



Templemore Town and Environs Development Plan 2012 - 2018

APRIL 2012

Comhairle Contae Thiobraid Árann Thuaidh
North Tipperary County Council



Templemore
Town Council

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CHAPTER 1 INTRODUCTION



Chapter 1 Introduction

1.0 Introduction

This Templemore and Environs Development Plan 2012-2018 sets out the framework for the **proper planning** and **sustainable development** and use of land within Templemore Town and Environs up to 2018 and beyond and pertains to lands within the administrative areas of Templemore Town Council and North Tipperary County Council (hereafter referred to as the Council). The functional areas are illustrated on Map 1 at the end of this Chapter.

What is proper planning and sustainable development?

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

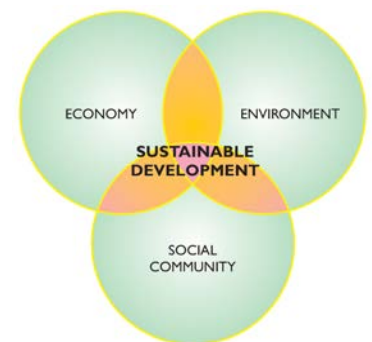
Proper Planning is the right development, in the right place at the right time...

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 for up to 2018 will ensure that Templemore develops in a sustainable manner to protect the quality of life of its inhabitants and that of future generations.



The Plan contains a written statement consisting of ten chapters:

- Chapter 1** Introduction
 - Chapter 2** Policy, Context and Vision for Templemore
 - Chapter 3** Core Strategy
 - Chapter 4** Creating Sustainable Communities
 - Chapter 5** Town Centre Strategy and the Economy
 - Chapter 6** Water Services and Water Quality
 - Chapter 7** Built Heritage, Natural Heritage and Amenity
 - Chapter 8** Sustainable Transport and Climate Change
 - Chapter 9** Development Management Guidelines and Design Standards
 - Chapter 10** Land Use Zoning and Zoning Matrix
- Appendix 1: Sustainability Statement
Appendix 2: Opportunity Sites
Appendix 3: Public Realm Plan
Appendix 4: Record of Protected Structures
Appendix 5: Archaeological Sites

Appendix 6: 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.

1.1 Legal Basis of the Plan

This Templemore and Environs Development Plan 2012-2018 has been prepared in accordance with the requirements of the Planning and Development Acts, 2000 to 2011 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 Templemore Town and Environs
- (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.

1.2 The Development Plan, the Community and Elected Members

Pursuant to the Planning and Development Acts, 2000 to 2010, the making of the Templemore and Environs Development Plan 2012-2018 is a reserved function of the elected members of Templemore 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.

The plan will be placed on public display to allow further public engagement and to enable further public submissions/observations to be submitted. The executive of the Council will then consider the submissions and the elected members may make further amendments to this Plan. In the event that modifications are made a further public display period will follow.

1.3 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 as amended by the Planning and Development (Strategic Environmental Assessment) 2011 state that an SEA is mandatory for certain plans while screening is required for other plans that fall below a certain threshold. The regulations have set a threshold of 5,000 population for which an SEA is necessary. The population of Templemore and Environs falls significantly 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 Templemore and Environs Development Plan, 2012-2018 will not result in any significant impact on the environment for the following reasons:

- The Templemore and Environs Development Plan, 2012-2018 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.
- Templemore 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 Plan will ensure that policies and objectives are incorporated which ensure the long-term viability of the environment in its functional area.

1.4 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 Templemore and Environs Development Plan, 2012, 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.

1.5 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 Council considers, 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 Council 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



National Development Plan (NDP) 2007-2013

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

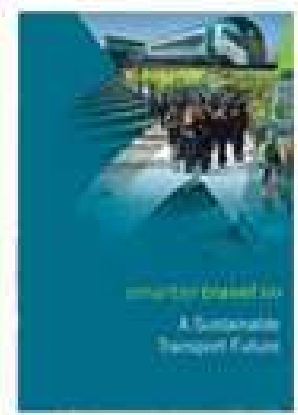
National Climate Change Strategy (NCCS) 2007-2012

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.



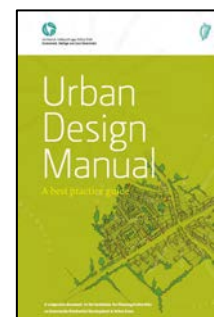
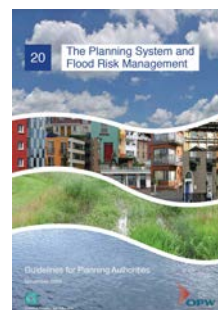
Smarter Travel – a Sustainable Transport Future: a new Transport Policy for Ireland 2009-2020

‘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.



2.3 Regional Context

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

North Tipperary County Development Plan, 2010-2016 is the key local strategic planning document for the development of Templemore 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 Templemore Town along with Nenagh, Thurles 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.

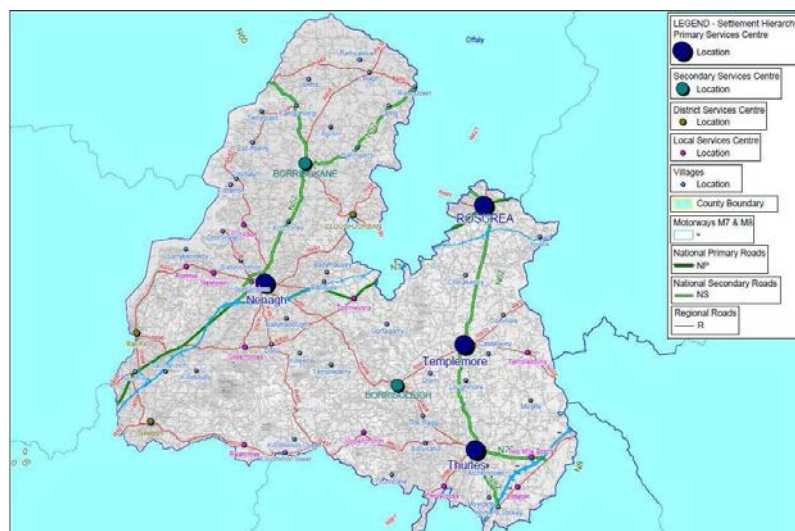


Figure 2.3 - Settlement Strategy for North Tipperary

2.5 Vision for Templemore

Templemore Town, as stated above, is a key 'Primary Service Centre' as designated by the Settlement Strategy under the North Tipperary County Development Plan, 2010. Therefore, the town has been given a primacy at a county level as a settlement where investment should be directed and where economic and residential development should be promoted into the future. The town has significant economic advantages, in terms of its recently up-graded waste water infrastructure, its public and private transport infrastructure, its indigenous industries and the presence of third level institutions, including the Garda College. The town is also very well served by community recreational facilities, such as the athletic track, GAA grounds, soccer grounds and a Golf Course, while, the built and natural environment is best represented by the Town Square and Town Park, which contribute to setting Templemore apart from other towns and fostering a cultural identity.

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

Vision of the Development Plan

“Templemore will be a vibrant self sustaining town, with a diverse employment base, a thriving vibrant town centre, residential areas with a sense of community and a unique natural and built environment. Templemore will be a place where its inhabitants have a civic pride and will be a place where people seek to live, work and visit”

2.6 Goals and Strategic Objectives

The Vision for Templemore is ambitious, particularly in the face of the economic challenges facing the Country, and in turn facing the town of Templemore and its inhabitants. However, the Council considers that Templemore 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***

Strategic Objectives

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 Templemore, whereby residential developments create communities, which have access to key social, educational and community facilities.

Strategic Objective 3:

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

Strategic Objective 4:

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

Strategic Objective 5:

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 6:

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

Strategic Objective 7:

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

Strategic Objective 8:

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

Strategic Objective 9:

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 10:

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



Chapter 3 : Core Strategy

3.0 Introduction

The Planning and Development Act, 2010 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 Templemore Town in a national, regional and local context has been set out in Chapter 2. In a local context, Templemore Town 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 Templemore and Environs Development Plan 2006 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.

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 Templemore Town and Environs is located in ‘Zone 5’ (Thurles Area) or the zoned based strategy of the plan.

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

	2006 CSO	2016	2022
North Tipperary	66,023	75,671	80,723
Limerick	131,516	144,217	154,665
Limerick City	52,539	77,642	86,990
Clare	110,950	129,786	139,650
Total	361,028	427,316	461,744

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
Zone1 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	Templemore	2,270	2,594	2,631	129	15	144	21.5	2.5	24
	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

*Based on an average density of 25 dwellings to the hectare in Nenagh, Thurles and Roscrea, 15 dwellings to the hectare in Templemore, and using a multiplier of 2.5.

Note:

- 1. Lands 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.***
- 2. Lands have been zoned for ‘New Residential’, ‘Low Density’ and ‘Serviced Sites’. These zoning objectives reflect the range of density that will be promoted on such lands. Reference should be made to the ‘Zoning Objective Map’ and to Section 9.4 of the Plan.***

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. In 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 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 Templemore. 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 vis a vis zoning provision in the Templemore and Environs Development Plan, 2006.

Table 3.5 Land Availability – Residential Provision

Land Availability Hectares	Templemore and Environs Development Plan, 2006	Templemore and Environs Development Plan 2010	
		Phase 1	Phase 2
Residential	170.68	21.67	2.64

3.2 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 Templemore, 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 5’ presents a number of economic opportunities namely for:

- *Smaller scale foreign direct investment taking advantage of the linkage to Dublin.*
- *Base for medium and smaller-sized indigenous industry.*
- *Base for specialized research, development and education.*

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

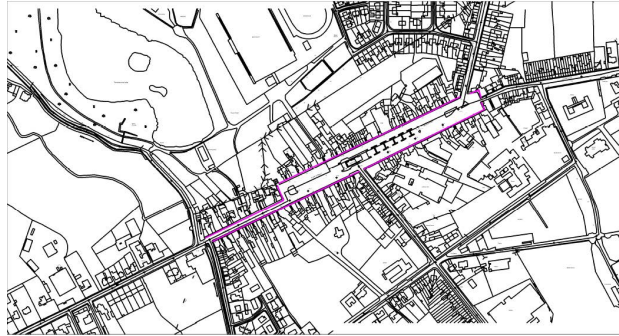
Templemore must work to its strengths, and the Plan, in line with the strategic objectives, will focus on three key areas, namely:

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

Town Centre Strategy

The town centre of Templemore 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, 2000* and these guidelines require planning authorities, to include a comprehensive strategy to consolidate and improve and enhance on this function.

The Council in conforming to the requirements of the *Retail Planning Guidelines for Planning Authorities, 2000*, 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 site for renewal, regeneration and re-development.



Protecting Existing Enterprise / Promoting New Opportunities

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



Medium and small scale enterprises and located throughout the town, however, the main concentration of industry is located along Railway Road. These lands are strategically located close to the town centre, but also is close proximity to the Railway Station. The established nature of development provides opportunities for further expansion and diversification of uses.

The Plan has also identified lands for new 'Business Park' close along the Roscrea Road, a key transport route to the town. It is envisaged that these lands would provide an opportunity for opportunities 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

Templemore and Environs Development Plan 2010	
Town Centre	7.58
Commercial	14.01
Business and Employment	10.47

3.3 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:

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 the basis.

The Plan has however afforded protection to the Town Park, a proposed Natural Heritage Site, and thus a nationally important ecological site. This area has been zoned for amenity purposes to ensure its ecological protection and to ensure that it continues to provide a valuable recreational facility for the locals and visitors alike.

Water and Waste Water Infrastructure

The Templemore public waste water treatment plant was upgraded in 2010, and is of the highest environmental standards and fully compliant with the Urban Waste Water Treatment Regulations, 2001. The plant has sufficient capacity to cater for the future development of the town. The water and sewerage network has also be up-graded over the lifetime of the last development plan, and the coverage of the both networks, does not pose development constraints to lands which have been identified for under the land use framework.

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.

Templemore has been subject to past flood event, and as a result to the Suir running close to the centre of the town at The Mall, has had a detrimental impact on the inhabitants of the town. 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 6. 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.

3.4 A Spatial Strategy

The Core Strategy is spatially represented in particular on two maps, namely the ***Core Strategy Map***, 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

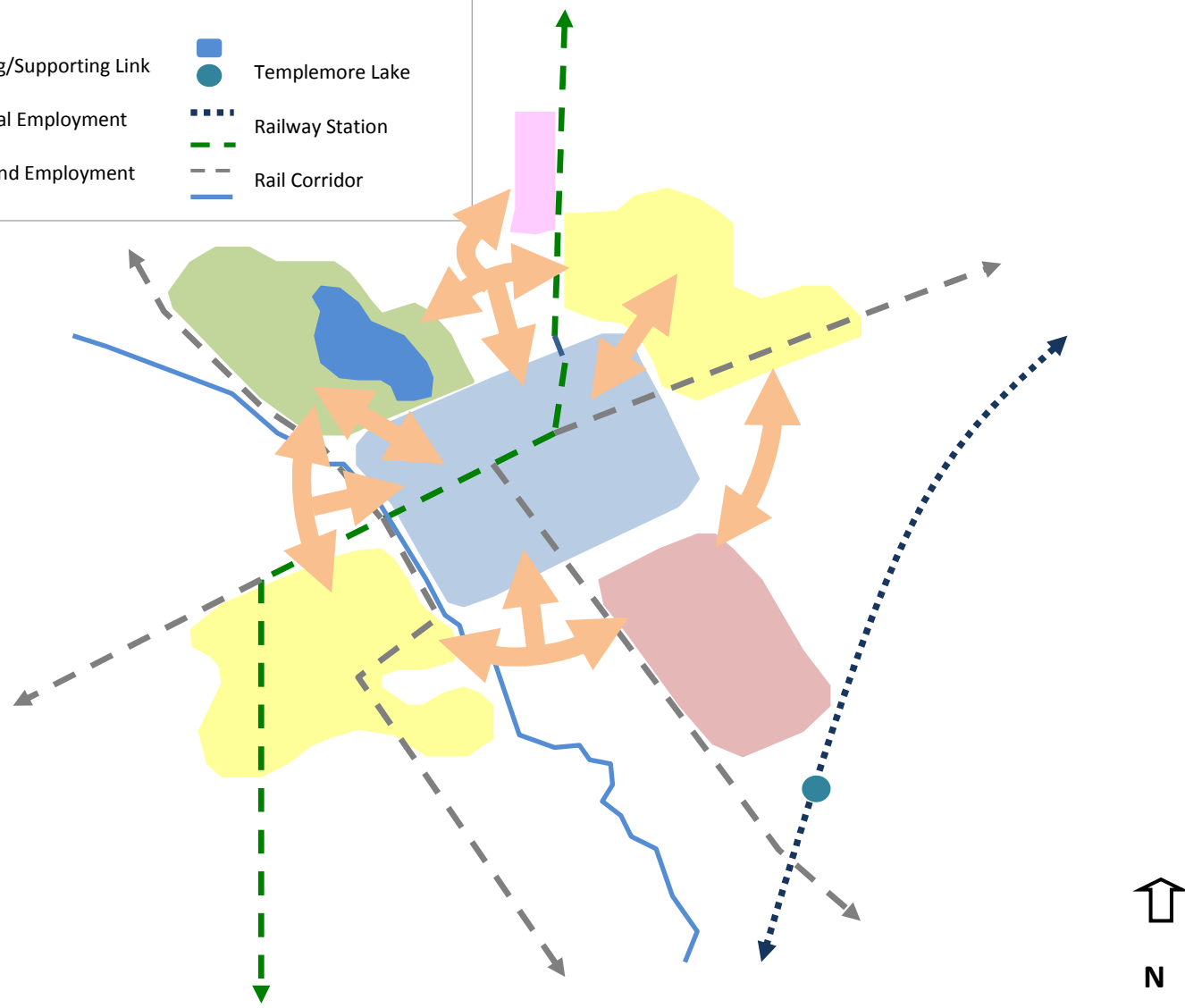
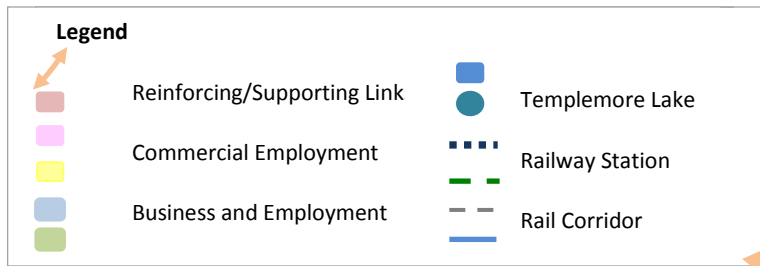


Figure 3.1 Core Strategy

CHAPTER 4

Creating Sustainable Communities



Chapter 4 : 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.

Templemore has a history of marginal population growth, and it is noteworthy that during the course of the economic boom of the past 10 years, the town did not develop at the same pace as other towns in the County and the Region. This can be largely attributed to deficiencies in the waste water services infrastructure, which was addressed by the recent up-grade of the public waste water treatment plant.



Population growth is critical in a town's development, as it drives the delivery of economic and social infrastructure. However, one of the benefits of limited housing construction in Templemore over the past decade is the absence of many unfinished estates, which is now endemic across many towns of a similar size across the Country. Templemore is now well placed to deliver high quality residential environments that integrate physically and socially into the Town.

It is a strategic policy of the plan as outlined below, to promote residential growth, which complies with population targets set out at a regional level. It should be noted that if the Town achieves the targets set out, it will exceed past population trends. 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.

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 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 Templemore, whereby residential developments create communities, which have access to key social, educational and community facilities.

4.1 Population and Profile

Templemore Town according to the 2006 census has a population of 2,255, which represents an increase of 96 people since 2002, and a 6.2% increase in its population between 1996 and 2006. Table 4.1 illustrates these population trends along with the population distribution of the town in the context of North Tipperary. The population structure remained relatively consistent over the 2002-2006 period, however, it is noteworthy that the 25-44 age group increased most significantly, with

a growth of 4% (most likely an indicator of the economic growth that was occurring during this period).

Table 4.1: Population Distribution of Templemore Town and North Tipperary						
Settlement	'96	%	02	%	'06	%
Templemore TC	2,115	3.65	2,159	3.54	2,255	3.41
Environs of Templemore	129	0.22	111	0.18	129	0.19
Total	2,244	3.87	2,270	3.72	2,384	3.60
North Tipperary	58,021		61,010		66,023	

Figure 4.1 Templemore Population Structure 2002 and 2006

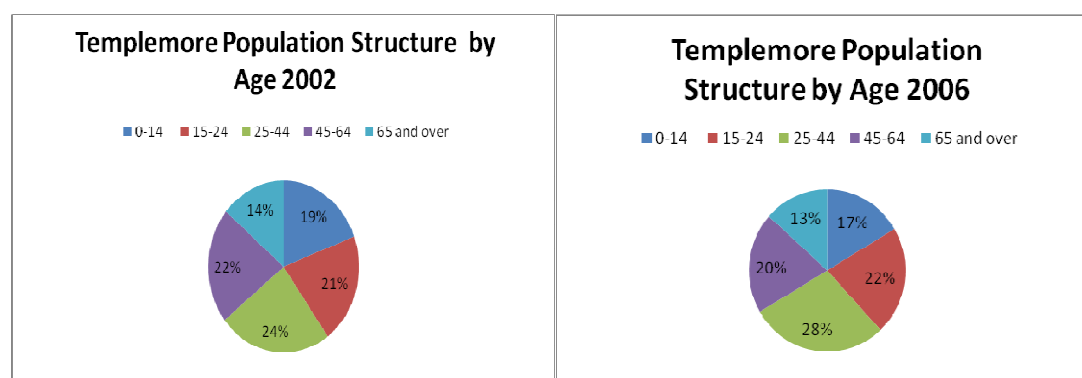


Table 4.2 illustrates the educational status of the labour force in 2006, which demonstrates that those achieving second level education is well above the national average, while those educated beyond the upper second level, within the workforce, is below the national average. The later figures should 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.

Table 4.2: Educational Status of the Labour Force for Templemore Vs National Average, 2006		
Education Status	Templemore	National Average
Primary	19.08	18.04
Lower Secondary	24.6	20.12
Upper Secondary	35.44	28.19
Third Level No Degree	7.85	10.57
Third Level Degree or Higher	11.84	18.52
Not Stated	1.2	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 Templemore and Environs Development Plan, 2006-2012, the Council had identified a number of Master Plan areas the town. However, for the next development plan period, bearing in mind past population trends and the population targets as provided under the Mid-West Regional Guidelines, a phased approach to the development of appropriately located sites is adopted.

Residential land has been zoned 'Phase 1' and 'Phase 2', which corresponds to land identified for development up to 2016 and 2020 respectively. 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, will be considered for development between 2016 and 2022 subject to 50% of Phase 1 lands being developed in the interim. 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 Council 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 be available in close proximity.

New residential developments and related services/facilities e.g. schools, shops, community and recreation facilities, should be mutually



supportive and 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 Council 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 Section 9.2 of 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 verses increase in transport use, or use of local resources verses absence of renewable technologies. A copy of the sustainability matrix 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 Matrix

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

Policy SC4: Design Statements

It is the policy of the Council 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 Section 9.2 of the Plan.

Policy SC5: Phasing of Developments

It is the policy of the Council 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.

4.5 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 site are promoted by the Council in suitable locations, as an alternative for individuals wishing to build and design their own houses. The Council has identified lands which are considered suitable for the provision of serviced sites. However, 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 Council 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 Council 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.

4.6 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 Council considers 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 Council to resist the extension of ribbon development along the approach roads to Templemore. Only in exceptional circumstances will single houses for sons/daughters of farming families or long term local landowners be permitted on zoned land, where it can be clearly demonstrated that no suitable alternative sites exist and that such development will not detract from the future comprehensive development of the lands.

The Council has identified significant serviced land within the Development Plan boundary for various types of residential development including serviced sites. In order to make the most efficient use of public infrastructure, it is considered that the development at the rural fringe of the town and in particular lands which are zoned for agricultural purposes should be strictly controlled.

Policy SC7a: Development in the Rural Fringe

It is the policy of the Council to resist the development of one-off housing in the rural fringe of the town. The Council, subject to normal planning criteria, will consider dwellinghouses on land in the rural fringe in the following circumstances:

(a) The applicant is a son or daughter of a long term local landowner and it has been clearly demonstrated that no suitable alternative sites exist on the landholding.

OR

(b) The applicant's primary employment is in agriculture, horticulture, forestry or the bloodstock industry.

OR

(c) The applicant was born in Templemore Town or within 5km of the proposed site and/or has lived within 5km of the proposed site for any 10 year period of that person's life.

Residential development as permitted under this policy will be subject to an occupancy condition.

4.7 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 Council, and also to ensure integration between persons of different social backgrounds through the provision of social and affordable housing. The current County Housing Strategy, 2009-2015, is incorporated into the North Tipperary Development Plan, 2010. This Strategy will function as a mechanism for ensuring that social and affordable provision is accommodated and that social inclusion is at the forefront of housing policies.

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 Council 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 Council, such as the transfer of houses, the transfer of land at another location and the payment of a monetary contribution. The Council 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

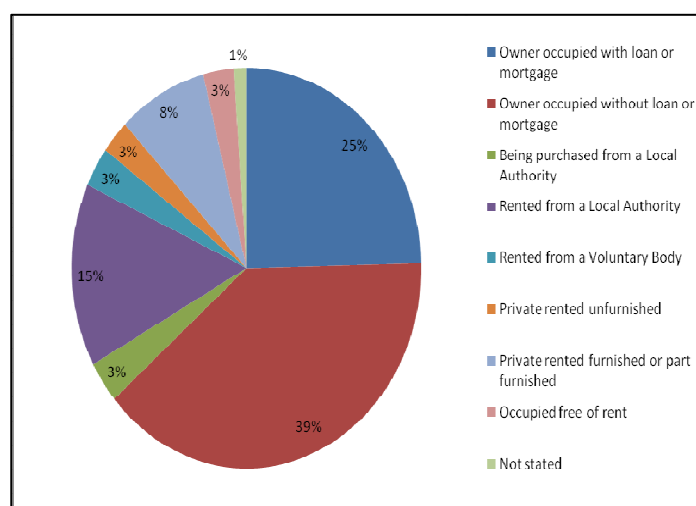
It is the policy of the Council to secure the implementation of the North Tipperary County Housing Strategy, 2009-15 (as may be amended).

Policy SC8: Social and Affordable Housing

It is the policy of the Council, 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 Council.

Figure 4.2 below illustrates the type of private households and the percentage of persons by type of tenure. The majority of the population surveyed (53%) own the accommodation that they occupy, while 15% rent from the Council.

Table 4.2: Percentage of Persons in Permanent Private Households by type of Occupancy



4.8 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 Council's 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 family 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 Templemore Town Council (provided in Table 4.5 below)

Table 4.5: Traveller Accommodation Programme Targets

Year	Templemore Town Council – Target
2009	1 standard house
2010	1 standard house
2011	1 standard house
2012	1 standard house
2013	1 standard house

Objective SC3: Traveler Accommodation

It is the objective of the Council to facilitate the provision of accommodation for the travelling community in accordance with the North Tipperary County Council Traveler Accommodation Plan, including all social and affordable housing options under the Housing Acts.

4.9 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' (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.

Templemore Town is served by three primary schools, namely; St. Josephs Primary School, St. Clomcille's Primary School and St. Mary's National School. The town is also served by two secondary schools, namely; Our Lady's Secondary School and St. Sheelan's College VEC. Current registration in these schools is outlined in Table 4.6 below.

Table 4.6: Pupil Attendance Figures 2009-2010

Name of School	Total	Girls	Boys
St Josephs	140	115	25
St Colmcilles	89	0	89
St Marys	25	12	13
Our Ladys	470	174	296
St. Sheelan's	310	198	112

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

The Council, 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 Council 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'.

Objective SC4a: Amalgamation of Primary Schools

It is an objective of the Council to support and facilitate the amalgamation of St. Colmcille's Primary School and St. Joseph's Primary School. The Council will seek to work with the school authorities to identify an appropriate site for expansion as may be necessary over the lifetime of the Development Plan.

Policy SC8: School Capacity

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

- **Third Level Education**

The Garda College, the primary training centre in the Country for An Garda Siocahana, which is situated in the former military barracks at Talavera Place, has been part of the social fabric of the town since 1964. The College is designated as an Institute of Higher Education by the Higher Education and Training Awards Council (HETAC) and provides for the training needs of new recruits in addition to continued on-going training for the all Garda ranks.

The College, makes a very significant economic and social contribution to the town.

The Council will seek to support its continued viability and facilitate, as appropriate, the further development of services and facilities.

St. Sheelan's College of Further Education, founded in 2000, and located close to the town centre on the Borrisoleigh Road, also provides post-secondary educational facilities with a range of adult full-time and evening courses. The Council recognises that St. Sheelans is a most valuable resource, both for the town and also the county, as it provides opportunities for certified adult training designed to lead to job opportunities.

Objective SC6: Third Level Education

It is an objective of the Council to support the continued viability of the Garda College and St. Sheelan's College and facilitate the enhancement of educational and ancillary facilities as may be proposed over the lifetime of the Development Plan

4.10 Social Inclusion and Community Services

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 tackling 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 SC8: Social Inclusion

It is the policy of the Council 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.

The Council will seek to work in partnership with the community and with other agencies in the provision of community infrastructure. Community provision will also be supported, where recourses permit, by monies collected under the Templemore Town and North Tipperary County Council Development Contribution Schemes.

Policy SC9: Community – General

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

4.11 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.

St. Sheelan's childcare facility, a community led facility funded by Pobal and the North Tipperary VEC, represents a key achievement of the North Tipperary Childcare Strategy 2002-2011. The town also has a range of community and privately operated facilities including, Templemore Community Services Pre-school, Templemore Montessori and St. Sheelans Childcare Centre Little Stars pre-school.

Having regard to both the emerging National Policy on Childcare, 2011 and the *Childcare Facilities: Guidelines for Planning Authorities, 2001*, the Council 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 aging 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 Council 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 SC7: North Tipperary Childcare Committee

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

Policy SC10: Childcare Facilities

It is the policy of the Council 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 SC13: Elderly Accommodation

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

Policy SC12: Nursing Homes

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

Policy SC13: Granny Flat / Special Need Accommodation

It is the policy of the Council 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.

4.12 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.



Templemore Branch library, located in the Town Square, 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 SC8: Town Library

It is an objective of the Council 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.

4.13 Burial Grounds

Templemore Town Council and North Tipperary County Council have a responsibility for the provision and maintenance of burial grounds. In particular, St. Joseph's Burial Ground located near the Sacred Heart Church close to the Town Centre is maintained by the Town Council and plots may be purchased accordingly. The Council will facilitate, where necessary, the provision of further graveyard facilities, in association with the local communities and churches as appropriate.

Objective SC9: Burial Grounds

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

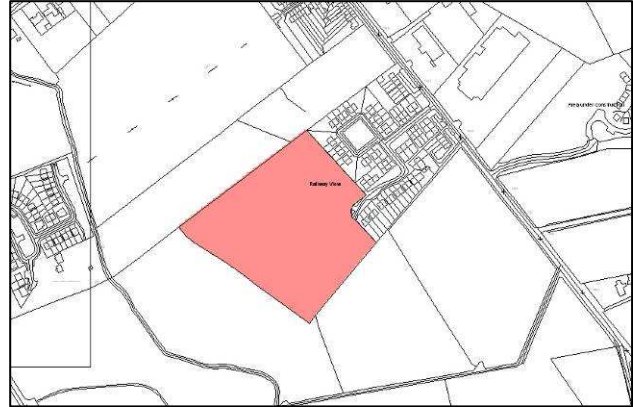
4.14 Allotments

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.

Suggested Allotment Location

The Council considers that publically owned lands off Railway Road, may be considered suitable for the development of allotments. The Council 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 SC10 Allotments

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

CHAPTER 5

Town Centre Strategy and the Economy



Chapter 5 : Town Centre Strategy and the Economy

5.0 Introduction

The Development Plan was prepared at a time of national recession when retaining existing jobs and creating new employment opportunities must be a key priority. The Council considers that Templemore 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 along Railway Road and also provides a new opportunity for a business park on the Roscrea Road. The Council considers 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 Council 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 3:

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

Strategic Objective 4:

To regenerate the Town Centre of Templemore, 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 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 austerity and no doubt it will be a period where funding to deliver on initiatives will be difficult. However, the Council is committed to work in partnership with the community groups, such as the Templemore Traders, Tidy Town Committee and other interested parties to seek ways to improve the Town Centre, economically, socially and environmentally.



Objective TC1: Town Centre Strategy – Partnership

It is the objective of the Council, over the lifetime of the Templemore Development Plan, to work in partnership with the community 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, 2000* 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**

North Tipperary County Councils prepared a County Retail Strategy 2011 which 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, the County Strategy designates Templemore as a ‘Tier 4 level 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 Council 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

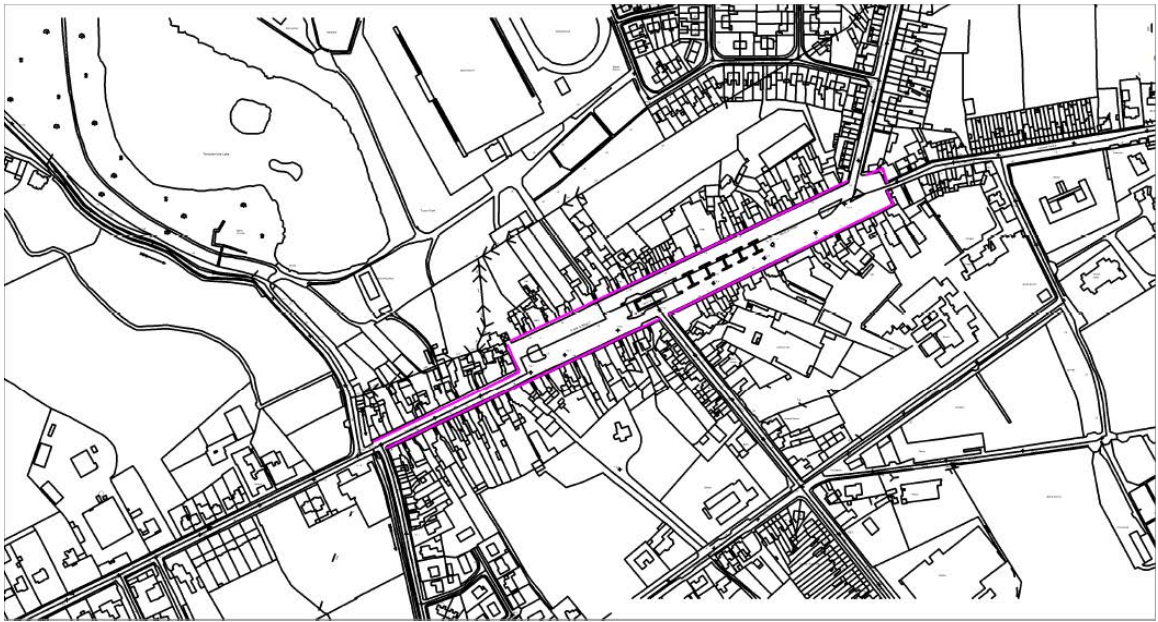
It is the policy of the Council to adopt a sequential approach to the assessment of retail development. Proposals for retail development, in the first instance, will be required to be accommodated in the Town Centre. The Council will only consider proposals for retail development outside the town centre, where it is demonstrated that the impact of the development, by virtue of its scale and nature would not have a detrimental impact on vitality and viability of the town centre.

- **Templemore’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 Templemore 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 the ‘Town Square-Patrick Street’ Axis and illustrated below.

Figure 5.1 Templemore 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. In addition, existing land uses are given a spatial representation in Figure 5.2.

Table 5.1: Land Uses and Vacancy Rates

Representation	Total (No.)	Vacant (No.)	Occupied (%)
Convenience	23	11	52
Comparison	27	0	100
Service/Office	20	1	95
Food / Drink/ Hospitality	20	1	95
Residential	50	4	92
Other	5	0	100
TOTAL	145	17	88

Figure 5.2: Town Centre Land Uses



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 the square and on Patrick Street. The Council 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 Council to carry out periodic monitoring of vacancy rates and the land use quantum of the Town Centre.

Policy TC3: Non-Retail Uses

It is the policy of the Council, 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 TC4: Re-Use and Re-Development

It is the policy of the Council 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. Templemore has a farmer's market which trades every Wednesday in the town square. The

Council supports the on-going operation of this market and encourages diversification of local sourced fresh goods.

Policy TC5: Farmer's Market

It is the policy of the Council to support the on-going viability of the farmer's market in the Town Square.

- **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 Templemore, it is important that such facilities are designed in a manner that complements rather than detract from the streetscape.

Policy TC6: Takeaway Outlets

It is the policy of the Council to consider the provision of takeaway outlets in the town centre. In assessing applications for takeaway outlets, the Council will consider the impact on local amenity, litter generation and noise disturbance. The Council will also seek to ensure that signage does not detract from the streetscape and that opening hours of such premises are appropriately 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, 2000 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 TCC7: Petrol Stations

It is the policy of the Council 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 30mph or 40mph 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
- d) The site and layout is in accordance with standards set out in Section 9.10 of the Plan.

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 Templemore and Environs Development Plan, 2006 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, they 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. The Council has 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 town centre - identified for town centre expansion, and town centre backlands and buildings centrally located, identified for renewal and revitalisation.

Policy TC8: Opportunity Sites

It is the policy of the Council 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 TC9: Backland Development

It is the policy of the Council 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.

Policy TC10: Re-Use and Re-Development

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

In a broader context, the Council supports 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 Council will seek to address dereliction, under the requirements and provisions of the Derelict Sites Act, 1990.

Policy TC11: Derelict Sites

It is the policy of the Council 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 structure sis 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 service to create vibrancy and in turn drive economic development in town centres.

The Public Realm Plan as contained in Appendix 3 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 Council to create a positive framework and guidance for future development of public open spaces through the provision of a Public Realm Plan.

Policy TC12: Public Realm Plan

It is the policy of the Council, 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

The Mid-West Regional Guidelines, 2010 has put forward that Zone 5 of the Region, should contain a broad range of sustainable enterprises. Sustainable enterprises may be viewed as employment based industries which employ local people or encourage people to re-locate to the town and harness local skills and resources. In contributing toward this objective, it is the fundamental economic aim of the plan to protect existing commercial and industrial development and to provide 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 Templemore 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 integrated approach on business support information, contacts, website linkages, information packs etc.

Objective ECON1: Business Support

It is an objective of the Town Council and the Enterprise Support Unit to facilitate and support existing enterprises and proposals for the creation of new employment based industry in Templemore Town.

5.6 Employment Structure and Spatial Distribution

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

Table 5.3: 2006 Distribution of the Workforce by Sector: Templemore vs National Trends		
<i>Sector</i>	Templemore (%)	Ireland (%)
Looking for first regular job	2.01	1.4
Farming, fishing and forestry workers	2.01	4.2
Manufacturing workers	15.64	11.6
Building and construction workers	8.3	8.7
Clerical, managing and government workers	10.8	17.3
Communication and transport workers	2.7	5.4
Sales and commerce workers	9.52	13.5
Professional, technical and health workers	10.13	16.2
Services workers	31.73	10.7
Other workers (incl. not stated)	7.16	10.9
Total	100	100.0

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 employment 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 the town centre, however, there are also a number of significant industries, located on Railway road, which including Taylor Made, Tipperary Glass, and Cloone Engineering. The Council considers that these existing facilities, provide opportunities for further development and consolidation.



Policy EC1: Employment General

It is the policy of the Council 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 Council 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 Council 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 Council 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 Council will seek their re-development for a new use that conforms to the zoning pattern of the area.

The Council recognises 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 on the Roscrea Road are considered suitable for such uses.

Policy EC5: Business Park

It is the policy of the Council to support the development of a new Business Park on the Roscrea Road. The land should be developed in a comprehensive, co-ordinated manner, on the basis of a design brief for the entire holding. However, the Council will consider the development of lands in a phased manner which would not compromise the overall development of the lands. The development of the lands shall be subject to 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 Roscrea Road.
- 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 N62. Traffic management measures/ infrastructural improvements as necessary should be brought forward to ensure the development. A single access point to the N62 shall serve the proposed Business Park and all land zoned Business and Employment in this area.

- **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 Council considers that home based economic activity should be supported. Home based activity should be scaled appropriately and should ensure that the nature of the activity would not impact on adjacent properties.

Policy EC6: Home Based Economic Activity

It is the policy to the Council 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.

5.7.1 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.

Tourism in North Tipperary has not seen the growth experienced in other areas of the Mid-West Region. With reference to a discussion document prepared by Shannon Development in 2006, entitled "*Tourism Strategy for the Shannon Region*", North Tipperary only attracted 5.4% (68,000 people) of tourist to the Mid-West Region.

The Council considers that this is an area which requires a new focus, and while Templemore is not on an established tourism trail, it is considered that its proximity to the Rock of Cashel and the ease of accessibility by rail and by roads presents opportunities for new tourism linkages.

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.

Objective EC; Tourism

It is an objective of the Council to prepare a Strategic Plan for the future development of tourism in North Tipperary and to implement recommendation as may be appropriate to Templemore Town.

Policy EC7: Tourism

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

5.8 Agriculture

Agriculture is the predominate land use in North Tipperary much of the land in the environs and wider hinterland of Templemore is actively farmed. While, only 2% of the workforce of the town was engaged in active farming at the time of the 2006 census, the recent revitalization of the sector, given the downturn in other economic activities, is likely to lead to increased employment in this area.

The Council will support the on-going viability of agricultural activity. The Council also acknowledges that the diversification of uses on rural landholding may be necessary in order to ensure the continued vitality and viable of active farms.

Policy EC8 – Protecting Agricultural Practices

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

Policy EC9 – Agricultural Buildings

It is the policy of the Council 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 EC10 – Farm Shops

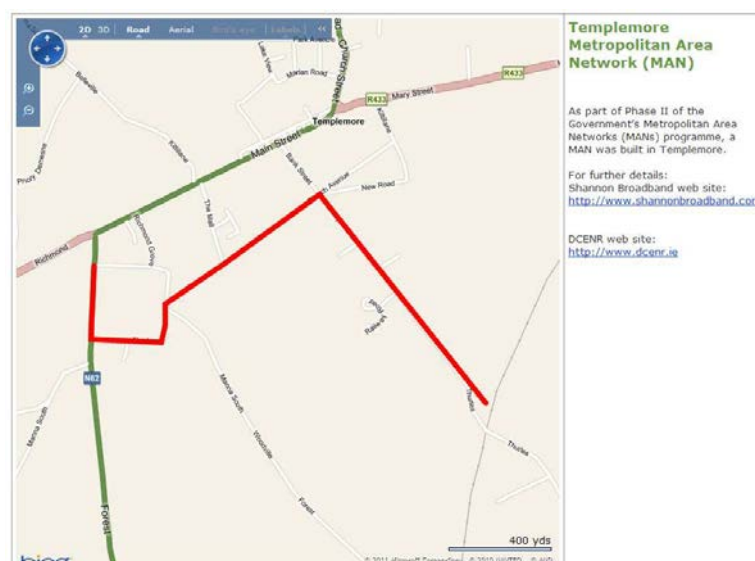
It is the policy of the Council to encourage proposals for retail development on a farm where it can be clearly demonstrated that:

- 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.

5.9 Telecommunications

The Council recognises the importance of high quality information and communication technology (ICT) as such services are important for economic competitiveness and also contribute toward the quality of life of existing residents. Over the course of the previous development plan, broadband services were improved in the town, as part of Phase II of the Government’s Metropolitan Area Networks (MANs) programme. MANs are State owned open access telecommunications networks and are offered to telecommunication service providers, on a wholesale basis, to enable them to provide high-speed broadband services to their customers without them having to build their own networks. Figure 5.3 illustrates the line of the network as implemented in Templemore

Figure 5.3: Templemore Metropolitan Area Network



The Council will work with relevant service providers to maximize the availability of high speed, quality, broadband to increase the attractiveness and competitiveness of the town within the region.

Policy EC11: Telecommunications Apparatus

It is the policy of the Council 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 Council 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



Chapter 6 : Water Services and Water Quality

6.0 Introduction

The provision of water and waste water services infrastructure within a town is critical to facilitate future growth and development. During the course of the last development plan period, there has been significant investment in infrastructure in the town, including the up-grade of the public waste water treatment plant, the up-grade of the water supply network and the implementation of water conservation measures. Therefore, the Town is particularly well placed, in terms of existing water services infrastructure to accommodate future development.

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 5:

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 6:

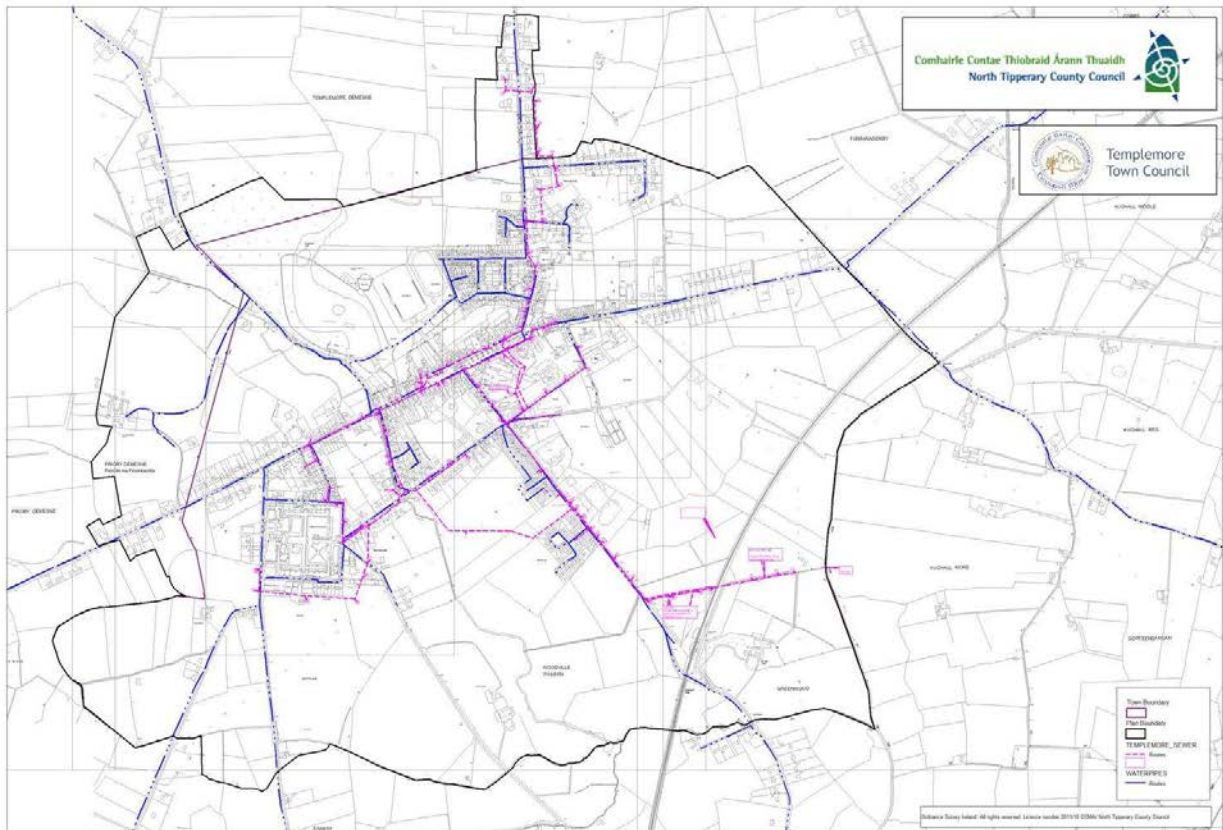
To ensure that the water quality of the River Suir and its tributaries, groundwater and public sources of drinking water, are improved and protected from pollution.

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 Council 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.

Figure 6.1 – Water and Sewerage Network



Policy WS1: EU Directives and National Legislation

It is the policy of the Council 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 Council to ensure that the capacity of the water and waste water infrastructure, is adequate to serve development proposals. However, the Council 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 Council to 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.

6.2 Waste Water Infrastructure

Public Waste Water Treatment Plant

During the course of the last Development Plan period, the Council prioritised the up-grade of the municipal treatment plant under the Needs Assessment 2006-2009. DEHLG funding was secured and the plant was brought into commission in 2010. The plant was particularly identified for up-grade in order to fully comply with the Urban Waste Water Treatment Regulations, 2001.

The plant, which is of the highest standard, is located on Station Road and has the capacity to cater for a population equivalent of 6,000. It is envisaged that the new treatment plant will facilitate the future development of the town for the next 20 years and beyond.

The Waste Water Discharge (Authorisation) Regulations, 2007 has required that all public water discharges be licensed by the EPA. The Water Services Department has submitted a licence application to the EPA and is currently awaiting approval.

Objective WS2: Waste Water Treatment Plant

It is an objective of the Council 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

STEDS system

The Council in order to address issues of environmental pollution arising from a proliferation of septic tanks systems at Kiltillane on the Clonmore Road, through funding from the Water Services National Training Group, implemented a 'STEDs system' in September, 2007. The system has been monitored over a two and a half year period and the latest monitoring report was submitted to the DEHLG in April 2011. The plant has significantly addressed the environmental hazard that existed, however, its effectiveness as a pilot scheme will be subject to on-going monitoring.

Objective WS3: STEDS System

It is the objective of the Council to continue to monitor the effectiveness of the STEDS systems on an on-going basis.

Foul Network / Pumping Stations

The Water Services Investment Programme 2010- 2012 includes an up-grade of the sewerage network (which is currently at planning stage). This will look at upgrading existing pipelines and eliminating storm flows in existing sewers. The proposals follow on from the previous works to the foul and storm systems undertaken in 2005.

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 Council will in exceptional circumstances consider the use of on-site treatment facilities.

Objective WS4: Up-grade Sewer Network

It is the objective of the Council, 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 Council 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 Council 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 Council 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 Council 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

The supply of public water is provided by boreholes at College Hill and Whitefield. There are currently approximately 1,100 domestic water connections and 350 non-domestic properties connected to the scheme. The Council, in accordance with the Drinking Water Regulations, 2007 has 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.

Water conservation stages I & II have been completed for Templemore. Stage III rehabilitation works are not considered to be a high priority. given the upgrade of the main pipelines under the Rural Water Supply Scheme approximately 10 years ago

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 WS5: Public Water Supply

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

Objective WS6: Water Conservation

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

Policy WS6 Water Meters

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

Policy WS7: Rainwater Harvesting

It is the policy of the Council 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

The town is served by a storm water network which covers most of the town, with the remainder being served by a combined sewer.

In order to ensure that surface water is managed in a controlled way and that the risk receiving water is minimised, the Council 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 Council 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 Suir Catchment was incorporated within the South-Eastern River Basin District. The River Basin Management Plan was adopted by North Tipperary County Council in May, 2010.

Objective WS7: Water Framework Directive / River Basin Management Plan

It is an objective of the Council to implement the the South Eastern 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 Council has the responsibility of the monitoring all agricultural development to ensure the adequacy of on-farm management practices.

Objective WS8: Nitrate Regulations

It is an objective of the Council 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 Council 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 a 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 in the South East Region generally, 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 6

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 sets out the broad philosophy underpinning the sequential approach in flood risk management, while Fig. 3.2 describes its mechanism for use in the planning process.

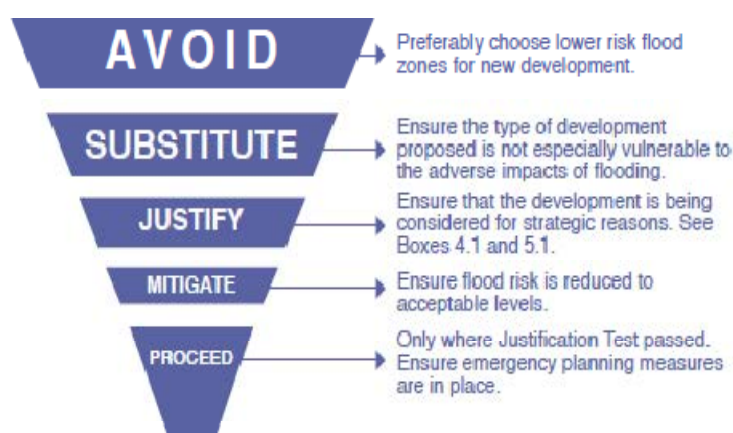


Fig. 3.1: Sequential approach principles in flood risk management

The town of Templemore is located on the river Suir, which runs along the eastern edge through the town centre. The town is vulnerable to flooding as evident by a flood event in November, 2000 which was the second largest flood to take place in the town in half a century.

In response to the threat to flooding in the town, the OPW prepared flood mitigation measures for the town, which is particularly vulnerable to flooding. The Council is anxious that these measures are implemented, however, it is noted that such works will be dependant on national resources.

Objective WS9: Floods Directive

It is an objective of the Council 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 WS10: Flood Relief Measures

It is an objective of the Council to co-operate with the OPW and seek the implementation of the flood relief measures which will serve to protect the town for potential flood events. On implementation of the scheme, it is the Council's intension to re-examine the zoning objectives of the plan and in particular lands, which will be afforded flood protection close to the town centre.

Policy WS10: Flooding Risk Management

It is the policy of the Council 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 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 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 Londford County Councils, is based on the EU hierarchy, which priorities waste prevention, minimization, reuse/recycling and disposal with energy recovery, ahead of landfill. Over the lifetime of the next Development Plan period, this document will be reviewed and the Council will have regard to policies and objective contained therein.

Objective WS11: Waste Management Plan

It is an objective of the Council, 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 Templemore Town.

Objective WS12: Recycling Facilities

It is the objective of the Council 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 Council to seek a Waste Management Assessment for projects that exceed the following thresholds:

1. Residential developments of 10 houses or more
2. Developments with an gross floor area of 1,250m²
3. Development which involve refurbishment/renovation/demolition generating in excess of 100m³ in volume of construction and demolition waste.
4. Civil engineering projects producing in excess of 500m³ of waste, excluding waste materials re-used for development construction on site.

CHAPTER 7

Built Heritage, Natural Heritage and Amenity



Chapter 7 : Built Heritage, Natural Heritage and Amenity

7.0 Introduction

The 'Built Heritage' is a term used to describe buildings, places and sites which have acquired, through time, special interest and values and as such, warrant protection and preservation. Templemore is a town which has a rich built heritage, as evident by its historic buildings, ranging from the ruins of Blackcastle in the town park, the 19th century Victorian streetscape of the Main Street and Talavera Place, where a British military barracks was built and is now home to the Garda College. 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.

Natural Heritage, or biodiversity includes all life forms, including animals, plants, insects, fish, humans and habitats. The Town Park and Lake in Templemore are rich in this biodiversity. The park is unparalleled in the County as a place in the heart of an urban centre, which provides passive recreation for inhabitants, the wider community and visitors alike.

The Council in the preparation of the Plan, has prepared a Public Realm strategy for the town (as contained in Appendix 3). 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 7:

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

Strategic Objective 8:

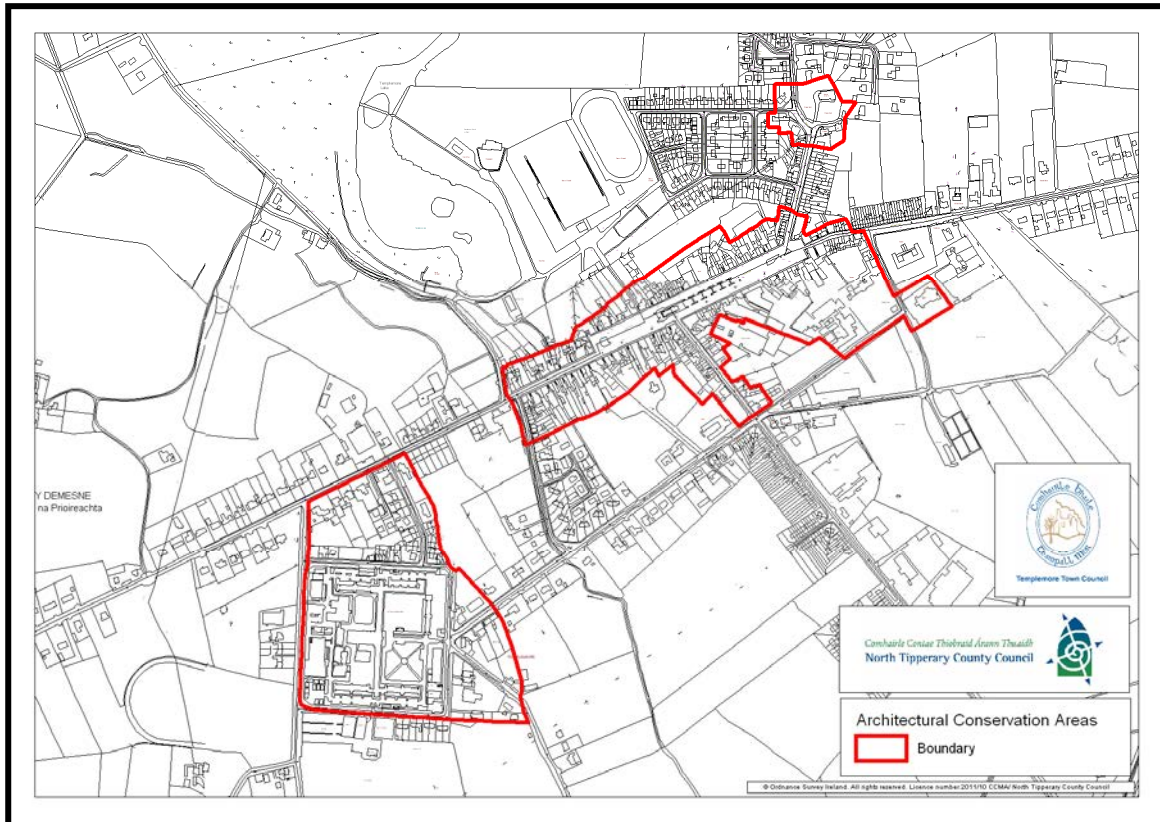
To protect and enhance the natural heritage and open spaces of the Town, and in particular the Town Park, while facilitating appropriate development to increase the accessibility and enjoyment of all residents.

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 Council, through a survey and analysis of the historic environment of the town, have identified three distinct areas of special interest, which have been designated as Architectural Conservation Areas. The Architectural Conservation Areas are illustrated on Figure 7.1 below:

Map 7.1: Architectural Conservation Areas



Architectural Conservation Area 1: Main Street/Patrick's Street.

This ACA derives its strength and character from a number of elements notably the 19th Century Victorian Streetscape of the Main Street and the underlying local history. This area possesses a period townscape and features of a high quality and architectural integrity that is unique to the town.

Architectural Conservation Area 2: Infantry Barracks (Garda College), Talavera Place, including Richmond Grove and Belleview.

In the early 1800s the British Government chose Thurles as the location for its new military barracks. However, a 17-acre site was donated by Sir John Carden in Templemore together with the adjoining 40 acres for training and recreation. The barracks was designed and built in 2 squares, surrounded by company lines, stores, married quarters, military prison, church and hospital. The Richmond barracks as it was named, and the surrounding area was quickly developed, with names such as Talavera Place, Vinemara Mall, and Regent Bridge.

Architectural Conservation Area 3: St Mary's Church, school and surrounding buildings.

St Mary's church was built in 1789 on land donated by Sir John Carden. It was solemnly consecrated by the Archbishop of Cashel, His Grace Charles Agar, in 1794. This ACA also includes St. Mary's School, Rectory and adjacent cottage and lodge.

Proposals for development in the Architectural Conservation Area should have regard to the polices set out below. In addition more detailed guidance is provided in the Public Realm Plan in Appendix 3.

Policy BH1: Architectural Conservation Areas

It is the policy of the Council to ensure the conservation and enhancement of the Architectural Conservation Areas. The Council 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 Council has 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, Heritage and Local Government, have prepared a Record of Protected Structures. The complete Record of Protected Structure is found in Appendix 4 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 structure often represent a unique opportunity to create distinctive developments.

Owners and occupiers are encouraged to consult with the Council 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 Council, 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 Council 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 Council 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 2010

Objective BH2: Restoration Works

It is an objective of the Council 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 19th Century Victorian Streetscape of the Main Street and Patrick Street defines vernacular architecture of Templemore town centre. Noteworthy features of Templemore vernacular include carriage arches with integral ‘spur stones’, timber sash windows, slate roofs with strong pitch, 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 Council 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 Council to encourage the protection, retention, appreciation and appropriate revitalisation and use of the vernacular heritage in Templemore Town and its environs

Figure 7.1: Vernacular Streetscape



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 Blackcastle and Carden Cemetery located in the Town Park. A full list of recorded monuments within the plan area is contained in Appendix 5 of the Plan.

Figure 7.2: TN029-062002- Castle –Tower House



Policy BH5: Archaeology

It is the policy of the Council to protect (in-situ where practicable or at a minimum, preservation by record) all monuments included in the Record of Monuments and Places. The Council 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 Council 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.

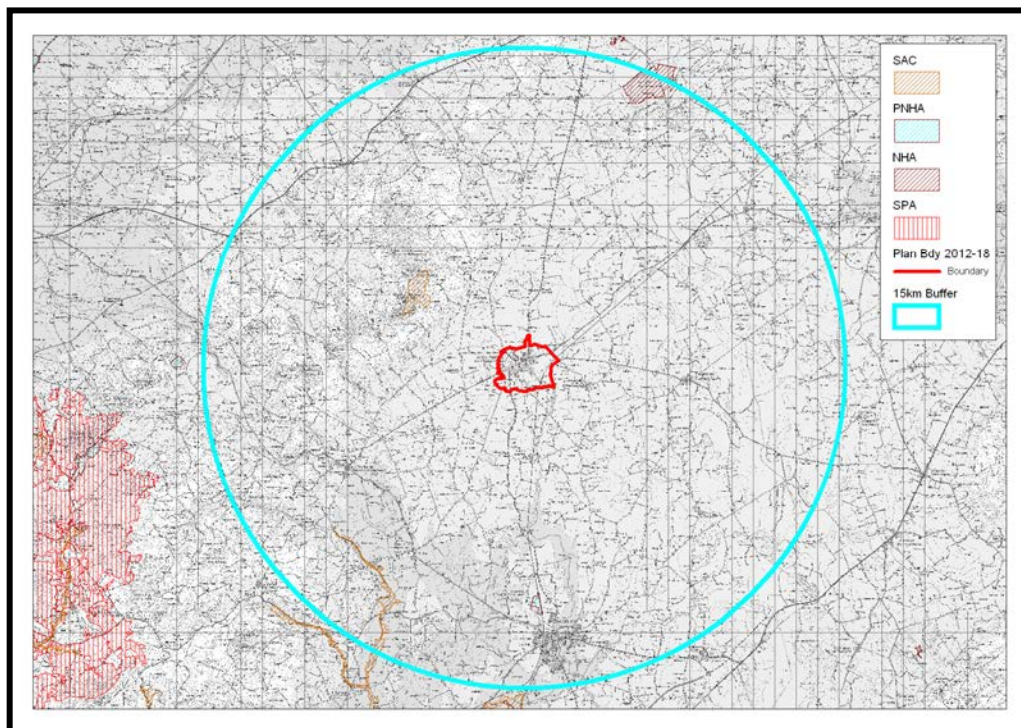
- **European Designations**

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 as 'Natura 2000' 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 Act, 2010 has carried out a screening process to determine any potential impact on Natura 2000 Designated 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 Council is satisfied that the implementation of the plan will not have any significant adverse affects on Natura 2000 sites in the wider area.

The Council 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



Policy NH1: Natura 2000 Site

It is the policy of the Council to ensure that developments are not permitted which would adversely impact on the conservation and integrity of designated or candidate Special Areas of Conservation or Special Protection Areas.

Policy NH2: Habitats Directive Assessment

It is the policy of the Council to implement the EU Habitats Directive in accordance with the Department of Environment Heritage and Local Government guidelines on *Appropriate Assessment of Plans and Projects in Ireland –Guidelines for Planning Authorities’ 2009*. The Councils will screen all development proposals and may require, where considered appropriate the preparation of ecological reports and/or a Natura Impact Statement to enable the determination of planning applications.

- **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.

The Town Park of Templemore is a proposed Natural Heritage Area, and as such is considered to be of national ecological importance.

Noteworthy woodland species within the proposed Natural Heritage Area include beech,

hazel and oak. A feature of the area is the presence of drainage trenches which have been cut at regular intervals throughout the woodland. The permanence of water in the trenches is undetermined although the profuse growth of ferns and mosses suggests that the area is generally wet. The bird life of the site is of interest with Blackcaps, Garden Warblers and Sparrow Hawks reported here. The lake contains a population of Mallard.



Objective NH1: Natural Heritage Areas

It is the objective of the Council to support the designation of Templemore Wood as a Natural Heritage Area and to ensure its long term-ecological protection.

Objective NH2: Natural Heritage Areas

It is the objective of the Council, subject to resources, to seek the development of educational signage in the town park.

- **Invasive Species**

Invasions by non-native species are one of the main threats to native bio-diversity, as they can take over or destroy the habitats of native species. In recognition of this threat and to ensure the deficiencies in implementing the EU Birds and Habitat Directive, the European Communities (Birds and Natural Habitats) Regulations, 2011 were transposed into Irish Law.

The regulations contain important new provisions to address the problem, whereby, it is now an offence to release or allow to escape, to breed, propagate, import, transport, sell or advertise such species. The regulations also confer additional powers of enforcement to public bodies, where it

has been established an offence has occurred. A black list of unwanted species is set out in the Regulations.

Policy NH3: Bio-diversity and Invasive Species

It is the policy of the Council, in assessing proposals for development, to have regard to EU Birds and Habitat Directive Regulations, 2011 and in particular to ensure that invasive species as may be identified are appropriately removed. The Council will seek the advice of the National Parks and Wildlife where invasive species are identified on sites proposed for development.

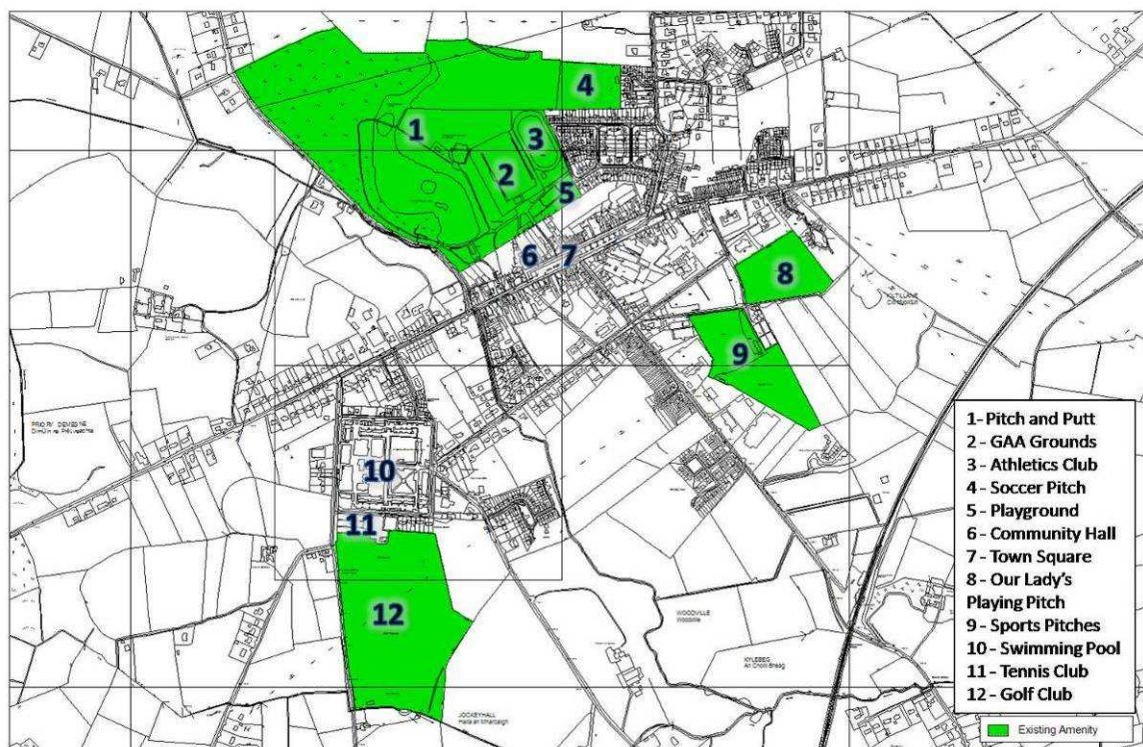
Objective NH3: Natural Heritage Areas

It is the objective of the Council, subject to resources, to carry out an invasive species assessment of the Town Park and to take such measures as may be necessary to protect the ecological integrity of the pHNA.

7.6 Amenity and Recreation

Templemore's recreational facilities are unparalleled and are a testament to Tipperary's sporting tradition and the dedication of local community groups. The town includes a range of sporting facilities including, GAA pitches, soccer clubs, tennis club, athletic track, walking club, golf and pitch and putt course. The town also has a range of open spaces, which provide passive recreation opportunities for all age groups, most notably in the Town Park. The Council, in ensuring the protection of these facilities and to facilitate further expansion and diversification of activities, has sought to appropriately zone such lands for amenity purposes.

Map 7.3: Open Space and Amenities



Policy AM1: Amenity – General

It is the policy of the Council 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 Council will ensure that such open spaces are designed for this purpose.

Amenity AM2: Playgrounds

It is the policy of the Council 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 town 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 Council to create a positive framework and guidance for future development of public open spaces through the provision of a Public Realm Plan.

Policy AM3: Public Realm Plan

It is the policy of the Council, 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. Templemore town has several groups of trees along its approach roads and within the town itself which contribute to the overall landscape character of the town. A survey of trees was undertaken by the Council as part of the Public Realm Strategy and row of trees of significant were identified. The Council will seek to ensure that trees are protected in considering new development proposals.

Policy AM4: Tree Preservation

It is the policy of the Council to seek the protection of mature trees in the town and in particular the rows/clusters of trees that are identified in Figure 1 of the Public Realm Plan.

Approach Roads

The visual amenity of approach roads, is of the utmost importance as it provides the first impressions of the town. Approach roads also act as a recreational amenity for local residents within Templemore, used for walking, cycling and jogging.

The Public Realm Strategy has carried out an analysis of the existing approach roads to 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 AM5: Approach Roads

It is the policy of the Council to seek to ensure visual improvements along approach roads to the town as part of new developments and re-development of existing development.

Policy AM6: Signage/Approach Roads

It is the policy of the Council to resist advertising structures and signage other than road traffic signs along national routes to ensure traffic safety is not adversely affected and to protect view when entering the town.

CHAPTER 8

Sustainable Transport and Climate Change



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. Templemore has a number of advantages in terms of connectivity due to its proximity to the M7 and M8, linked by N62 north to Roscrea and south to Thurles and also the provision of a Railway Station on the main Dublin to Cork/Limerick Railway Line. 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-sector 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 9 and 10 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 Council will undertake through specific policies and objectives in each area.

Strategic Objective 9:

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 10:

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 are co-operating 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 Development Plan, on completion of this document, will have due regard, as appropriate, to its findings and recommendations.

Objective ST1: Mid-West Area Strategic Plan

It is the objective of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan as they may apply to Templemore 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 efficiency 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 Council considers 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

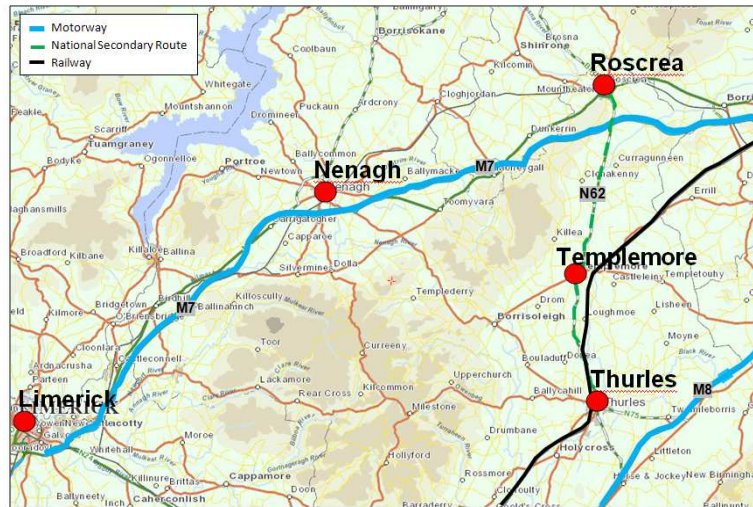
It is the policy of the Council to permit land uses, such as residential, educational, employment and leisure areas closer together, in order to reduce the need for travel and encourage more sustainable modes of transport such as cycling and walking.

8.3 Roads

National Roads and Strategic Corridors

Templemore is not located on the main motorway routes, the M7 and M8, which traverse the County. However, the M7 and M8 are both in relative proximity and can be accessed easily by the N62 which links Templemore to the other primary service centres of Thurles and Roscrea. Templemore is also linked to other settlements by the regional road network. The R501 links Templemore to Borrisoleigh to the west and the R502 links the town east to Johnston. These road corridors are considered key assets both for the County and Templemore Town.

Figure 8.1 Key Strategic Transport Routes



National policy in respect of the protection of national routes is contained in the *Spatial Planning and National Roads, Guidelines for Planning Authorities, 2009* published by the DoEHLG. 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 Council will give careful consideration, to the impact of proposed developments on the N62, and will required traffic impact assessments as deemed appropriate, to be undertaken.

The Mid-West Regional Planning Guidelines, 2010 has also recognised the importance of the N62 as a key arterial route linking the Midlands to the South-East, and as such the road has been given priority for upgrade.

Objective ST2: National Routes/Regional Priorities

It is an objective of the Council to support the up-grade of the N62 linking Templemore with Thurles and Roscrea, in order to improve accessibility to and from the town and the other Primary Service Centres in the County.

Policy ST2: National Routes

It is the policy of the Council to ensure that developments proposed on national routes conform to the *Draft Spatial Planning and National Roads, Guidelines for Planning Authorities, 2009* as published by the DoEHLG (as may be amended). The Council 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 Council 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.

8.4 Sustainable Modes of Transport

- **Strategic Policy**

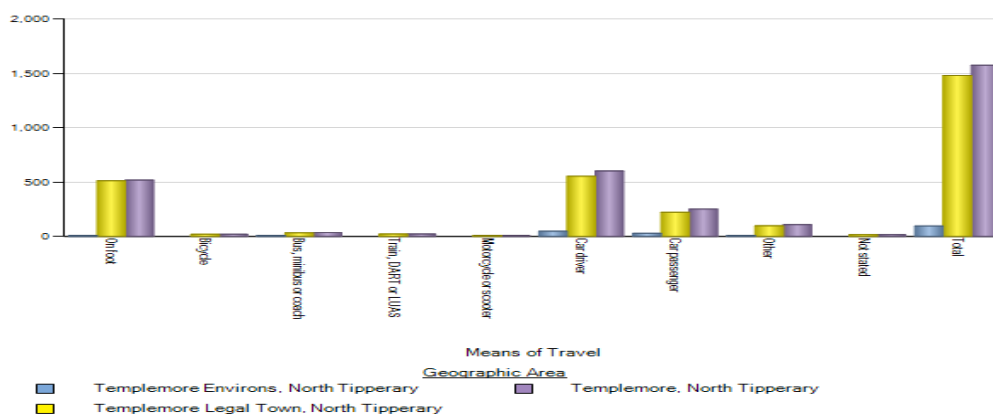
Smarter Travel, A Sustainable Transport Future, 2009 requires local authorities to ensure that development plans incorporate policies and objectives to ensure people choose sustainable transport modes such as walking, cycling and public transport. In order to achieve the objective to shift the balance 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 ST3: 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 Templemore Town.

Templemore is a town of a small pedestrian scale, whereby it would not be cost effective or necessary to have a public transport system at town level. However, the Council 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 – Templemore



Source: CSO, Census 2006

Policy ST4: Smarter Travel / Design of Developments

It is a policy of the Council 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.

- **Rail Transport**

Templemore has a significant economic and social advantage in being located on the main Dublin to Limerick/Cork rail corridor. Rail services have been significantly improved over the last development plan period, and there is now 65 no. daily services operating through Thurles and Templemore to and from Dublin and either to or from Limerick or Cork. The railway line provides a service which allows people to live locally while commuting to other urban centres, and currently, according to the local station, c. 25,000 people used this service in 2010. The Council, in addition to the commuter services the railway line provides, considers that access by rail provides an opportunity to promote tourism to the town and also contributes toward to Templemore'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 ST4: Rail Network

It is an objective of the Council to support the use the railway network and the on-going improvement and services at Templemore Station.

Policy ST5: Templemore Station

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

- **Bus Transport**

Bus Eireann does not currently service Templemore town, however, a number of private operators provide transportation services in the town and surrounding areas. Private operator Bernard Kavanagh & Sons Ltd., offers a daily service from Templemore to Thurles and Roscrea. In addition, West Offaly Community Transport (funded under the Rural Transport Initiative) operates a bus service to St. Sheelan's College from Birr, Black Bull, Shinrone and Roscrea

Policy ST6: Public Transport

It is the policy of the Council to co-operate with relevant transport bodies and authorities to secure a basic public transport service to operate through the hinterland of Templemore.

- **Pedestrian Movement and Cycling**

The Council recognises 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 in the Town Park and around the built environment of the town square, the Mall and Church Avenue. These walking routes as are outlined on a 'Sli na Slainte' notice board in the Town Square.

The Public Realm Strategy as contained in Appendix 3 of the Plan, seeks to build on Templemores 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 ST5: Public Realm Strategy

It is an objective of the Council, by seeking funding mechanisms and community co-operation, to implement the Public Realm Strategy as set out in Appendix 3.

The Council, 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 Council will seek, as recourse permit, to improve the pedestrian infrastructure and access to buildings through the Development Management Process.

Objective ST6: Pedestrian Infrastructure

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

Objective SC6a: Traffic Calming

It is an objective of the Council, subject to resources, to implement additional traffic calming measures/signage at St. Colmcille's Primary School.

Policy ST7: Access to New Buildings

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

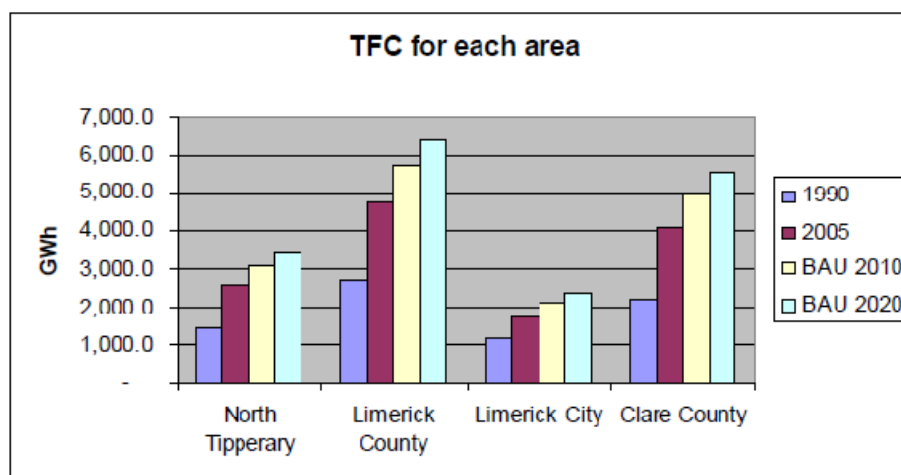
8.5 Climate Change

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 **CO2** 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.

Figure 8.3: Total Fuel Consumption



This document, in line with national strategy, identified that measures are needed nationally, regionally and locally to address **CO2** 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.

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.

PolicyST9: Energy Efficiency

It is the policy of the Council 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 Council is currently, actively engaged in upgrading its existing social housing stock with energy efficient technologies including insulation, high efficiency boilers and heating controls.

Objective ST7: Pedestrian Infrastructure

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

8.7 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 ST10: Small Scale Renewable Technologies

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

8.8 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. Over the lifetime of the next Development Plan period, this document will be reviewed and the Council will have regard to policies and objective contained therein.



Templemore is currently serviced by recycling facilities which consists of a bottle bank at the southern edge of the town park.

Objective ST8: Waste Management Plan

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

Policy ST11: Recycling Facilities

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

Policy ST12: Waste Management Assessment

It is the policy for the Council 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 1,250m²
- Development which involve refurbishment/renovation/demolition generating in excess of 100m³ in volume of construction and demolition waste.
- Civil engineering projects producing in excess of 500m³ of waste, excluding waste materials used for development contribution on site.

CHAPTER 9

Development Management Standards and Design Guidelines



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 Council 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 Council in assessing developments in the functional area of the Plan.

9.1 Pre-Planning Consultation

The Council in accordance with Section 247 of the Planning and Development Act 2000 (as amended) provides 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 Council.

9.2 Urban Residential Development

• National Guidelines

The Department of Environment, Heritage 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 Council does not wish to set minimum or maximum residential densities, but to seek efficient and sustainable development on all residential zoned land. The Council 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.

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

- **Design Statements**

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

The Council 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 Council 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		
Dwellings	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 Council will require a separation distance of 22m between first floor, rear opposing windows. The Council may consider accepting a reduced standard subject to innovative design measures for window design, orientation of building and habitable spaces.

- **Estate Names**

The Council 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 Council, 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 Council toward the provision or improvement of alternative car parking will be required.

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

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

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

The Council 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 Council encourages the construction of extensions as a sustainable development approach to accommodating family needs. The Council 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 Council 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 Council 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 Council 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 Council 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.

Table 9.5 Car Parking Standards*	
Development Type	Standards
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 Council will require that safe access and egress is provided to all new development and safe sightlines are in place.

Traffic Impact Assessments

The Council will require that Traffic Impact Assessments (TIA's), where appropriate, are prepared to assess the impact of traffic generated by proposed developments. In determining where a TIA is necessary regard will be made to Traffic Management Guidelines Manual, 2003 published by the Department of Transport and the Traffic and Transport Assessment Guidelines 2007 published by the NRA.

Advisory thresholds for TIAs and sub-threshold criteria for traffic and transport assessment on national roads are set out in Table 2.2 and Table 2.3 of the NRA Traffic and Transport Guidelines, 2007.

Road Safety Audits

The Council 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 Council in assessing proposals that involve works to a protected structure or developments within the cartilage 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 Council 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 Council 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 Council 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 Council 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.

Figure 9.1 – Elements of a Traditional Shop Front



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.

9.11 Industrial Development

The Council 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 banded 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 Council 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 Council considers that the availability of various telecommunications services is an essential and beneficial element in the life of the local community and economy. The Council 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.