

ROSCREA LOCAL AREA PLAN 2012-2018



June 2012



Comhairle Contae Thiobraid Árann Thuaidh
North Tipperary County Council

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CHAPTER 1
INTRODUCTION



CHAPTER 1: INTRODUCTION

2020 VISION: STATEMENT

In the year 2020 Roscrea will be a vibrant community comprising a high quality and safe physical environment; affordable housing to serve the needs of a growing and diverse population; a balanced range of enterprises including shops and services; excellent educational, recreation, tourism and citizen support facilities; with a strong community spirit which binds together longstanding residents and newcomers. Roscrea will benefit greatly from tourism and will be recognised nationally as a town of heritage value.

1.1 How to use this plan

This Plan puts forward ideas and proposals to guide the physical land use development of the town over the next six years. The Plan provides guidance as to how this development can be achieved, what new developments are needed, where public and private resource inputs are required, and guidance for development proposed in the plan area. It is an important statutory document and will affect all those who live in Roscrea or have an interest in its development.

This Plan is the main public statement of local planning policies for Roscrea. By reading this Plan, you will be able to find out:

- Where certain types of development should take place within the town;
- The standards that are required for development within the town;
- Which buildings, trees, views or sites are protected; and
- Ideas on how problems affecting the town, such as dereliction and poor quality development, can be addressed.

1.2 Purpose of the plan

This Local Area Plan sets out the Council's proposals for the planned, sustainable development of the town of Roscrea up to 2018 and beyond.

The Plan provides a framework for sustainability, by preserving the quality of Roscrea's architectural and cultural heritage and material assets, and by protecting the integrity of the built environment from damage caused by insensitive development proposals.

1.3 What is a Local Area Plan

A Local Area Plan is a statutory document, consistent with the objectives of the County Development Plan, containing guidelines as to how a particular village or town should develop. This Plan has been prepared in accordance with the requirements of Section 18 of the Planning and Development Acts 2000 to 2011 and the Planning and Development Regulations, 2001-2011. The policies and objectives set out in the Local Area Plan remain in effect for a six year period but can be subject to amendment or review during this period where North Tipperary County Council consider it relevant in the interests of the proper planning and sustainable development of the town.

This Local Area Plan therefore sets out planning policies and objectives that articulate the planning objectives for the town. These objectives have regard to national, regional and county policy and guidance, as well as the aspirations and views of the community of Roscrea as articulated through public consultation undertaken as part of the Plan preparation.

As set out in Section 18(5) of the Planning and Development Act 2000 as amended by Section 11 (b) of the Planning and Development Act 2010, the Planning Authority may at any time amend or revoke this Local Area Plan.

1.4 Composition of the plan

The Plan contains a written statement consisting of twelve chapters:

Chapter 1: Introduction

Chapter 2: Roscrea in Context

Chapter 3: Zoning and General Development

Chapter 4: Employment and Economic Activity

Chapter 5: Town Centre

Chapter 6: Tourism, Recreation and Amenity

Chapter 7: Housing

Chapter 8: Infrastructure

Chapter 9: Built and Natural Environment

Chapter 10: Land Use Zoning and Zoning Matrix

Appendix 1: Sustainability Matrix

Appendix 2: Opportunity Sites

Appendix 3: Masterplan Brief

Appendix 4: Public Realm Plan

Appendix 5: 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.

1.5 The Local Area Plan, the Community and Elected Members

Pursuant to the Planning and Development Acts, 2000 to 2011, the making of the Local Area Plan is a reserved function of the elected members of 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 LAP.

In order to involve the community and to ascertain the needs and aspirations of the public, the Council undertook public consultation through the publication of an Issues Paper. These consultations have informed the preparation of this LAP.

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.

1.6 Relationship with other plans

1.6.1 Introduction

The planning system is a 'plan led' system, which is based on a hierarchical tier of plans, whereby local area plans within a County must be consistent with plans and strategies at a national, regional and county level.

The Planning and Development (Amendment) Act, 2010 has placed a renewed emphasis on ensuring that local plans and strategies take account of national and regional objectives. In this regard, the Act specifically requires planning authorities to prepare a ‘Core Strategy’ which *inter alia* demonstrates that local plans have fully complied with national and regional plans. The Core Strategy is contained in Chapter 2 of the County Development Plan (as amended by Variation No. 1 2011). This Plan will comply with this Core Strategy.

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

1.6.2 National Context

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

National Spatial Strategy (NDP) 2002-2012

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

Core messages from the NSS include:

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

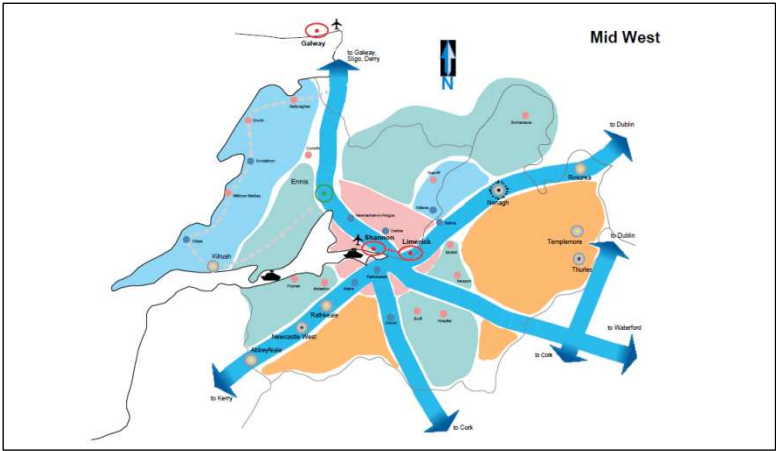


Figure 1.1 – Mid West Regional Development

National Development Plan 2007-2013

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

National Climate Change Strategy (NCCS) 2007-2012

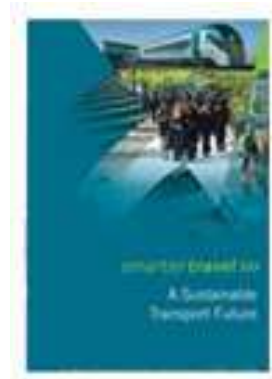
This strategy seeks to reduce the dependence on fossil fuels for energy production, increase use of low and zero carbon fuels and improve building efficiency. This strategy for reducing emissions is shared across all sectors but the main focus is on reducing emissions, encouraging more use of



renewable energy sources and reducing energy consumption of buildings. The strategy sees local authorities as the key agents for change at local level in achieving target reductions.

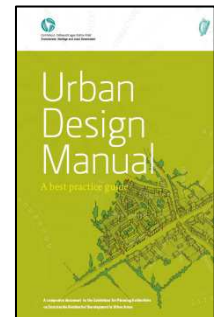
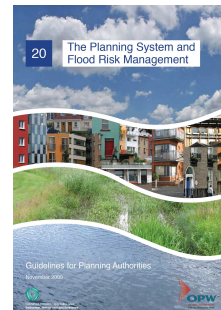
Smarter Travel – a Sustainable Transport Future: a new Transport Policy for Ireland 2009-2020

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



National Ministerial Planning Guidelines

Planning Authorities are required to have regard to any guidelines issued by the Minister pursuant to Section 28 of the Planning and Development Acts 2000 to 2011. The guidelines vary from those relating to flood risk assessment, to the provision for childcare and educational facilities. These documents are referenced as appropriate in each chapter of the plan and provide the basis for the main objectives and policies outlined in the plan.



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

National Climate Change Strategy 2007-2012

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

Water Framework Directive 2000

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

Flood Guidelines (DoECLG 2009)

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

Sustainable Residential Development in Urban Areas 2008

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

National Planning Guidelines

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

National Sustainable Development Strategy

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

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

1.6.3 Regional Context

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

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

The MWRPG’s advocates a ‘Zone based strategy for the region’, based on the physical, social and economic characteristics of each area. Eight different zones are identified as illustrated on the map below. Roscrea has been identified within Zone 6 of the RPGs.

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

Mid West Region
Settlement Strategy Diagram



Figure 1.2 – Mid West Region Settlement Strategy

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

- The implementation of the population targets for the town of Roscrea as provided for in the RPGs.;
- Framing and outlining appropriate infrastructural needs with particular emphasis on public transport;
- Cognisance of Climate Change and the need for the promotion and development of renewable energy and technologies.
- Promotion of sustainable development within the Town

Mid-West Area Strategic Plan

In support of the National Spatial Strategy, North Tipperary County Council, along with Limerick City Council, Limerick County Council and Clare County Council are co-operating in the preparation of the Mid West Area Strategic Plan (MWASP). It is the objective of the plan to identify the regions 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 finding and recommendations.

Waste Management Plan for the Midlands Region

This was adopted on the 16th May 2000 and outlines Council policy on the prevention, minimisation, recovery and reuse of waste. It is currently being reviewed. The Strategy is currently under review.

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

Adjoining Local Authority Development Plans

In preparing the Roscrea Local Area Plan, regard has been had to the Development Plans of adjoining and nearby Planning Authorities including North Tipperary County Development Plan, Offaly County Development Plan and the Laois County Development Plan.

1.6.4 Local Context

North Tipperary County Development Plan 2010-2016

Pursuant to the requirements of Section 9 the Planning and Development, Acts 2000 to 2011, in preparing the Roscrea Local Area Plan 2012-2018, regard must be made to the development plan of adjoining planning authorities.

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

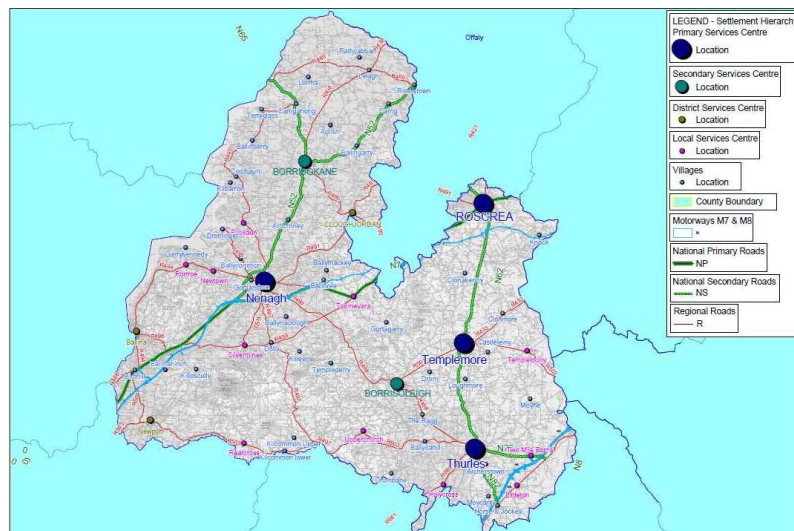


Figure 1.3 - Settlement Strategy for North Tipperary

North Tipperary County Council Housing Strategy

This document sets out current and future housing requirements within the County and the requirement for social and affordable housing. It is a requirement under Section 95(1)(b) of the Planning and Development Acts 2000 to 2011 that a planning authority shall include objectives in the development plan to secure the implementation of the 'Housing Strategy'.

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

County Retail Strategy

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

County Landscape Character Assessment

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

North Tipperary Economic, Social and Cultural Strategy 2002-2012

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

North Tipperary Tourism Development Strategy 2004

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

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

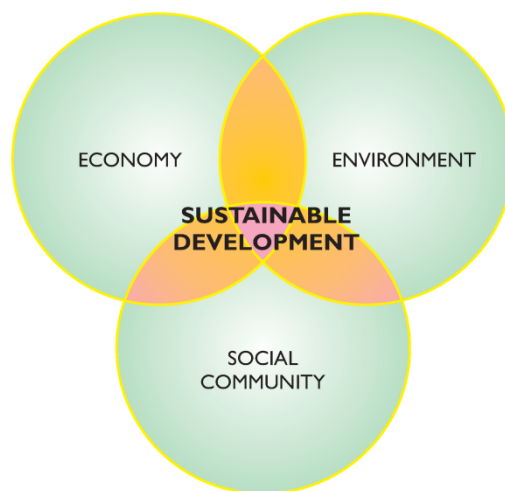
1.7 The Plan as a Sustainable Strategy

The Planning and Development Acts 2000 to 2011 requires that local area 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 both in this Local Area Plan and in the North Tipperary County Development Plan which will form the framework for development up to 2018, will ensure that Roscrea develops in a sustainable manner to protect the quality of life of its inhabitants and that of future generations.



1.8 Goals and Strategic Objectives

The Vision for Roscrea is ambitious, particularly in the face of the economic challenges facing the Country, and in turn facing the town of Roscrea and its inhabitants. However, the Council considers that Roscrea 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 Roscrea, whereby residential developments create communities which have access to key social, educational and community facilities.

Strategic Objective 3:

To promote the strategic advantages of Roscrea 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 Roscrea, 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 Bunow River 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 Roscrea 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, 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.

1.9 Strategic Environmental Assessment (SEA)

The Strategic Environmental Assessment Directive (2001/42/EC), was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No 436 of 2004) which requires the Roscrea Local Area Plan to undergo Strategic Environmental Assessment (SEA) in order to improve planning and environmental management of future development in the County. Recent changes have been made to the legislation by way of European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011) and European Communities (Strategic Environmental Assessment)(Amendment) Regulations 2011 (SI No. 201 of 2011).

The Strategic Environmental Assessment (SEA), the term which has been given to the environmental assessment of plans, is a systematic process of predicting and evaluating the likely environmental effects of implementing a plan in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic and social considerations. The SEA was carried out in parallel to the preparation of this Local Area Plan.

The environmental issues which are considered by the SEA are as follows:

- Biodiversity and flora and fauna;
- Population and human health
- Soil
- Water
- Air and climatic factors
- Material assets
- Cultural heritage
- Landscape and
- The interrelationship between the above components.

The Environmental Report of the Strategic Environmental Assessment (SEA) of the Roscrea Local Area Plan 2012-2018 provides a clear understanding of the likely environmental consequences of decisions regarding the future accommodation of development in the town. The evaluation of the likely environmental consequences of a range of alternative strategies for accommodating future development in Roscrea is part of the SEA process.

The Environmental Report has guided the preparation of objectives, policies and development alternatives for the Local Area Plan with the aim of achieving sustainable development in the town without causing adverse harm to the environment.

1.10 Appropriate Assessment

Articles 6 (3) and 6 (4) of the Habitats Directive require an Appropriate Assessment of any plan or project whether within or outside a designated Natura 2000 site, which does not directly relate to the management of the site but may impact upon its conservation objectives.

All land use plans also require to be 'screened' for any potential impact on areas designated as Natura 2000 sites. In any case where, following screening, it is found that the draft plan may have an impact

on the objectives of a Natura site, or such an impact cannot be ruled out, an Appropriate Assessment (AA) under the EU Habitats Directive must be undertaken.

This AA process comprises the assessment, based on scientific knowledge, of the potential impacts of the plan on the conservation objectives of any Natura site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies impacting on the site. It informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

Policy INT1: SEA/AA Mitigation

Development shall comply, as appropriate and relevant, with the North Tipperary County Development Plan 2010 – 2016 policies and objectives which are identified in Section 9 of the SEA Environmental Report that accompanies this Roscrea Local Area Plan 2012 – 2018. These measures were integrated into the CDP which was subject to its own SEA and AA.

On adoption of a new County Development Plan, this Local Area Plan – and this measure in particular – shall be amended in order to take account of changes to the aforementioned policies and objectives.

CHAPTER 2

ROSCREA IN CONTEXT



CHAPTER 2 : ROSCREA IN CONTEXT

2.1 Location

Roscrea is a market town situated on the old Dublin-Limerick national primary route, the R445, at its junction with the N62 connecting Athlone, Birr & Thurles. A new motorway, the M7, now runs along the east of the town offering excellent road connectivity to Dublin and Limerick. It is approximately 19.8 miles (31.9 kilometres) northeast of Nenagh, close to the border between North Tipperary and Offaly.

2.2 Topography

Roscrea is situated in a valley between the Slieve Bloom and the Devil's Bit mountains through which one of the main ancient roadways of Ireland, called Sli Dala, ran in ancient times. The town itself is built on a number of steep hills, leading to an undulated topography with the River Moneen flowing through the centre of the town. Steep hills surround the south and the north of the town.

2.3 Function

Roscrea has a long history of providing quality employment in food production, pharmaceuticals and retailing. The town has historically served as a market town for its hinterland, while also supporting the Midlands Gateway under the NSS.

Roscrea, with its location on the new M7 will be promoted as a strong retail centre, a centre for employment growth and a centre with a unique heritage. The town will be promoted and developed as a tourist destination and as an attractive place to live.

2.3.1 Town Structure

Roscrea town is a linear town. Its central core is based around Main Street, Castle Street, Rosemary Street, Rosemary Square, Limerick Street, Green Street, Abbey Street, The Mall, Glebe View and Rosemount.

This forms an attractive and sustainable mixed-use area which can provide all the benefits of urban living with shops, services, facilities and houses all within easy walking distance of each other. Recent peripheral development to the North, South, and West of Roscrea has altered the original structure of the town leading it South and Southeast rather than its natural progression Eastwards.



Approaching Roscrea

In particular, residential development has jumped the bypass to the south and the rail line to the north instead of developing within the rail line/bypass ring and in close proximity to all the services and facilities of the central area. It is important that the centre of the town grows and develops in concert with residential expansion on the periphery. Peripheral development should not be allowed to undermine the future vitality and viability of the town centre.

Roscrea experienced significant development during the period up to 2007. The Town has been identified in the MWRPGs, along with Thurles and Templemore, as an economic corridor, linking up with Clonmel to the South and the Midlands Gateway to the North. It will continue to require appropriate intervention to control development and plan for the sustainable growth of the town. Therefore in the North Tipperary County Settlement Hierarchy within the County Development Plan 2010-2016, Roscrea is one of the Primary Service Centres for the county. Roscrea is identified as a

town that offers opportunities in relation to tourism, retail and as a centre for employment growth, in particular pharmaceuticals.

2.4 Core Strategy and Context

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 2010 Act goes on to require that a Local Area Plan be consistent with the Core Strategy of the County Development Plan and to be consistent with national and regional objectives e.g. the NSS and the MWRPGs.

The Core Strategy as contained in the County Development Plan 2010 (as varied by Variation No. 1 2011), is in accordance with the new legislative requirements. Rather than adopting a past trends approach to zoning, the County Development Plan 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 Roscrea Local Area Plan complies fully with the Core Strategy as outlined in the County Development Plan 2010 and the Mid West Regional Planning Guidelines. The Core Strategy Map at the end of this chapter disagramatically represents the Core Strategy for the Town.

Table 2.1, Table 2.2 and Table, 2.3 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 Roscrea Town is located in ‘Zone 6 (Roscrea Town)

Policy CS1 Core Strategy
It is the policy of the Council to have regard to and implement the Core Strategy as set out in the North Tipperary County Development Plan as it relates to the town of Roscrea.

Table 2.1: County and City Population Targets for the Mid-West 2006 – 2022

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

Source: Mid-West Regional Planning Guidelines, 2010

Table 2.2: Population Targets for Sub-Regions, North Tipperary, 2022

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

Source: Mid West Regional Planning Guidelines, 2010

Table 2.3 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 6 Roscrea (Roscrea Town)	20,554	1,247				1,575	23,376
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

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 2.4 below.

Table 2.4 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	Roscrea	4,910	5,858	6,354	380	198	578	38	20	58
	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
	Templemore	2,270	2,594	2,631	129	15	144	21.5	2.5	24
Tier 2 Secondary Service Centres / Market Towns	Borrisokane	832	994	1,079	65	34	99	11	5.5	16.5
	Borrisoleigh	626	711	756	34	18	52	6	3	9
Tier 3 District Service Centres	Ballina	1,861	2,150	2,301	116	60	176	19	10	29
	Newport	1,286	1,490	1,597	82	42	124	14	7	21
	Cloughjordan	394	469	508	30	16	46	7.5	3.5	11

(Source Mid West Regional Planning Guidelines 2010)

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

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

2.4.1 Zoning Provision and Phasing

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

- Availability of Water and Sewerage Services
- Proximity to the Town Centre and Community Services
- Risk of Flooding
- Promotion 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 Roscrea. 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 2.5 below outlines the residential zoning provision proposed vis a vis zoning provision in the Roscrea Local Area Plan.

Table 2.5 Land Availability – Residential Provision

Land Availability Hectares (ha)	Roscrea Local Area Plan, 2006	Roscrea Local Area Plan 2012	
		Phase 1	Phase 2
Residential	146.45	36.27	20
Residential Future Development	90.0	0	0
Total Residential	236.45	36.27	20
Business and Employment	90	85	

2.4.2 Population

Figures published following on the 2006 Census showed that the population of the town of Roscrea had increased from 4,578 in 2002 to 4,910 in 2006. Census figures from 2011 demonstrate a further increase from 4,910 in 2006 to 5,403 in 2011. The change in population between 2006 and 2011 is shown in Table 2.6.

Table 2.6: Change in population from 2006 to 2011 (source: Census of Ireland 2011).			
Year	Total Persons	Males	Females
2006	4,910	2,518	2,392
2011	5,403 (10% ↑)	2,705	2,698

The population targets and housing requirements are set out in Tables 2.2 and 2.4. These figures are taken from the Mid West Regional Planning Guidelines and the North Tipperary County Development Plan. Sufficient land to cater for this population growth has been zoned within the town.

2.5 Strategy Approach

2.5.1 Town Centre

The consolidation of the Town Centre is a key aim of this Local Area Plan (refer to Chapter 1). The development strategy for the Town Centre is largely set out in Chapter 5 of this plan which recognises the potential of the Town Centre as being a focus for employment generation, retail use and residential development where appropriate and in line with the Strategy Approach in this chapter. The Town Centre is in a position to assist in fulfilling Roscrea's role as a 'primary service centre' in the North Tipperary County Development Plan through facilitating and accommodating development opportunities which will enhance the service offer for the town and for the wider hinterland.

2.5.2 Employment

Employment generating uses in Roscrea are critical to redressing the balance of development that has taken place. The town has experienced population growth and should be in a position to capitalise on the available skilled workforce. In addition to the additional business/employment lands included on the land use zoning map, flexible policies and objectives are also included in Chapter 2, and in Chapter 6 of the County Development Plan 2010, which demonstrates North Tipperary County Council's commitment to assisting and facilitating in the creation of additional employment for Roscrea.

Like the rest of the County, and the Country, the lack of employment opportunities is a key area of concern for the community of Roscrea. Within the County, during the period of 2004 to early 2008, unemployment remained relatively stable, with 2,464 people unemployed in September 2004, and 2,829 people unemployed in March 2008. However, recent trends have seen an increase in unemployment, with Live Register figures showing increases throughout the Country including North Tipperary and Roscrea. Table 2.7 below set out figures for June 2010.

Area	June 2009	June 2010	June 2011
North Tipperary	6,418	7,551	7,965
Roscrea	1,221	1,432	1,485
% of County	19%	18.9%	18.6%

Table 2.7: Unemployment data (Source CSO)

2.5.3 Community Services

As stated throughout this Local Area Plan for Roscrea, steady population growth in the town took place between 2002 and 2011. In order to sustain vibrant communities within the town and to improve the quality of life for the residents of Roscrea in particular, community and social facilities must match the needs of people currently living in Roscrea. In conjunction with this plan's focus on the consolidation of the town centre, the completion of ongoing developments and the flexible approach in relation to employment, and the provision of community and social facilities is also a priority. Notwithstanding the existing community and voluntary groups who work within Roscrea and the surrounding area, North Tipperary County Council acknowledges that this area requires improvement and will cooperate with and engage with the relevant agencies and bodies to facilitate delivery of community and social facilities.

2.5.4 Residential

The Local Area for Plan for Roscrea between 2006 and 2012 had excessive amounts of land zoned for residential use. The Planning Authority has had regard to the following considerations in determining the residential zoning for this plan period:

1. The Strategic Objectives set out in Chapter 1;
2. The policy context as set out above;
3. The higher end population targets.
4. The resultant estimate for 578 number of housing units up to 2022 and
5. The resultant estimate for c. 58 hectares of residential land up to 2022.

The approach for residential development in Roscrea over this plan period is as follows:

1. Prioritise the completion of ongoing developments.
2. In conjunction with achieving no. 1 above, address lands with planning permission adjacent to developments where works are ongoing.
3. Consider Key Strategic Sites for future development

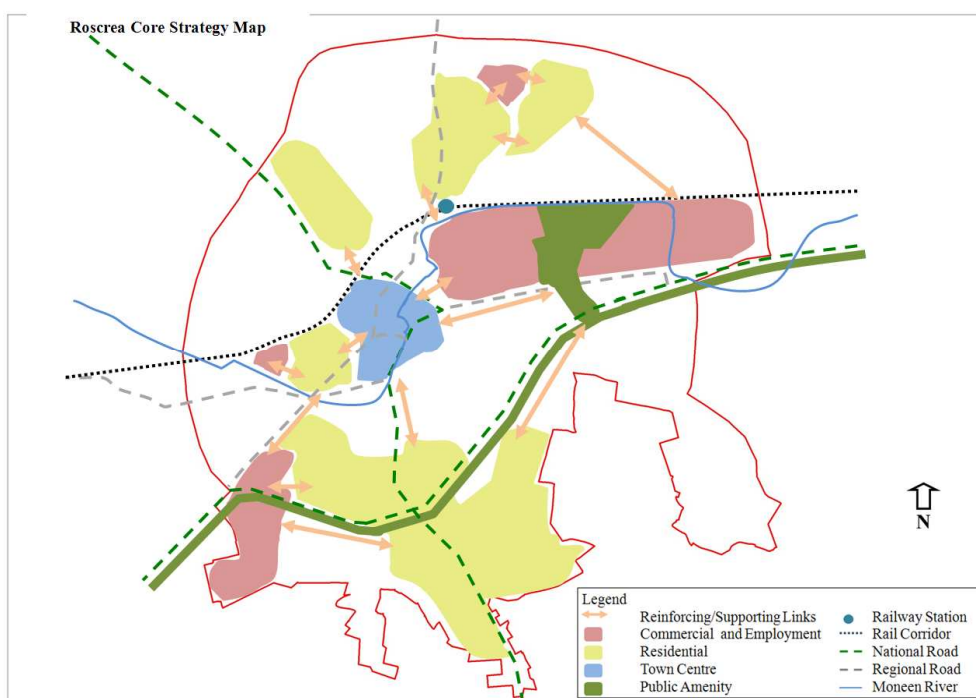
2.5.5 Heritage

Roscrea is rich in architectural and historical heritage. The core has retained its identity due to the combined factors of lack of development and a strong local interest in heritage. History is one of the positive elements of the town and could be managed to better promote the town. A town that manages tourism well can benefit greatly. Heritage needs to be at the centre of the future development of the town and of this Plan.

2.6 Other Services

Roscrea town is served by five primary schools, namely St. Johns, Roscrea National School No.2, Scoil Naisiunta Iosef Naofa, Sacred Heart Primary School and St Annes Special School. The town is also served by one secondary school, Colaiste Phobáil Ros Cré. The expansion of the town will require that sufficient lands are zoned to provide for the expansion of the school buildings and facilities.

The Roscrea wastewater treatment plant has sufficient capacity to cater for the new target population as allocated in the Mid West Regional Planning Guidelines and the County Development Plan. Regards has been had to the ability to service land as part of the zoning considerations.



CHAPTER 3

ZONING AND GENERAL DEVELOPMENT



CHAPTER 3: ZONING & GENERAL DEVELOPMENT

3.1 General Zoning Policy Objectives

The following general policy objectives have been identified (these general objectives provide the framework within which the development policies have been formulated):

- Retain and enhance the character and improve the perception and visual aspect of the town.
- Promote the growth of the town in a manner that adheres to the principles of sustainable development.
- Protect, maintain and enhance the historic, built and natural environment.
- Facilitate balanced economic growth by encouraging further economic development, to avoid migrating youth by meeting the economic and social needs of people who live and work in the area.
- Encourage improved access to and around the town, including public transport, walking and cycling.
- Encourage appropriate tourist related activities in suitable locations in the town, which will expand the town's functions and promote economic and recreational development.
- Take cognisance of inhabitants of the town that are at risk to provide for social inclusion in accordance with the National Anti-Poverty Strategy.

The aim of the zoning recommendations is to control the types of land use that should be allowed on certain portions of land within the town.

The zoning of land for particular land uses in a town the size of Roscrea is no guarantee that the zoned land will be developed as envisaged. The Council's policy will be to encourage the use of the land, as far as practical and sustainable, according to the Core Strategy as set out in the North Tipperary County Development Plan and the zoning designation contained in this document.

It is important to note that there is no exempted development on land zoned for agricultural purposes within the designated town boundary.

ZG1: Zoning

It is the policy of the Council to zone land within the town according to various uses, in order to facilitate the needs of the target population for the town and in line with Core Strategy as set out in the North Tipperary County Development Plan. Should a land-use zoning, in the opinion of the Council, no longer be viable or sustainable, alternative uses can be considered, provided there would be no negative impact on the character or appearance of the town, or to the amenities of the occupiers of any neighbouring property.

3.2 General Development

It is important for the long-term sustainability of Roscrea that all development is appropriately located within the town. This applies to all development within the town, be it new development (e.g. business and employment, residential, amenity, etc.), infill or renewal development, domestic extensions, advertisement signage, new roads, or public spaces. Furthermore, no development will be allowed that would have a detrimental impact on the surrounding built, historic or natural environment.

ZG2: General Development

It is the policy of the Council to ensure that:

- a) All development must be appropriately located, and must not have a detrimental impact on the surrounding built, historic or natural environment, residential or visual amenity, traffic generation, or the character or appearance of the town.
- b) All new development should as far as possible respond to the existing pattern of streets, landmarks and topography.

- c) Development should be designed around the needs of the pedestrian, must be accessible to the whole community (including the mobility impaired), and should promote community safety.
- d) Development layouts should reflect the character of the town and should not be detrimental to the appearance of the town or its historic, built and natural environment.

Objective ZG1: It is an objective of the Council to zone lands within the designated town boundary so as to guide the sustainable development of the town for the next six years and beyond.

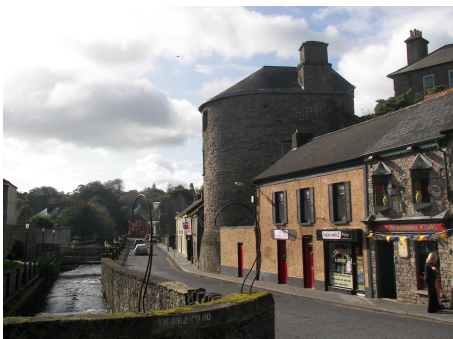
Objective ZG2: It is an objective of the Council to ensure that all development protects and enhances the character and appearance of the town.

Objective ZG3: It is an objective of the Council to improve the overall perception of the town in order to generate an increase in employment and commercial activity and support the residential population of the town.

Objective ZG4: It is an objective of the Council to seek an appropriate and phased increase in the residential provision within the town by encouraging private housing developments and serviced sites and restricting the migration of households from the town to the rural hinterland.

CHAPTER 4

EMPLOYMENT AND ECONOMIC ACTIVITY



CHAPTER 4: EMPLOYMENT & ECONOMIC ACTIVITY

4.1 General

Although Roscrea has a wide range of services, retail and economic facilities within its core area, they can be threatened by inappropriate development on the edge of the town or lack of appropriate development in the town centre. In recent years there has been a general decline in the agricultural sector in Ireland. There has, however, been a trend of growth in self-employment and tourism. Roscrea is considered to be a traditional 'industrial town' and a 'market town', and both manufacturing and agriculture are still important parts of the local economy. However, the Council is keen to encourage the development of new small and medium-sized businesses in Roscrea, with a view to improving the town's economy and to create jobs. Roscrea's proximity to the Midlands Gateway of Tullamore/Athlone/Mullingar, offers the town an opportunity to expand its economic and employment core in support of this Gateway.

It will be the general objective of the Council to encourage economic and employment development in Roscrea, where appropriate, and subject to normal planning considerations, sustainable development criteria and the principles and objectives of this plan. The Council will seek to ensure that new economic and employment development does not have a detrimental impact on the character or appearance of the town, nor have a negative impact on the historic, built or natural environment.

4.2 Business and Employment Activities

The current economic climate re-emphasises the importance of the protection of existing jobs and the creation of new jobs within the town of Roscrea. It is evident that industrial development has declined in the town considerably in the last decade, with a large number of factories such as the Glanbia factory and Taro having closed. With the current shifting of the Irish economy from manufacturing driven to 'knowledge economy' driven, it is assumed that industrial development will decline further. Therefore, it is vital for Roscrea to diversify its employment base.

There has been no demand for new heavy industrial development in Roscrea for many years. However, business, service industries, small enterprises and light industry such as agri-industry development already exists in the town and has been identified as an area where new jobs could be created. The council will seek to encourage the development of business and related employment activities in appropriate locations in the Plan area.

Shannon Development has developed a new business park on the Dublin Road. This offers a high quality location for new enterprises to locate within the town. This development could provide high quality jobs for the town and may attract new employers.

Key Aims:

- (i) To ensure that there is adequate and serviced land available for the anticipated needs of business and employment activities.
- (ii) To provide for the appropriate location of business and employment development.
- (iii) To take advantage of Roscrea's strategic location adjacent to the M7 motorway.
- (iv) Ensure that continued development of business and employment does not unnecessarily impact on other land uses.
- (v) Support existing business and employment activities within the town and provide for the expansion.

EE1: BUSINESS & EMPLOYMENT ACTIVITIES

The Council will seek to:

- a) Ensure that there is adequate and serviced land available for the anticipated needs of business and employment activities.

- b) Encourage the expansion of existing enterprises, particularly where such expansion leads to employment generation, where there will not be a detrimental impact on surrounding residential amenity, the built, historic or natural environment, noise levels or visual amenity.
- c) Allow small-scale home based enterprises/cottage industries, where appropriate, where such enterprises/industries will not result in a significant loss of amenity in terms of traffic generation, residential amenity, noise levels and visual amenity.
- d) Ensure a high standard of design, layout and amenity is achieved for new business and/or other employment activities.
- e) Support Shannon Development in the development of their Business Park on the Dublin Road.

Policy EE2: 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.

Objective EE1: It is an objective of the Council to seek land suitable for the construction and development of small-to-medium sized employment units/incubator units.

Objective EE2: It is an objective of the Council to encourage and support appropriate light industrial development and employment uses on lands zoned for business and employment uses as indicated on Zoning Map.

Objective EE3: It is an objective of the Council and the North Tipperary Enterprise Support Unit to facilitate and support existing enterprises and proposals for the creation of new employment based industry in Roscrea.

Objective EE4: It is an objective of the Council to seek the development / redevelopment of sites identified in Appendix 2 as opportunity sites.

4.3 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 scale appropriate and should ensure that the nature of the activity would not impact on adjacent properties.

Policy EE3: Home Based Economic Activity

It is the policy of 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.

4.4 Derelict and Obsolete Areas

The Council will seek to remove derelict and obsolete buildings and sites in a sensitive and appropriate way that reflects physical attributes and local character. To this end, the Council will examine all opportunities that facilitate the development or refurbishment of derelict or obsolete sites. Where the owners of derelict or obsolete properties are unwilling to improve or redevelop a property, the Council will consider serving a Notice under the Derelict Sites Act, 1990 in order to have the property rendered non-derelict.

Policy EE4: Derelict Sites

It is the policy of the Council to implement the provisions of the Derelict Sites Act, 1990 to prevent or remove injury to amenity arising from dereliction.

Policy EE5: Obsolete Areas

It is the policy of the Council to identify and secure the redevelopment of obsolete areas. Included are areas of backland, derelict sites and incidental open spaces which are or will be identified as opportunity sites for development.

4.5 Brownfield Sites

There are some sites and buildings throughout the Plan Area where the former use has ceased and which are now subject to dereliction and contamination, spoil deposits and negative impact on visual amenities. The Council will use the enforcement powers at its disposal, where appropriate, to ensure that these sites do not cause human or environmental harm.

Policy EE6: Brownfield Sites

It is the policy of the Council to seek the appropriate re-use/redevelopment of these sites. Development will be facilitated in accordance with the zoning and/or the guidelines set out in Chapter 10 of the County Development Plan 2010-2016.

Note: A full list of opportunity sites is available in Appendix 2.

CHAPTER 5

TOWN CENTRE



CHAPTER 5: TOWN CENTRE

5.1 Introduction

Town centres, by their nature, define towns and provide a centre for commercial, social, leisure and tourist activity in the town, as well as an important sense of place and community. The emphasis in the Plan is to protect and reinforce the role and viability of the town centre of Roscrea.

North Tipperary County Council recognises the key role that Roscrea Town Centre will play in the provision of employment and services to the town and its hinterland. The Town Centre boundary is identified on the zoning map.



The Central Core of Roscrea includes Main Street, Castle Street, The Mall, Rosemary Square, Rosemary Street, and Limerick Street. This area is the historical, cultural and commercial centre of Roscrea and requires cohesive planning to ensure its consolidation, its preservation and its enhancement

The designation of an Architectural Conservation Area and the Conservation Area Design Guide, as set out in the North Tipperary County Development Plan, are positive proactive steps to ensure that the town centre of Roscrea is protected and developed in a positive way so to reinforce the character of the town.

In Roscrea there are examples of unsightly advertising, unauthorised shutters, street clutter and the removal of architectural details (such as sash windows), which are important to the historic character of the town. The accumulation of a number of small breaches of planning can have a detrimental affect on the character and appearance of the town centre. The Council will use enforcement powers to remove unauthorised development, where deemed necessary.

Policy TC1: Town Centre

It is the policy of the Council to:

- a) Strengthen the centre function of Roscrea as a commercial, cultural and living centre;
- b) Resist development of take-away outlets in order to preserve the amenity and character of the town centre and residential areas;
- c) Seek improvements to the quality of the town centre as part of new development;
- d) Seek the appropriate re-use/redevelopment of the sites set out in Appendix 2.
- e) Encourage the retention of shop-fronts of quality.
- f) Resist advertising if by reason of size, siting, design, materials or illumination it would harm the appearance of a building or the character of the town centre or adversely affect public safety.

5.2 Town Centre Strategy

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

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

Objective TC1: Town Centre Strategy – Partnership

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

5.3 Public Realm Plan

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

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

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

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

Objective TC2: 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 TC2: 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.

5.4 Retail Planning and Town Centre Land-Use

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

- **County Retail Strategy**

The North Tipperary County Retail Strategy was adopted in July 2011. This document provides the framework for the provision of retail development across the County. In accordance with the national retail hierarchy set out in the Retail Planning Guidelines 2005, the County Strategy states: “Roscrea have emerged as Tier 4 settlements in the National Retail Hierarchy...Based on its significant increase in convenience and comparison retail floorspace...Roscrea is demonstrating the attributes of a Tier 3 Level 2 settlement despite its smaller population base”.

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 TC3: 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 TC4: 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 and where no other suitable site closer to the town centre is available.

Policy TC5 Town Centre

It is the policy of the Council to strengthen the town centre function of Roscrea as a commercial, cultural and living centre in accordance with the County Retail Strategy and the Retail Planning guidelines for Planning Authorities (DoECLG 2005).

Policy TC6 Regional Shopping

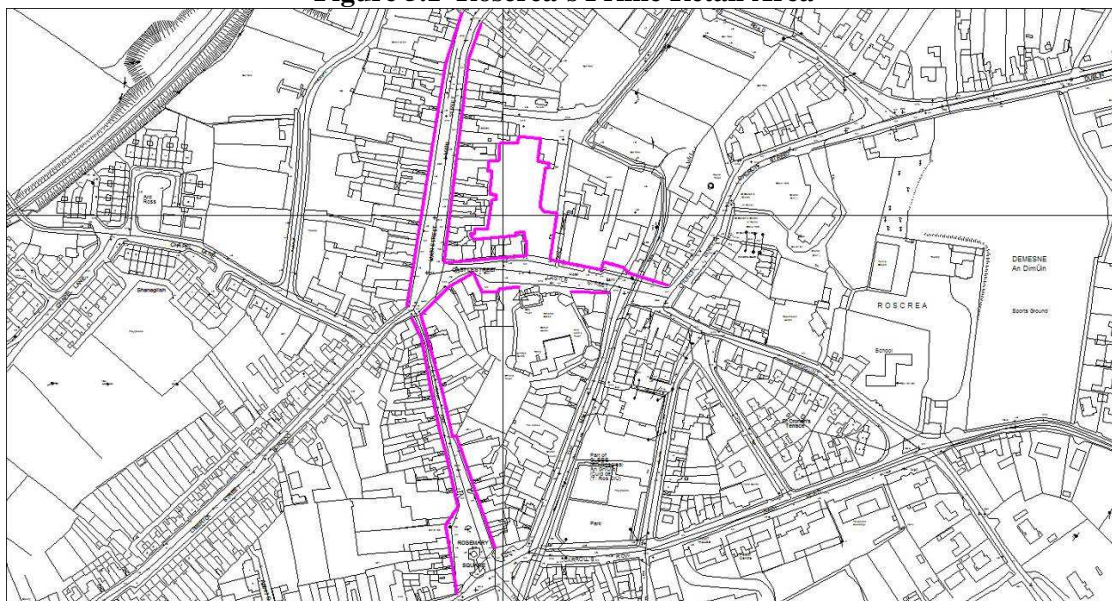
It is the policy of the Council to support the position of Limerick City as the key retail centre in the Mid West Region.

- **Roscrea'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 Roscrea, 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, as set out in the County Retail Strategy includes, Main Street, Castle Street, Rosemary Street and Square, and Roscrea Shopping Centre as illustrated below.

Figure 5.1 Roscrea's Prime Retail Area



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

Table 5.1: Land Uses and Vacancy Rates

Representation	Total (No.)	Vacant (No.)	Occupied (%)
Convenience	6	1	83
Comparison	59	8	86
Service/Office	24	3	88
Food/Drink/Hospitality	20	1	95
Residential	18	3	83
Other	2	0	100
Total	129	16	88%

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

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

Objective TC3: ‘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 TC7: 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 TC8: 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 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. The Council will support the operation of a farmers market within the town and encourage diversification of local sourced fresh goods.

Policy TC9: Farmer’s Market

It is the policy of the Council to facilitate and support the establishment of a farmer’s market within the town.

CHAPTER 6

TOURISM, RECREATION AND AMENITY



CHAPTER 6: TOURISM, RECREATION & AMENITY

6.1 Introduction

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. Roscrea is a largely undiscovered tourism location, and visitor numbers to the town are limited. This offers the town a unique opportunity to grow and develop a sustainable tourism market, attracting visitors to a town centre which has retained much of its built heritage. In order to maximise tourism potential within the County and the region, North



Tipperary County Council has recently employed a tourism officer to help co-ordinate the various agencies and initiatives which are currently trying to push the region as a holiday destination.

Holiday patterns have changed from the traditional two-week holiday to more short-break type activity holidays, and people are travelling further. Roscrea is well placed to cater for cycling, walking and heritage holidays, together with acting as a gateway to the Midlands.

Objective TRA1: 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 its recommendations as may be appropriate to Roscrea Town.

Objective TRA2: Walking and Cycling

It is an objective of the Council to promote Roscrea as a hub for walking and cycling activities and to continue to improve the infrastructure within the town to cater for these activities.

Policy TRA1: 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.

6.2 Sports Recreation and Amenity

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

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

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

The natural and physical environment in Roscrea also has a number of significant features and amenities that offer both active and passive recreational opportunities and provide important wildlife habitats. There is a park within the town and a number of small open space areas for

recreation in and adjacent to the town. Nevertheless, development of attractive, sustainable public spaces is important for the well being of the local residents as well as the tourism potential of the town.



6.2.1 Community Needs

One of the major issues raised through the last Plan period and as part of the pre-draft public consultation process undertaken in Roscrea is the need to improve existing community facilities and to provide additional facilities and amenities to serve the rapidly growing population in Roscrea.

- Additional sports facilities, including playing pitches, basketball courts, tennis courts, pitch & putt, skateboard park and an athletics track, to serve the growing population and local youth due to the shortage of adequate facilities in the town centre.
- There is a desire for additional facilities for the local community, the youth, children and the elderly, which could provide for meeting rooms, games rooms, indoor sports, Gaelic classes, Irish dancing, etc.
- Improved facilities for pedestrians and cyclists, including walking/cycling routes and amenity walks given the shortage of safe routes for walking, cycling and jogging in Roscrea and the fact that there are a number of amenities in the Roscrea Plan Area and surrounding areas that are not easily accessible except by car.

6.2.2 Sustainable Access

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

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

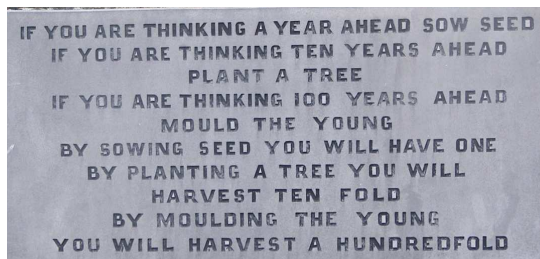
POLICY TRA2: Recreation and Amenity

It is the policy of the Council to:

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

6.3 Children, Youth and Elderly Facilities

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



6.4 Pedestrian and Cycling Routes

The Plan, together with the Public Realm Plan, has considered a number of potential options for providing safe pedestrian and cycling routes in the Plan Area and linkages to surrounding areas and amenities. This includes the use of existing streets and footpaths together with looking at the potential to open up the river to create an amenity network for the local community and visitors to the area.

6.5 Community Facilities and Amenities Options

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

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

POLICY TRA3: Community Facilities

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

POLICY TRA4: Amenity Provision

It is the policy of the Council that depending on the scale of development, the developer of all future housing or other significant developments within the town will be required to provide, as part of Phase I of the development, facilities from the list of amenities and facilities as identified under objective TRA5, subject to the final decision of the Planning Authority on the most appropriate facility to be provided.

6.5.1 Guidelines for Community Facilities and Amenities

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

Policy TRA5: Community Facilities

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

Policy TRA6: Community – General

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

Objective TRA3: Amenity Network

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

Objective TRA4: Environmental Improvements:

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

Objective TRA5: To encourage the provision of the following amenity requirements for the town:

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

Objective TRA6: It is an objective of the Council to seek the removal of unsightly elements at historically sensitive locations within the town such as inappropriate advertising, poles and wirescapes.

Objective TRA7: It is an objective of the Council to improve the visual amenity of all approach roads to the town to render a sense of arrival.

Objective TRA8: It is an objective of the Council to protect the urban edge of the town by appropriate zonings and Development management.

Objective TRA9: It is an objective of the Council to protect from development the areas zoned for Amenity indicated on Zoning Map, as the said zonings are intrinsically important to the visual amenity and identity of the town.

Objective TRA10: It is an objective of the Council to will seek the provision of a number of playing pitch on the Dublin Road as indicated on the Zoning Map.

CHAPTER 7

HOUSING



CHAPTER 7: HOUSING

7.1 General Housing Policy Objectives

The Core Strategy in Chapter 2, 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.

Roscrea has a history of fluctuating population growth. It is noteworthy that during the course of the economic boom of the past 10 years, the town's population increased steadily following on a period where the population fell during the 1980s and early 1990s.

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



Objective HSG1: Mid West Planning Guidelines

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

Objective HSG2: Spatial Growth

It is an objective of the Council to ensure balanced spatial residential growth in Roscrea, and to promote residential developments that create communities which have access to key social, educational and community facilities.

Objective HSG3: Communities

It is an objective of the Council to ensure that future residential developments are designed and developed in a manner which achieves communities and neighbourhoods which are sustainable, attractive, safe and harmonious places to live in.

7.2 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.

For the next development plan period, bearing in mind past population trends and the population targets as provided under the Mid-West Regional Planning Guidelines, 2010-2022 a phased approach to the development of appropriately located sites is adopted.

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

Objective HSG4: Zoning of Residential Land

It is an objective of the Council to zone land for residential and mixed use 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 HSG1: 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 as identified will be promoted for development in the first instance, and only whereby these lands have been developed, will the Council consider further development on lands identified as Phase 2.

7.3 Facilitating New Housing

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



Chapter 10 of the County Development Plan 2010-2016 'Development Management and Design Standards' provides the detailed design parameters for residential estates, and should be consulted in preparing any development proposal.

Policy HSG2: 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 Chapter 10 of the County Development Plan 2010-2016, 'Development Management and Design Standards'.

7.4 Sustainability Matrix and Design Statements

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

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

Policy HSG3: Sustainability Statement

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

Policy HSG4: 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 Chapter 10 of the County Development Plan 2010-2016 'Development Management and Design Standards'.

Policy HSG5: 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.

7.5 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 sites are promoted by the Councils in suitable locations. Service sites provide an opportunity for individuals wishing to build and design their own houses, and lands have been zoned specifically for this purpose. The provision of serviced sites on lands identified for low density residential development and in large housing schemes is also encouraged.

Policy HSG6: 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.

7.6 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 consider that the demand for one-off houses is best accommodated through the development of low density housing and serviced sites, and will prohibit further ribbon development along the approach roads to the town other than in exceptional circumstances.

Policy HSG7: Ribbon Development

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

7.7 Social and Affordable Housing

Part V of the Planning and Development Acts 2000 to 2011 required all Planning Authorities to prepare, and incorporate, housing strategies into the development plan. The Act specified that Housing Strategies should provide for likely future demand for housing in the functional area of the Councils, and also to ensure integration between persons of different social backgrounds through the provision of social and affordable housing. The requirement placed on planning authorities to prepare a Core Strategy under the Planning and Development (Amendment) Act, 2010, which identifies housing requirements in the form of targets, supersedes this former function of the housing strategy. However, the County Housing Strategy will remain a mechanism for ensuring that social and affordable provision is accommodated and that social inclusion is at the forefront of housing policies. Having regard to new legislative provision, North Tipperary County Council

intends to review the North Tipperary County Housing Strategy 2009-2015 to ensure consistency with the Core Strategy as set out in the North Tipperary CDP.

Objective HSG5: Housing Strategy

It is an objective of the Council to secure the implementation of the North Tipperary County Housing Strategy, 2009-2015 (as may be amended) within the Plan area.

Policy HSG8: Social and Affordable Housing

It is the policy of the Council, in accordance with Part V of the Planning and Development Acts, 2000 to 2011 to require residential development proposals to reserve 20% of all land zoned for residential use and/or residential and other uses, for the purposes of social and affordable housing, save where proposals for alternative options in accordance with legislation is agreed by the Councils.

CHAPTER 8

INFRASTRUCTURE



CHAPTER 8: INFRASTRUCTURE

8.1 Introduction

The standards to be achieved in both drinking water and wastewater are specifically laid down in the relevant national regulations, which give effect to the corresponding E.U. Directives.

8.2 Water and Sewerage Facilities

Roscrea has an existing wastewater treatment plant which is located on Monastery Road. The Roscrea wastewater treatment facility that serves the town and the hinterland has the capacity to deal with the projected target population of the town for 2022.

Roscrea's primary public water supply comes from the Brosna River at Fanure, where it is treated and pumped to Carrig Reservoir and from here it flows throughout the Town. At Glenbeha Reservoir water is supplied from local springs and to residential areas at Kennedy Park and Brophy Terrace. However, in dry months this reservoir is dependent on supplies from Carrig.

The provision of adequate water supply and wastewater treatment utilities to serve the anticipated level of population growth of Roscrea requires the co-ordination of service provision. The Council will continue to monitor the capacity and performance of the existing facilities, throughout the duration of this Plan and beyond.

Policy INF1: Water and Sewerage Services

It is the policy of the Council to endeavour to:

- a) Ensure that the necessary drainage facilities to serve the needs of all development within the town and to prevent pollution and provide for the disposal of foul and surface water through the provision of separate sewerage networks.
- b) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population and to ensure sufficient quality and quantity in terms of existing provision.
- c) Ensure that development proposals provide adequate water and wastewater infrastructure to facilitate the proposed development, and that will contribute to an improved water/wastewater infrastructure.
- d) Ensure that proposals for development fully demonstrate the suitability of proposed surface water outfalls to accommodate the proposed surface water discharge.
- e) Have regard to the capacity of existing drainage systems in the area during the assessment of planning applications.
- f) To use development levies as a contribution to the upgrading or provision of facilities and services, where such services have facilitated or will facilitate development.

Policy INF2: Water Meters

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

Policy INF3: 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.

Objective INF1: 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 INF2: 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.

8.3 Sustainable Urban Drainage

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



Policy INF4: 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).

8.4 Waste Management Strategy

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

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



There is an existing recycling centre located within Roscrea which accepts a variety of waste (excluding wet waste) from domestic households. This centre attracts people from both the town and its hinterland.

Objective INF3: 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 Roscrea.

Objective INF4: 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 INF5: 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 a 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.

8.5 Transport and Accessibility

The Council recognises the importance of transport and accessibility to the town of Roscrea and in particular for the health, well being and quality of life of the town and its citizens.

Objective INF5: Pedestrian Infrastructure

It is an objective of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan as they may apply to Roscrea.

8.5.1 Pedestrian Accessibility

The Council will seek to improve access to buildings and public spaces through the statutory development management process. This will include ensuring that all developments, including where possible, change of use, alterations, and extensions to existing buildings, are accessible to people with special mobility needs, incorporating level access into the building.

The Council will also encourage the development of an enhanced network of pedestrian routes throughout the town, linking shops, amenity areas and tourist attractions.

Policy INF6: 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 advice set out in *Buildings for Everyone, 1998*, as issued by the National Rehabilitation Board.

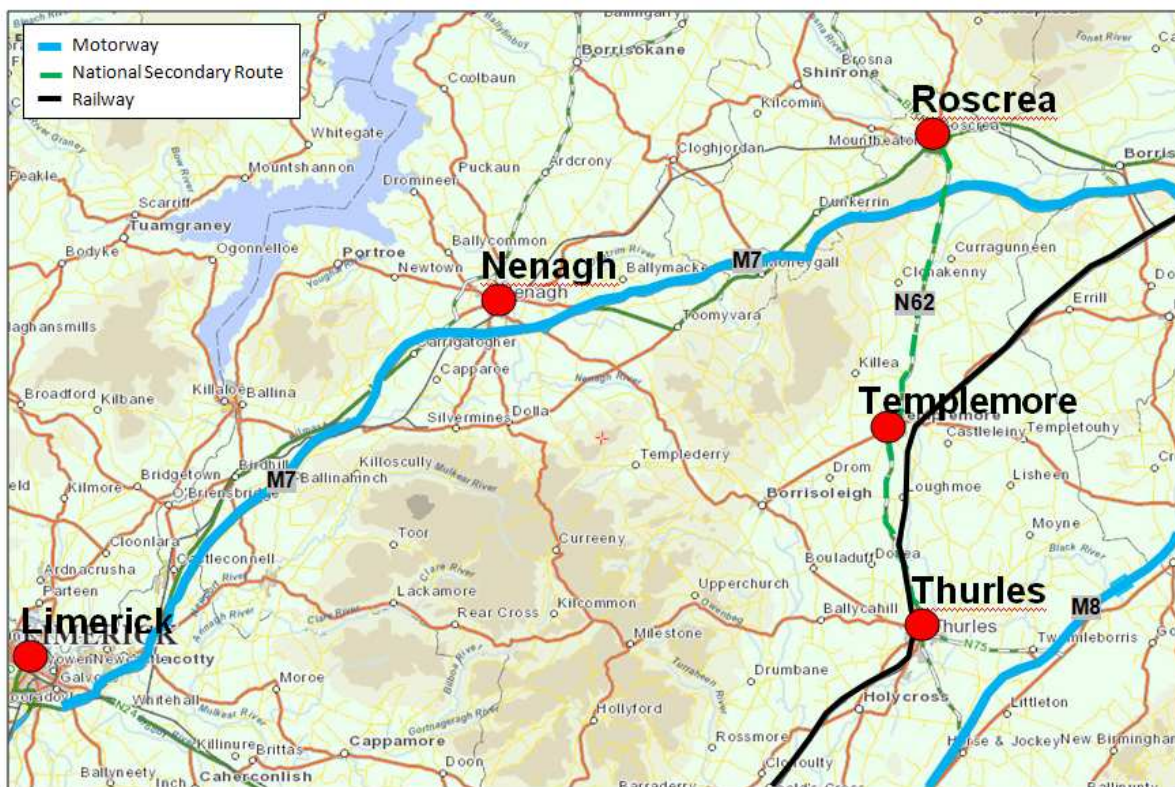
Objective INF6: Pedestrian Infrastructure

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.

8.5.2 Roads and Access

Roscrea is located just off the main M7 motorway, which traverse the County running between Limerick and Dublin. The N62 also place Roscrea at strategic cross roads, serving the Midland Gateway of Tullamore, Athlone and Mullingar and opening up the south east region of Thurles, Clonmel and Waterford. Nenagh is also linked to other settlements by the R421 and R491 regional road network. These road corridors are considered key assets both for both Roscrea and the County. A traffic management study was carried out in the town by J.B. Barry which showed that the main through traffic in the town was along the Thurles-Limerick Road. As a result a road corridor linking the Limerick Road with the Birr Road was included in the last LAP. It is proposed to retain this corridor as part of this Plan.

National policy in respect of the protection of national routes is contained in the *Draft 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 require traffic impact assessments as deemed appropriate, to be undertaken.



Policy INF7: Land Use and Transportation
 It is the policy of the Council to resist development along/impacting upon strategic route corridors as identified on the Objectives Map.

8.5.3 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.

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

Policy INF8: Smarter Travel / Design of Developments
 It is a policy of the Council to take into account the objectives of ‘*Smarter Travel: A Sustainable Transport Future*’ in the assessment of development proposals, and to seek to promote sustainable transport through appropriate layout and design and sustainable transport infrastructure.

8.5.4 Public Transport

8.5.4.1 Rail Transport

Roscrea is on the Limerick to Ballybrophy/Dublin rail line. The trains serving Roscrea operate only twice a day to Limerick or Dublin and the lack of a local bus service is becoming an increasingly important issue as the population of Roscrea grows. An improvement in the provision of the train service to Roscrea would greatly benefit the town, both economically and socially. It is important

that the rail line is protected in perpetuity and upgraded to a standard that renders the line competitive with the private car.

Objective INF7: Rail Network

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

Policy INF9: Roscrea 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 Roscrea Station.

8.5.4.2 Bus Transport

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

Objective INF8: Bus Transport

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

Policy INF10: Bus Transport

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

8.6 Telecommunications

Satellite dishes and telecommunications apparatus, if badly sited, can materially harm the character and appearance of historic buildings and important townscapes. Roscrea is already marred by an extensive overhead wirescape, therefore it is important in the interests of the townscape to ensure that further telecommunication and related development does not have a detrimental impact on the appearance or character of the town.

Some antennae and satellite dishes may be erected as exempted development under the Planning and Development Regulations, 2001-2011.

POLICY INF11: Telecommunications

Where permission is required, the following criteria shall be used in order to assess the proposed development:

- a) In considering proposals for the development of telecommunications masts, antennae and ancillary equipment, the Council will have regard to the following:
 - i) The visual impact of the proposed equipment on the natural, built and historic environment.
 - ii) The removal or modification of features of architectural importance.
 - iii) The impact any such development may have on protected structures or their setting.
 - iv) The potential for co-location of equipment on existing masts.
 - v) The Department of the Environment Heritage and Local Government “Guidelines for Planning Authorities” (July 1996).
- b) Satellite dishes would normally be permitted, except:
 - i) On protected structures, where there would be a detrimental impact on the character of the structure;
 - ii) Where such development would result in unacceptable harm to the visual amenity of an area.
- c) Support the provision of broadband infrastructure within the town.

CHAPTER 9

BUILT AND NATURAL ENVIRONMENT



CHAPTER 9: BUILT & NATURAL ENVIRONMENT

9.1 Introduction

The residents of Roscrea have a positive perception of their town, and place value in the existing historic elements of the town centre, as well as the landscape surrounding the town.

The protection of the built, historic and natural environment is a keystone to the sustainable development of a town, with regards to both physical land use planning and the potential socio-economic future of a town.

Objective BNE1: Heritage Awareness

It is an objective of the Council to prepare Heritage Awareness Strategy Document during the lifetime of the Plan subject to staffing and financial resources.

9.2 Roscrea Conservation Area

- In order to preserve the character and identity of Roscrea, a number of Architectural Conservation Areas were designated in the town centre as part of the County Development Plan (see Designations Map). These are:

- Main Street ACA - this includes the length of Main Street, from the northern Y-junction of Grove Street and Green Street to junction with Castle Street, Limerick Street to the south.
- Rosemary Street ACA - This ACA runs from the north end of Rosemary Street (where it joins Main Street) to Rosemary Square to the south.
- Burgoo ACA - A terrace of sixteen three-bay, two-storey houses running along the western side of Limerick Street.
- Bunkers Hill ACA - two long terraces of three bay, two-storey houses running along both sides of Bunkers Hill with gable-fronted elevations. Numbers 1-24 are located on the western side of the street and numbers 25-46 on the eastern side, with both sides comprising continual terraces.

9.3 Implications for a conservation area for the public

Normal exemptions do not apply in an Architectural Conservation Area as set out in Section 82(1) of the Planning and Development Acts 2000 to 2011. This means that development to the exterior of a building in an architectural conservation area will require planning permission.

9.4 Protected Structures

It is important for the cultural heritage, appearance and character of a town to protect historic or important buildings and structures. For the overall benefit of Roscrea buildings within Roscrea were protected as part of the County Record of Protected Structures, as set out in the County Development Plan. A complete list of Protected Structures is attached as Appendix 5.

Please note that the delineation of a Protected Structure extends to the curtilage of the structure and includes any buildings or structures within the curtilage.

Structures that are listed in Appendix 5 will not benefit from exempted development rights under the Planning and Development Acts 2000 to 2011. Therefore any alteration, extension or demolition of the building or within the curtilage of the building, will require planning permission. All external changes to buildings within the Architectural Conservation Area will require planning permission. Policies and objectives in relation to Protected Structures are set out in the County Development Plan.

9.5 Preserving Important Views

It is the aim of the Council to:

- (a) give guidance to applicants at pre-planning meetings as to how best integrate dwellings successfully into landscapes where important views and landscapes exist;

- (b) prevent development which would interfere or take from a view which is designated;
- (c) impose conditions on planning permissions where minor modifications may render an otherwise negative development acceptable.

POLICY BNE1: Protected Views

It is the policy of the Council to protect the views and prospects of special amenity value or special interest, specifically those listed below.

List of Views for Protection:

1. Views into and out of the Architectural Conservation Areas.
2. View from Main Street towards Round Tower
3. View from Castle Street towards St. Cronan's Church
4. View from Main Street down Castle Street
5. View from The Mall towards Sacred Heart Convent
6. View from Carroll's Row towards Franciscan Friary
7. View of Damer House from The Mall
8. View of Roscrea Castle from Rosemount
9. View of Damer House from Goal Road
10. View of Damer House from The Mall
11. View of Glebe House from The Mall
12. View of St. Cronan's Church from Carroll's Row
13. View of The Malting from Ballyhall
14. View of the Malting from The Mall
15. View looking up Abbey Street
16. View looking up Church Street towards St. Cronan's Church

9.6 Trees that Contribute to Amenity Preservation

Trees form a valuable part of the urban environment. They provide visual amenity, screen unsightly features and add to the diversity of the urban experience.

It is the intention of the Council to, where possible, protect trees in Roscrea, and in so doing, may request that a tree survey be completed as part of a development proposal, to ensure that proposals for development will not damage or result in the loss of trees listed for preservation or of mature hardwoods.

The Council will make Tree Preservation Orders (TPO) as deemed necessary following inspection and report by a qualified arboriculturist.

POLICY BNE2: Tree Protection

It is the policy of the Council to protect mature trees. Development that requires the felling or harming of such trees will not normally be granted.

9.7 Flooding

The importance of addressing the risk to people, property and the overall economy and environment from flooding has been brought to the fore by serious flood events which have taken place across the county, particularly over the past number of years. In addition, it is well recognised that Climate Change is having a significant impact on the frequency and severity of flood events. In relation to climate change, an EPA report entitled *Climate Change: Regional Climate Model Predications 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: Sequential approach principles in flood risk management

The town of Roscrea is located on the Mall River, which runs along through the centre of the town.

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

Objective BNE2: 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 BNE3: Flood Relief Measures

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

Policy BNE3: 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.

9.8 Climate Change

There is a responsibility for strategic policy documents to address 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.

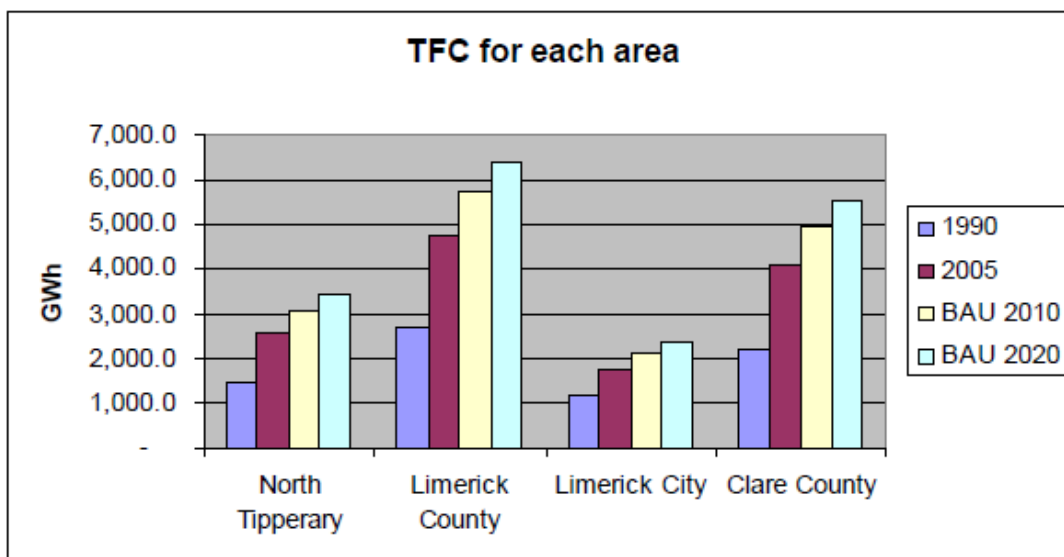
This document, in line with national strategy, identified that measures are needed nationally, regionally and locally to address CO₂ emissions. In particular, at local level, emissions can be reduced by increasing different modes of transport for short trips and public transport for long trips and also by:

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

Objective BNE4: Energy Consumption

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

Figure 9.1: Total Fuel Consumption



Policy BNE4: Climate Change

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

Policy BNE5: Climate Change

It is the policy of the Council to integrate, as appropriate, the National Climate Change Strategy 2007-2012 and the Mid-West Climate Change Strategy and Action Plan, in its decision making process.

9.9 Energy Efficiency

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

Objective BNE5: Energy Efficiency Guidelines

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

Policy BNE6: 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.

9.10 Renewable Energy

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

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

Objective BNE6: Building Energy Requirements

It is an objective of the Council that all housing, commercial and other developments which have a floor area of greater than 1000m² shall seek to have a minimum of 25% of all of the buildings energy requirements supplied by local renewable energy supply.

Objective BNE7: Renewable Technologies

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

Policy BNE7: Renewables

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

Policy BNE8: Renewable Energy Sources

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

CHAPTER 10

LAND USE ZONING AND ZONING MATRIX



CHAPTER 10: LAND USE ZONING AND ZONING MATRIX

10.1 Introduction

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

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

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

10.2 Zoning Matrix

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

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

10.3 Zoning Objectives

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

Policy ZO1: Zoning

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

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

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

Table 11.1: Matrix of Use Classes Related to Use Zones

Use Classes	Ag	TC	ER	NR.LD.P1/P 2 NR.P1/P2 SS.P1/P2	C	B/E	I	MU	OS	SP	AM
Abattoir	X	X	X	X	O	O	A	X	X	X	X
Advertising Structures/panels	X	O	X	X	O	A	O	O	X	O	X
Agricultural Buildings/Structures	A	X	X	X	X	O	O	X	X	X	X
Associated Community Sports Related Activities	O	X	X	X	O	O	O	O	O	O	O
Allotments	O	O	O	O	O	O	O	O	O	O	O
Bed and Breakfast	O	A	O	O	O	X	X	O	X	X	X
Betting Office	X	A	X	X	A	X	X	O	X	X	X
Caravan Park/Camping	O	X	X	O	O	A	X	X	X	O	X
Car Park	X	A	O	O	A	A	A	O	X	O	X
Cash and Carry Wholesale	X	A	X	X	A	O	X	X	X	X	X
Cemetery/Graveyard	O	X	X	X	O	O	O	X	X	O	O
Church	O	O	A	A	O	O	X	X	X	O	X
Commercial Leisure Related Buildings	X	O	X	X	O	O	O	A	X	X	X
Community Facility	O	A	O	A	O	A	O	A	O	A	O
Concrete/Asphalt etc. plant	X	X	X	X	X	X	O	X		X	X
Crèche/Nursery School	X	A	O	A	O	O	X	A	X	O	X
Cultural Use	O	O	O	O	O	O	O	A	X	O	O
Dance hall/ Disco/ Cinema	X	A	X	X	O	O	X	A	X	X	X
Doctor/ Dentist	X	A	O	A	O	O	X	O	X	X	X
Educational	O	A	O	A	O	A	O	A	X	A	X
Enterprise Centre	X	A	O	O	A	A	A	O	X	O	X
Funeral home	X	A	O	O	O	A	O	X	X	O	X
Garden Centre	A	X	X	X	O	A	O	X	X	X	X
Guest House/Hostel	X	A	O	O	O	A	X	O	X	X	X
Halting Sites	O	X	O	O	O	O	X	X	X	O	X
Health Centre	O	A	O	O	O	O	X	O	X	O	X
Heavy Vehicle Park	X	X	X	X	O	A	A	X	X	X	X
Home Based Economic Activities	X	O	O	O	O	O	O	X	X	X	X
Hospital	O	X	X	X	O	O	O	A	X	O	X
Hotel/Motel	O	A	X	X	A	A	O	O	X	X	X
Household Fuel Depot	X	A	X	X	A	A	A	X	X	X	X
Industrial-General	X	O	X	X	X	O	A	X	X	X	X
Industrial - Light	X	O	X	X	O	O	A	X	X	X	X
Nursing/ Retirement Home	O	A	O	A	A	A	X	O	X	O	X
Offices less than 60 sq.m.	X	A	O	O	A	A	O	A	X	X	X
Offices above 60 sq. m.	X	A	X	X	A	A	A	A	X	X	X
Petrol Station	X	O	X	X	A	A	A	X	X	X	X
Public House	X	A	O	O	O	O	O	A	X	X	X
Recreational Buildings	X	A	O	A	A	A	A	A	O	O	O

Table 11.1: Matrix of Use Classes Related to Use Zones

Use Classes	Ag	TC	R	NR.LD.P1/P 2 NR.P1/P2 SS.P1/P2	C	B/E	I	MU	OS	SP	AM
Recycling Facility / Civic Amenity	X	X	X	X	A	A	A	X	X	O	O
Residential	O	A*	A	A	O*	X	X	O	X	X	X
Restaurant	X	A	O	O	O	O	O	A	X	X	X
Retail Warehouse	X	O	X	X	A	O	X	X	X	X	X
Scrap Yard/ Refuse Transfer	X	X	X	X	X	O	A	X	X	X	X
Shop-Comparison/ Discount/Foodstore	X	A	X	X	O	O	X	O	X	X	X
Shop-Neighborhood	X	A	O	A	O	O	O	A	X	X	X
Service Garage	X	O	O	O	A	A	A	X	X	X	X
Take-Away	X	O	X	X	O	O	O	A	X	X	X
Transport Depot	X	X	X	X	A	A	A	X	X	X	X
Veterinary Surgery	O	A	O	O	A	O	A	O	X	X	X
Warehousing	X	O	X	X	A	A	A	X	X	X	X
Workshops	X	O	X	X	A	A	A	X	X	X	X

APPENDICES



