sheahan's fronting New line/Well Road*

## 3. Adjoining Buildings and Sites

The north western boundary of the site is enclosed by the rear yards of properties on Pearse Street and residential property which adjoins Rossa Place. The northern boundary is composed of the rear yards of the properties on Pearse Street and Thomas Mac Donagh Street and properties on Rossa Place while the southern boundary fronts on to New line/Well Road.

## 4. Urban Mix and Design Criteria

The development brief is being prepared to provide for the integrated development of the important edge of town location. The brief recognises that the various sites within the development brief area may be developed independently, and at different time frames. However, each development will need to conform to the overall design brief as set out herein. The overall layout of the land will provide for the following:

- a) Retention, renovation of and bringing back into positive use of the former mill buildings.
- b) Enhancement of the setting of the former mill buildings;
- c) Distinct Sense of Place – significant extension to the town centre with separate identity;
- d) Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site and street/access intersections;

- e) Residential development on upper floors with access to street level;
- f) Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares (piazza), new streets and urban gardens.
- g) Clear views and easy orientation, including linkages with adjacent sites

### 5. Access and Linkages

Primary vehicular access shall be provided via New line/Well Road with a second vehicular access and service access provided via Rossa Place. Pedestrian access shall be maintained and upgraded along New line/Well Road and Rossa Place with the possibility of a further two entrances along Thomas Mac Donagh Street.



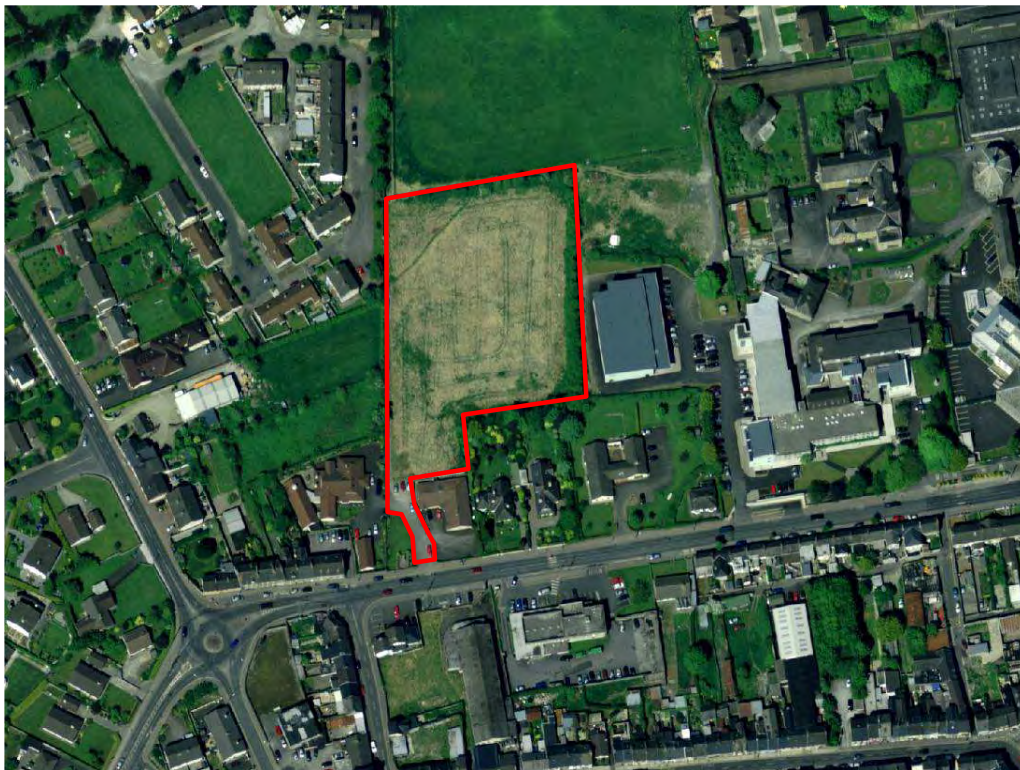
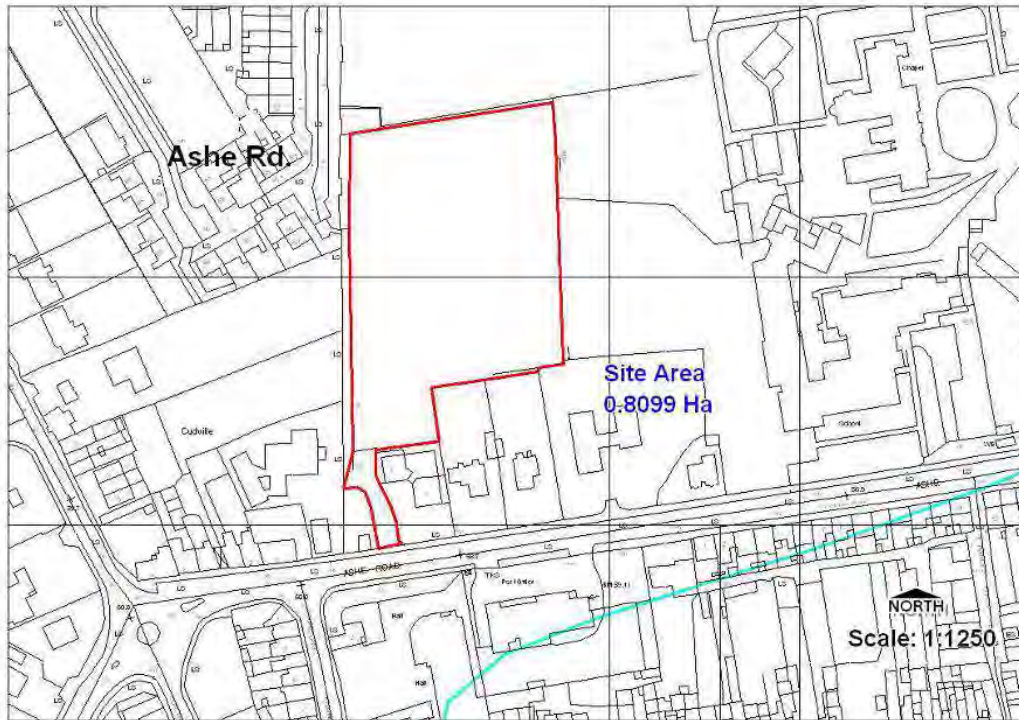
*Access points to site from Thomas MacDonagh Street*



*Access from Thomas MacDonagh Street via Rossa Place*



### 3) Development Brief for Lands at Ashe Road





## 1. Introduction

This development brief is prepared for a significant parcel of land on the edge of Nenagh as identified in the above map. The site, to be referred to as Ashe Road, has a total site area of 0.8316Ha and offers an excellent opportunity to develop a currently vacant in town site.

## 2. The site

The site is a significant parcel of green field land between Ashe Road and St. Conlan's Road. Surrounding land uses are primarily residential/educational. The primary vehicular access to the site is via a laneway off Ashe Road. There are also two pedestrian points of access one off Ashe Road and one via Cormack Drive.



*The site*

The entire site area of .8316Ha is composed of:

- (a) Green field site;
- (b) Laneway off Ashe Road.

## 3. Adjoining Buildings and Sites

The western boundary of the site is enclosed by a large established residential development (Cormack Drive) and also several established houses in Cudville. Adjoining the eastern boundary are the grounds of St. Mary's School. The northern boundary adjoins playing fields and beyond which is a housing estate while the southern boundary is enclosed by residential development fronting Ashe Road.



*Residential development to the North*



*Residential development bordering the site*

## 4. Urban Mix and Design Criteria

The development brief is being prepared to provide for the integrated development of this important edge of town location. The overall layout of the land will provide for the following:

- a) Distinct Sense of Place – utilisation of this edge of town site with a separate identity;
- b) Compatible edge of town uses such as residential and institutional development;
- c) Integration of this new development with the existing character of the area;
- d) Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of an enclosed square (piazza), new pedestrian ways and urban gardens.
- e) Clear views and easy orientation, including linkages with adjacent sites

## 5. Access and Linkages

Primary vehicular access shall be provided from Ashe Road via an existing laneway while pedestrian access shall be protected and enhanced along Ashe Road. A new pedestrian access point shall also be

provided for via the laneway off Ashe Road but shall be separated from vehicular traffic. Existing pedestrian links with Cormack Drive shall be maintained and upgraded.



*Access to the site via Ashe Road*

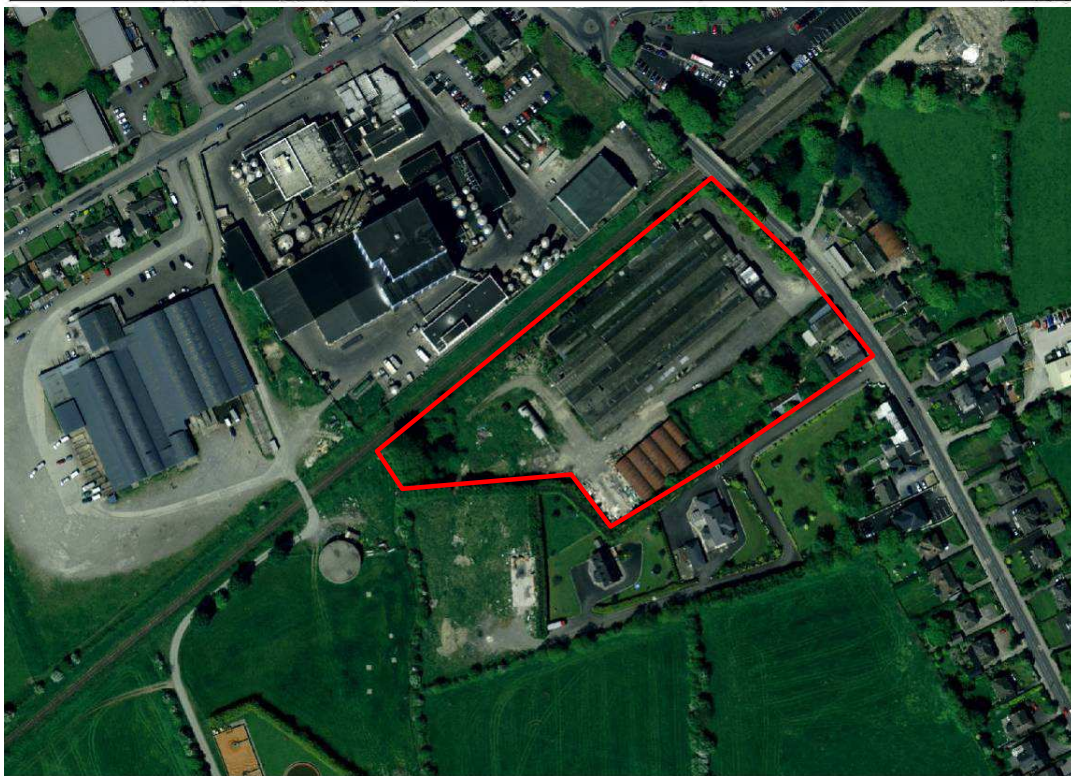
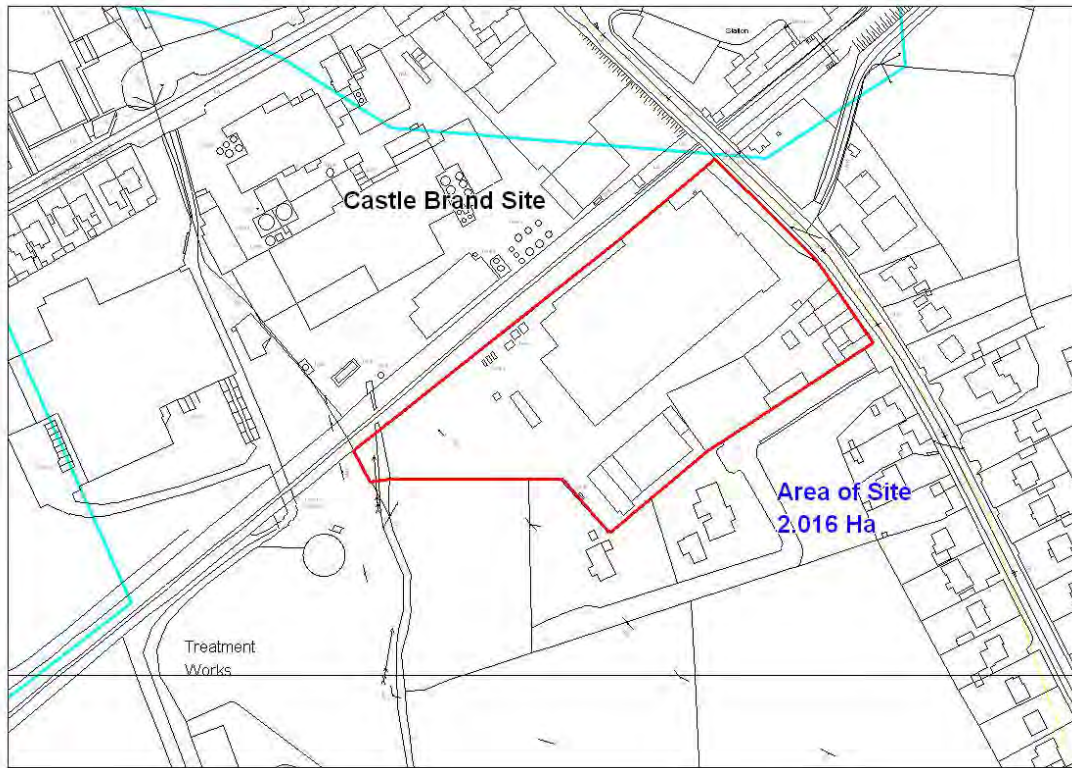


*Pedestrian access via Cormack Drive*





#### 4) Castlebrand Site Development Brief



### 1. Introduction

This Development Brief was prepared in respect of edge of town centre land located on the south-western western side of the Thurles Road as shown on the map above. The land to be referred to as the Castlebrand Site has a total area of 2.016ha and offers the opportunity for a significant development on the southern approach to the town centre.

### 2. The Site

The site which has an area of 2.016ha contains the Castlebrand Factory and grounds as well as a commercial/shop unit and dwelling on the Thurles Road frontage (both of which are in separate ownerships). Access to the Castlebrand factory is from the Thurles Road.



### 3. Adjoining Buildings and Sites

The north-western boundary of the site adjoins the railway line beyond which lies the Creamery.



The south-western boundary adjoins the grounds and access to two large detached dwellings.





On the opposite side of the Thurles Road there is a former filling station and detached residential properties.



#### **4. Urban Mix and Design Criteria**

The development brief is being prepared to provide for the integrated development of this important edge of town location. The overall layout of the land will provide for the following:

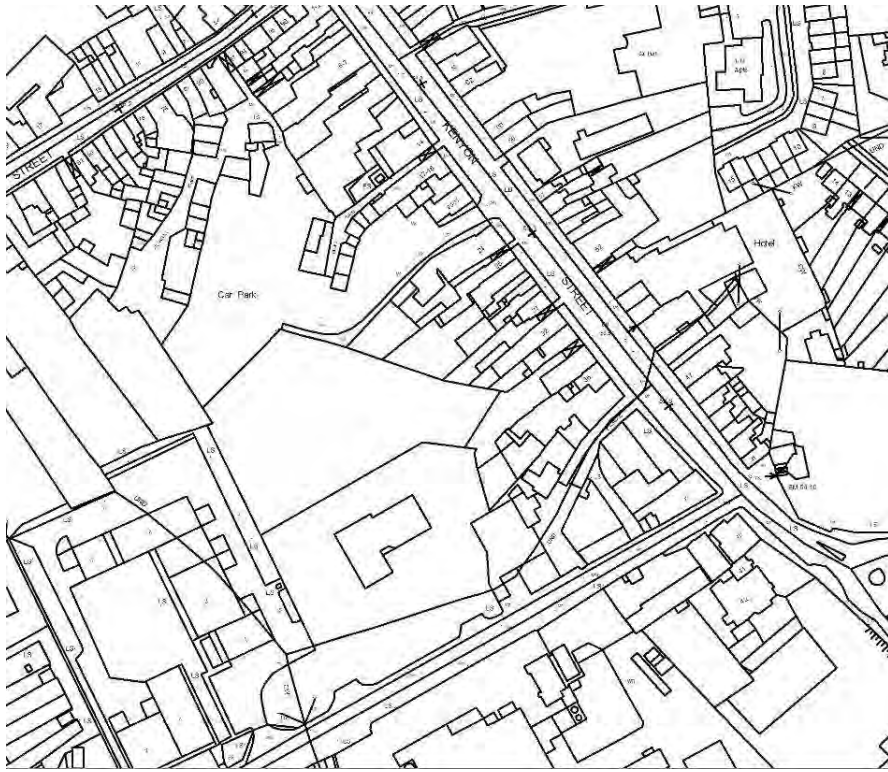
- (a) Distinct Sense of Place – revitalisation of the edge of town with a strong identity;
- (b) Hierarchy of legible urban forms including possible landmark buildings including provision of a streetscape along the frontage of the site;
- (c) Compatible uses such as commercial/office and institutional uses which do not detract from the viability and vitality of the town centre.
- (d) Clear views and easy orientation, including linkages with adjacent sites.

#### **5. Access and Linkages**

Vehicular access will be from Thurles Road. In order to achieve the satisfactory re-development of the site it will be necessary to provide improved sight lines at the junction of the access with the Thurles Road which are currently very poor.



## 5) Kenyon Street, Silver Street and Stafford Street Development Brief





## 1. Introduction

This development brief was prepared by Nenagh Town Council for a significant parcel of town centre land in Nenagh as identified in the above maps. The land, to be referred to as Kenyon Street back lands, will provide unprecedented opportunity to provide an extension to the town centre of Nenagh. The brief will seek to ensure that such development is both integrated and holistic. It will provide for enhanced vitality and viability of the town centre, improved vehicular access and pedestrian linkages in the town centre, and create distinctive sense of place.

## 2. Background

Nenagh is the administrative centre of North Tipperary and acts as a market centre for the wider hinterland. The name Nenagh or ‘An aonach’ (fair), has a rich legacy of settlement from the mid-1700s onwards, although much of the town today was developed in the 19<sup>th</sup> century. Like many market towns Nenagh has a strong market culture and tradition of craft such as, coach building, machinery production, distilling and brewing. These activities have been replaced by financial services and shops, but the town continues to boast good quality hostelrys, including café’s bars and hotels.



*Market Tradition*

## 3. The Site

The site is a significant parcel of land which is largely back land between Kenyon Street, Silver Street and Stafford Street. Kenyon Street is a primary shopping street with largely three storey façade provides a main spine route through the town and has access to the site via Kenyon Street car park. Silver Street is at right angles to Kenyon Street and has a one-way traffic system heading away from Kenyon Street. The pavement has been cobblelock and on-street parking prohibited. Stafford Street is an edge of town location with mixed uses including, the large Arrabawn creamery, the mart, Shannon Development Business Park and residential terraces and cottages on the western side of the street.

The entire site area measures 2.78 ha and is composed up of a number of land parcels:

- (a) Shannon Development Enterprise Centre;
- (b) Creamery Field and entrance through Arrabawn site;
- (c) Kenyon Street Public car park;
- (d) Derelict buildings and sheds at Ball Alley Lane, Glebe Place and Shamrock Place; and

The primary vehicular access to the site is via Kenyon Street and the public car park. There is a second pedestrian access off Kenyon Street along Glebe Place. Three entrance points are available off Silver Street via pedestrian arch-ways at Ball Alley Lane, Shamrock Place and access to old Methodist Church. Access from Stafford Street is via Arrabawn offices and an agricultural access to the rear into the creamery field behind the Arrabawn offices. The Shannon Development Enterprise Centre fronts on to Stafford Street with a boundary adjoining Arrabawn, the creamery field and land to the rear of the Methodist Church on Silver Street.

## 4. Adjoining Buildings and Sites

The western boundary of the site is enclosed by largely residential development, Stafford Hall the newly constructed three storey development being the closest neighbour.

The eastern boundary is made up of the rear yards to the properties on Kenyon Street, some of which front on the Kenyon Street car park. The northern boundary is composed of Ball Alley Lane and the rear



*Stafford Hall*



yards to the properties on Silver Street. The southern boundary fronts on to Stafford Street.

This Council will ensure that proposal for development in and adjacent to the site will not undermine the implementation of the development brief.

### 5. Urban Mix and Design Criteria

The development brief is being prepared to provide for the integrated development of the important town centre location. The brief recognises that the various sites within the development brief area may be developed independently, and at different time frames. However, each development will need to conform to the overall design brief as set out herein. The overall layout of the land will provide for the following:

- a) Distinct Sense of Place – significant extension to the town centre with separate identity;
- b) Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site and street/access intersections;
- c) Compatible town centre uses
- d) Residential development on upper floors with access to street level;
- e) Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares (piazza), new streets and urban gardens.
- f) Clear views and easy orientation, including linkages with adjacent sites

### 6. Access and Linkages

Primary vehicular access shall be provided via Kenyon Street. A second vehicular access and service access shall be provided off Stafford Street via the creamery field to link with Ball Alley Lane and land to the rear of the Methodist Church. Pedestrian access shall be protected and enhanced along Glebe Place, Ball Alley Lane and Shamrock Place. A new pedestrian link shall be provided from western side of Silver Street to land to the rear of the former Methodist Church, and link up with the route identified above.

### 7. Conclusion

This design brief defines the Town Council's expectations in respect of the future development of the lands enclosed by Kenyon Street, Silver Street and Stafford Street. It is anticipated that the final Master Plan will be agreed between the land owners and the town council. It is intended that the development brief will provide overall descriptive guidance but will not prescribe individual buildings or design solutions. It will seek to ensure that there is an integrated approach to the overall development of the area. Where individual developments are deemed to be contrary to the guidelines and objectives contained in the brief the Town Council will resist such development.



*Café Culture*



*Entrance to Shannon Development*

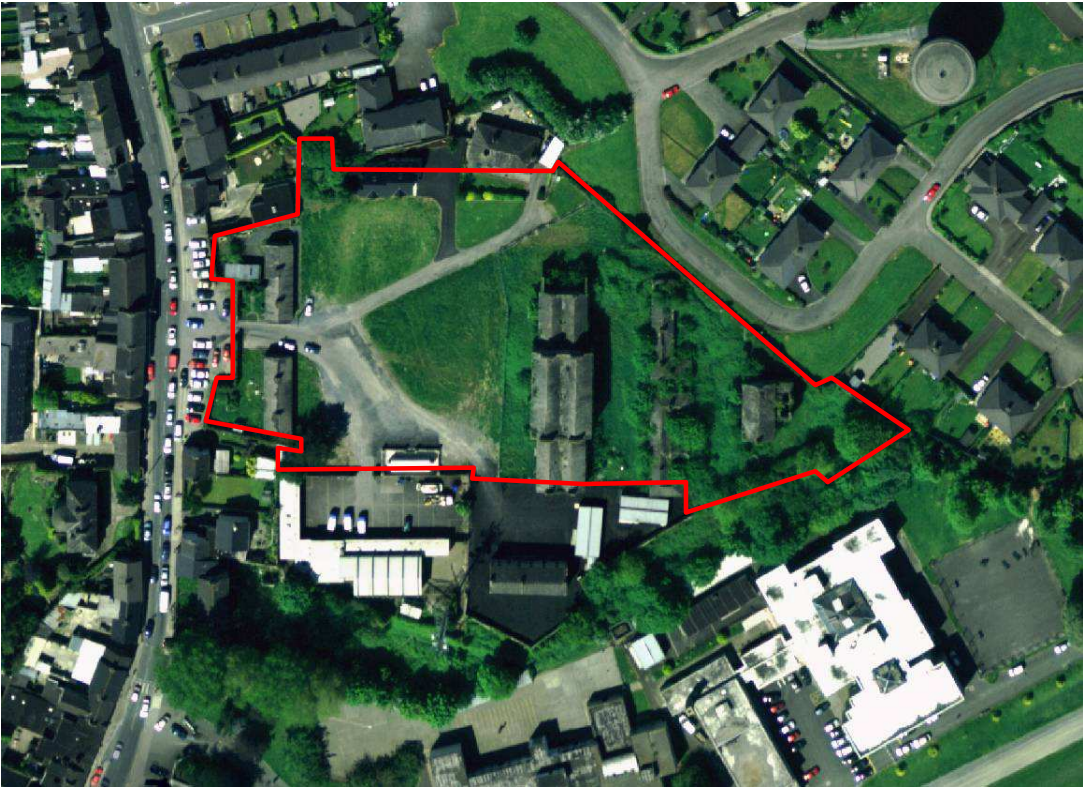
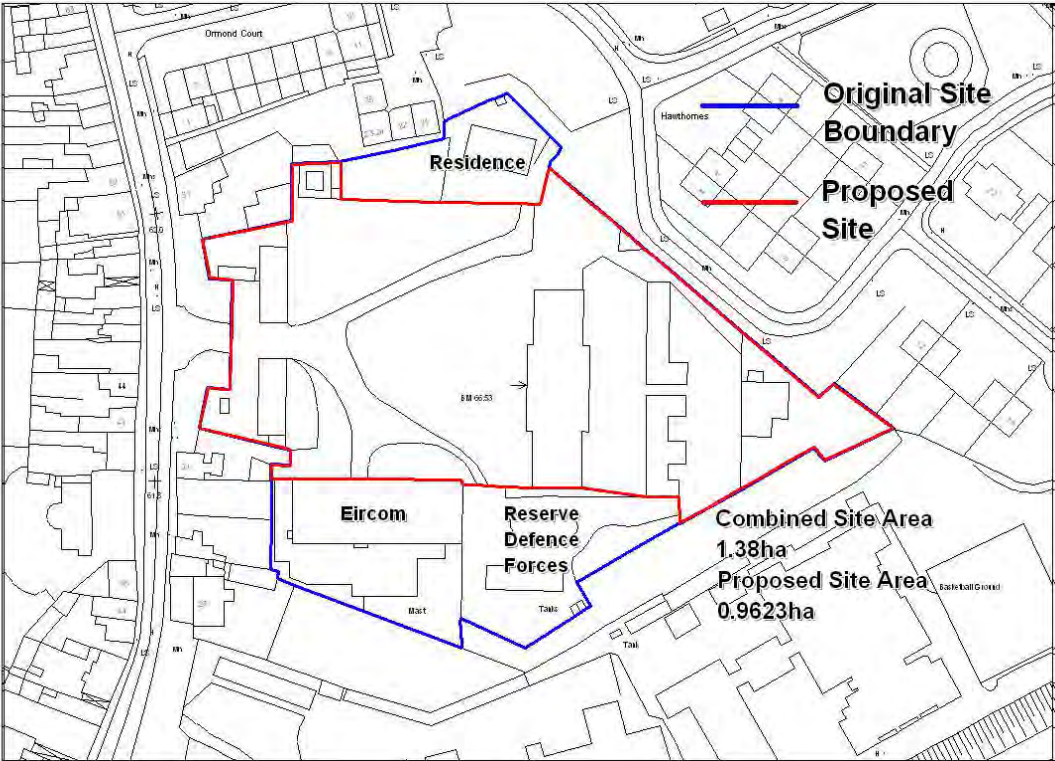


*Proposed pedestrian entrance – Silver Street*



*Entrance to Shannon Development*

### 6) Nenagh Barracks Development Brief





## 1. Introduction

This development brief has been prepared for the site of the former Military Barracks Complex located north of Summer Hill and east of Ormond Street. This site offers a significant redevelopment opportunity in an edge of centre location, close to all services. The development brief is designed to provide the Town Council's intentions in respect of the future redevelopment potential of the site.

## 2. Background

The site began its role as a military complex in 1832 and was garrisoned by regiments of the British Army until 1922. Following the formation of the Irish Free State the complex was briefly occupied by the Irish Army until 1924. Most recently it was utilised by government departments as office space. The square is of integral importance to the site itself and was host to fundraising bazaars in the last century and carnivals in the 1930's -50's. The site is currently occupied by the FCA, Eircom and private dwellings.



*Main Barracks Building with central square and green*

## 3. The Site

The entire site boundary measures 1.38 ha and is surrounded by a high nineteenth century limestone wall and contains a number of buildings. All buildings on the site are constructed from limestone and together with the open square are considered important to the historic character and appearance of the town. The proposed development site measures 0.9623ha.

The Main building is composed of three blocks; a 3 storey central block with 5 bays, and a two-storey 5 bay blocks on both sides of the main block. The site also contains the former cell block to the north and entrance block to the south which is still in use by the FCA.



*Former FCA Headquarters, one times trades block.*

To the east there are two single storey dwellings, the former cookhouse, stables and also an infirmary which are all in derelict state. Behind these buildings is the apex of the barracks which served as a firing range. To the south is another prominent building, a six bay, two storey house which may have served as an officers quarters, while to the north is a mid nineteenth century single storey stone building, the former barrack canteen, now a private residence and two new dwellings under construction. The site also contains an Eircom office, yard and mast. This is enclosed by a high boundary wall with access through the main square.



*View of Officers Quarters and Central Green*

#### 4. Development Plan objectives

The site is zoned town centre in the Nenagh Town and Environs Development Plan 2006. The Council acknowledges that vacancy and dereliction is evident in backland areas of the town and seeks to renew and strengthen these areas. To this end The Council seeks to discourage piecemeal development but will encourage coordinated development which respects the character of the town. The Plan provides guidance in respect of densities, car parking standards, and public open space provision.

The site is and its curtilage is included on the Record of Protected Structures. This development brief will require the preparation of a master plan for the site in advance of any planning application being lodged or redevelopment being considered.

#### 5. Adjoining Buildings and Sites

The western boundary of the site fronts onto Summer Hill and is the only point of access to the site. Within the grounds of the barracks, to the North, is a private dwelling and two dwellings on the adjacent land. There are three existing rights of way through the site and one proposed wayleave to the proposed POP for the Broadband Network to be provided by Shannon Broadband which will be located close to the Eircom site. These are as follows:



4. Eircom entrance from the central square

- Access to the 3 no. houses to the north from the main gate to the entrance to the property;
- Nenagh Town Council to gain access to the water tower to the rear of the site; and
- Access from the main entrance to the Eircom site to the south of the site which is also accessed through the main gate.

The northern boundary is enclosed by residential development in the form of a recent housing estate. The Christian Brothers Schools enclose much of the complex with buildings to the South and East.



5. Former houses now reserve defence force

#### 6. Development Options

This development brief outlines an opportunity to redevelop this key site. The front/western boundary of the site facing on to Summerhill is composed of a high stone wall with wicket gate. The brief will require retention and repair to full specifications compiled by a Grade One Conservation Architect, to be engaged by the developer(s), of (a) the boundary wall and its military features and (b) the cell block to the north/left and trades block (ex FCA) to the south/right immediately inside the front boundary. The brief will also require a significant enhancement of the area between the boundary and the main road to include an improvement in the street frontage through defined car parking, enhanced landscaping and pavement improvement. The existing entrance will provide access to a redesigned square to the rear. It is important that a square is maintained to the front of the main building, and this may be redesigned to provide a formal courtyard square with green spaces on the edges.

The main block forms a central landmark building in the square. The restoration/redevelopment of this building will form a central part of the development of the site. Similar buildings in other towns have been redeveloped to provide apartments and town houses. The redevelopment of the existing buildings shall include retention of the external appearance of the main building and may include an appropriate extension, which must protect the character of the main building. Where the overall development involves the alteration or removal to original architectural fragments, these must be retained and reused in the overall redevelopment.



*Existing street frontage*

## **7. Conclusion**

This design brief defines the Town Council's intentions in respect of the future development of the former Military Barracks and adjoining lands. It is intended that the development brief will provide overall descriptive guidance but will not prescribe individual buildings or design solutions. It will seek to ensure that there is an integrated approach to the overall development of the site. Where individual developments are deemed to be contrary to the guidelines and objectives contained in the brief the Town Council will resist such development.



*Example of redevelopment of Clonmel*



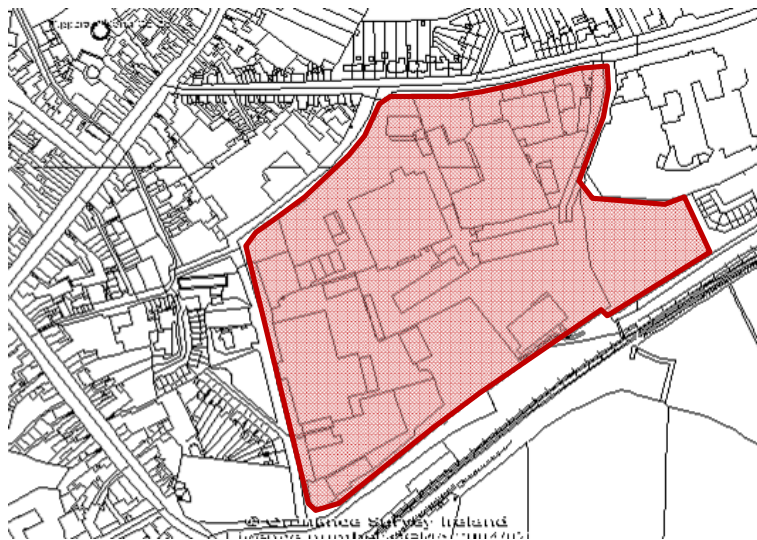
## APPENDIX 3: MASTERPLAN BRIEF

### 1. Masterplan Brief

#### 1.1 Introduction

The site which has been identified for the preparation of this brief is a significant parcel of land which is adjacent to the town centre and the prime retail area of the town. The Council considers that this site provides a very significant opportunity for re-development which would facilitate the expansion and consolidation of the town centre's commercial and residential function.

The aim of this Masterplan Brief is to highlight the development opportunities of the site and to provide land use planning and design guidance to ensure the site is developed in a comprehensive and integrated manner.



The Masterplan area occupies a total site area of 9.637Ha and has strong pedestrian linkages to the town centre. The site forms a gateway to the town centre when approaching from the Dublin Road to the east and provides significant opportunities for a major mixed use commercial, retail and residential development.

The Masterplan Brief is set out in four main sections:

1. The first section provides the land use planning objectives for the development of the site.
2. The second section of the brief places the site in context and provide an outline and analysis of the existing land uses, vehicular and pedestrian access points.
3. The third section outlines the main planning policies that apply and the constraints to development which exist within the Masterplan site.





4. The final section identifies the vision for the Masterplan area and outlines specific design criteria which will be implemented in the assessment of future applications and ultimately the development of a 'new urban quarter'.

## 2. Masterplan Objectives

The following objectives have been identified to realise the vision for the Masterplan area:

To enliven and rejuvenate this prime town centre site and improve the quality of existing linkages between the Masterplan Site and the Town Centre.

- To ensure that the site is developed in a coordinated manner and integrates physically and socially with the town centre.
- To facilitate the development of a range of appropriate uses which will complement and not compete with the commercial activities within the town.
- To ensure the development potential of the site is maximised.
- To achieve a sustainable approach to movement to reduce the impact of vehicular congestion on the town centre environment.
- To ensure that the car parking is provide to facilitate the development, while giving priority to the movement of people and residents through the site.
- To prioritise pedestrian access and a functional and secure network of public spaces.
- To ensure building forms arranged to create a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares (piazza), new streets and urban gardens.
- To ensure the re-development of the site adopts high standards of urban design with the creation of a network of streets rather than a road/traffic dominated environment.
- To ensure that development is sympathetic to the existing urban form and streetscape within Nenagh Town.



### 3. Site Context and Analysis

#### 3.1 Existing Land Uses

The Masterplan Area lies within Nenagh Town Centre, the site area measures 9.637ha. The site is currently occupied by a range of retail uses both redundant and occupied. The current land uses on the site include:

1. O' Connor's Shopping Centre;
2. Surrounding Shopping Units;
3. Chadwick's Hardware;
4. Abbey Machinery;
5. Mazda Garage;
6. DMG energy petrol station;
7. Car parks;



#### 3.2 Adjoining Buildings and Sites

The northern boundary of the Masterplan site fronts onto Thomas Mac Donagh Street which is primarily residential in character. The eastern boundary is comprised of The Abbey Court Hotel and lodges. The Nenagh Railway line lies along the southern boundary as does the Lidl store. The western boundary of the site is enclosed by New line/Well Road and fronts onto the Maltings which lies adjacent to the site.

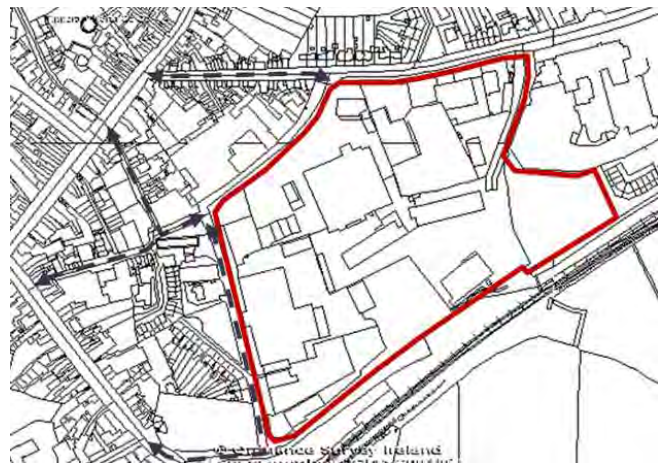
#### 3.3 Existing Vehicular Access

The Masterplan area abuts the N7 Dublin road to the North and to the West by local roads L-2002-0 and L-2003-0. Currently the site can be accessed via two entry and exit points located on New line/Well Road and an access road from Thomas McDonagh Street (N7) into the north west corner of the site and an access road which services Lidl from Thomas McDonagh Street (N7) at the north east boundary of the site.



#### 3.4 Existing Pedestrian Access

The site lies within comfortable walking distance of the town centre via a number of streets and alleyways which link the Masterplan area to the existing town centre. These pedestrian connections are key to the integration of the new urban quarter into Nenagh Town centre. There is currently an absence of any established street pattern within the Masterplan Site as the area has been developed to primarily cater for vehicular access.



#### 3.5 Site Topography and Views

The ground levels within the Masterplan site are flat. Existing boundaries are comprised of steel railings, block and stone walls. Key views from the Masterplan site create a strong visual relationship between the Masterplan area and the Town contributing character and the historic setting of the site. Key views from the Masterplan site include:



1. Nenagh Castle
2. St Mary and the Rosary Catholic Church
3. St Mary's Church of Ireland Church
4. The Abbey



## 4.0 Planning Policy and Constraints

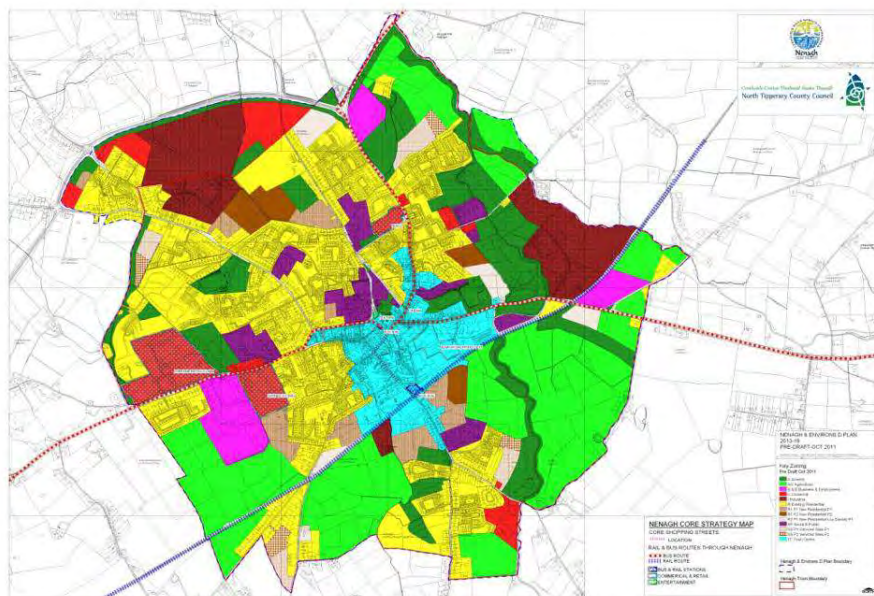
### 4.1 Zoning / Town Centre Policy

The Masterplan area is zoned town centre in the Nenagh Town and Environs Development Plan 2013-2019. The zoning objectives, development management standards and uses considered appropriate within the zoning matrix are included in Chapter 10 of the Nenagh Town and Environs Development Plan 2013-2019. Town Centre zoning is intended to provide for and enhance town centre mixed use facilities.

Policy TC3 Town Centre of The Plan states that:

*'it is the policy of the Councils' to strengthen the town centre function of Nenagh as a commercial, cultural and living centre'.*

Specific land uses are not prescribed for the Masterplan Site as it is considered that use appropriate to the site should be brought forward based on a needs assessment of the town.



### 4.2 Planning History

Piecemeal development within the Masterplan area has taken place since the late 1960's and consequently the site is under the ownership of multiple landowners with number of retail units leased to occupiers. In the recent past there has been two planning application which has involved the construction of existing premises.

It is recognised that the existence of multiple landowners on the proposed site present a constraint to the delivery of a coherent plan and co-ordinated development.

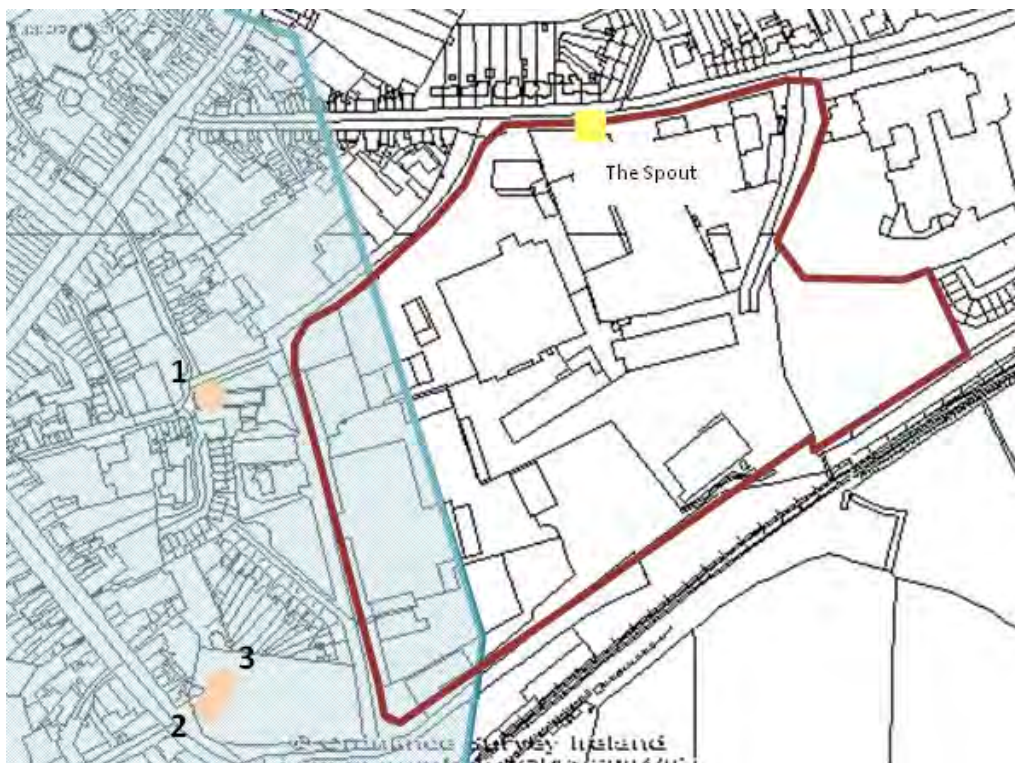
### 4.3 Archaeological Assessment

A desk based archaeological assessment of the Masterplan site has been undertaken. It was found that 'The Spout', lies on Thomas McDonagh Street, the northern boundary of the Masterplan area. This limestone fountain, built in 1822 is included on the record of protect structures (Ref no. 115). The south western area of the site also lies within the zone of archaeological potential of a number of national monuments.

These include:

1. TN020-037015: 17<sup>th</sup> Century Graveslab (Abbey Street)
2. TN020-037007: 18<sup>th</sup> Century Church (Kenyon Street)
3. TN020-037008: 18<sup>th</sup> Century Graveyard (Kenyon Street)

Any future development must therefore take into consideration the archaeological potential of the Masterplan site and therefore will be required to undertake an Archaeological Impact Assessment.





## Urban Design Brief

Due to the central location of this site and its size, it is considered that the site presents an opportunity for a new 'urban quarter', an area within the town centre with its own distinct identity and character which will accommodate a range of uses including residential, commercial and community facilities.

The Masterplan site is occupied by wide range of retail uses, both redundant and occupied and is under the ownership of multiple landowners. It is envisaged that proposals for the development of the new Urban Quarter will address the site in its entirety to ensure that an integrated development with a distinct character and identity is developed. This would require the relocation of agriculturally based retail uses which are considered more appropriate lands which are not zoned for mixed use development.



The Urban Design brief is being prepared to provide for the integrated development of this important site at the eastern gateway to Nenagh town centre. Proposals for development should conform to the overall design brief as set out herein.

### 5.1 Urban Design Principles

#### 5.1.1 Design

A key element of the built form within the Urban Quarter should be the development of clearly defined street frontages with active corner units. A coherent palette of high quality surface finishes which takes full cognisance of the public realm within Nenagh Town and future plans and strategy proposals for the public realm within the Town.



The proposed development should take into consideration the orientation of buildings to ensure that the Urban Quarter benefits from maximum solar gain. Developments will be required to demonstrate sustainability in design and performance.

Views of key historic buildings from the Urban Quarter should be protected and optimised to retain the distinctive character of the key town centre location. Clear views, easy orientation and linkages with the town centre will ensure permeability and thus integration of the Urban Quarter within Nenagh Town. The Urban Quarter will possess a distinct sense of place with a defined character and take into consideration the gateway position of the development on the N7 approach into Nenagh Town.



#### 5.1.2 Density and Building Heights

Density guidelines in Chapter 9: Development Management Standards and Design Guidelines prescribe 25-40 units per



hectare for Town Centre development. Higher densities, however, must not be achieved by compromising the amenity of residential dwellings surrounding the site or the quality of life of potential residents of the proposed development. Building Heights within the 'Urban Quarter' will reflect the established buildings heights within Nenagh Town centre which stand at 3-4 stories.

### 5.1.3 Public Open Space

Private and public open space standards are contained within Chapter 9: Development Management Standards and Design Guidelines. As a result of the compact urban form, there is a lack of quality public open space and civic space within Nenagh town. The new 'Urban Quarter' should provide centrally located public open space of a high quality design to reinforce the high density residential development and provide for both passive and active recreation.

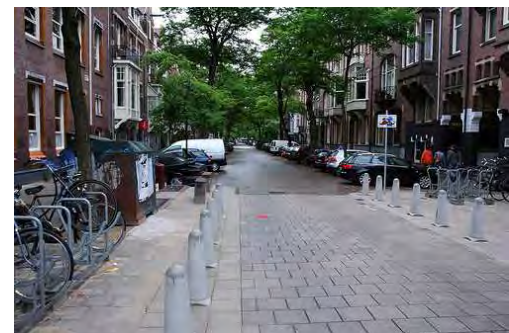
### 5.1.4 Pedestrian and Vehicular Access

Primary vehicular access should be provided via New line/Well Road and from the access road serving the Lidl store.

Pedestrian permeability to the site from the Prime Retail Area within Nenagh Town and surrounding residential estates is a fundamental consideration as connectivity will facilitate the developments integration and movement between the site and the town. Pedestrian access shall therefore be protected and enhanced along New line/Well Road and Thomas Mac Donagh Street.



It is proposed in the Public Realm Plan to revitalise and upgrade Friar Street and Abbey Street as part of a Heritage Trail linking the historical core, Banba Square (via O'Rahilly Street), with the heritage features elsewhere in the town. These laneways are key pedestrian routes from the prime retail area to the new 'Urban Quarter' and therefore their enhancement will reinforce linkages and permeability between the new 'Urban Quarter' and the Town Centre.



Streets within the 'Urban Quarter' will be designed based on ease of movement to encourage walking, cycling and reduce the demand for car use. Design and layout of roads must integrate into the development rather than dominate it, using traffic calming measures to ensure that vehicles, pedestrians and cyclists mix safely.



## APPENDIX 4: PUBLIC REALM PLAN



### 1. What is the public realm?

The public realm refers to streets, pathways, landscaping, street furniture, public lighting, rights-of-way, public and civic buildings and facilities. A public realm plan seeks to improve the links between these public spaces to optimise their usability for visitors, residents and people with disabilities.

#### 1.1 Purpose of Public Realm Plan

The overall purpose of this Public Realm Plan is to provide a framework for the preservation and enhancement of the built and natural environment in Nenagh Town. The proposal to prepare a Public Realm Plan for Nenagh has been identified as an action initiative in the County Retail Strategy 2011.

The plan is set out in four main sections:

1. The first section of this plan sets out an overview of Nenagh Town to illustrate the town's context geographically, historically and architecturally as well as outlining the key documents that have informed the Public Realm Plan. This contextual analysis is necessary to create a backdrop against which the public realm plan for Nenagh has been developed. This will form a basis from which the assessment, analysis and improvement initiatives are made.
2. The second section provides a synopsis of a townscape character assessment, an appraisal of the built form, its scale, massing and arrangement to define streetscape within Nenagh Town.

3. The third section examines and appraises the strengths, weaknesses, opportunities and threats which currently exist within the public realm of Nenagh Town to determine how these can be improved.
4. The final section aims to identify key public realm improvement initiatives which would be beneficial for the development of the Town. Improvement initiatives form a conceptual plan that addresses the challenges and opportunities of the existing public realm in Nenagh.

## 2. Town Context



*Figure 1: Nenagh Town Context Map*

### 2.1 Geographical Context

Nenagh Town is situated in the centre of North Tipperary. The town lies directly west of the Nenagh River which flows into Lough Derg, the largest lake on the River Shannon situated to the north west of Nenagh. The Silvermine Mountain range lies to the South of the town and the Arra Mountains to the West.

Due to its geographical position in relation to the rich and fertile agricultural hinterland, Nenagh developed into a market town during the medieval period. This economic function of Nenagh is the origins of the town's name which is derived from the Irish Aonach Urmhumhan meaning the "Fair of Ormand", this was abbreviated to "an aenagh" or "the fair". The Irish name was anglicised by dropping the first "a" in each word to form "Nenagh". Today Nenagh continues to fulfil this historic role as North Tipperary's County Town.



Figure 2: OSI Historical Mapping 1837-1942

## 2.2 Historical Context

A number of notable historical buildings played an integral role in the founding and subsequent development of the built form of Nenagh Town. Nenagh castle was built in the period initiated by Theobald Walter, the Norman grantee of O’Kennedy lands and the first to carry the royal favour of ‘Butler’ that evolved into a surname. A small town grew around the castle, functioning as a market town throughout the medieval period. The castle served as the main seat of the Butler family until the late 1300s when they moved to Gowran, County Kilkenny.

The Franciscan Friary was founded c. 1252 and towards the end of the thirteenth century having been initiated by Bishop Donal O’Kennedy and by 1331 it became *head of eight friaries nationwide*.

In 1838 the geographical county of Tipperary was divided into two ridings with Nenagh becoming the administrative capital of the North Riding greatly accelerating the towns’ growth and giving rise to the development of public buildings to facilitate this role. Nenagh Court House, built by the grand juries, was opened in 1844. The Nenagh Gaol complex (Nenagh Heritage Centre) is comprised of two Georgian buildings dating from 1840-1842 which served as the Governor's House and gatehouse to Nenagh gaol until 1887.

The streetscape which characterises Nenagh town was developed from the mid 18<sup>th</sup> century onwards and therefore reflects the types of economic activities which drove the town’s development. The town typically provided services for those residing within the agricultural



hinterland. The owners of small businesses lived either alongside their place of work or above their retail unit.

### 2.3 Background Documentation



The Nenagh Tidy Towns Improvement Plan 2008 is a 5 year landscape plan for Nenagh Town prepared on behalf of Nenagh Town Council in partnership with Nenagh Tidy Towns Committee. The objectives of the plan include; developing a landscaping and visual improvements scheme for the town and recommendations for improvements to signage, natural amenities, derelict sites and unkempt areas. The Nenagh Tidy Towns Improvement Plan 2008 is a strategy to pursue an improvement in the environment of the Town Centre and its surroundings for the benefit of the local community and visitors alike.

Nenagh Approach Roads and Town Centre Improvements commissioned by Nenagh Town Council in 2010 undertook an assessment and signage audit of the key approach roads into Nenagh town. Detailed proposals for the improvement of gateways into the town and a signage strategy is included in this document as well as proposed public realm improvements to Castle Gardens and Banba Square. The ‘Castle and Park Development Brief’ carried out for the purpose of the 2007 Nenagh Development Plan provided a blueprint for the development of the recreational area and specific actions as identified in the Nenagh Tidy Towns Improvement Plan 2008 have been incorporated into this scheme.

The aims and objectives contained within both the Nenagh Tidy Towns Improvement Plan 2008 and the Nenagh Approach Roads and Improvements 2010 have acted as background documentation informing and providing a basis for the future of Nenagh town through the Nenagh Public Realm Plan.

### 3. Townscape Character Assessment

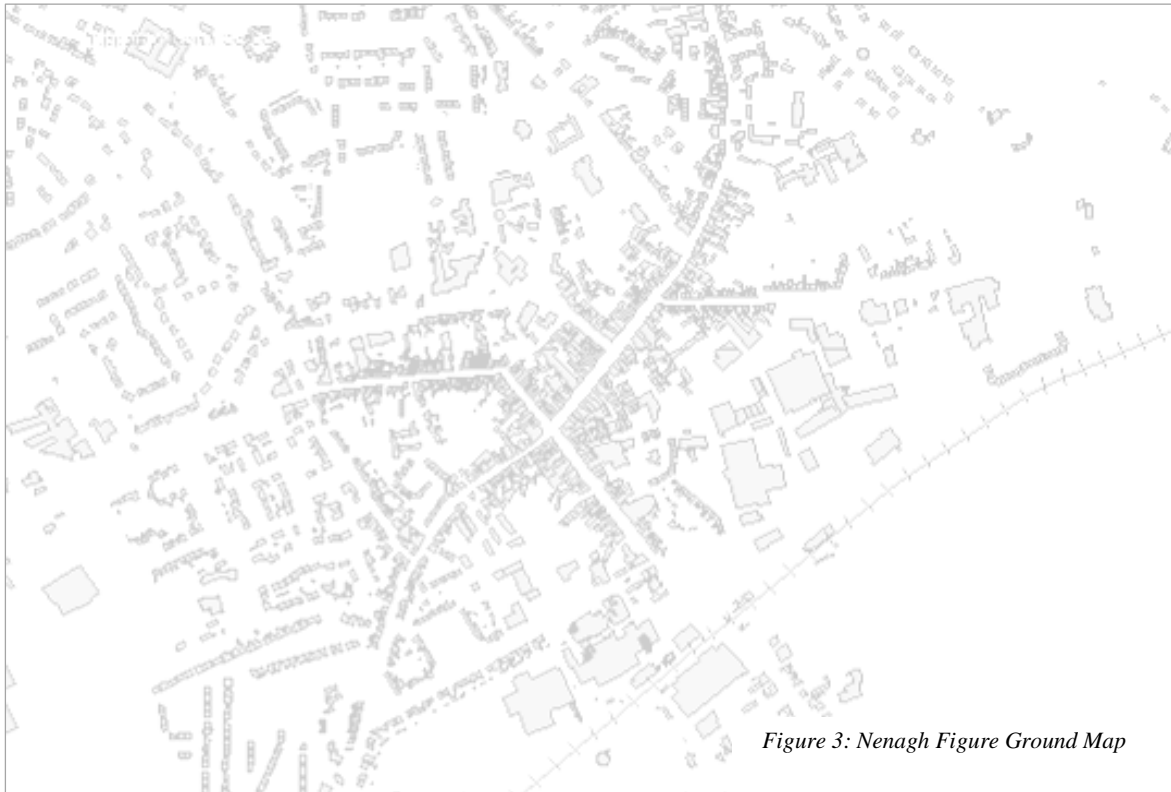


Figure 3: Nenagh Figure Ground Map

Built form, its scale, massing and arrangement, forms an edge to the network of spaces and routes within the town. An assessment of the character and distinguishing features of the built form within Nenagh is fundamental to defining the public realm which currently exists within the town.

#### 3.1 Landscape

The topography of Nenagh town is predominantly flat, sloping gently up Summerhill towards the North of the town. Key streets are decorated with planters, hanging baskets, tubs and containers. Street trees also soften the hard landscape within Nenagh town. Pedestrian safety barriers placed at junctions and crossings break the visual impression of the landscape.

#### 3.2 Urban Structure

Nenagh has retained its distinctive street structure which developed from the mid eighteenth century onwards. Carriage archways dispersed throughout the



Georgian Terrace, Summerhill



Historic Map of Nenagh c.1850



town give way to laneways and interior courtyards culminating to create a fine urban grain with extensive pedestrian permeability. This complex network of routes contributes to the historic character and ambience of Nenagh town; however its elaborate nature results in a lack of legibility.

### 3.3 Street Pattern

The arrangement of plot widths within blocks varies in Nenagh town resulting in rhythmic changes to the town's urban grain. The imposing Georgian terrace which lies on the eastern side of Summerhill is defined by large plot widths of up to four bays. These large plot widths become interspersed with narrower, more modestly scaled buildings which become more frequent on Kenyon Street and eventually dominate radial streets.

The fine grain of the urban form within Nenagh town contains pockets of enclosed, intensely developed public realm, however this is juxtaposed by the more grandiose Georgian style built form which defines particular character areas within the Architectural Conservation Area. There is a diversity of established uses and activities within the traditional network of streets and laneways which contributes to the town vitality and viability.

### 3.4 Scale: Height

Buildings and building details within Nenagh town are designed and built to traditional human proportions. Building heights vary from one to four storeys however, buildings generally become taller within the town centre. Townhouses constructed during the Georgian era (Summerhill) are comprised of three storeys and lie over a half storey basement, a detail which contributes to the character of the townscape at street level. The lack of uniformity of height and relatively human scale of the built form within Nenagh town makes key views and prospects of landmark buildings such as Nenagh Castle visible from the town centre.

### 3.5 Scale: Massing

Shopfronts and building facades within the prime retail area follow a continuous building line with massing varying in accordance with changes in building height. A number of key public buildings such as the Mid-Western Health Board on Kenyon Street, are set back from the



*Kenyon Street Townscape*



*Silver Street*



*Traditional Shopfront*

building line. Within the backlands which are accessed via carriage arches and laneways, the massing of buildings changes significantly due to extensions and adaptation which have occurred to the rear of structures. A number of stone outbuildings with pitched roofs remain to the rear of dwellings which combine with recent additions to create an environment of a more intimate scale.



*Nenagh Prime Retail Area (PRA)*

### **3.6 Architecture/Built Form**

The townscape within Nenagh was predominantly developed from the mid 18<sup>th</sup> century onwards when it was sold out of ownership of the Butler family. Leases were granted thus initiating the growth of industries and development within the town. Significant expansion also took place in 1838 when the county of Tipperary was divided into two ridings with Nenagh becoming the administrative capital of the North Riding.



*Georgian Terrace, Summerhill*

As a consequence of this gradual development the built form within the town centre is comprised of an eclectic mix of architectural styles and features, however, the townscape largely retains its traditional form and integrity. The town centre has a compact historical form, with access between key streets via narrow laneways and carriage arches. These laneways are a significant defining feature of the Town and must be improved and highlighted to maximise their use by visitors and residents alike. As an Architectural Conservation Area, the Town Centre is protected by the Nenagh Town and Environs Development Plan 2007-2013 to ensure that further development is sympathetic to the existing built form and does not compromise the quality and character of the town centre.

The detailed design features of shopfronts are an intrinsic component of the townscape and considerably contribute to the character of the town centre in Nenagh. Traditional shopfronts contribute to the historic and cultural significance of the streets, adding to its vitality and architectural diversity. The majority of facades which retain their original shopfronts were constructed during the Georgian era.

A number of typically Georgian townhouses contribute to the town's unique streetscape. Most notably an imposing terrace of Georgian townhouses lies on the eastern side of Summerhill which adjoins with Pearse Street to form one of the spines of Nenagh town centre.

#### 4. Assessment and Analysis

An assessment of the key issues and opportunities that are presented by the public realm was undertaken to identify strategy proposals necessary for the improvement of the public realm in Nenagh. A summary of the finding of this process is outlined below.

##### 4.1 Access and Accessibility

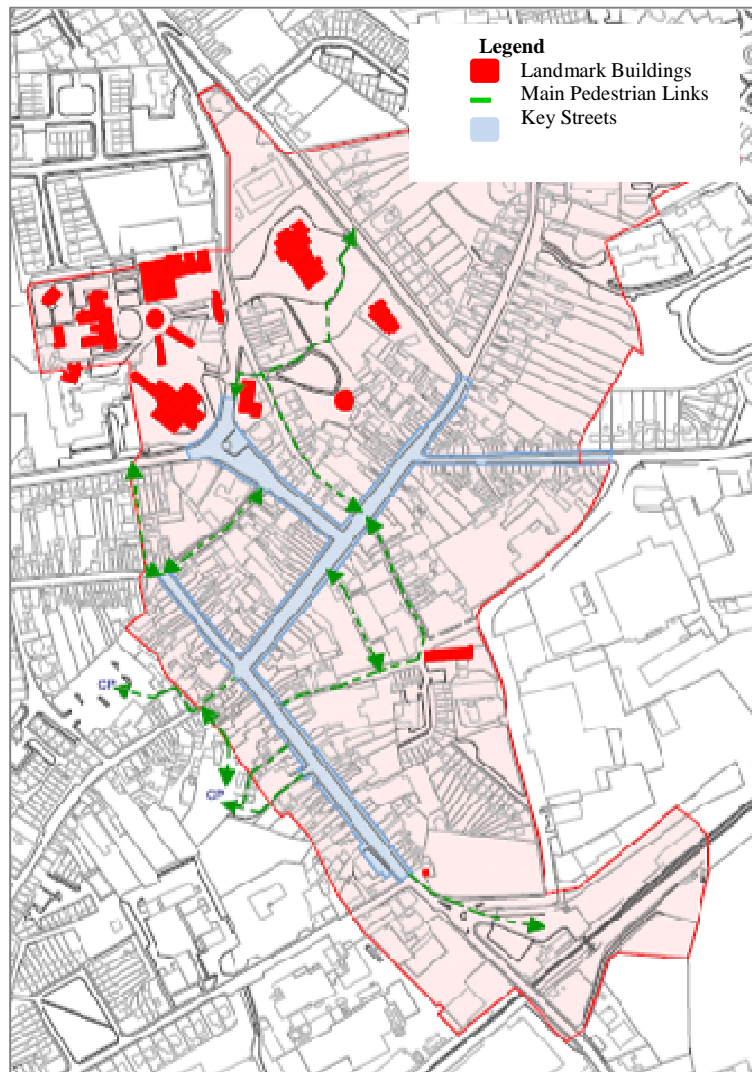
Pedestrian linkage and circulation within the town centre is a crucial consideration as allows clear connections to be made between existing routes and facilities. Improving access within the public realm will reinforce the features which are central to the towns' sense of place and enhance the sense of civic pride amongst local residents whilst developing the towns' tourism potential for visitors.

The quality of the walking surfaces within the town is generally adequate; however whilst the complex pattern of streets and laneways contribute significantly to the character of the town, their lack

of legibility may pose a challenge to visitors. Pedestrian routes should connect the places where people want to go in a fluid and comfortable way. Links between key retail street and heritage attractions should therefore be strengthened to maximise the footfall between these assets.

Footpath improvements are ongoing; however some footpaths within the town centre are poorly finished or generally cluttered with signage, barriers, planters etc. This results in a lack of accessibility for mobility impaired and those pushing buggies and undermines of the quality of the public realm within the town.

Furthermore the safety barriers located on Kickham Street and Pearse Street impact considerably on the character and quality of



*Carriage Arch, Summerhill*



the historic public realm in Nenagh. These barriers severely impede pedestrian movement and in particular those with pram/buggies as well as mobility impaired person.

## 4.2 Approach Roads

The Council recognises that first impressions of Nenagh cannot be underestimated as they welcome tourists and visitors to the Town. The visual amenity of approach roads shapes perceptions of the town, its local community, and businesses in the area; therefore it is vital that approach roads are improved to provide attractive gateways into Nenagh. Nenagh's approach roads should seek to define where the town starts and ends using public realm details and landscaping.

Nenagh Approach Roads and Town

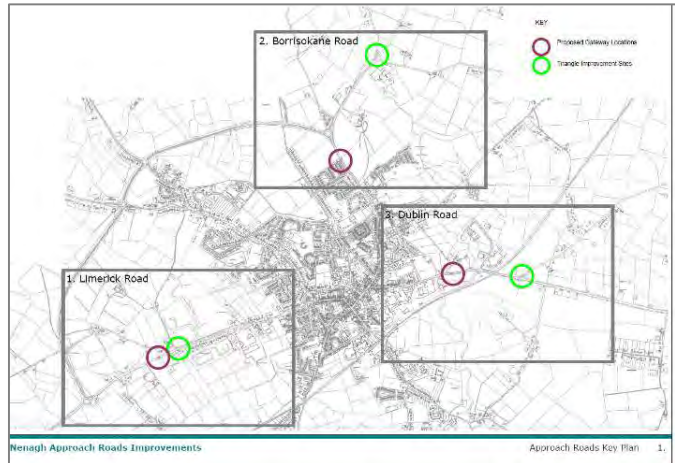
Centre Improvements commissioned by Nenagh Town Council in 2010 undertook an assessment and signage audit of the key approach roads into Nenagh town. The main approach roads which are reviewed under this plan include:

1. Limerick Road
2. Borrisokane Road
3. Dublin Road

This audit reveals numerous informative, regulatory and commercial signs on each approach road into the town. This results in the absence of a defined starting point of the town. A lack of maintenance of signage and roadside edges is also apparent forming a poor first impression of the town for visitors. It should be noted that there are similar issues in respect of the Thurles, Dolla/Silvermines and Portroe approach roads.

## 4.3 Vehicular Movement

Nenagh town plays a strategic role in the wider roads network and therefore the town centre accommodates high levels of vehicular traffic. In addition to this there is an abundance of on street parking within the town centre. This results in a vehicle dominated environment which impacts negatively upon the quality of the public realm as well as pedestrian safety. In order for streets to act as social spaces and to prolong shopping and visiting times within Nenagh town it is essential to reduce the volume of vehicles parked on key streets.



*Nenagh Approach Roads Key Plan*



*Mitchell Street*

#### 4.4 Public Open Space and Landscaping

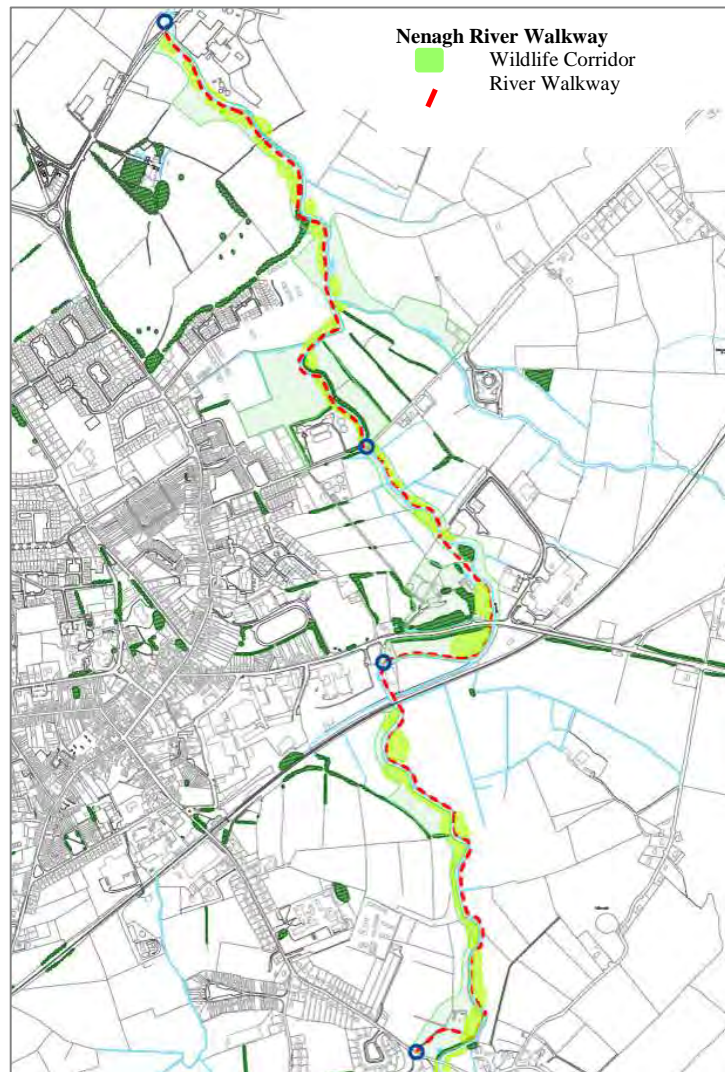
As a result of the compact urban form, there is a lack of quality public open space and civic space within Nenagh town. This is compounded by the underutilisation of pockets of open spaces, both hard and soft which are potentially suitable for recreational use. It is important that, where possible, residents, particularly those residing in higher density housing, be within walking distance of an amenity space.

There are a number of ongoing projects, outlined below, which will significantly increase the network of open spaces within Nenagh town.

Castle Park is currently under refurbishment and upon completion will provide a town centre park for residents and visitors to Nenagh Town. Castle Park will act as an attractive setting for the Castle Keep, a symbol of Nenagh which is visible throughout the town.

A river walkway has been established along the Nenagh River between Tyone Bridge and Scotts Bridge. As well as providing a recreational amenity for the town the river walk has developed river front access to a valuable wildlife corridor.

Banba square lies at the core of the towns' heritage cluster and is potentially the most significant civic space in Nenagh. The area provides a setting for Nenagh Courthouse, the adjoining Gaol (Heritage Centre), Town Hall and



*Nenagh River Walkway*



*Peter St and Courthouse, currently Bamba Square and Kickham St*



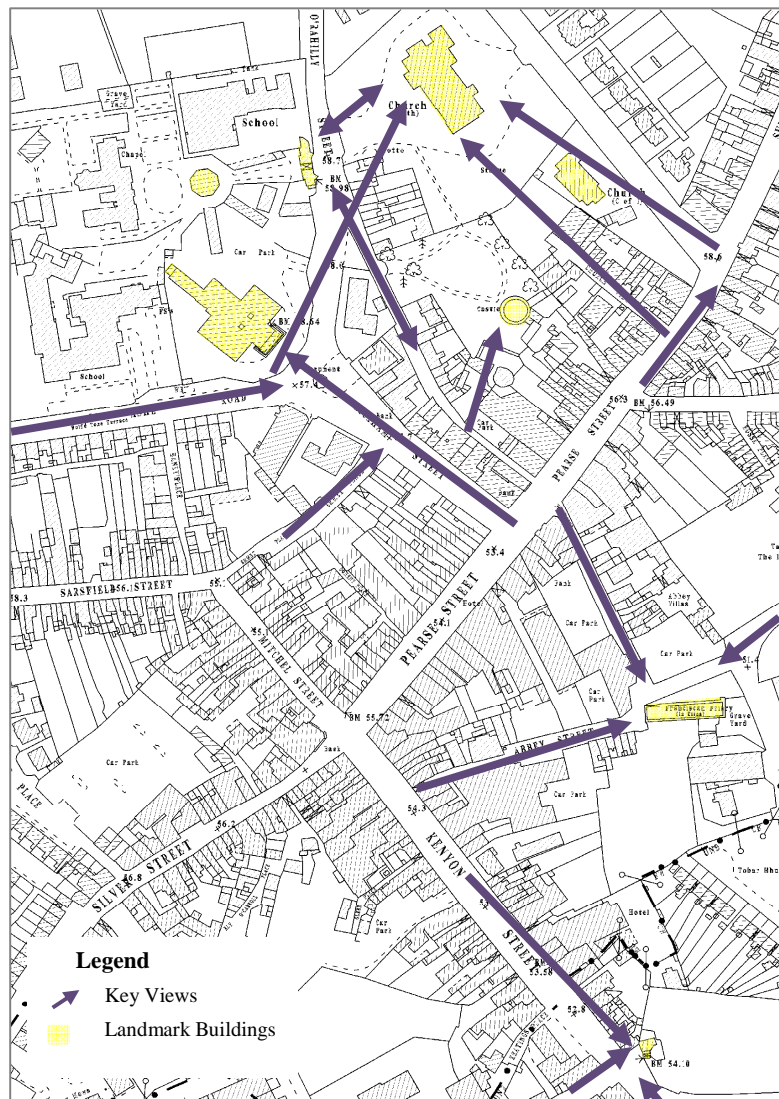
the Motor Tax office, together with views of St. Marys Church. This significant cluster of historic buildings are a defining feature of the Nenagh townscape, however the wider setting of the building complex is marred by the cluttered appearance of the public realm within the square as well as the over dominant influence of traffic. Currently the civic space is severely vehicle congested, accommodating two lanes of traffic, on street parking and acting as a bus stop for a number of operators.



#### 4.5 Views and Landmarks

There are a number of important views, vistas and landmarks which are visible throughout the town and from key approaches. These views and landmarks provide locational reference points throughout the Town, orientating visitors and contributing to the sense of place for residents. It is vital that views of these landmarks are safeguarded and where possible enhanced to ensure that the distinctive character they contribute to the Town is preserved.

The historic and heritage features which are a main attraction to the town are primarily located within a compact area. These cultural assets, as well as defining the character of the public realm within the town and drawing visitors, have the potential to play a greater role in the town's social and cultural life. Improvements to the quality of the public realm will create an attractive setting for heritage landmarks, ultimately encouraging visitors to stay and enjoy the hospitality that Nenagh has to offer.



#### 4.6 Public Realm

New shopping streets have been developed in Nenagh town which have improved the pedestrian permeability of the town whilst expanding the network of commercial streets within the town centre. A number of key streets, however are in need of comprehensive improvements in order to create streets which accommodate a wider range of social and commercial activities. The benefits of such improvements are two-fold as the more time visitors and residents spend within the town centre, the more viable local shops and businesses become.

The current volume of on street parking within the town centre prevents the widening of footpaths thus removing the possibility for ‘al fresco’ opportunities. An abundance of uncoordinated street furniture, signage, lighting, litter bins and planters has resulted in a cluttered, poorly functioning public realm. These public realm details detract attention from the town’s unique streetscape and historical buildings. The paving scheme in place is lacking in continuity, however, footpath improvements are ongoing.

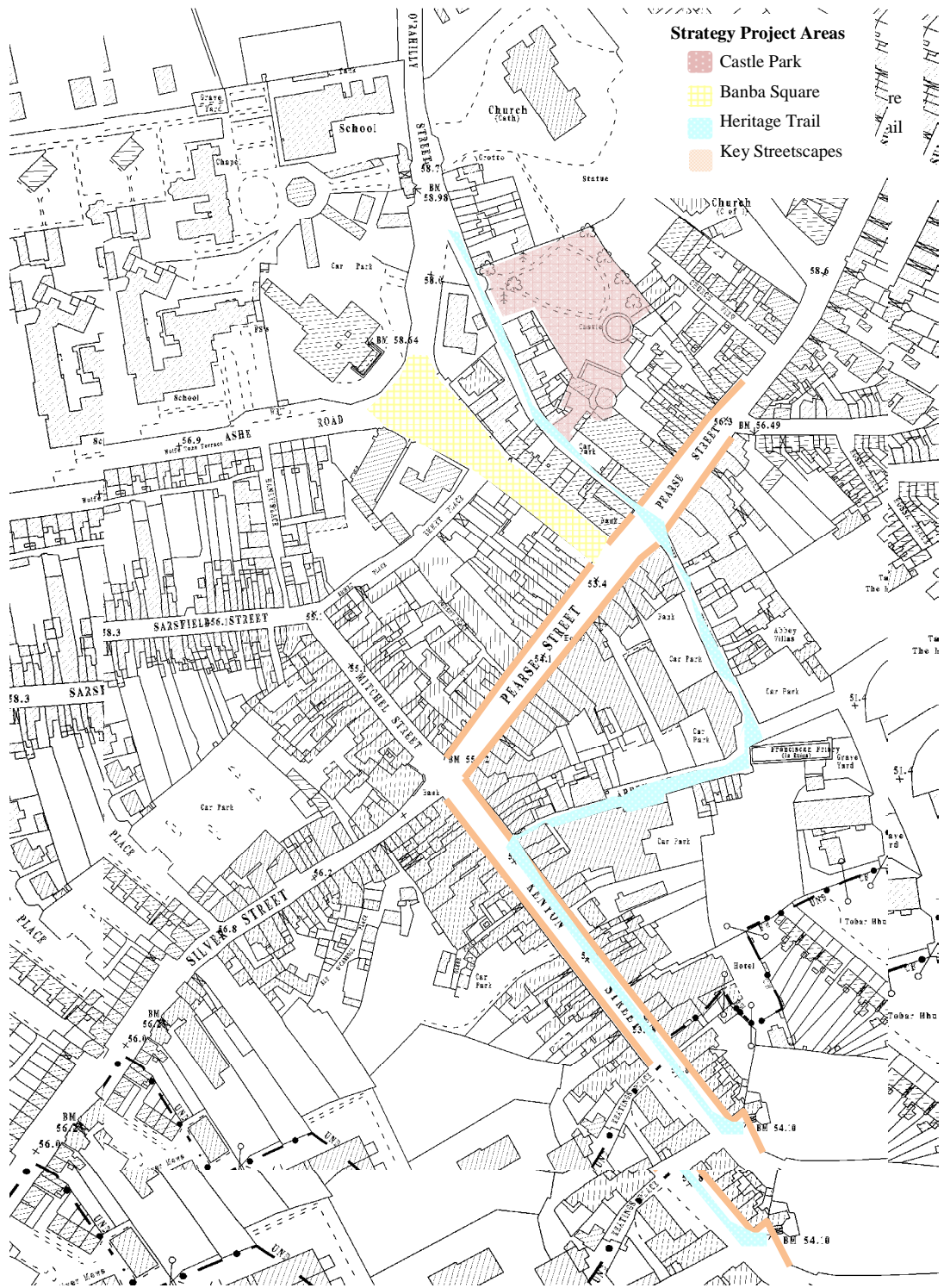


*View from Summerhill*



*Friars Court Laneway*

# 5 Strategy Proposals Plan



Strategy Proposals Plan



## 5. Strategy Proposals

Strategy proposals have been identified for Nenagh Town based on the assessment and analysis undertaken of key issues and opportunities presented by the public realm. These proposals aim to identify key public realm improvement initiatives which would be beneficial for the development of the Town. Strategy proposals form a conceptual plan that addresses the challenges and opportunities of the existing public realm in Nenagh.

Strategy proposals should be integrated into a comprehensive phased scheme for Nenagh Town which is required to respond to the issues which underpin the current deficiencies within the public realm. It is crucial that such a scheme consider future plans for traffic management within the town centre. In conjunction with this, a design for the public realm can be formulated. Piecemeal public realm improvements are likely to result in the lack of a coherent and unified design.

### 5.1 Strategy Proposal: Banba Square

A comprehensive plan for the refurbishment of Banba square is proposed in 'Nenagh Approach Roads and Town Centre Improvements 2010' compiled on behalf of Nenagh Town Council to address the current constraints preventing the square from becoming a well utilised civic space. The Nenagh Tidy Towns Improvement Plan 2008 recommends that Banba Square is simplified in appearance as the superfluous street furniture detracts from the historic space.

The public realm in Banba Square would benefit from a coherent palette of surface finishes and street furniture as these elements form an integral part of the public realm.



*Court House, Cork City*

The removal of the railings surrounding the town hall during its refurbishment has contributed significantly to the public space within Banba Square. One proposal is for the removal of the railings surrounding the court house and motor tax office, which it is advocated, would further enhance the public realm within Banba Square by creating a new social and civic space for the town.

A reduction in on street parking and the amount of spaces within the lay-by in Banba Square would allow for the expansion of the civic square and create wider footpaths for pedestrian use. This should become possible when the motor tax office is relocated to the civic offices on the Limerick Road as on street parking demands will be reduced. The Tourist office will be relocated to the Presbyterian Church (former motor tax office) in Banba Square creating a starting point for tourists visiting Nenagh. The relocation of the bus stop from Banba Square would also reduce the congestion within the area and allow for the expansion of pedestrian footpaths.

## 5.2 Strategy Proposal: Approach Roads

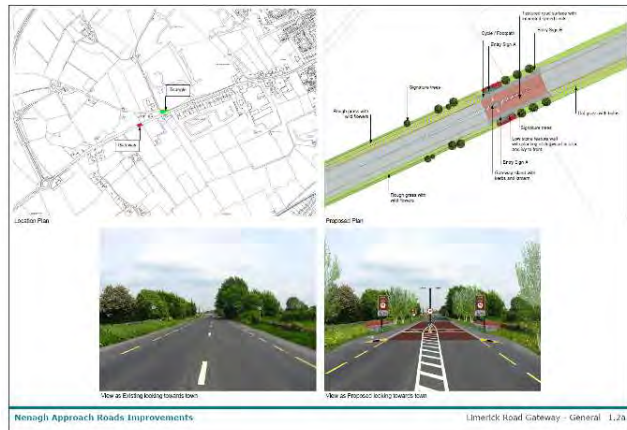
The Nenagh Approach Roads and Town Centre Improvements Plan provides a comprehensive assessment of approach roads into Nenagh Town. The main approach roads which are reviewed under this plan include:

1. Limerick Road
2. Borrisokane Road
3. Dublin Road

The individual character and setting of each approach road must be taken into account to ensure that improvements and future development maintain the individual qualities of the approach

The improvement plan includes a road signage audit which categorises information, regulatory and commercial sign types which currently characterise each approach road. The plan proposes the possible removal and retention of signage to improve the visual amenity of approach roads.

Comprehensive improvements are proposed at gateway locations to signify particular arrival and departure points on approach roads. Triangle improvement sites are identified and a detailed layout and landscaping scheme formulated for each space. In time similar schemes should be adopted so as to improve the Thurles, Dolla/Silvermines and Portroe approach roads.



*Limerick Road Improvements*



*Borrisokane Road Improvements*



*Dublin Road Improvements*



### 5.3 Strategy Proposal: Heritage Trail

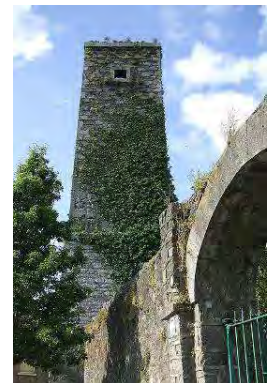
Nenagh Town possesses a number of historic buildings and sites which are dominant heritage features within the town. In conjunction with dwellings and facades originating in the late 18<sup>th</sup> and early 19<sup>th</sup> century and the historic townscape, Nenagh's heritage sites form a unique selling point and tourist attraction for the Town.

A way marked heritage trail is proposed to guide visitors and tourists on a walking route of Nenagh to discover the town's unique legacy. It is proposed that the heritage trail guide tourists and visitors using paving detail and paving inserts as an alternative to signage which clutters the public realm. The heritage trail will increase footfall and open up key laneways to visitors and pedestrians.



#### Heritage Trail

1. Nenagh Courthouse
2. Gaol Block
3. Prison Governors House (Heritage Centre)
4. Detached Gatehouse
5. Saint Mary of the Rosary Roman Catholic Church
6. Saint Mary's Church of Ireland Church
7. Nenagh Castle
8. Town Hall
9. Former Presbyterian Church (Tourist Office)
10. Franciscan Friary
11. Church and Graveyard



*Above: Kenyon St Church Above right: Franciscan Friary Below Right: Nenagh Courthouse*



### 5.3 Strategy Proposal: Laneway Improvement

Nenaghs' carriage archways, laneways and alleys provide a unique opportunity to facilitate pedestrian linkages and access to small courtyard spaces and back land sites which have been identified as potential development opportunities. The revitalisation of these linkages and laneways within the town using streetscape improvements such as the introduction of high quality public lighting and paving will create a finer grain public realm and significantly enhance the character of the town.



*Laneway, Cork City*

The development of a number of back land 'opportunity sites' would provide potential for improved access and circulation and enhance the present town experience by revitalising the laneways and carriage archways in conjunction with back land sites. The removal of through traffic using archways will contribute towards creating a more comfortable, usable pedestrian environment.

### 5.5 Strategy Proposal: Key Streetscapes

Upgrading and improvement of the public realm on key shopping streets within the prime retail area will greatly improve the social quality of the public space. Further public realm improvements should include the removal of wirescapes and facilities currently cluttering the public realm and obscuring views and vistas of landmark buildings. Softening of these hard landscapes can be achieved with additional tree planting and the provision of limited planters. Widening and rejuvenation of footpaths within the prime retail area would expand the potential of Nenagh town as a retail and artisan food destination and provide opportunities for street based commerce.

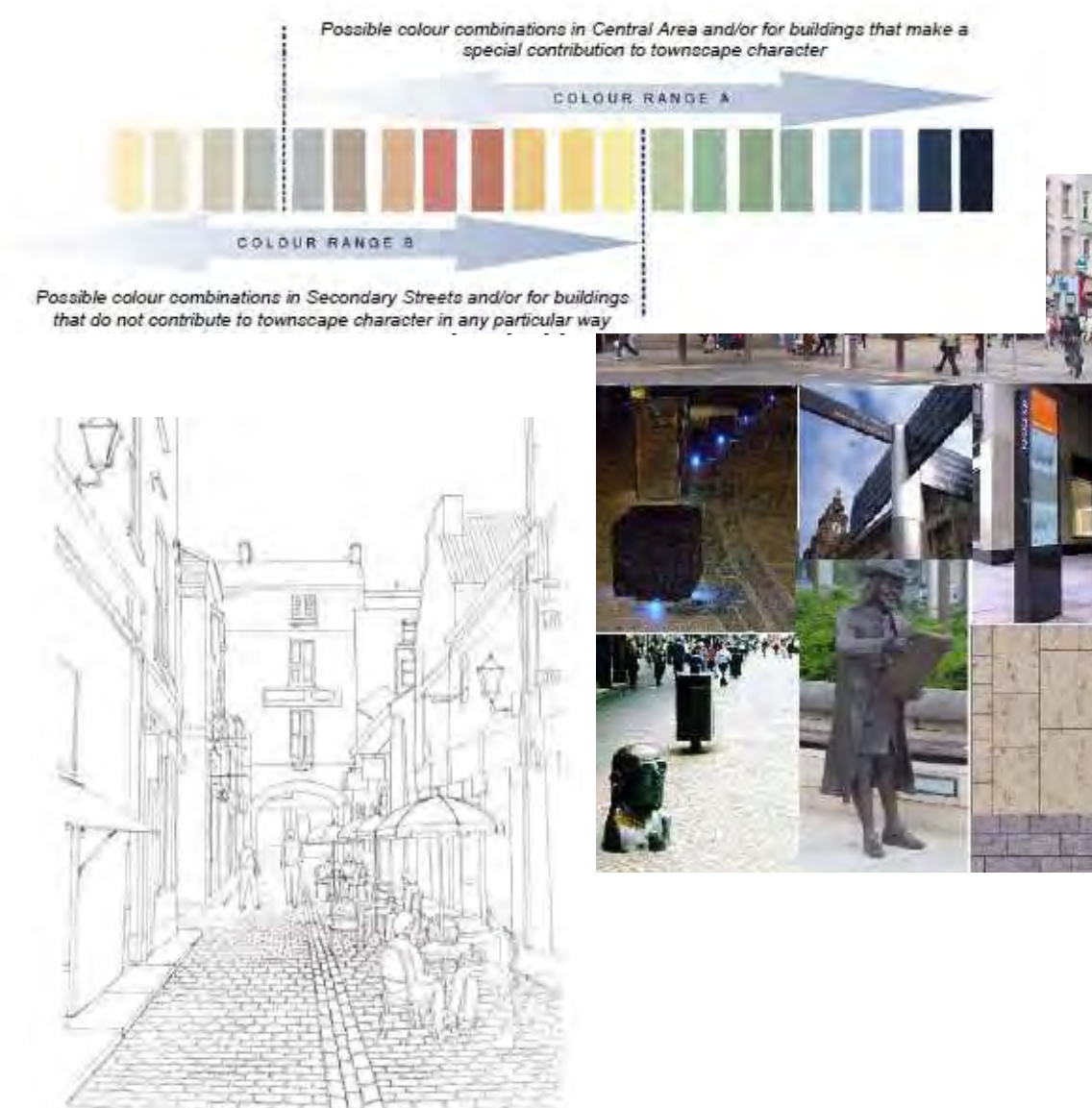


*Raised Bar-Traffic Calming Measure*

The removal of crash barriers which are located on key streetscapes within the prime retail area must be considered as a step towards improving access within the town and restoring the aesthetic integrity of the historic streetscape. This, however, must be carried out in conjunction with traffic calming measures to reduce traffic speeds and improve advance awareness for vehicle users.

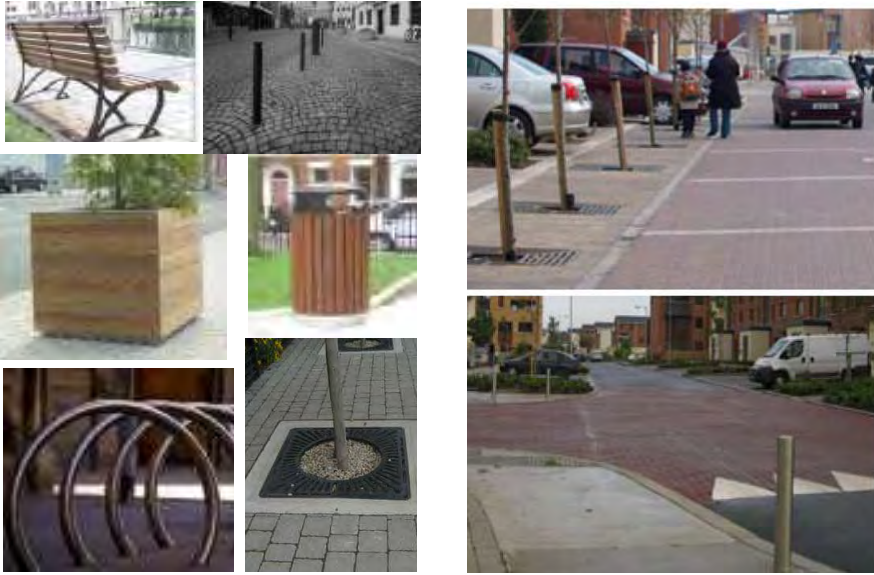
## 5.6 Strategy Proposal: Development of a coherent material palette.

The design and choice of materials, fixtures and textures within the built form of Nenagh has a direct influence on the quality of the public realm. It is, therefore essential that future development of the built form within Nenagh Town comprises materials which are carefully selected to blend appropriately with the existing palette of the locality. New buildings which are developed within the historic fabric must also ensure that the scale, form and architectural details complement the current streetscape. Established traditional methods of construction and architectural details should be respected and utilised in the sensitive restoration and refurbishment of existing structures. New development can make a strong positive contribution to the character of the streetscape within Nenagh, however contemporary designs must be sympathetic to the existing building form and the emergence of pastiche to be avoided.





## Materials Palette



## **APPENDIX 7: STAGE 1: STRATEGIC FLOOD RISK ASSESSMENT**

### **1.0 Introduction**

This is the Stage 1 Flood Risk Identification for the Nenagh Town and Environs Development Plan 2013 (hereafter referred to as the Plan), prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities' published by the Department of the Environment, Heritage and Local Government and the OPW in November 2009.

The purpose of this process is to identify whether there may be any flooding or surface water management issues related to the plan area that may warrant further investigation through Stage 2 and 3 Flood Risk Assessment. This report should be read in conjunction with the SEA Screening Report prepared for the Plan.

This stage 1 Flood Risk Assessment forms an integral part of the SEA process for the Plan and will inform the approach to future planning and development in Nenagh and Environs.

### **2.0 Flood Risk Identification (Stage 1)**

The following sources of information have been investigated in order to determine flood risk potential;

1. OPW preliminary Flood Risk Assessment indicative fluvial flood maps.
2. Predictive and historic flood maps, and benefiting land maps, such as those at [www.floodmaps.ie](http://www.floodmaps.ie).
3. Predictive flood maps produced under the CFRAM.
4. River Basin Management Plans and reports.
5. Indicative assessment of existing flood risk under preliminary flood risk assessment.
6. Expert advice from OPW
7. Consultation with local authority
8. Topographical maps.
9. GSI Alluvial deposit map.
10. Liable to flood markings on the old 6 inch maps.
11. Newspaper reports.
12. Consultation with Local Community
13. Walkover survey

Each of these sources is addressed individually below:

#### **1. OPW preliminary Flood Risk Assessment indicative fluvial flood maps.**

These are being produced through the catchment-based Flood Risk Assessment and Management Study. These maps are not yet available for the River Suir Catchment.

#### **2. Predictive and historic flood maps, and benefiting land maps, such as those at [www.floodmaps.ie](http://www.floodmaps.ie).**

This website was consulted. It was found that 7 flood events were recorded for Nenagh. Three of the flooding events took place in and around the Lisbunny Industrial Estate, which is a Shannon Development Estate and where there remains, land available for development. The lands at the Clareen Stream recurring flood event is located to the rear of the railway station and is close to the town centre. The flood event in 1968 took place along side the site of the Nenagh Waste Water Treatment Plant. Other locations of flood events are not in areas designated for growth.

1. Flood Event: River Nenagh Ballynaclogh Junction Recurring.
2. Flood Event: Clareen Stream Nenagh Recurring.
3. Flood Event: Springfort Cross Undated.
4. Flood Event: Nenagh December 1968.



5. Flood Event: Nenagh Lisbunny Jan 1984.
6. Flood Event: Nenagh Industrial Estate Recurring.
7. Flood Event: Industrial Estate Nenagh Feb 1990.

### **3. Predicative flood maps produced under the CFRAM.**

The Shannon Catchment Flood Risk and Management Study (CFRAM) was commenced in 2011 and is scheduled to be completed by the end of 2015. Therefore the predicative flood maps to be prepared under this project are not yet available.

### **4. Catchment Flood Risk Assessment and Management Plans and reports.**

The Shannon Catchment Flood Risk and Management Study (CFRAM) was commenced in 2011 and is scheduled to be completed by the end of 2015. Maps have been prepared and have been consulted. Having reviewed the maps, it is concluded that the zoning objectives for the town do not need to be re-examined and it is not considered necessary to proceed to a Stage 2 Assessment. It is hoped that as part of the review of the Plan, to be completed by 2013 that information will be available and can feed into the Assessment for the new Plan.

### **5. Indicative assessment of existing flood risk**

The Nenagh River in a south east to north west direction through Nenagh while the Ballintotty River and the Ollatrim River meet just north of Considine Bridge and jointly flow into the Nenagh River north of Kyleeragh Bridge. It is noted that the OPW has recorded flood events in and around the town. The Rivers are generally unrestricted and benefits from a substantial buffer/amenity area along its much of their banks. The Clareen Stream runs through the centre of the town, but has been piped much of the way.

### **6. Expert advice from OPW**

This Stage 1 Flood Risk has been undertaken with the advantage of expert advice from the OPW. Discussions took place with the Engineering Services Flood Relief Design Section (Mr Peter Lowe) on the 1st and 5th March and again on the 5th May 2010.

### **7. Consultation with local authority**

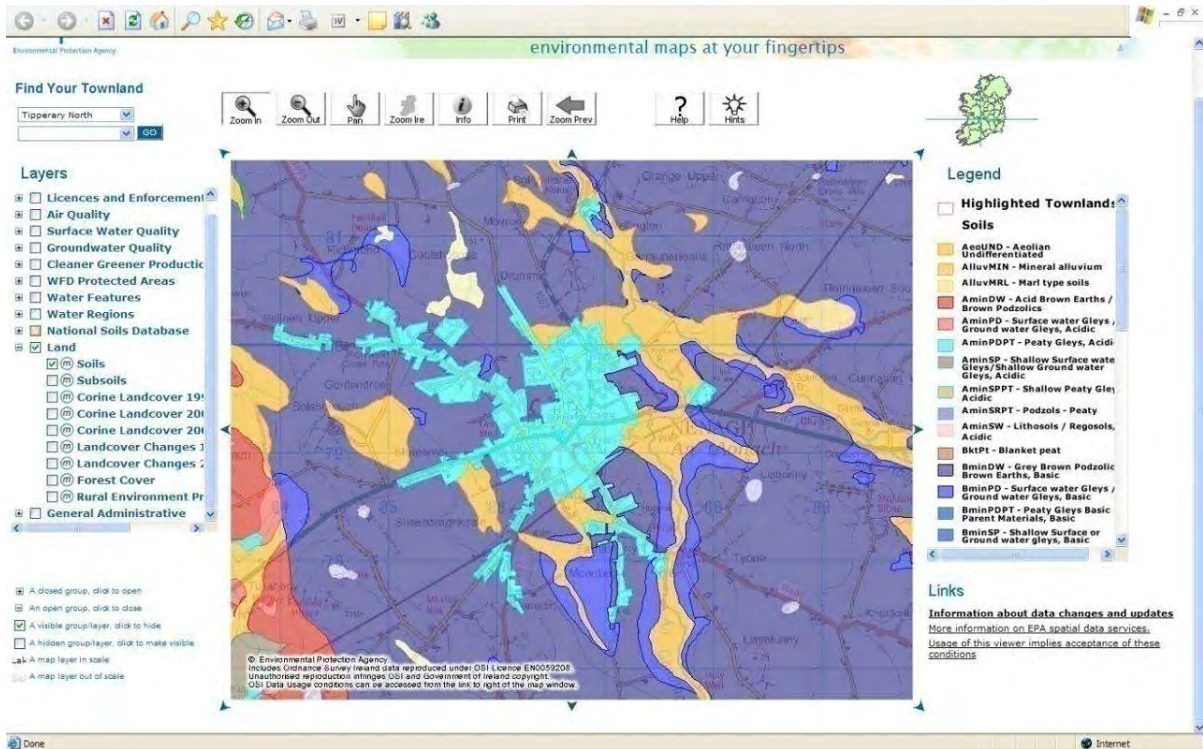
A site visit was undertaken with the Nenagh Area Engineer (Mr. Michael Hayes) and the Nenagh Town Planner (Mr. Feargus Wright). Consultation also took place with the Nenagh Town Clerk (Mr. Donal Purcell).

### **8. Topographical maps.**

County Topographical maps do not adequately address the local Nenagh area as they are based on the topography of the county.

### **9. GSI Alluvial deposit map.**

The GSI Soils map is set out overleaf for Nenagh. The red area represents that area where alluvial soils have been historically deposited. Alluvial soil mapping alone is not a definitive gauge of areas at flood risk, however, it a useful indicator of areas where flood events have occurred historically. The GSI Soils Map has informed the Land Use Zoning Map 1 and areas which are liable to flooding have been zoned for amenity land or other non-developmental uses.

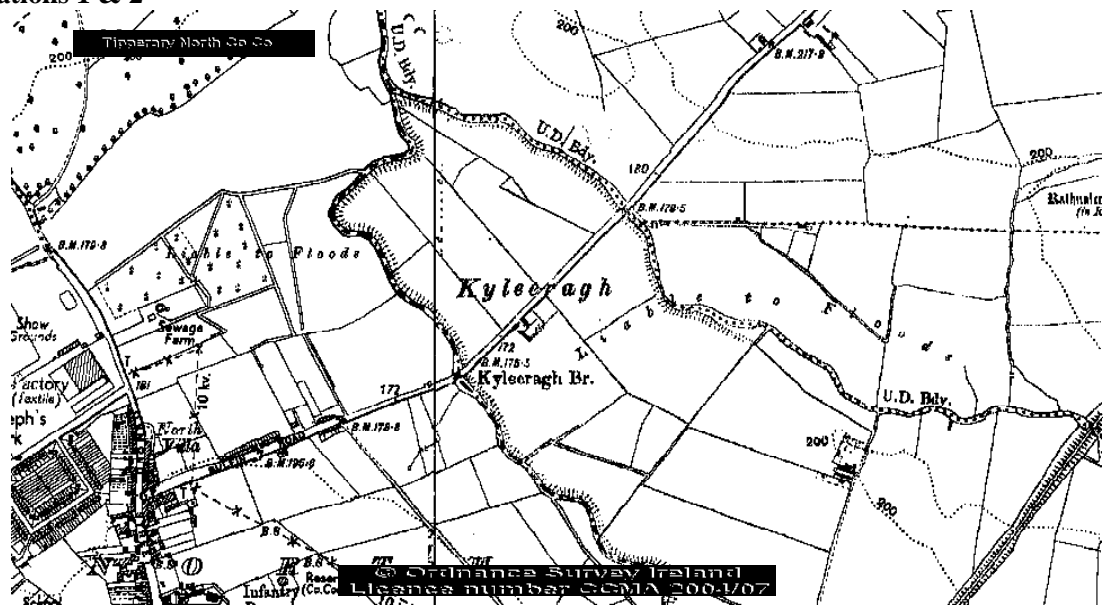


**10. Liable to flood markings on the old 6 inch maps.**

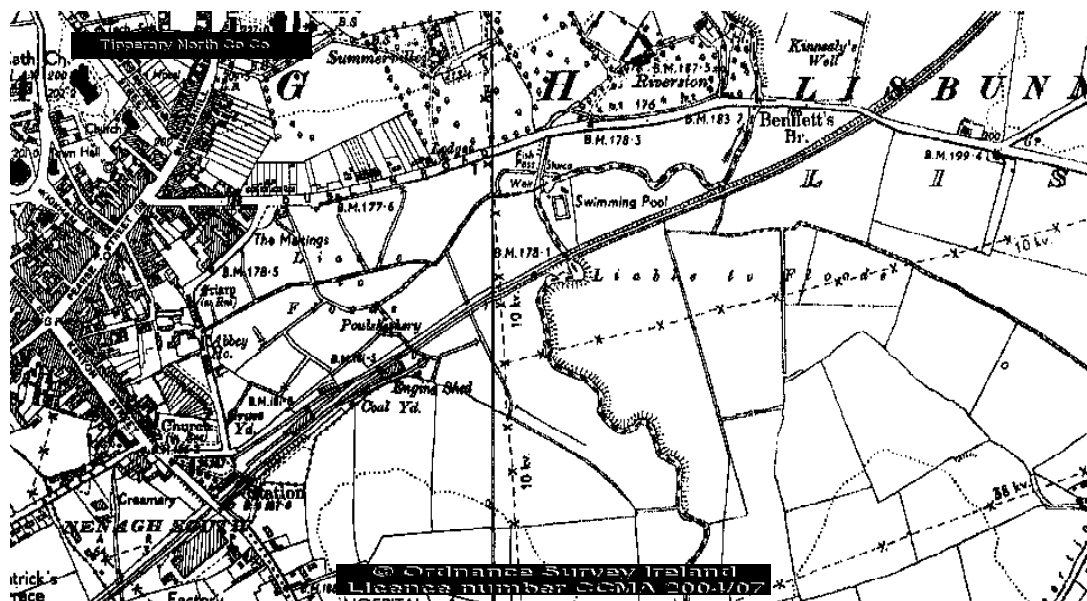
The following lands have been identified as being liable to flooding on the historic 6- inch maps:

1. Lands between Local Road L-2009, towards the golf course and the railway line around the Ollatrim River.
2. Lands between the Nenagh River and the Waste Water Treatment Plant north of Local Road L-2009.
3. Lands to the south of the swimming pool, between the railway line and the Rathmartin Road.
4. Lands between the Dublin Road and the railway station to the west of the Nenagh River.

**Locations 1 & 2**



## Locations 3 & 4



### 11. Newspaper reports

The Newspaper Reports available at [www.floodmaps.ie](http://www.floodmaps.ie) were consulted as part of this Stage 1 Flood Risk Assessment.

### 12. Consultation with local people.

Consideration was given to any comments received during the public consultation phase on the 2007 Development Plan that relate to flooding in the area.

### 13. Walkover survey to assess potential sources of flooding.

A number of inspections were carried out on site by the Planning Officer during the preparation of the Plan.

### 3.0 Conclusion

This is the Stage 1 Flood risk assessment for the Plan. It is clear that the Nenagh River and Olltrim River may overflow their banks on an intermittent basis. However a precautionary approach has been adopted under the Plan and new development has been directed away from the flood plain area to minimise potential flood risk. Furthermore lands at risk of flooding have been zoned for amenity land use. Furthermore the Plan provides that planning applications which may have an impact on Flood Risk be supported by a full and comprehensive Flood Risk Assessment.

The Planning Authority is satisfied that there is no potential flood risk identified in areas planned for growth in Nenagh based on an assessment of all the sources listed above and bearing in mind a precautionary approach. This report should be read in conjunction with the Plan and the SEA Screening Report prepared as part of the development plan process.

It is concluded that there will be no significant flood risk to the Plan area and any surrounding areas as a result of the Nenagh Town and Environs Development Plan 2013.