


South Tipperary

County Development Plan

Settlement Plans



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Service Centres



Ardfinnan

Settlement Context

Ardfinnan (Ard Fhionáin) is situated on the banks of the River Suir at a junction of the R665 and R670. The town is circa 12km south-west of Clonmel and 7km south of Cahir. The town has traditionally developed on the river crossing and the construction of Ardfinnan Castle with the current town centre forming a vernacular streetscape along the southern side of main street opposite the playing fields on the river bank. Substantial enhancement works have been undertaken in the town in recent years including the development of 'blueway' infrastructure on the river. The River Suir is a designated SAC.

Population

The population of Ardfinnan increased by 26.6% to 946 persons in the 2006-2011 inter-census period. This is well above the national average of 10.8% and marks a stark contrast with the population decline that took place during the previous inter-census period up to 2006. This growth may be attributable to a number of recent housing developments which have been constructed in the town. The population in the Ardfinnan fell by 5% in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	625	-
2002	779	+24.6%
2006	747	-4.1%
2011	946	+26.6%
2016	899	-5.0

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings. The main housing areas are located south of the River Suir and the main street.

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

Education

Ardfinnan has a primary school which is a co-educational facility serving a large rural catchment.

Community Facilities and Services

Ardfinnan provides for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Ardfinnan enjoys well developed community facilities and services. It is served by a Garda Station (limited hours), post office and credit union (limited days), school, crèche and medical centre. There are local shops, pubs and cafes also within the village. There is also a church and graveyard.

Open Space

The village is served with excellent open space. A large green provides access to the River Suir and has playing pitches and tennis courts laid out. The green also provides access to the River Suir Blueway with canoe access and egress facilities. A large village green has recently been laid out to the rear of the main street further enhancing the amenity facilities in the village. There are additional, smaller, incidental amenity spaces throughout the town and adjacent to the River Suir. Elsewhere in the village are community facilities and playing fields for GAA, and Soccer.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To seek to protect and further enhance the existing village green and playing pitches
- SO 4:** To support the continued use and development of the River Suir Blueway and associated infrastructure. To promote the future development of tourism and local recreational uses associated with the River Suir.

Town Centre and Economic Development

Ardfinnan has been designated as a Service Centre in the Settlement Hierarchy for the County. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. In this respect, supporting the development and vitality of the village centre is a key development principle of the plan. Significant public realm enhancement works have been undertaken in the village. There are some opportunities on

underused and vacant sites on Main Street and town/village centre zoned sites that may have the potential for development. These sites may be suitable for development and consolidation of the town core depending on all other relevant site specific considerations.

Employment in the village is supported by the retail and service offering in the village, together with the villages educational facilities. There are a number of small or micro-enterprises which also contribute to the economic base of the village.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To facilitate and encourage the redevelopment and reuse of the industrial factory sites to the south west of the village and the Mill buildings adjoining the bridge and River Suir.
- SO 7:** To facilitate the comprehensive consolidation of the village's retail core and, where appropriate, expansion to the backland areas of the town.
- SO 8:** To facilitate the carrying out of further streetscape enhancement works subject to resources being available.

Built and Natural Heritage

The main street in Ardfinnan is characterised by predominantly two-storey vernacular type buildings which overlook the prominent town playing fields on the banks of the River Suir. Ardfinnan Castle sits on a raised rock outcrop perched above the village and overlooking the river. There are other notable and important buildings within the village such as the former parochial house, the bridge and a former mill building.

The River Suir transects the village and provides quality amenity space. The river is a designated Natura 2000 site.

It is a Specific Objective of the Council:

- SO 9:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO 10: To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

Services and Infrastructure

Waste Water: The village is serviced by a Municipal Waste Water Treatment System. Upgrade works may be required to service the perceived needs of the village over the lifetime of the plan.

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

It is a Specific Objective of the Council:

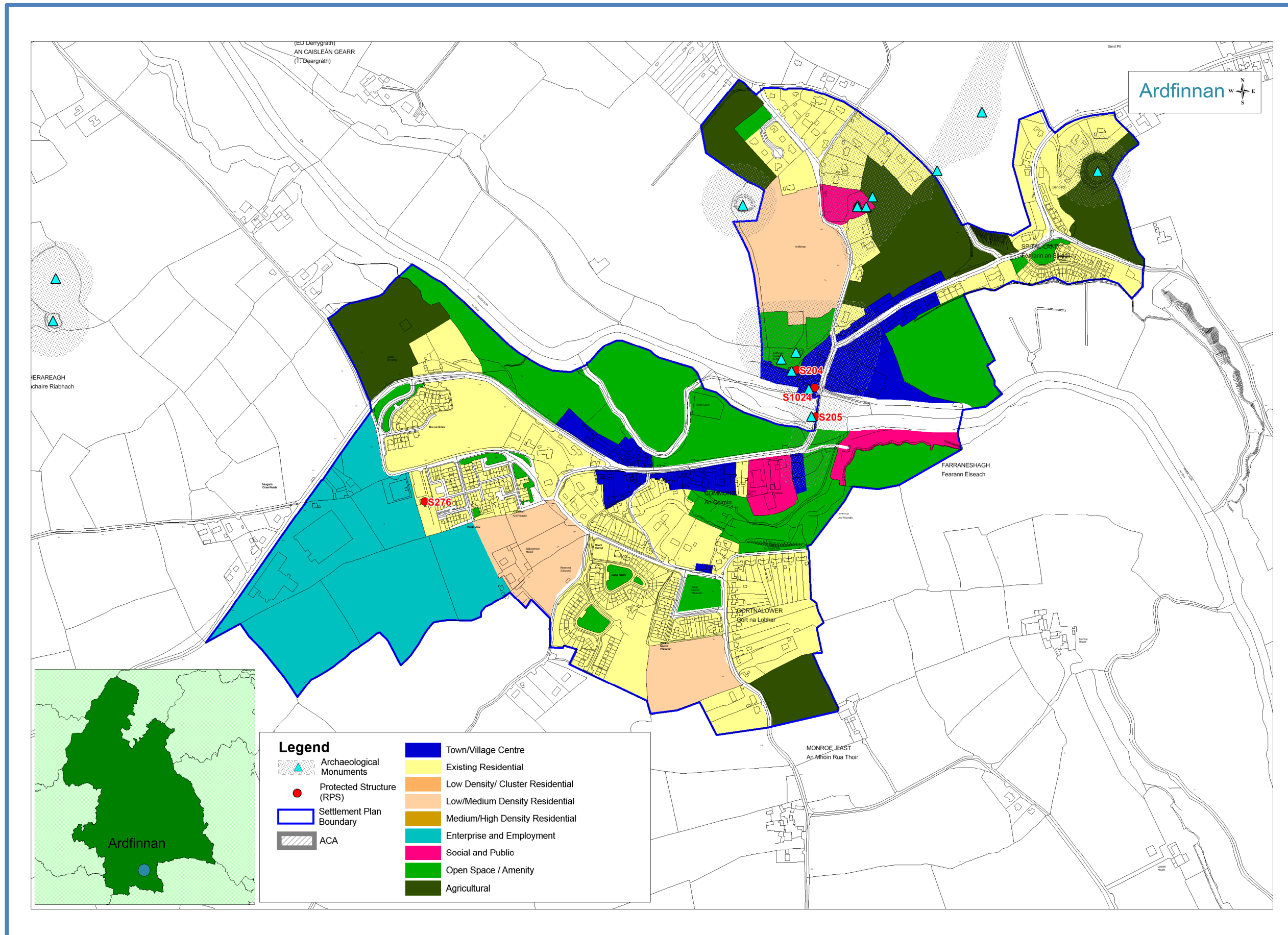
- SO 10:** To support the expansion of public infrastructure within the village.
- SO 11:** The Council will investigate the feasibility of installing a public footpath across the bridge to calm traffic and to enhance pedestrian safety or an alternative pedestrian access across the River Suir subject to funding being approved.

Flooding

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

It is a Specific Objective of the Council:

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



Ballyclerihan

Settlement Context

Ballyclerihan (Baile Uí Chléireacháin) is a large village located approximately 7km northwest of Clonmel town on the R688. The development of the village has been primarily consolidated around the junction of the Regional Road, R688 and the local roads towards Cahir and Newchapel. The village has increased significantly in size in recent years and has developed as a primarily residential settlement. The village also functions as a service centre for the local agricultural hinterland.

Population

The population of Ballyclerihan has increased dramatically over the last three census periods, with an increase in the 2002-2006 inter-census period alone of approx 66.2%. The population has almost doubled from 408 in 2002 to 807 in 2011. The increased population and demand for housing, has resulted from migration from urban centres, primarily from Clonmel. The increased population has resulted in a subsequent demand for housing and ancillary services. The village experienced a further population increase in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	Figures not available	
2002	408	
2006	678	+66.2%
2011	807	+19.0%
2016	862	+6.8%

Sustainable Communities

Housing

The vast majority of housing in the village comprises newly developed housing estates, provided both privately and by the Local Authority. There are a small number of one-off and on-street residences. New residential development has taken place over the last 10 years predominantly to the west of the regional road, R688.

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

Education

Ballyclerihan has a co-educational primary school in the village, which has been extended in recent years. There is no secondary school in the village and student travel, primarily, to Clonmel to complete their second level education.

Community Facilities

The main role of this village in terms of services is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Ballyclerihan has a number of retailers within the settlement, including a shop, pub and restaurant/fast food outlet. The village also accommodates a number of other businesses including the Abbey Machinery retail outlet and Newpark Stud. There are a number of newly developed community facilities within the village, including the Clerihan Community Park which includes playing pitches, a walking track and a playground. The local soccer club have also developed facilities within the village.

Open Space

Ballyclerihan has a number of well maintained, incidental open space areas in the village, including the green areas within the housing developments. There are also opportunities for passive amenity in the village centre close to the Church and the Clerihan Village Centre Development. As outlined above, the Clerihan Community Park includes an extensive area of open space which provides opportunities for both passive and active amenity.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO 4:** To support the reuse and development of underused or vacant/derelict sites and backlands for commercial and residential developments during the lifetime of this Plan in accordance with the principles of proper planning and sustainable development.
- SO 5:** To support the provision of a playing pitch at the rear of St. Michael National School as part of any new development.

Village Centre and Public Realm

Ballyclerihan has been designated as a Service Centre in the Settlement Hierarchy for the County. The role and function of a Service Centre is important in the daily life of the people of the village and wider hinterland. Ballyclerihan provides local employment and services to the people of the village and those within its wider catchment. In this regard the plan seeks to improve the vitality and vibrancy of the village centre.

The village in its service function for the surrounding area generates some employment, in the school, retail outlets, and other services provided. The proximity of the village to the town of Clonmel results in much of the employment opportunities for residents being outside the village centre. The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the village

It is a Specific Objective of the Council:

- SO 6:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 7:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Built and Natural Heritage

The village has traditionally developed along the R668. The Roman Catholic Church, which dominates the village centre is one of the most notable buildings within the settlement, while to the south of the village there is a former gate lodge, both of which are included on the Register of Protected Structures.

It is a Specific Objective of the Council:

- SO 8:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 9:** To seek prepare and Enhancement Plan for the village and programme of Enhancement works.

Services and Infrastructure

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

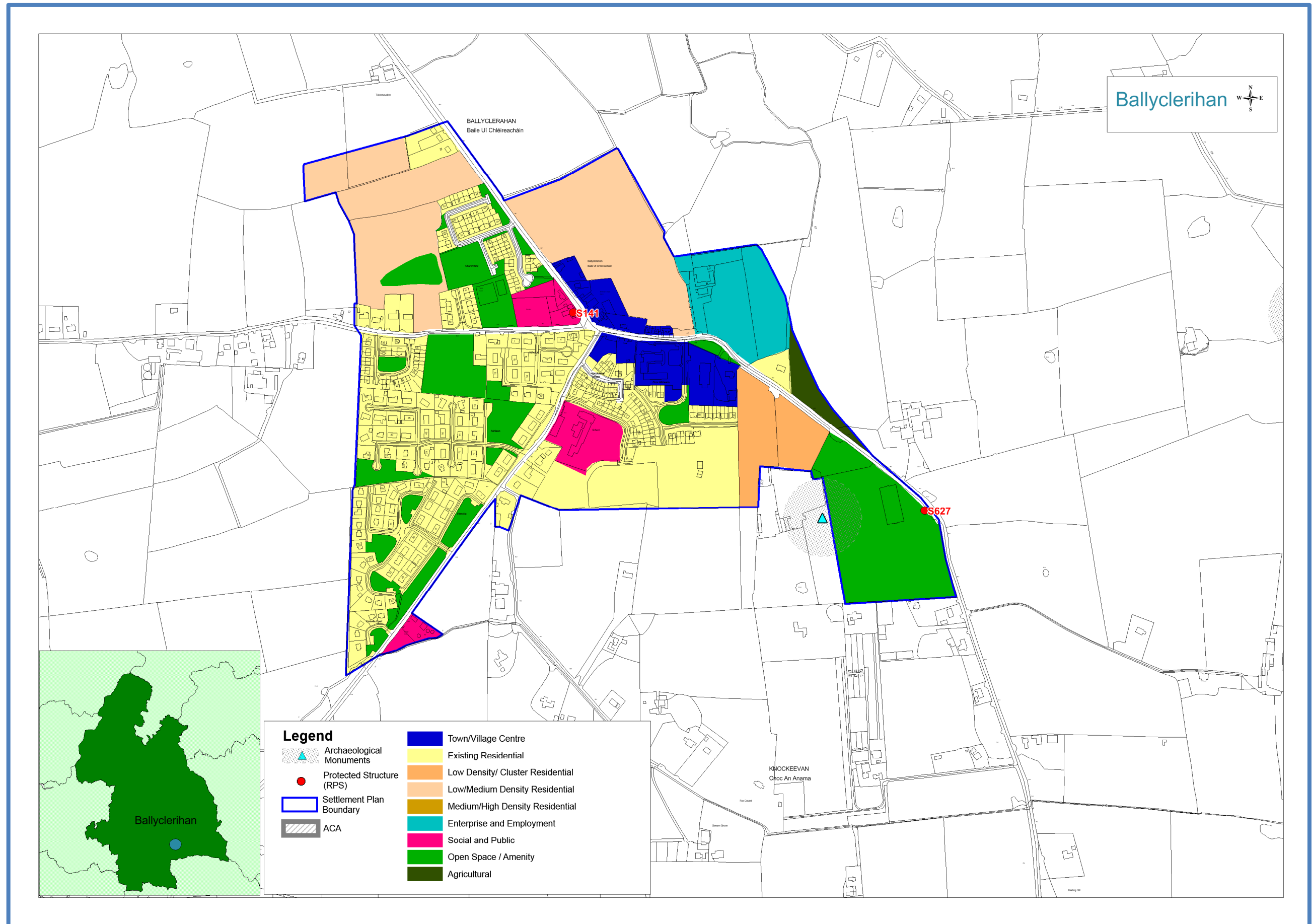
Water Supply: The village is serviced by a public water supply

It is a Specific Objective of the Council:

SO 10: To support the expansion of public infrastructure within the village

Flooding

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



Ballyporeen

Settlement Context

Ballyporeen (Béal Átha Póirín) is located to the south west of the county approximately 15km southwest of Cahir and 11km east of Mitchelstown on the R665. The village has traditionally developed largely in a linear fashion along the regional road. The village is characterised by a strong streetscape of predominantly two storey buildings on wide streets. The street itself was once the main thoroughfare between Cork and Dublin and the village was a 'planned settlement'. The village is situated in the Galty Vee Valey between the Galty and Knockmealdown Mountains. The village, being primarily residential in character, functions as a service centre for the local agricultural hinterland. The River Duag runs through the village to the south and is a candidate SAC (Lower River Suir cSAC).

Population

The population of Ballyporeen increased by 2.9% to 313 persons in the 2006-2011 inter-census period. This is well below the national average of 10.8% but is in-keeping with the population increase which took place during the previous inter-census period up to 2006. The village experienced a small population increase in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996		-
2002	295	
2006	304	+3.1%
2011	313	+2.9%
2016	318	+1.6%

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings. New residential development has taken place over the last 10 years predominantly on sites on the fringes of the village.

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

Education

Ballyporeen has a co-educational primary school in the village. There is no secondary school in the village and student travel, primarily, to Cahir or Mitchelstown to complete their second level education. Crèche facilities are also provided for in the village.

Community Facilities

The main role of this village in terms of services is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Ballyporeen has a number of shops, and public houses and restaurants. The village has a post office, medical centre, childcare facility, school, church and community hall. The village also has a playground and park, GAA club house and sports fields, handball and racket ball facilities.

Open Space

Ballyporeen has a park located to the rear of main street and extending to the River Duag which provides valuable amenity space within the village. Elsewhere in the village are playing fields for GAA.

It is a Specific Objective of the Council:

- SO 1:** To support the development of lands for residential developments during the lifetime of this Plan largely within and around the town centre zone, areas designated as existing residential / infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.
- SO 2:** To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.

Village Centre and Economic Development

Ballyporeen has been designated a 'Service Centre' in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. In this regard, the plan seeks to consolidate development within the village, and to enhance the vitality of the village centre. There are opportunities within the village centre for further development of backland sites off main street and redevelopment of vacant and underused sites.

The village in its service function for the surrounding area generates some employment, in the school, retail outlet, small scale enterprises and other services provided. The role of the rural hinterland and

opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the village.

It is a Specific Objective of the Council:

- SO 3:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 4:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO5:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO6:** To support the preparation of an Enhancement Scheme for Ballyporeen, which includes a focus on enhancement of entry points to the village and also focuses on the village centre providing definition of core area by way of paving, street lighting, street furniture etc. etc subject to resource being available
- SO7:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Built and Natural Heritage

The village has traditionally developed along the R665 in a planned fashion on the main coach line between Cork and Dublin. The village has a strong and well defined streetscape with some particularly notable buildings such as the former convent and schoolhouse, the Roman Catholic Church and parochial house to name but a few.

The River Duag, which is a candidate SAC (lower River Suir) intersects the village to the south. The river provides an opportunity to further enhance the open space and amenity facilities within the village.

It is a Specific Objective of the Council:

- SO 8:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 9:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.
- SO 10:** To seek the preparation of an Enhancement Plan for the village and create a programme of Enhancement works.

SO 11 To seek to develop a riverside walk and amenity area within the village centre

Services and Infrastructure

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

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

It is a Specific Objective of the Council:

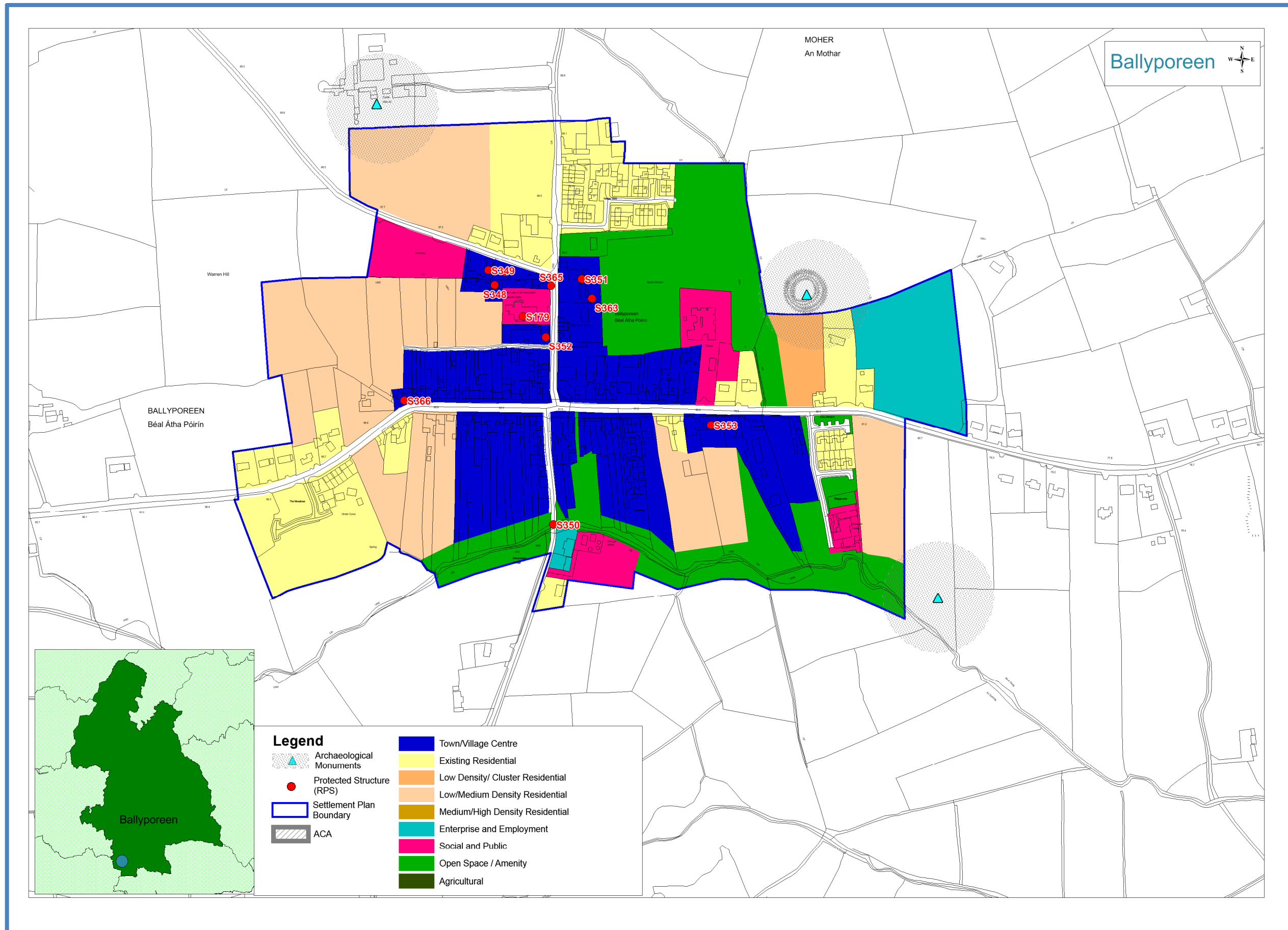
SO 12: To support the expansion of public infrastructure within the village.

Flooding

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

It is a Specific Objective of the Council:

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



Ballingarry

Settlement Context

Ballingarry (Baile an Gharraí) is situated to the east of the county, on the R691, close to the boundary with Kilkenny. The village has developed largely around the crossroads in the village centre. The village would have traditionally prospered with the extensive mining of coal in the area. This mining activity has since ceased. The village, being primarily residential in character, functions as a service centre for the local agricultural hinterland.

Population

The population of Ballingarry (small area population) is 306 persons. There are no population figures available for the village.

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings. There is a mix of public and private housing developments. There are a number of attractive dwellings along the Main Street which contribute significantly to the attractiveness of the village.

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

Education

Ballingarry has a primary school located to the north of the village. A secondary school is located to the east of the village, outside the village boundaries. The school is a co-educational facility serving a large rural catchment. It has undergone extensive renovation and extension in recent years. There is also a childcare/crèche facility located outside the village boundaries on the R691.

Community Facilities and Services

Ballingarry provides for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Ballingarry enjoys well developed community facilities and services. The village has a health centre, garda station (limited hours) and post office. There are also a number of shops and pubs in the village. The village has a community/parish hall, a church and graveyard.

Open Space

Ballingarry Community Playground has been recently developed and is located adjacent to the church. There are a number of smaller amenity areas within the village including a newly developed fairy village to the front of the local sport fields. Playing fields for GAA and basketball courts are also accommodated in the village. It is a Specific Objective of the Council:

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

Village Centre and Economic Development

Ballingarry has been designated as a Service Centre in the Settlement Hierarchy for the County. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. It is important that this function is maintained and improved. In this respect, supporting the development and vitality of the village centre is a key development principle of the plan.

There are a number of small or micro-enterprises which trade successfully and generate local employment. Notably, there is a Community Commercial Centre and a Glanbia Co-Op store located just outside the village. The village in its service function for the surrounding area generates employment in the schools and retail outlets. There are significant opportunities within the village for development, particularly the utilisation of underused or vacant properties in the village centre. The village as a whole would benefit from an enhancement scheme to provide definition and interest, particularly with paving, landscaping and street furniture as appropriate.

It is a Specific Objective of the Council:

- SO 3:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 4:** To facilitate encourage the consolidation of the village core and redevelopment underused and vacant properties in the village centre
- SO 5:** To facilitate the comprehensive consolidation of the village's retail core and, where appropriate, expansion to the backland areas of the village.

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

Built and Natural Heritage

Ballingarry is an attractive village with a strong streetscape along Main Street and Church Street. The village has a number of attractive buildings, which are included on the Record of Protected Structures, including the Roman Catholic Church. Ballingarry Warehouse, where the Irish tri-colour was flown for the first time, is located just outside the village.

It is a Specific Objective of the Council:

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

Services and Infrastructure

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

Water Supply: The existing public water network system will require upgrade works to service the perceived needs of the village over the lifetime of the plan

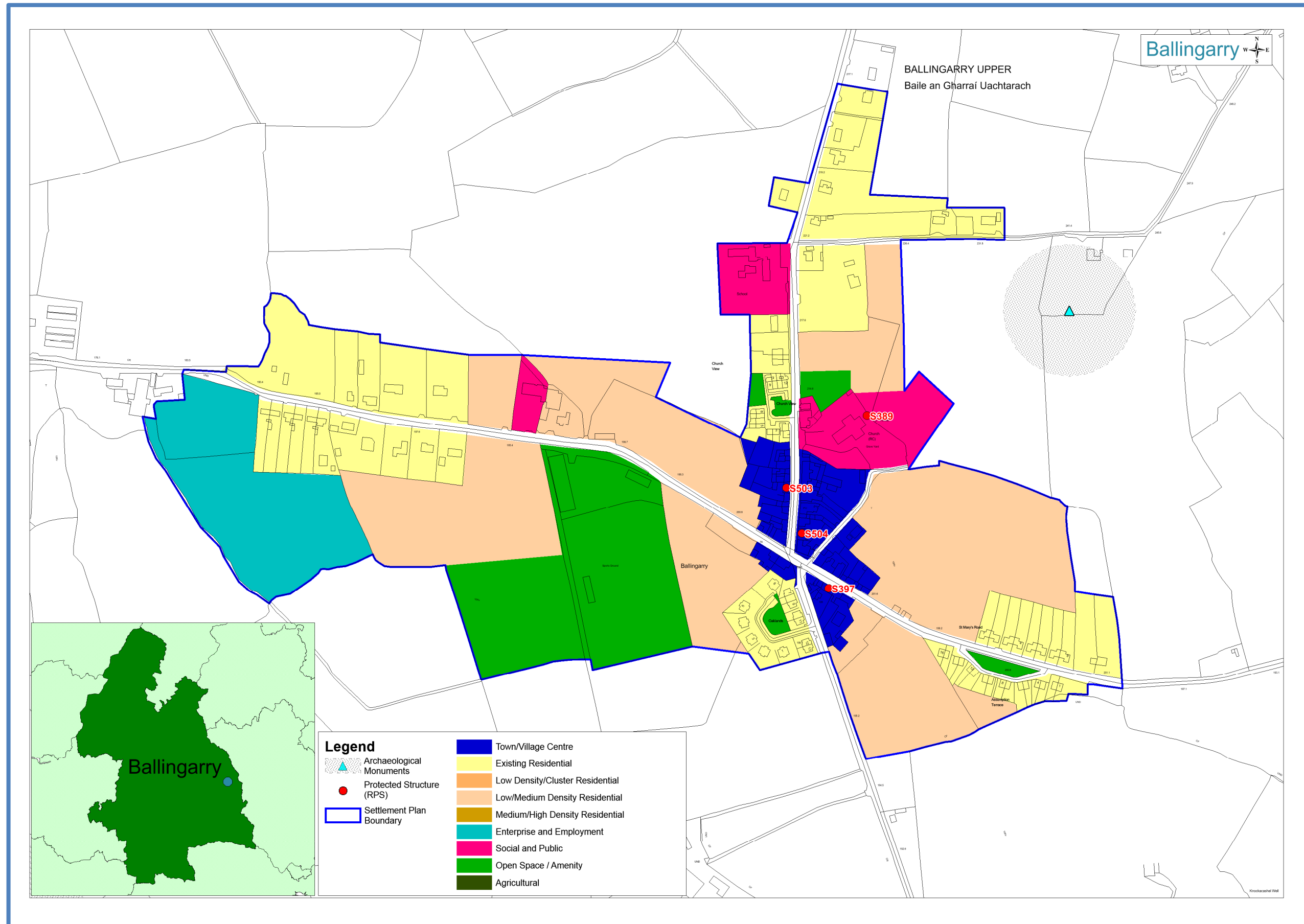
It is a Specific Objective of the Council:

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

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

Flooding

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



Legend	
	Archaeological Monuments
	Protected Structure (RPS)
	Settlement Plan Boundary
	Town/Village Centre
	Existing Residential
	Low Density/Cluster Residential
	Low/Medium Density Residential
	Medium/High Density Residential
	Enterprise and Employment
	Social and Public
	Open Space / Amenity
	Agricultural

Bansha

Settlement Context

Bansha (An Bháinseach) is situated on the N24 between Tipperary and Cahir and is situated on the Limerick – Waterford railway line. The village is located in the picturesque Glen of Aherlow. The village is characterised by strong building form and streetscapes with predominantly two storey buildings of vernacular design framing the N24. The River Ara runs along the northern boundary of the village. Bansha Castle is located to the north east of the village.

Population

The population of Bansha increased by 28.3% to 349 persons in the 2006-2011 inter-census period. This is well above the national average of 10.8% and marks a stark contrast with the population decline that took place during the previous inter-census period up to 2006. The village experienced a population decline in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	288	-
2002	302	+4.9%
2006	272	-9.9%
2011	349	+28.3%
2016	333	-4.6%

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings. The main housing areas are located to the north east of the village off the N24.

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

Education

Bansha has a primary school which is a co-educational facility serving a large rural catchment. The school also accommodates a pre-school services within the campus.

Community Facilities and Services

Bansha provides for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Bansha enjoys well developed community facilities and services. It is served by a Garda Station (limited hours) and credit union (limited days). There are local shops, a pub and cafes also within the village. There is a church and graveyard with the former Church of Ireland now in use as a community hall.

Open Space

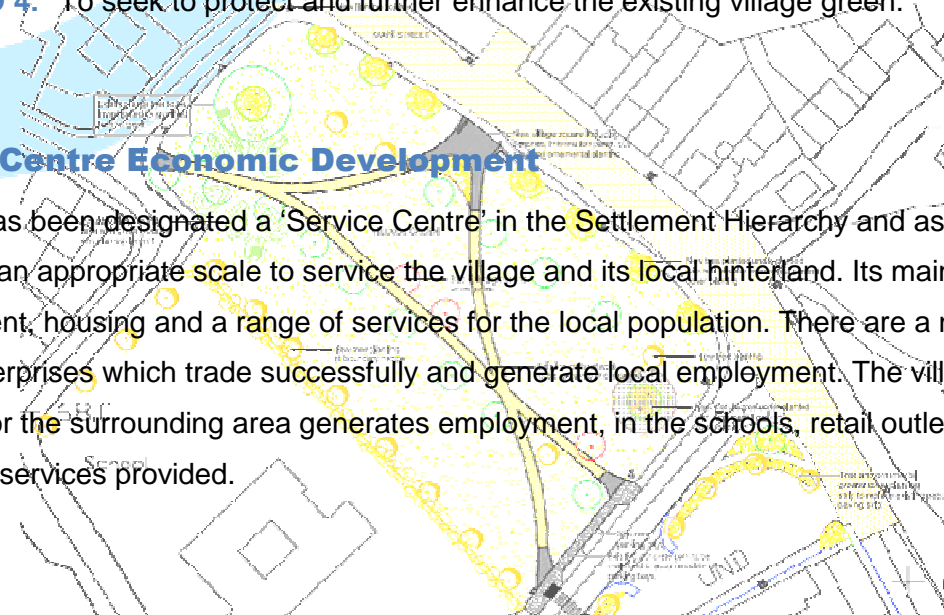
Bansha village green is an impressive space located at the centre of the village. Recent enhancement works have been undertaken to the green with new lighting, paving and planting having been undertaken. The space accommodates seating areas also. Its location on the main thoroughfare through the village make it an impressive feature to locals and passing traffic. There are additional, smaller, incidental amenity spaces throughout the village and adjacent to the River Ara. Elsewhere in the village are community facilities and playing fields for GAA and soccer.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To support the provision of playground facilities subject to resources being available.
- SO 4:** To seek to protect and further enhance the existing village green.

Village Centre Economic Development

Bansha has been designated a 'Service Centre' in the Settlement Hierarchy and as such is targeted for growth at an appropriate scale to service the village and its local hinterland. Its main role is to provide employment, housing and a range of services for the local population. There are a number of small or micro-enterprises which trade successfully and generate local employment. The village in its service function for the surrounding area generates employment, in the schools, retail outlets, hospitality sector and other services provided.



Future development of the village is physically constrained by the River Ara and more significantly, the railway line running to the east of the village. Notwithstanding this there are opportunities within the village centre for development of backlands to the west of Main Street.

The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the village. Notably, the community holds an annual agricultural show in August.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO 7:** To support the development of the lands zoned for Enterprise and Employment uses to the south west of the village for appropriate 'dry-industry' and employment.
- SO 8:** To facilitate the further development of the tourism potential of the village and capitalise on its location and proximity to the Glen of Aherlow.
- SO 9:** To support the Bansha Agricultural Show and facilitate its further development.

Built and Natural Heritage

The main street in Bansha has a strong building line of Georgian and Victorian structures framing either side. These buildings are two storey predominantly. There are a number of notable and important buildings within the village such as the Catholic Church, the former Church of Ireland church, the former community hall (now a physiotherapy clinic), the old Garda Barracks, the old mill and the bridge at the north of the village. Bansha Castle, also a protected structure, is prominently located to the north west of the village. The Ara River transects the village at its northern limit where a small amenity space is provided.

It is a Specific Objective of the Council:

- SO 10:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 11:** To support and facilitate the carrying out of further enhancement works within the village and along the N24 subject to resources being available.

Services and Infrastructure

Waste Water: The village is serviced by a Municipal Waste Water Treatment System. Upgrade works may be required to service the perceived needs of the village over the lifetime of the plan.

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

It is a Specific Objective of the Council:

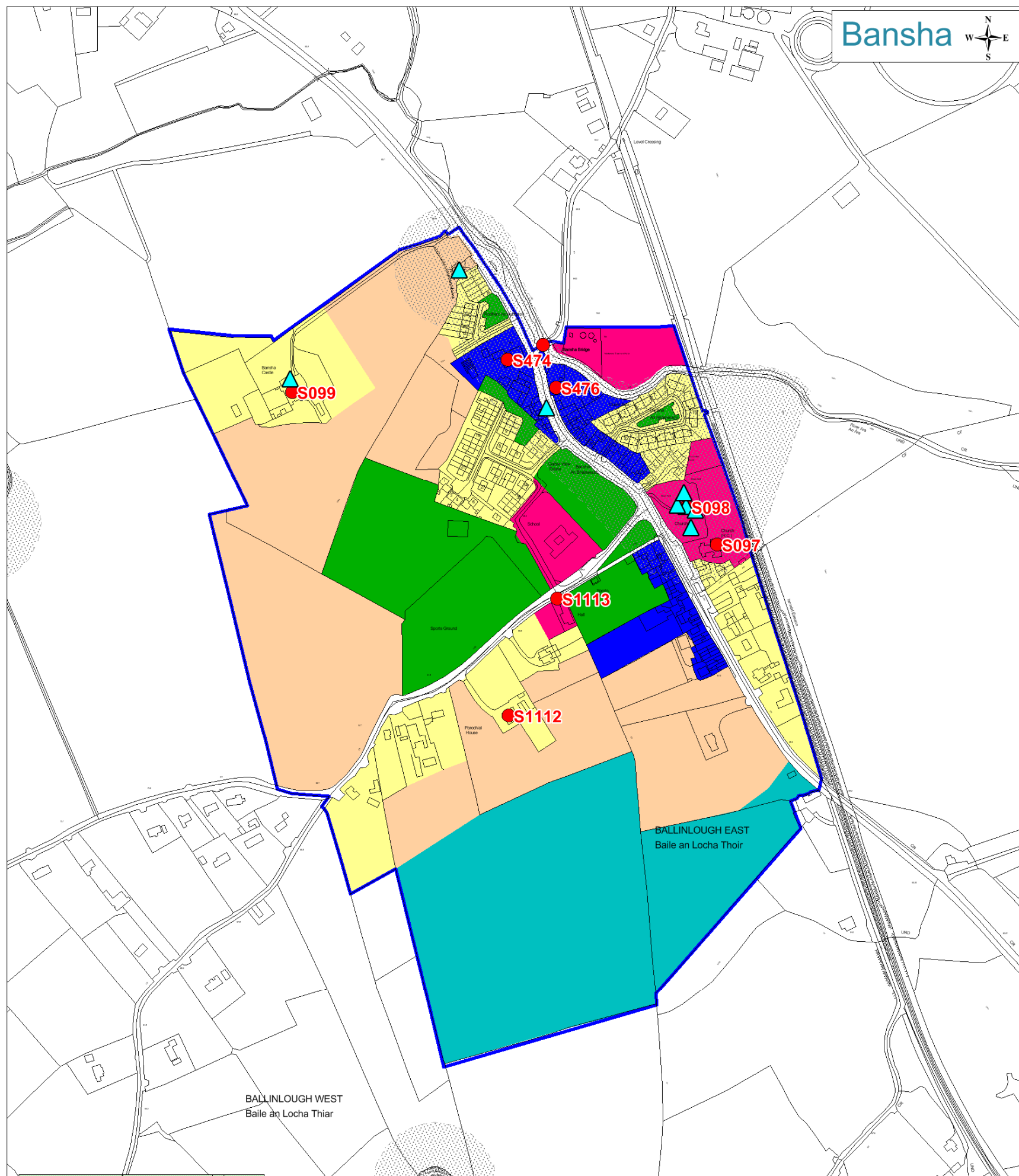
- SO 12:** To support the expansion of public infrastructure within the village.

Flooding

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

It is a Specific Objective of the Council:

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



Legend	
	Archaeological Monuments
	Protected Structure (RPS)
	Settlement Plan Boundary
	ACA
	Town/Village Centre
	Existing Residential
	Low Density/Cluster Residential
	Low/Medium Density Residential
	Medium/High Density Residential
	Enterprise and Employment
	Social and Public
	Open Space / Amenity
	Agricultural

Boherlahan

Settlement Context

Boherlahan (An Bóthar Leathan) is located approximately 5km north of Cashel town on the R660. The village has traditionally developed largely in a linear fashion, predominantly along the regional road and in a dispersed fashion. The village, being primarily residential in character, functions as a service centre for the local agricultural hinterland.

Population

There are no specific population statistics available from the Central Statistics Office relating to Boherlahan.

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings. New residential development has taken place over the last 10 years predominantly to the south and off the local road L-1307-1.

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

Education

Boherlahan has a co-educational primary school in the village. There is no secondary school in the village and student travel primarily to Cahel to complete their second level education

Community Facilities

The main role of this village in terms of services is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Boherlahan has a shop, pubs, community hall and GAA Club House.

Open Space

Boherlahan has a number of well maintained, incidental open space areas in the village. The car park area serving the church is well laid out and softened with extensive planting. Elsewhere in the village are playing fields for GAA.

It is a Specific Objective of the Council:

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

Village Centre and Economic Development

Boherlahan has been designated a 'Service Centre' in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. The village in its service function for the surrounding area generates some employment, in the school, retail outlet and other services provided. The role of the rural hinterland and opportunities in agriculture, tourism, energy and forestry cannot be underestimated for job creation within the village.

There are opportunities within the village centre for further development of vacant and underused sites.

It is a Specific Objective of the Council:

- SO 4:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 5:** To facilitate the comprehensive consolidation of the village core.
- SO 6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.

Built and Natural Heritage

The village has traditionally developed along the R689. The Bianconi Mortuary Chapel, located beside the church is a notable building within the village and is on the Record of Protected Structures.

It is a Specific Objective of the Council:

- SO 7:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 8:** To seek prepare and Enhancement Plan for the village and create a programme of Enhancement works.

Services and Infrastructure

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

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

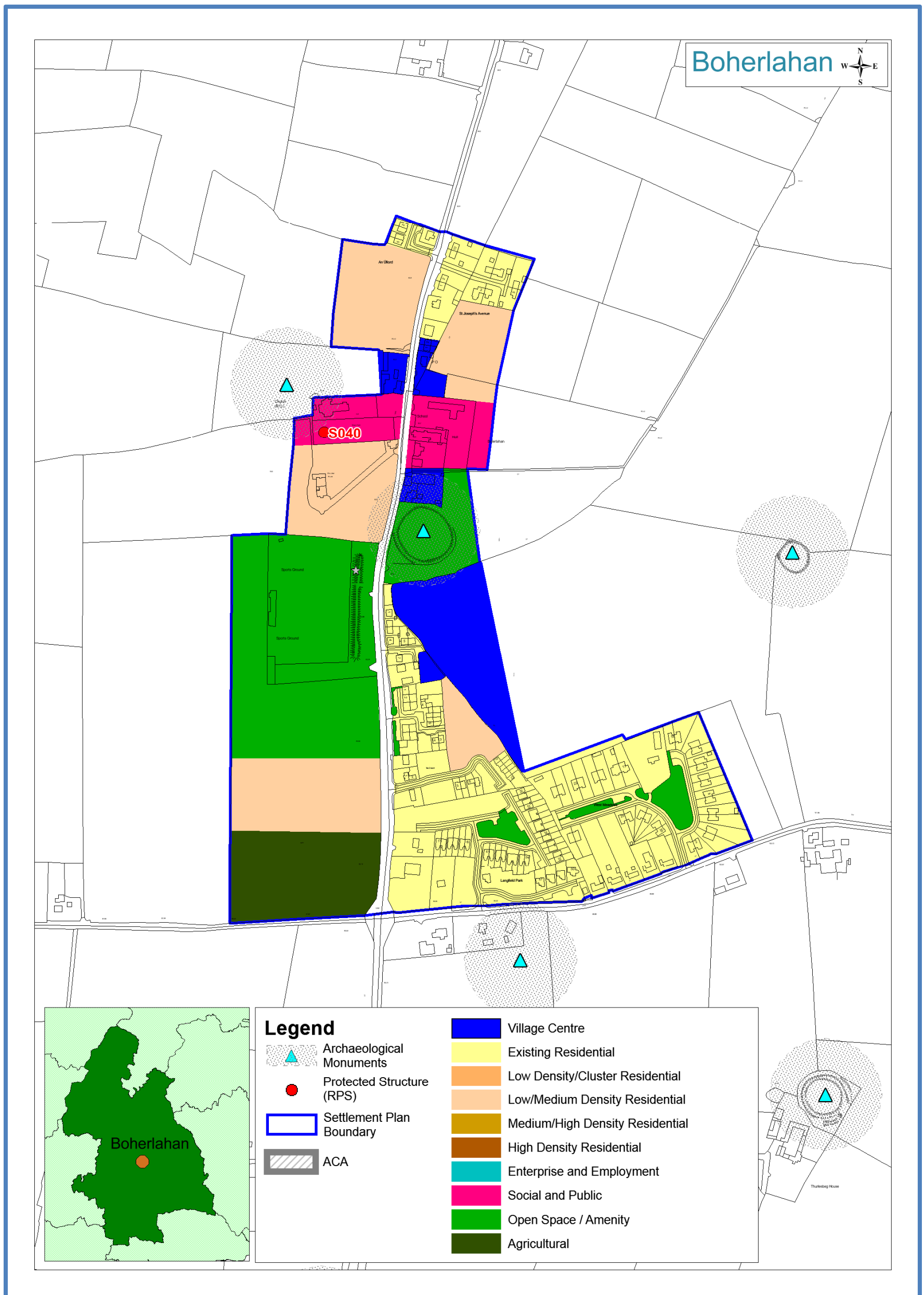
It is a Specific Objective of the Council:

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

Flooding

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

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



Cappawhite

Settlement Context

Cappawhite (An Cheapach) is located on the R505 circa 20km west of Cashel and 12km north of Tipperary Town. The village is nestled in the foothills of the Slieve Felim Mountains and the trail head to the Multeen Way walk. The village has traditionally developed largely in a linear fashion, predominantly along the regional road and has a strong traditional streetscape of predominantly two storey, vernacular buildings. The main street is an Architectural Conservation Area with fine examples of Georgian and Victorian architecture which frame the wide street. A small stream runs to the rear of Limerick Street and the Tipperary Road, and is largely unseen.

Population

The population of Cappawhite increased by 12.5% in the inter-census period between 2006 and 2011. This increase is most likely the result of the completion and occupation of two private housing developments within the village in recent years. Cappawhite has experienced a population decline of 7% in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	345	-
2002	340	-1.4%
2006	328	-3.5%
2011	369	+12.5%
2016	343	-7.0%

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings. New residential developments have taken place over the last 10 years predominantly to the south of the village along the Tipperary Road.

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

Education

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

Community Facilities

The main role of this village in terms of services is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. The village provides both social/community and commercial services for its population and is well served with such facilities. The village has a primary school, crèche, church and graveyard, community hall, garda station (limited hours), post office facilities, shops and public houses. There are conference, IT and gym facilities in the village and an ETB facility. Elsewhere in the village are playing fields for GAA.

Open Space

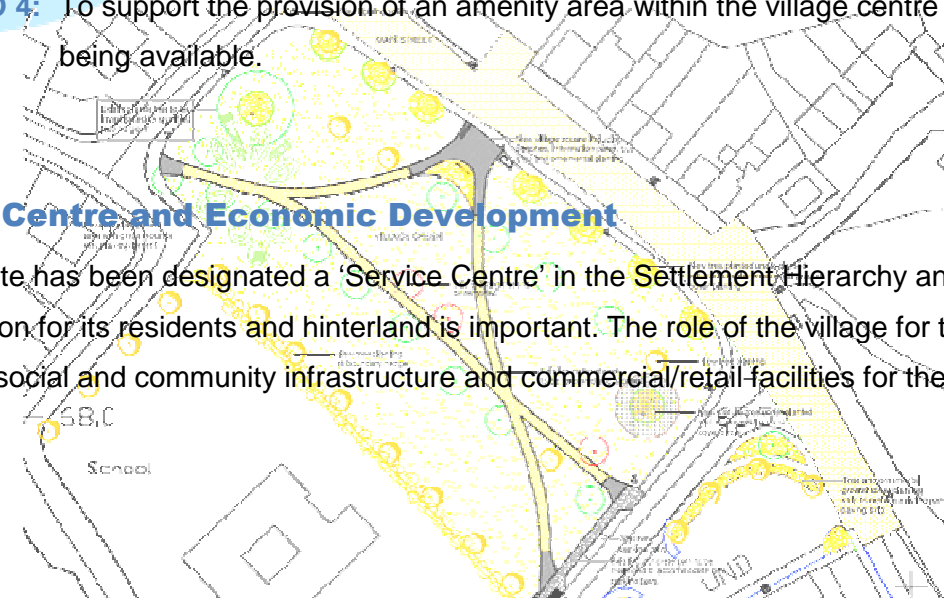
The village has no formal public open space area but has good open space provision within its housing developments. Elsewhere in the village there are playing pitches.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To support the provision of playground facilities subject to resources being available.
- SO 4:** To support the provision of an amenity area within the village centre subject to resources being available.

Village Centre and Economic Development

Cappawhite has been designated a 'Service Centre' in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is



recognised. It is important that this function is maintained and improved through this plan. The Council will seek to facilitate development to improve the vitality and vibrancy of the village centre.

The village in its service function for the surrounding area generates some employment in the school. The Council will also support and facilitate employment generating developments within the village boundary and there are opportunities within the village centre for further development of vacant and underused sites.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start-up enterprises
- SO 7:** To facilitate the redevelopment of underused village centre sites and in particular to encourage the reuse of derelict/unused commercial sites in the village centre.
- SO 8:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO 9:** To facilitate the further development of the tourism potential of the village and capitalise on its location and proximity to the Sieve Felim Mountains and associated walks.

Built and Natural Heritage

The village has traditionally developed along the R505. There are a number of notable and important buildings within the village which contribute significantly to the overall character of the village. In recognition of the character created by this streetscape the Main Street has been designated an Architectural Conservation Area. There are sixteen protected structures within the boundary of the village. Both the ACA and the Protected Structures are illustrated on the objective map attached.

It is a Specific Objective of the Council:

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

SO 12: To seek to prepare an Enhancement Plan for the village and create of programme of Enhancement works.

Services and Infrastructure

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

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

It is a Specific Objective of the Council:

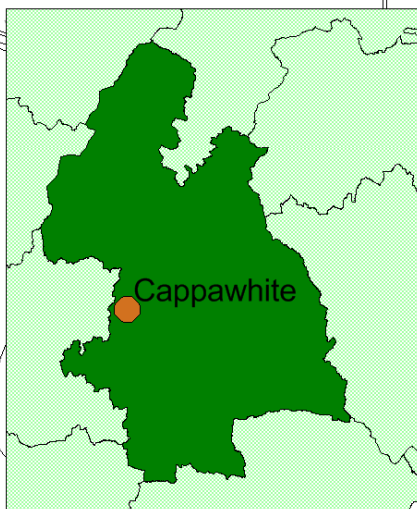
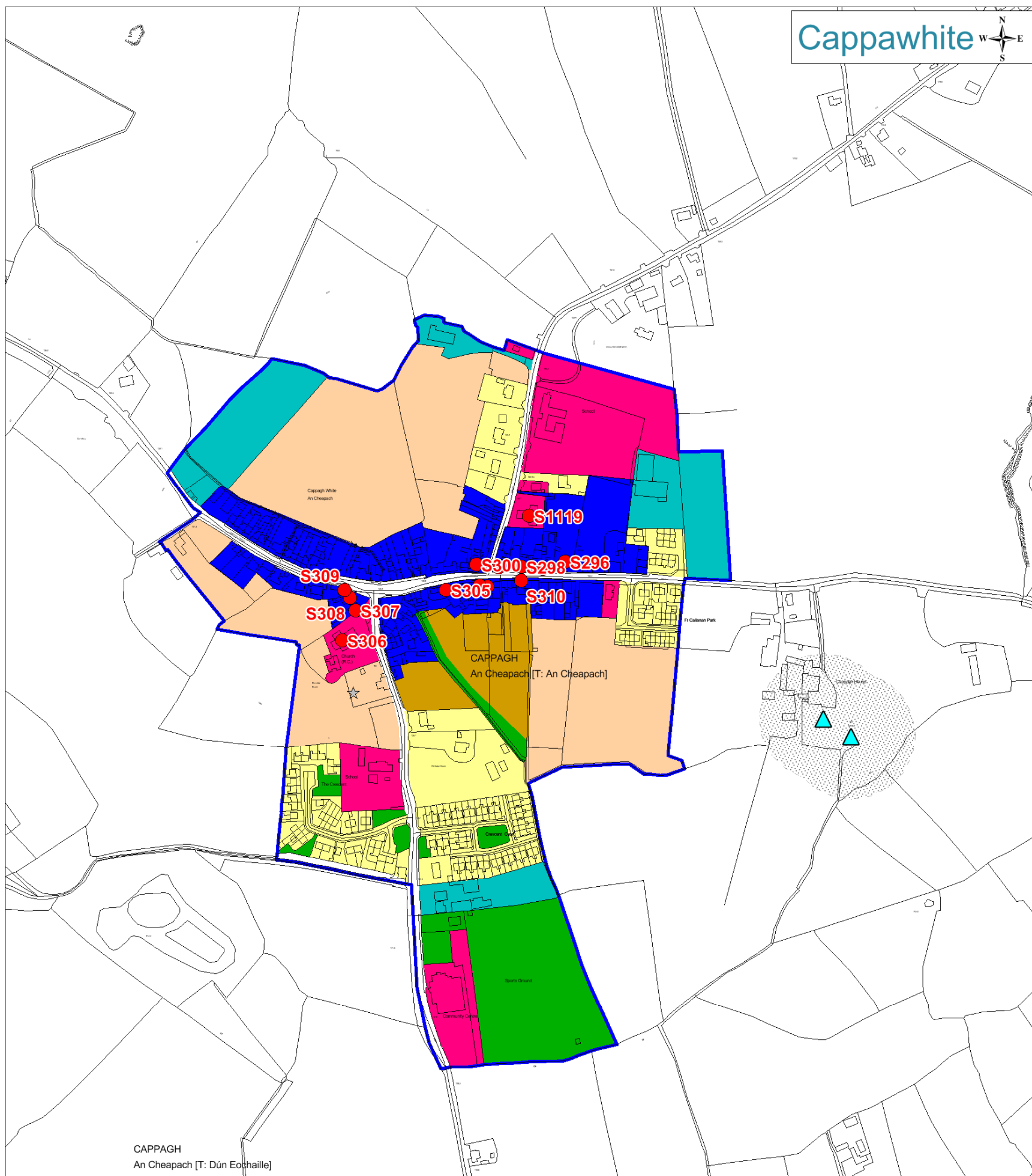
SO 13: To support the expansion of public infrastructure within the village.

Flooding

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

It is a Specific Objective of the Council:

SO 14: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Legend	
	Archaeological Monuments
	Protected Structure (RPS)
	Settlement Plan Boundary
	ACA
	Village Centre
	Existing Residential
	Low Density/Cluster Residential
	Low/ Medium Density Residential
	Medium/High Density Residential
	High Density Residential
	Enterprise and Employment
	Social and Public
	Open Space / Amenity
	Agricultural

Clogheen

Settlement Context

Clogheen (An Chloichín) is a traditional market village located in the south-east of the County, approximately 12km south-west of Cahir, situated on the junction between the R665 and R668 regional roads.

Clogheen is dissected by two rivers, both tributaries of the River Suir, i.e. the River Tar and the River Duag. The settlement is characterised by these rivers which were significant in its growth as an economic centre, with evidence of the river mills in proximity to the village. The village is located in the Galty-Vee Valley, between the Galty Mountains to the north and the Knockmealdown mountains to the south. The Knockmealdown Mountains provide the iconic backdrop to the village, and the proximity of the village to the Vee Drive and the tourist town of Lismore Castle add to the tourism potential of the village. Clogheen is also identified as a Secondary Destination Gateway due to its location at the confluence of several way-marked walking routes in the Munster Vales, including the Avondhu-Blackwater Way, the Munster Way and the Tipperary Heritage Way.

Population

The population of Clogheen has decreased over the last two census periods following an increase of 6.18% in 1996-2002 intercensus period. The population has decreased from 550 in 2002 to 491 in 2011, i.e. a decrease of 10.73%. This is sharply in contrast to the national average increase in the 2006-2011 inter-census period of 10.8%. A further population decline of 2.6% was experienced in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	518	
2002	550	+6.18%
2006	509	-7.45%
2011	491	-3.5%
2016	478	-2.6%

Sustainable Communities

Housing

Housing in the village comprises on-street housing and a limited number of one-off dwellings as well as significant estate housing developments. There are a number of attractive dwellings along the street which contribute to the attractiveness of the village and integrity and definition of the streetscape.

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

Education

Clogheen has a primary school located to the south-east of the village along the regional road, R668. The school is a co-educational facility serving a large rural catchment. The village does not have a secondary school. There are no formal childcare/crèche facilities located either within or close to the town boundaries.

Community Facilities and Services

Clogheen is a busy market village which provides for the everyday needs of the local community and its hinterland. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Clogheen enjoys a large range of services with a shop, public houses, a creamery/hardware store, pharmacy, restaurants, post office and accommodation providers. The village has a number of community facilities including a school, church and graveyard, health centre and day care centre, fire depot and Co. Co. depot. St Theresa's hospital is also located in the village. The local community centre and adjacent playground is also located within the village centre.

Open Space

Clogheen is a picturesque village which benefits from the presence of the Tar and Duag Rivers and also its enviable position in the Galtee Vee valley, in close proximity to the Knockmealdown Mountains. There are a number of small passive amenity opportunities within the village, including the river park areas adjacent to the River Duag, the playground and also the way-marked trails which pass through the village.

It is a Specific Objective of the Council:

- SO 1:** To support the development of lands for residential developments during the lifetime of this Plan largely within and around the town centre zone, areas designated as existing residential / infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.
- SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

- SO 3:** To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.
- SO 4:** To seek to protect and extend the existing riverside park and, subject to resources and opportunities, develop as an amenity for the village.
- SO 5:** To identify suitable locations for the provision of cycle racks within the village.
- SO 6:** Residential development of lands adjoining Clashaphoca House shall only be permitted after preparation of a master plan to identify a proposal for the entire area, in conformance with the following;
- i. Lands to the front of the main house shall be developed as parkland.
 - ii. Residential development shall consist of high quality low density mixed housing, to be setback from Clashaphoca House.
 - iii. Clashaphoca House shall be incorporated into the overall scheme.
 - iv. A new full sized playing field shall be provided.
 - v. A single vehicular access shall be provided

- SO 7:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 8:** To facilitate the comprehensive consolidation of the town's retail core and, where appropriate, expansion to the backland areas of the town.
- SO 9:** To facilitate the redevelopment of underused town centre sites and in particular to encourage the reuse of derelict/unused commercial sites in the town centre.
- SO 10:** To support the preparation of an Enhancement Scheme for Clogheen, which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc subject to resource being available.
- SO 11:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 12:** To improve links between Clogheen and other key tourism destinations within the Munster Vales and to support the enhancement of existing walking trails within the village

Village Centre and Economic Development

Clogheen has been designated a 'Service Centre' in the Settlement Hierarchy and as such the Council recognises the importance of the role that the village centre plays in the daily life of the people of the village and wider hinterland. This includes the provision of employment and services to the people of the village and those within its wider catchment. There are significant opportunities within the village for development, particularly the utilisation of underused properties in the village centre, the opportunities associated with the nearby fertile agricultural hinterland and the opportunities associated with demand for tourism service provision.

Clogheen is a well developed market village with many employment opportunities within the village boundaries. There are a number of small retailers and service providers including pubs, shops and accommodation providers which account for much of the employment in the village. The village also provides opportunities in both the local school and the adjacent health and day care centres. The potential for tourism in Clogheen must also be recognised, particularly having regard to its location within the Munster Vales, at the trail head of three way-marked trails and its proximity to the Vee Drive. The presence of Parsons Green Pet farm and accommodation providers adjacent to the village centre is also significant. The village provides opportunities for further development of the service and retail functions, particularly through the re-use and/or intensification of the underused and vacant buildings within the village boundaries.

It is a Specific Objective of the Council:

Built and Natural Heritage

Clogheen is an attractive village, with the presence of the Tar and Duag Rivers which flow through the river providing an attractive amenity. The river comprises part of the Lower River Suir SAC. The village is a trailhead for three National Way Marked Ways. There are opportunities in the village to build on the natural heritage assets and to further develop and enhance the amenity facilities.

Clogheen village centre includes a number of recorded monuments and protected structures, a number of which are situated within Barrack Hill and Bridge Street and contribute significantly to the overall character of the village. In recognition of the character created by this streetscape, part of Barrack Hill and Bridge Street have been designated an Architectural Conservation Area. Both the ACA and the Protected Structures are illustrated on the objective map attached.

It is a Specific Objective of the Council:

- SO 13:** To protect the designated Architectural Conservation Area and shall ensure the use of quality building materials and best conservation practice in relation to protected structures and buildings within the ACA;
- SO 14:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 15:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

Services and Infrastructure

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

Water Supply: The village is serviced by public water supply

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

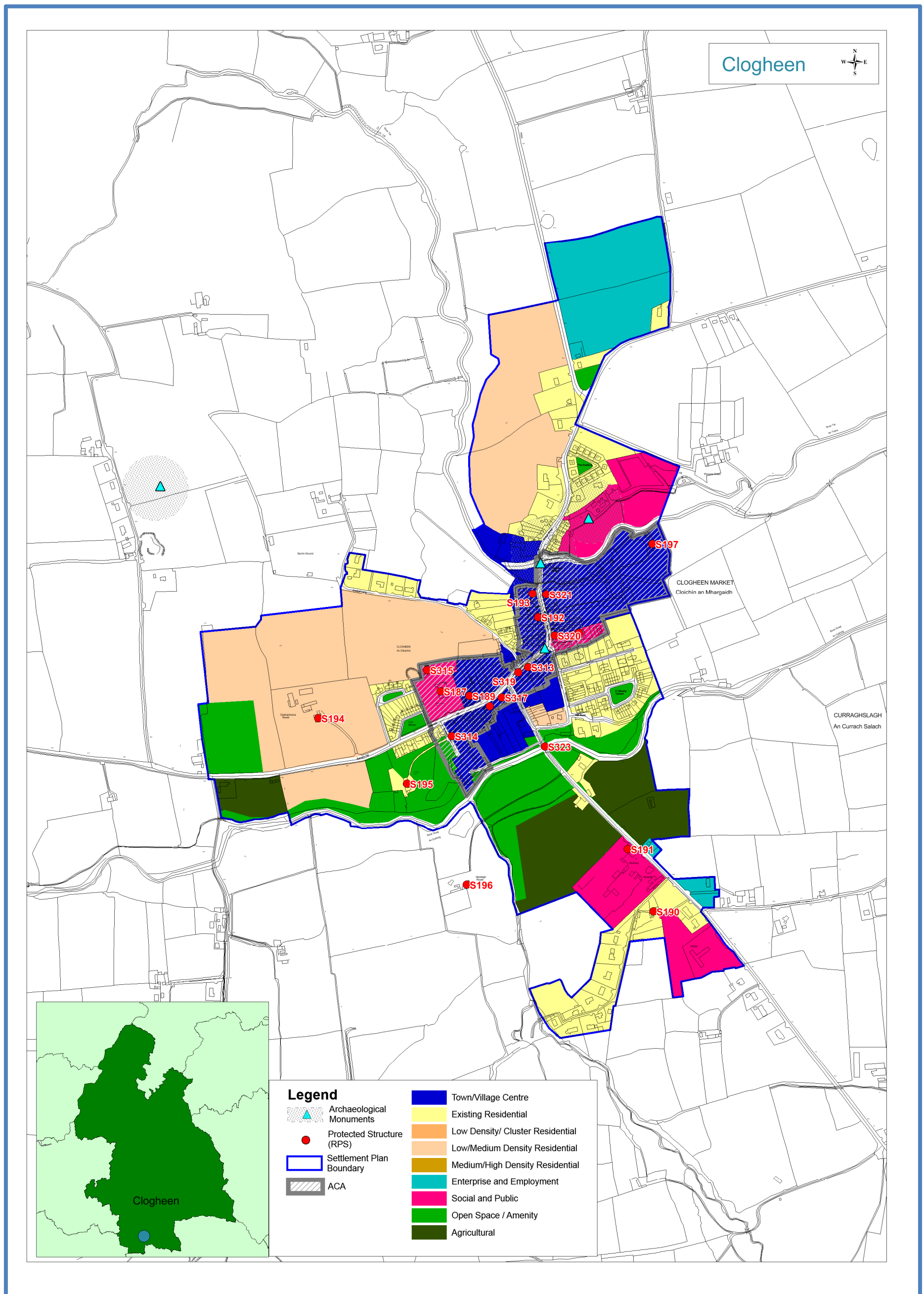
SO 17: To support the provision of a bus stop in the village.

Flooding

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

It is a Specific Objective of the Council:

SO 18: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Dundrum

Settlement Context

Dundrum (Dún Droma) is a large village situated at the junction of the R505 and R661 regional roads approximately 11.5km north west of Cashel and 12.5km north east of Tipperary Town. The settlement, was developed as an estate village by the Maude Family, who were the Viscounts of Hawarden in the 18th and 19th Century. It is situated to the north east of the original estate house, which is now in use as a Country House and Golf course. The regional road, R505 forms part of the walk from the estate gate to the village of Dundrum. This tree lined walk is known as 'Lady Florences Walk'. The Maude family were also responsible for bringing the Great Southern and Western railway through Dundrum, and the Victorian station house can still be seen today, although it is no longer in use as a working station. The village centre is mainly industrial/commercial in character and functions as a service centre for the local agricultural hinterland. The village however also comprises a good mix of residential and social/community developments.

Population/Demographics

The population of Dundrum increased by 13.2% to 220 in the 2006-2011 inter-census period. This is slightly above the national average of 10.8%. The village experienced a population decline of 25% in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	219	
2002	191	-12.8%
2006	191	0
2011	220	+13.2%
2016	165	-25%

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings, and on street dwellings. The main housing areas are located to the west of the village off the R505, adjacent to the GAA fields and also off the R661, Tipperary Road. There are also two no. smaller housing estates situated off the R505 to the south-east of the village centre.

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

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

Education

There are no educational facilities in the village of Dundrum but the national school in neighbouring Knockavilla serves the educational needs of the local population. There are no childcare/crèche facilities in the village.

Community Facilities and Services

Dundrum provides for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting point for residents of all ages. Dundrum enjoys well developed community facilities and services. The village boasts both athletics facilities and the GAA grounds. There is also a recently built Scouts/Community Hall. Dundrum is served by a post office, health centre, credit union and a Church of Ireland Church. The local Catholic Church is situated in nearby Knockavilla (approx 2km). There are also a number of shops, including grocery, butchers, clothes and pharmacy, a hairdresser, a beautician and two pubs.

Open Space

Dundrum has no formal public open space area, however within the settlement there are a number of opportunities for amenity. The village has GAA and Athletics grounds within the settlement boundaries. There are also a number of forest walks in the vicinity including the Marl Bog forest walk to the south of the village. A number of small open spaces are also provided within the residential estates. It is considered that the village would benefit from an Enhancement Plan, with specific focus on the development and enhancement of the amenities available within the village centre.

It is a Specific Objective of the Council:

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

Economic Development

Dundrum has been designated as a Service Centre in the Settlement Hierarchy for the County and as such the Council recognises the importance of the role that the village centre plays in the daily life of the people of the village and wider hinterland. This includes the provision of employment and services to the people of the village and those within its wider catchment. It is an aim of this Plan to maintain and improve the vitality and vibrancy of the village centre.

Dundrum has a number of employers in the village, particularly centred around the industrial estate to the north of the settlement, including a steel works and a sawmills. The hotel and golf course on the edge of the settlement also provides opportunities for employment. There are also a number small or micro-enterprises which trade successfully and generate local employment. The village also has a large number of retail outlets and services which provide employment opportunities for the local population.

There are significant opportunities within the village centre for development, particularly having regard to the availability of underused/vacant lands and premises in the industrial estate and which are zoned for commercial and employment use. There are also a number of underused and vacant buildings in the village centre .

The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the village.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO 7:** To facilitate the further development of the tourism potential of the village and capitalise on its proximity to the local hotel and golf course
- SO 8:** To support the development of the lands zoned for Enterprise and Employment uses to the north of the village for appropriate 'dry-industry' and employment.
- SO 9:** To support the redevelopment of the significant village centre site which accommodates the now vacant 'Golden Vale' building
- SO 10:** To support the village as an important centre for the provision of convenience goods and retail services.

Built and Natural Heritage

Dundrum village is a planned estate village with a tree lined avenue approaching the village from the south (R505) and also mature trees on many of the approach roads to the village. The village has a strong streetscape, particularly when approaching from the R505 and the village centre comprises mainly two and three storey buildings. The industrial area in the north of the village comprises a number of business premises, most of which are recessed from the public road and include landscaping which provides visual closure at the entrances. The significant iron works in the village centre dominates the vista at the eastern entrance, while the derelict building at the junction of the R505 and R661 dominates the vista as you leave the village. The village has a number of small green areas, including landscaped verges etc, however there is an opportunity for the development of an area of open space within the village centre.

The village benefits from the proximity of several amenity areas outside the boundaries, including the Marl Bog forest walk, the Bishops Walk and the local hotel and golf club.

There are a number of notable and important buildings within the village including the Garda Station, Dundrum Court House, The Church of Ireland, as well as buildings in the village such as the Tara Rose building and 'Berties' which contribute significantly to the overall character of the village.

It is a Specific Objective of the Council:

- SO 11:** To ensure the protection of protected structures, historic buildings and buildings/ structures of archaeological significance.
- SO 12:** To support the preparation of an Enhancement Plan for the village including a programme of Enhancement works subject to resources being available.
- SO 13:** To seek the retention of the mature trees on approach to the village, particularly the R505 south of the village to the hotel and golf club, and also on the local road, L1291, leading from the village centre to the settlement boundary and to seek the retention of these trees into any future development proposals.

Services and Infrastructure

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

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

It is a Specific Objective of the Council:

SO 14: To support the expansion of public infrastructure within the village.

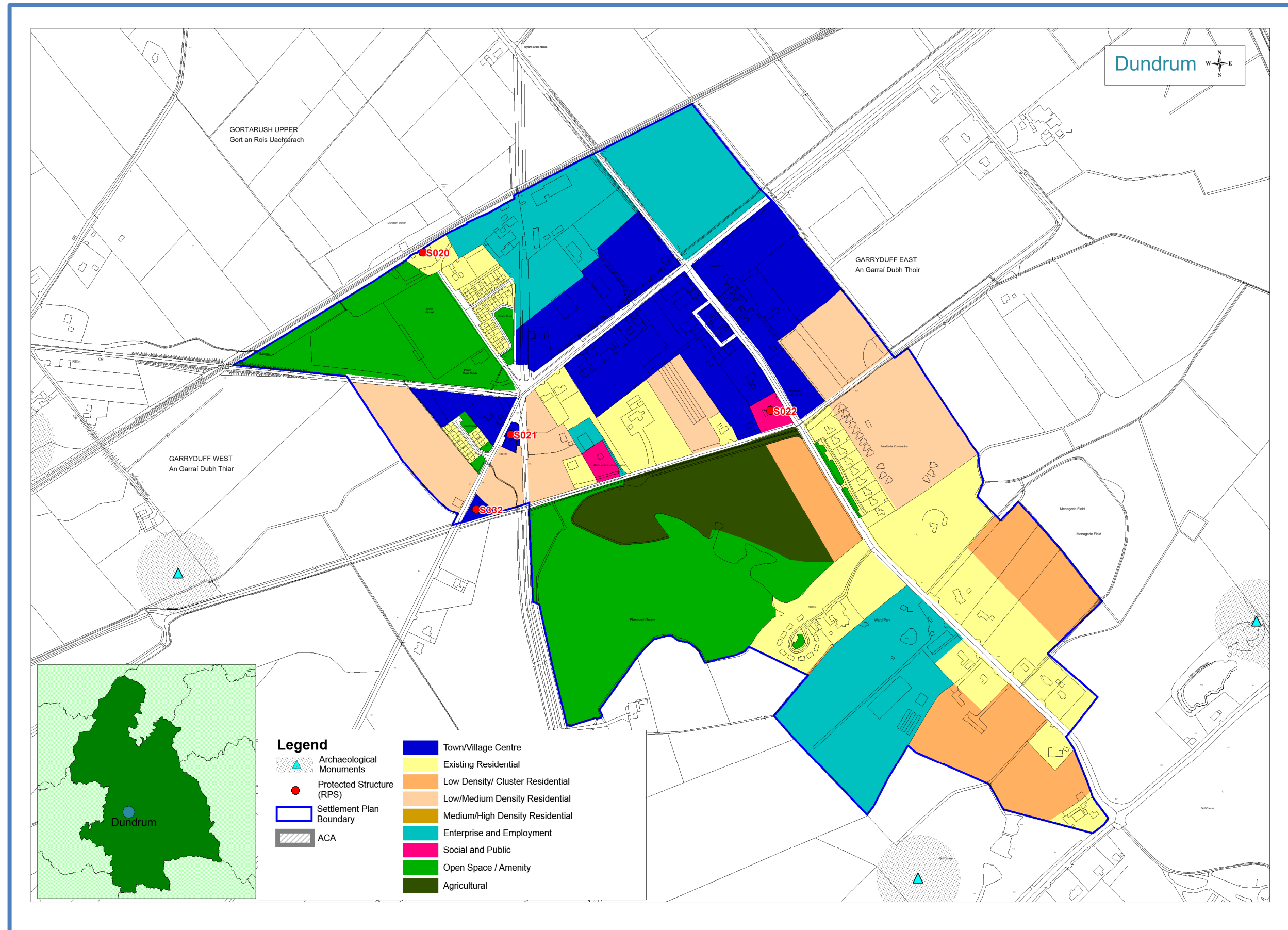
SO 15: To identify suitable locations for the provision of cycle racks within the village.

Flooding

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

It is a Specific Objective of the Council:

SO 16: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Emly

Settlement Context

Emly (Imleach) is a picturesque village situated in the south-west of the County in the Glen of Aherlow. The village is in close proximity to County Limerick, with the county boundary within 3km to the north, west and south. Emly is situated approximately 12km west of Tipperary Town on the Regional Road, R515 which dissects the village. The village has developed in a linear pattern and has an attractive vernacular streetscape, which has contributed to its success as a winner in the Tidy Towns competition

Population

The population of Emly has increased steadily over the last 3 census periods. The population has increased by approx by 70 people between 2002 and 2011 following a decrease in the 1996-2002 inter-census period from 324 to 278. The population has increased by 18.8% in the inter-census period 2006-2011, from 293 to 348 people, which is a greater increase than the national average of +10.8%. the village experienced a population decline in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	324	-
2002	278	-14.2%
2006	293	+5.4%%
2011	348	+18.8%
2016	302	-13.2%

Sustainable Communities

Housing in the village comprises a mainly on street and one-off housing with one housing estate to the development to the west of the village. Much of the housing in the village was provided between 2006 and 2011 which is reflected by the population increase during this period. New residential development will be considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the South Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population. Development proposals will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

St. Ailbes National School is a co-educational primary school serving the village. There is no secondary school in the village and students travel to neighbouring towns including Tipperary Town to complete their second level education. There is a pre-school or crèche facility in the village.

The main role of the village is to provide services for the everyday needs of the local community, both within the settlement and also its hinterlands. The village provides a wide range of both social/community and commercial services for its population. The village has a number of businesses including a shop, pub and butcher shop. There is a garda station, community hall, medical centre and GAA facilities as well as a Church and graveyard in the village centre.

The settlement has no formal public open space area, however within the village there are a number of landscaped verges and flowerbeds which provide attractive amenity opportunities. The local GAA fields are also situated within the village boundary.

It is a Specific Objective of the Council:

- SO 1:** To seek the to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To support the provision of playground facilities subject to resources being available.

Village Centre and Economic Development

Emly has been designated as a Service Centre in the Settlement Hierarchy for the County. The role and function of a Service Centre is important in the daily life of the people of the village and wider hinterland. Emly provides local employment and services to the people of the village and those within its wider catchment. The village has largely developed in a linear fashion along the regional road. This provides opportunities to consolidate the village centre and create new streetscapes within new development proposals within the village centre.

Employment within the village of Emly includes a nubmer of retailers with the settlement. There is also an engineering company located on the edge of the village. There are opportunities for development within suitably zoned and serviced sites within the village centre, including a number of vacant/underused factory buildings

It is a Specific Objective of the Council:

- SO 4:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 5:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses
- SO6:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas

Built and Natural Heritage

The village has traditionally developed around the Monastery which was founded by St. Ailbe and there are several recorded monuments within the village boundary. The village centre is a designated Zone of Archaeological Potential. There are also a significant number of protected structures within the village including the prominent St. Ailbes Catholic Church.

It is a Specific Objective of the Council:

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

Services and Infrastructure

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

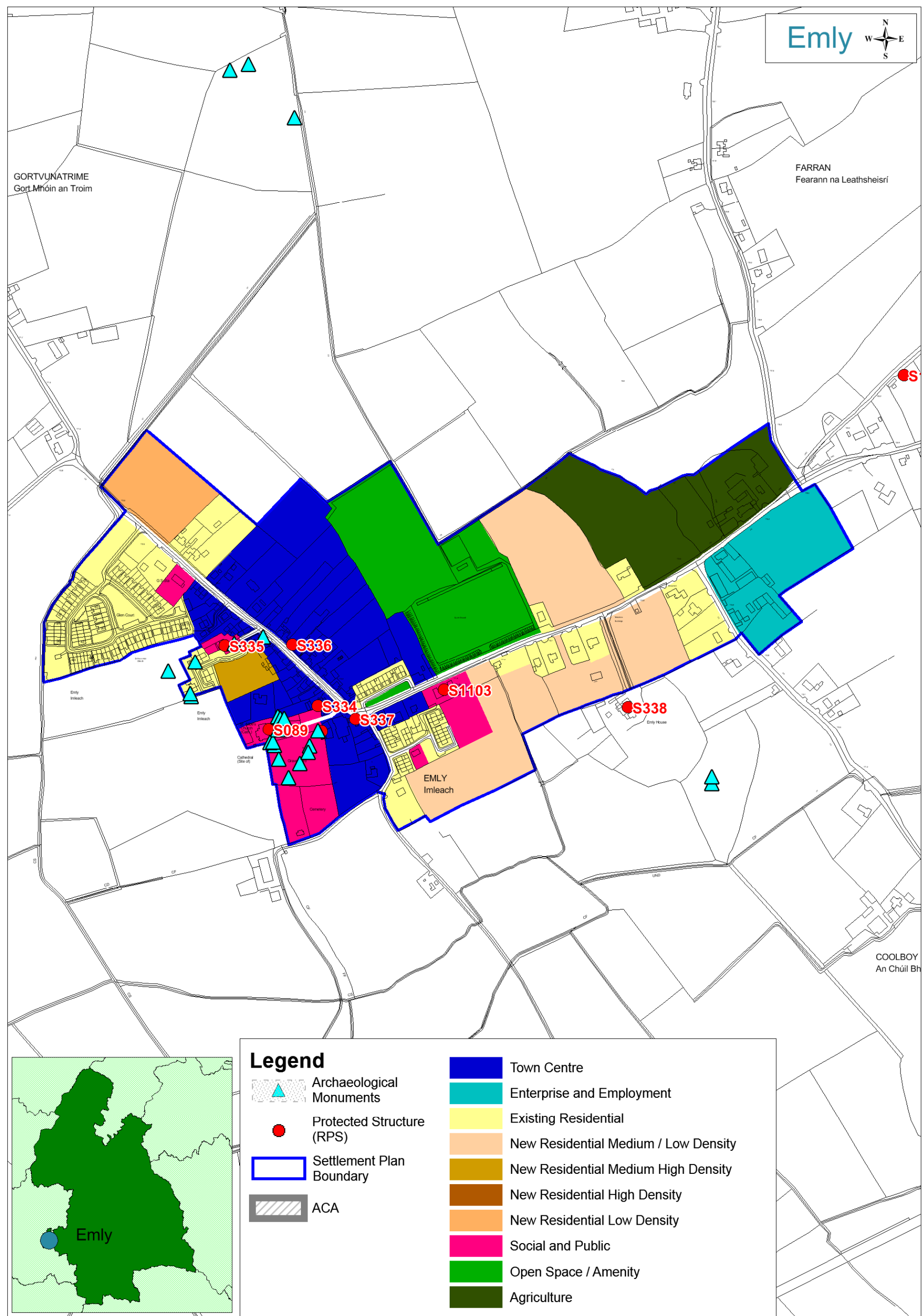
Water Supply: Public Water Supply available.

It is a Specific Objective of the Council:

- SO 8:** To support the expansion of public infrastructure within the village.

Flooding

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



Legend

	Archaeological Monuments		Town Centre
	Protected Structure (RPS)		Enterprise and Employment
	Settlement Plan Boundary		Existing Residential
	ACA		New Residential Medium / Low Density
			New Residential Medium High Density
			New Residential High Density
			New Residential Low Density
			Social and Public
			Open Space / Amenity
			Agriculture

Fethard

1.0 Introduction to the Fethard Settlement Plan

1.1 Introduction

The South Tipperary County Development Plan 2009 (as varied), hereafter referred to as 'the County Development Plan', sets out the planning policies and objectives to guide the planning and development of the settlements of Tipperary. This is one of a suite of 'settlement plans' that addresses the local planning and development of rural settlements, and should be read and applied in conjunction with the County Development Plan (and any review thereof).

This Settlement Plan was incorporated into the County Development Plan on the 10th April 2017 by Variation process in accordance with Section 13 of the Planning and Development Act, 2000 (as amended), and replaced the Fethard Local Area Plan 2011.

1.2 Strategic Planning Context

The settlements of Tipperary are allocated places in the 'Settlement Hierarchy' as set out in Chapter 3 of the County Development Plan. Fethard is designated as one of 35 'Service Centres' in the County.

It is stated that Service Centres *'are robust settlements that have a capacity to accommodate new residential growth, employment and enterprise and other appropriate uses. The services centres are being targeted for growth at an appropriate scale to service their local hinterlands and to consolidate housing, local employment, public transport and a range of services. These towns and villages perform important roles as retail and service providers in their local economy and are targeted for continued growth'*.

The status of Fethard as a Service Centre remains unchanged and the objectives of the County Development Plan as they refer to Service Centres will apply.

1.3 Local Planning Context

This Plan shall also be read in conjunction with supporting plans and strategies that remain fully applicable, including;

- The Public Realm Plan for the Historic Walled Town of Fethard, 2008,
- The Fethard Town Wall Conservation & Management Plan 2008, and,
- The Tholsel Feasibility Study 2008.

The objective of this Settlement Plan is to support the County Development Plan by the identification of the unique character of Fethard, the development of a vision for the future and to address this vision through local guidance and objectives.

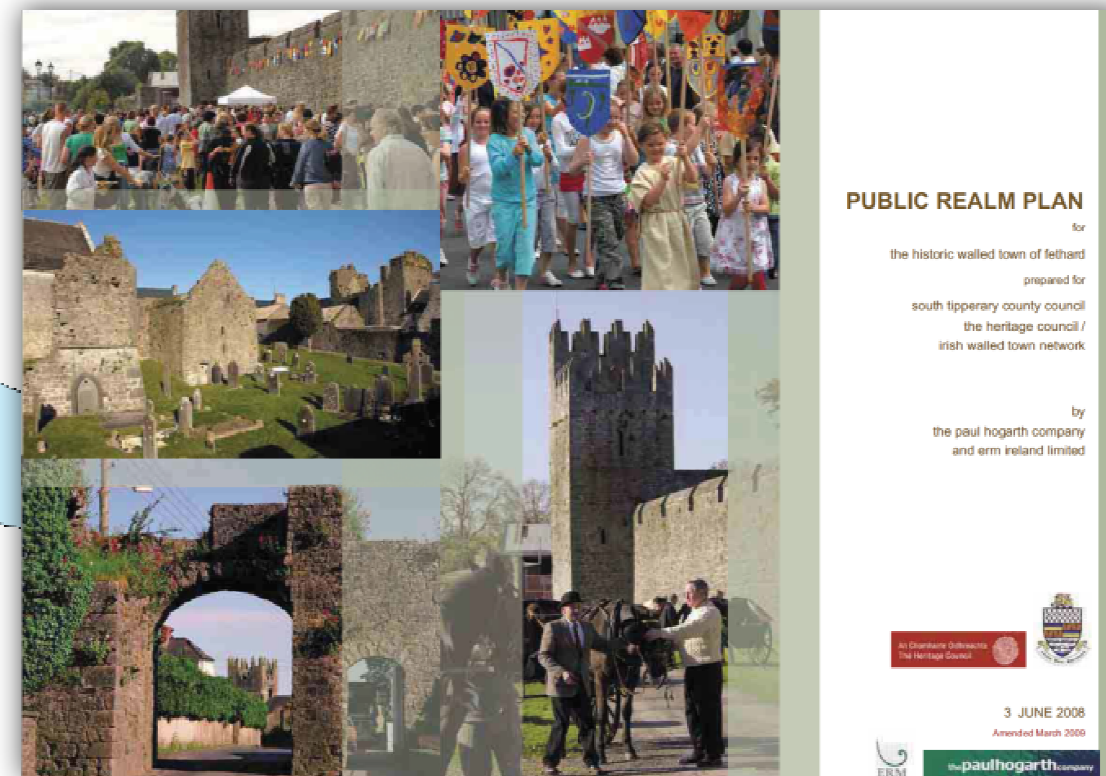


Figure 1: Fethard Public Realm Plan 2008

1.4 Protection of the Environment

In accordance with EU Directive 2001/42/EC1, (hereafter known as the Strategic Environmental Assessment (SEA) Directive), the Council has carried out an assessment to determine whether the proposed Variation would be likely to have significant effects on the environment. A SEA Screening Report¹ has been prepared in accordance with Article 13 K (1) of the Planning and Development Regulations 2001 (as amended). In consultation with the statutory authorities, a determination was made that SEA is not required, taking account of relevant criteria set out in Schedule 2A.

The Council is also required to consider the possible nature conservation implications of the proposed Variation on the Lower River Special Area of Conservation (SAC) network. The EU Birds Directive (2009/147/EC) and Article 6 (3) and (4) of *European Union (EU) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora*, commonly known as the 'Habitats Directive',

¹ Available as a supporting document to the proposed Variation at www.tipperarycoco.ie

was applied. In this respect an Appropriate Assessment (AA) Screening Report² has been prepared, and it was found that the proposed Variation was not likely to have significant effects on Natura 2000 sites.

1.5 Settlement Context

Fethard is characterised by its medieval history and form, and its enduring association with the equine industry. The town is situated on a low hill adjoining the River Clashawley, hence its Irish name 'Fiodh Ard' meaning 'the High Wood'. The town is deeply characterised by its Norman history, its distinctive Norman form and in its almost complete circuit of upstanding medieval Town Walls. The historic core of Fethard remains medieval in its clutter of castles, churches, lanes, plots and features situated within the Walls. Further reference to the medieval character of Fethard may be found in the Public Realm Plan and the Town Walls Conservation and Management Plan.

The overall significance of Fethard as defined in the Town Walls Conservation Plan is:

'Fethard is of outstanding significance as a medieval defended town with its very complete circuit of Walls and other medieval buildings demonstrating the life and trade of the town'.

In recent years, the town has extended beyond its historic urban form in a predominantly northerly direction. As a result, the Killenaule Road area accommodates most of the residential neighbourhoods, community amenities and local industries. This Plan provides opportunities for more balanced spatial growth throughout the town whilst protecting the historic character of the town.

The Fethard LAP 2011 set out a vision for Fethard based on sustainable growth, management and protection of the environment, and delivery of a tourism product in the context of its medieval heritage. This Plan will continue to support this vision and particularly acknowledges that Fethard is unique and important by virtue of its medieval character and that this Unique Selling Point (USP) shall permeate all aspects of the sustainable growth and management of the town. The development of 'Civic Pride' in Fethard is considered vital to the improvement of the public realm of the town, in this respect the Council will act to encourage and facilitate local community initiatives such as Tidy Towns, festivals and events, local and national award schemes, local training programmes and economic enhancement schemes.

2017 promises to be a great year in Fethard marking the first year of the new Tholsel Visitor Centre. This was a multi-agency project led by the Fethard Business and Tourism Group who were able to leverage

² Available as a supporting document to the proposed Variation at www.tipperarycoco.ie



significant support and funding from the Council, the South Tipperary Development Company, Fáilte Ireland³ and Coolmore. This successful partnership has resulted in the refurbishment and redevelopment of the Tholsel and delivery of a vision for the building as a tourism attraction for Fethard.

1.6 Population

The 2011⁴ census of population for Fethard recorded that there were 1541 persons in the town; a 12% growth in population since 2006 and now Fethard accommodates 1.7% of the county population. There has been stable population growth since 1996 in the town, please refer to Table 1 below.

Table 1: Population Trends

1996	1397
2002	1388
2006	1374
2011	1541
2016	Not available at date of publication

14% of the population is over the age of 65 and 26% of the population is under the age of 20, this is in line with the average for county Tipperary⁵. It was recorded that 29% of all units were inhabited by persons who live alone, however, notwithstanding this, the average household size was 2 persons per unit which is slightly above the county average of 1.7 persons per unit.

2.0 Development Strategy

The County Development Plan sets out *strategic* policies and objectives that apply to all settlements including Fethard, in addition, the Council will have consideration to the *local* guidance and objectives for Fethard as set out below.

2.1 Core Strategy

The County Core Strategy is set out in the County Development Plan, and it is stated that;

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

³ Through Fáilte Ireland's 'New ideas in Ancient Spaces' Capital Grants Scheme within the Ireland's Ancient East initiative

⁴ Population figures for Legal Towns for 2017 Census of Population will not be available until April 2017

⁵ 26.5% over 65 and 13% under 20 (CSO 2011)

The Council will support this multi-functional role whilst acknowledging the unique medieval character of the town, and will aim to achieve the objective of the Core Strategy in a manner that protects against damage or loss to the medieval character and fabric of the town.

A landuse zoning matrix and maps are set out to guide new development in the town; these should be read in conjunction with the guidance and Specific Objectives of this Settlement Plan, and the overriding policies and strategic objectives of the County Development Plan.

2.2 Sustainable Communities

Fethard has retained strong community services and facilities, notably, secondary and primary schools, sports and amenity facilities, post office, Garda station and childcare facilities etc. Residential vacancy is at a low level of approximately 5% in 2016⁶. However, since 2011 there has been little construction of new houses in the town despite the upwards growth trend in population, and retail and services choice, particularly in the core area, could be enhanced.

An examination of demand for social housing⁷ in Fethard indicated a demand for accommodation in the town, it is notable that 60% of social housing demand was for single bed units and that approximately 28% of demand was from applicants with disability or medical needs. This highlights the need for close consultation with the Housing Section of the Council prior to the agreement on the delivery of new housing through provisions of Part V to ensure that the appropriate housing type is delivered.

2016 population figures are not yet available; however, using the previous growth rate of 12%, the population of Fethard may reach 1933 in 2016 and will potentially reach 2165 by 2022. Therefore, there may be 232 additional persons by 2022. At a household composition of 2.7, this equates to a need for up to 86 additional units by 2022, this accords with the projections in the LAP 2011 which predicated a need for 78-100 units, over the plan period. It appears that whilst some of this demand has been accommodated in the housing stock of the town, having consideration to population growth trends and lack of significant delivery of new housing over the past 6 years there is now a significant demand for new housing.

There is approximately 17.5ha⁸ zoned for new residential use in Fethard. Residential landzoning is provided to meet predicted needs and is adequate to provide variety and choice to accommodate new development, noting that not all land will be available to development. In addition there are substantial infill sites in the urban area that could accommodate further development. In order to deliver balance in growth in the town, this Plan identifies new residential neighbourhoods north, east and south of the town. In addition, there are many smaller sites and infill plots throughout the town suitable for residential

development and the development of such sites is encouraged. The population growth envisaged will result in a demand for additional public services and amenities such as school places, elderly accommodation and childcare, to be delivered in tandem with the growth of the town in line with the policies and objectives of the County Development Plan and this Settlement Plan etc.

Chapter 4 of the County Development Plan sets out the policies of the Council for planning sustainable communities. In particular, new residential development of five or more units will be accommodated by a Development Impact Statement (DIS) to ensure compliance with the 'Guidelines of Sustainable Residential Development in Urban Areas (Department of the Environment, Community and Local Government (DECLG 2009)). Lands are zoned for both 'new residential' use and 'social and public' use to assist in the delivery of new residential development and community facilities including educational facilities, open space, infrastructure and burial grounds. Appendix 3 provides guidance on density with the emphasis on provision of quality and sustainable housing and may include the delivery of serviced sites in a landscaped setting to provide an alternative to one-off rural housing. The Planning Authority will seek to ensure that new developments have individuality and a sense of place, generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of development.

2.3 Infrastructure, Transport and Flooding

The specific local planning policies to support infrastructure in Fethard are addressed below under the relevant sub-headings.

2.3.1 Balanced Urban Form and Provision of Local Access

Lands have been identified to support the development of the town from the Killenaule Road to the Rocklow Road and as new development occurs, it will incorporate local street access throughout to connect the area to the existing road networks. Further residential growth will be facilitated to the east of the town with local street access to be provided for as part of new development from the Peppardstown Road to the Cloneen Road. In addition, it is also proposed to facilitate new housing to the southeast of the town subject to the improvement of Jesuit's Walk and location sensitive layout and design. Local street access shall conform to the design standards as set out in the '*Design Manual for Urban Roads and Streets*' 2013, Department of Transport, Tourism and Sport and Department of the Environment, Community and Local Government which incorporates good planning and design practice to support and encourage more sustainable travel patterns in urban areas. Local street access will ensure that the new developments will be accessible without depending on movement through the historic core for local journeys in so much as is practicable, and will in particular facilitate sustainable movement such as walking and cycling.

⁶ An Post Geodirectory July 2016

⁷ Tipperary County Council housing section August 2016

⁸ Lands identified for Fethard Park north of the town are not included in this figure

2.3.2 Water Services

The Fethard Waste Water Treatment Plant (WWTP) treats effluent from the town with a discharge to the River Clashawley. The WWTP is managed by Irish Water (IW). Recent upgrade works (completed in spring 2016) have improved the operation of the sewerage system through surface water separation works, the installation of new foul and storm sewers and the rehabilitation of existing sewers. This has reduced hydraulic loading on the water services system. The WWTP is now close to capacity and IW proposes to assess the Fethard WWTP as part of its Capital Investment Programme 2017-2021. This assessment will inform proposals for the relevant capital works required at the WWTP. The capacity of the WWTP will be a consideration in the assessment of new development.

Where new development is proposed, developers are advised to liaise with IW and the Environment Section of the Council in advance of making any plans for new development to determine if their proposal is viable in the current situation and to investigate alternatives as may be necessary.

The new Water Treatment Plant, serving the Fethard Regional Water Supply Scheme came into operation in 2016. There are also watermain rehabilitation works ongoing in Fethard, which are being carried out by IW. It is envisaged that potable water supply will not be a constraining factor in the planned development of Fethard.

2.3.3 Flooding and Flood Relief Scheme

Parts of Fethard are subject to occasional flood events, and as a result a pre-cautionary approach must be taken to the growth of the town in the context of flood risk management. A Stage 1 Flood Risk Identification process has been carried out and is set out in the SEA Screening Report that accompanies this Plan. Areas at flood risk have generally been zoned for amenity and agriculture. New development in Fethard will be expected to comply with the Flood Management policies of the County Development Plan. The Office of Public Works (OPW) is currently⁹ preparing a Flood Relief Scheme for Fethard and in due course it is expected that flood relief works will be carried out in the town by the OPW. It is an objective of this Plan to ensure that flood relief measures are carried out in a manner that respect the unique architectural heritage of the town.

2.4 Urban Design and Public Realm

Further reference should be made to the policies and objectives set out in the County Development Plan and the Fethard Public Realm Plan 2008 in respect to the following:

2.4.1 Design and the Unique Historic Core

The environmental quality of the entire town of Fethard and the protection of the medieval core is considered to be vital to the ability of the town to market itself as a tourism destination. However, the area within and adjoining the Architectural Conservation Area (ACA) and the Town Trail (see Appendix 2) is of particular importance and efforts should be made by all stakeholders to improve the quality and appearance of their premises. The Council will encourage, support and require, as appropriate, the use of high quality materials and finishes in this area in line with the 'Public Realm Plan and the Architectural Heritage Protection Guidelines for Planning Authorities' published by the Department of the Environment, Heritage and Local Government, 2004.

2.4.2 Public Realm Improvement and Public Realm Plan

Fethard already has a distinctive and unique medieval character and urban form. This can be further enhanced by ongoing efforts by the local community and the Council to build on this unique quality by enhancing the public areas of the town through good design, materials and finishes and attention to detail. Particular care needs to be taken to respect, repair and maintain the stonework and medieval walled features in evidence all over the town. This Plan emphasises the need for an immersive tourism product based on the character and visual quality of the entire town and surrounding areas.

The '*Public Realm Plan for the Medieval Walled Town of Fethard*', 2008 provides excellent guidance on every aspect of public realm improvement. The Council will seek to implement the objectives and Specific Initiatives of the Public Realm Plan as opportunities arise and in conjunction with the local community. There are a number of structures throughout the central area of the town that are disused / derelict or have a poor visual appearance. It is vital to the character of the town that all stakeholders seek to ensure that properties in their ownership and control are better used, managed and presented.

2.4.3 Local Road Improvements

The maintenance of safe operation and a high quality visual appearance to the approach roads and the internal streets are vital to the day to day operation of Fethard and also to ensure that the town is welcoming to visitors. In assessing proposals for new development in the design of roads and traffic improvement measures, the Council will seek to enhance the appearance of the approach roads to the town in line with best practice and the guidance provided in the Public Realm Plan.

⁹ November 2016 – Public Consultation Phase



Figure 2: Approach road to the Historic Core at Madam's Bridge

2.4.4 Laneways, Wall Walk and Pedestrian routes

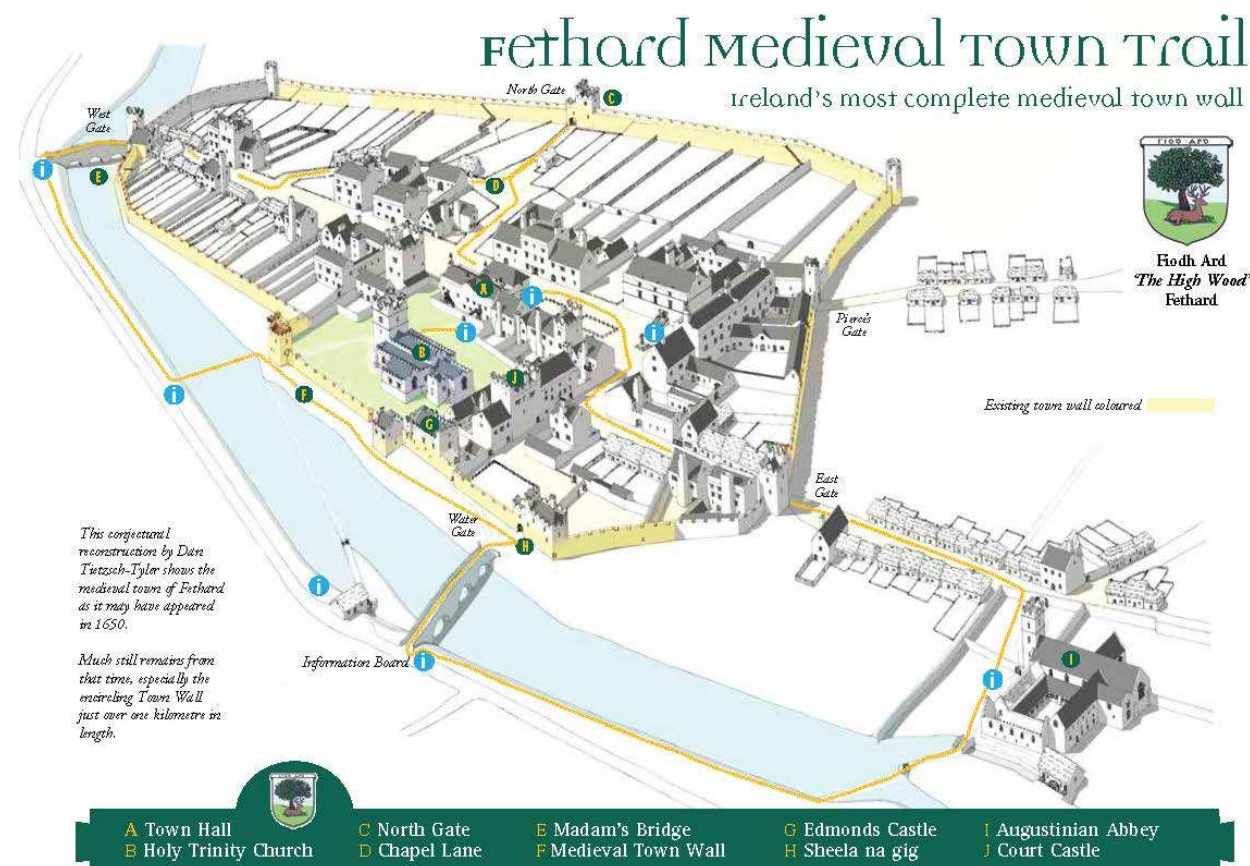


Figure 3: Brochure for Fethard Town Trail (Copywrite of the Fethard Historical Society)

The delivery of a network of pedestrian routes and accesses throughout the medieval town of Fethard will enhance the amenity and tourism product of the Town. The delivery of a walking circuit along the Town Walls and the management of public rights of ways and laneway accesses is integral to this vision and is addressed in the Public Realm Plan.

This Plan and the Fethard Public Realm Plan emphasises the need for a tourism experience based around a Fethard 'Medieval Town Trail'. The Council will seek to improve pedestrian accesses throughout the town as opportunities arise in line with the Public Realm Plan 2008 and the Fethard Medieval Town Trail (Appendix 3).

2.5 Environment and Heritage

2.5.1 Medieval Town Walls

The Fethard Town Wall is of international importance and comprises an almost complete circuit of upstanding medieval town defences. The Walls (both upstanding and sub-surface) are a national monument and any works to the wall or in proximity to the Wall require Ministerial Consent. In addition, Fethard is one of four medieval walled towns in Tipperary that are members of the Irish Walled Towns Network.

The Conservation and Management Plan for the Fethard Town Walls 2008 sets out comprehensive site specific policies, objectives and measures to promote the protection, conservation, appropriate use and future management of the site of the Fethard Town Wall and adjoining buildings in a manner which retains their significance.

The Council will seek to preserve, enhance and maintain the setting and character of the Fethard Town Wall in line with the archaeological protection policy of the County Development Plan and the Conservation and Management Plan for the Fethard Town Walls 2008.

2.5.2 Architectural Conservation Area (ACA)

The historic walled town of Fethard is designated as an ACA under the County Development Plan for the purpose of maintaining its unique medieval character. The ACA extends to include the entire medieval central area within the Walls, the area abutting the Walls and extends south over the Valley to include an area that is key to the rural setting of the Walled Town. All new development proposed in the ACA, will be assessed having regard to its appropriateness in the context of the visual character of the area. In addition, the maintenance, management and regeneration of this area is a central focus of this Plan. The area of the ACA is outlined in Map 2 and the Council will seek to ensure the enhancement and management of the ACA in line with the policy of the County Development Plan.

2.5.3 Riverside Amenity and Trees

The Clashawley River and its river park is an important feature of the town's public realm and the enhancement and maintenance of this area is vital to the character of the town. Increased use of the park for events should be considered and where new development is proposed in the vicinity of the river it should positively address the river.

As opportunities arise the following improvement measures should be sought:

- A. Improve the level and range of amenity and recreational facilities provided;
- B. Enhance existing mature trees and riparian vegetation that contributes to the character and appreciation of the river corridor;
- C. Improve the physical relationship and accessibility between the town and the River;
- D. Provide for improved or new walkways/cycle-ways along the riverside.

The retention of trees throughout the town where appropriate and tree planting and landscaping in general is supported by this Plan and will be encouraged as part of new development.

2.5.4 Views and setting of the Medieval Town

The visual setting of Fethard when viewed towards and from the Town Walls, provides a unique glimpse of the former medieval town. The cluster and fuss of structures within the Walls is a reminder of the Norman history of the town and is an attribute that this Plan seeks to enhance and protect.

Protected views are already listed in the County Development Plan as follows:

1. V087: Views from the Town Walls to the south over the River Clashawley.
2. V088: Views Northwest and Southeast from Madam's Bridge.

These are supplemented by designation of the following views in this Plan:

3. Views to the historic gated entry points to the town.
4. Views of the Town Wall from the south including the



Figure 4: View to the South from the Tholsel Museum

'Valley'.

5. Views of amenity lands along the 'Valley' & Watergate Bridge.
6. Views of the Town Wall throughout the town.

New development will be required to give consideration to the protection of the the character of views and prospects of special historic or amenity value, and to improve these areas through the management of development, clearance of unsightly areas, and by provision of visual amenity improvements where appropriate. The Council may require the submission of a Visual Impact Assessment (VIA) as part of new development in order to ascertain impact of new development.

2.5.5 Community, Recreation and Amenity

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 within the town should be progressed in conjunction with the Community during the lifetime of this Plan.

2.6 Employment, Economy and Tourism

The achievement of the vision for Fethard will depend on the delivery of vibrant town centre functions catering for the needs of the local community and visitors alike.

2.6.1 Ireland's Ancient East and Tourism

The Council considers that there is significant potential for new tourism related employment opportunities as a direct result of recent national and local initiatives that will firmly place Fethard on the map as an engaging new destination in Tipperary and Irelands Ancient East. These include the roll out of the new Fáilte Ireland *Irelands Ancient East* brand which covers the entire County of Tipperary, the renewed emphasis on tourism development and promotion in Tipperary through the development and roll out of the *Tipperary Strategic Tourism Marketing, Experience and Destination Development Plan 2016 – 2021*, and specifically the redevelopment of the Tholsol. The marketing of Fethard as a unique destination in terms of medieval and equine experiences has commenced with the inclusion of Fethard on the new IAE orientation signage installed at a number of sites across *Irelands Ancient East* both within county Tipperary and beyond. Fethard will feature on promotional materials and marketing associated with IAE and Tipperary Tourism, with an overall objective of increasing visitor numbers to the town and increasing dwell time within the County therefore boosting the local economy.

Tourism accommodation opportunities abound in Fethard, i.e. the redevelopment of existing properties on the Square as Guesthouses, reuse of existing premises as hostels i.e. Barrack Street Mill and buildings suitable for the development of boutique hotels i.e. the Convent etc. The Council will encourage and facilitate the development of tourism accommodation in the town.

2.6.2 Retail and Town Centre Function

The County Development Plan sets out the retail function of Service Centres as follows:

'Important providers of local convenience shopping e.g. local supermarkets and convenience shops and comparison shopping e.g. small-scale hardware, pharmacies and clothes shops etc. Focus will be on town/village centre vitality and in meeting local convenience needs along with the retention of key rural services'.

It is expected that the core retail function of the town will be delivered in the area zoned for 'Town Centre'. Proposals for retailing outside of this area will be assessed in line with the zoning matrix set out in this Plan and the retail policies of the County Development Plan, including policies for non-conforming uses. Positive consideration will be given for new retail development where it can be demonstrated that the site is accessible by foot to the town centre area.

The Public Realm Plan sets out how the town centre as a public area can be improved, and as opportunities arise the vision of the Public Realm Plan will guide new development and it will be expected that due consideration will be given to this by as part of new development. As opportunities arise, the Council will seek to implement the vision of the Public Realm Plan. In addition, this Plan sets out guidelines for opportunity sites with potential to enhance the town (Appendix 1).



Figure 5: Plan for the regeneration of Chapel Lane from Public Realm Plan

2.6.3 Employment and Enterprise

Employment in Fethard is linked deeply with the heritage of the Town, the surrounding agricultural hinterlands and the equine industry. Industries located at the Killenaule Road contribute to employment opportunity and choice in the town. In order to facilitate further growth of industrial/manufacturing enterprises lands have been zoned for 'enterprise and employment' on the Killenaule Road and the Grove Road.

The Council will seek to enhance and stimulate employment in the town in the existing sectors in a sustainable and co-ordinated manner in line with the policies of the County Development Plan and the local guidance and objectives set out in this Settlement Plan. New enterprise and development in the town will be expected to be developed in synergy with, rather than compete with the archaeological and architectural character of the town.

2.6.4 Local Opportunity Sites

The Council has identified a number of key sites in the town (Residential and Town Centre) that if developed have a role to play in the prosperity of the town. In this respect, guidance has been set out in Appendix 1 for the development of these sites for the consideration of landowners and the community alike.

3.0 Specific Objectives

The Council will seek to implement the following objectives as opportunities arise and where possible in consultation with the local community and private developers, over the lifetime of the County Development Plan (as varied).

PLANNING SUSTAINABLE COMMUNITIES

- SO1 Seek to work in partnership with local bodies to secure the development of a purpose built community childcare facility, additional playing fields and recreational space on Council owned lands at the Rocklow Road/Strylea Lane area (Fethard Park).
- SO2 Identify land for the future expansion of the burial ground on the Killenaule Road to incorporate and facilitate new access arrangements for the area as set out in Map 1.
- SO3 Seek to encourage and facilitate local community initiatives in order to foster strong Civic Pride and community ownership in the Town including Tidy Towns, festivals and events, local and national award schemes, local training programmes and economic enhancement schemes.

SO4 Seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.

SO5 Seek to work in partnership with the local community and stakeholders to identify opportunities for the development or redevelopment of land and structures for economic and/or community, recreation and amenity based activity, whatever their zoning may be, subject to the proper planning and sustainable development of the town.

INFRASTRUCTURE, TRANSPORT AND FLOODING

SO6 Through the implementation of the Design Manual for Urban Roads and Streets 2013, Department of Transport, Tourism and Sport and Department of the Environment, Community and Local Government ensure good planning and design to support and encourage more sustainable travel patterns in urban areas and to reduce pressure on the Medieval town core from local vehicular movement.

SO7 Seek to improve safety and reduce congestion at the eastern end of Barrack Street through road / footpath widening and regulation of on street parking.

SO8 Examine appropriate measures of traffic control such as signage and protective barrier to prevent further damage to the towns historic North Gate from large vehicles.

SO9 Seek to undertake footpath provision and improvements along The Green, Cashel Road, Clonmel Road and at the Cloneen Road.

SO10 Support Irish Water in the upgrade of the Water Services network and treatment capacity of Fethard Town.

SO11 Seek to facilitate the improvement of the layout and setting of industrial developments on the Killenaule Road to deliver a high quality business park setting with shared access to lands to the rear.

SO12 Seek to secure the upgrade of the L 2306-1 (Peppardstown Road) as part of the development of adjoining lands to the south for residential use.

URBAN DESIGN, TOWN CENTRE AND PUBLIC REALM

SO13 In conjunction with the local community, business groups and stakeholders, seek to activate and implement the Specific Initiatives of the Public Realm Plan for the Walled Town of Fethard 2008.

SO14 Seek to encourage and facilitate the regeneration and reuse of derelict and disused sites and take action under the appropriate statutory legislation where appropriate.

SO15 Seek to encourage and activate, in partnership with local retailers and stakeholders, enhanced town centre management programmes that will deliver increased vibrancy and vitality to the town centre.

SO16 In conjunction with Fáilte Ireland and other stakeholders seek to enhance the experience of the Fethard Town Trail as a key tourism amenity in the town through improvements to the sites along the route, the walkways and supporting branding and interpretative measures.

SO17 Seek to enhance Jesuits Walk as a local access and also as an extension of the amenity and experience of the Fethard Town Trail.

ENVIRONMENT AND HERITAGE

SO18 Work with the Irish Walled Towns Network and the Heritage Council to continue to support Fethard's membership of the Network and will continue to seek funding for the conservation and maintenance of the Town Walls in conjunction with the local community.

SO19 Seek to implement a programme of regular and effective structural maintenance of the Medieval Town Walls in line with best practice.

SO20 As opportunities arise, seek to improve the visual quality of the approach roads to the town through planting, boundary treatment, stonewall repointing, welcoming signage and traffic calming.

SO21 In conjunction with the local community, seek to ensure the continued enhancement and management of the character and visual appearance of the ACA, in order that it may function as an important visitor experience for the town.

SO22 Seek to ensure that any flood relief measures proposed are carried out in a manner that respects the unique architectural heritage of the town and the amenity of its Riverside areas.

EMPLOYMENT, ECONOMY AND TOURISM

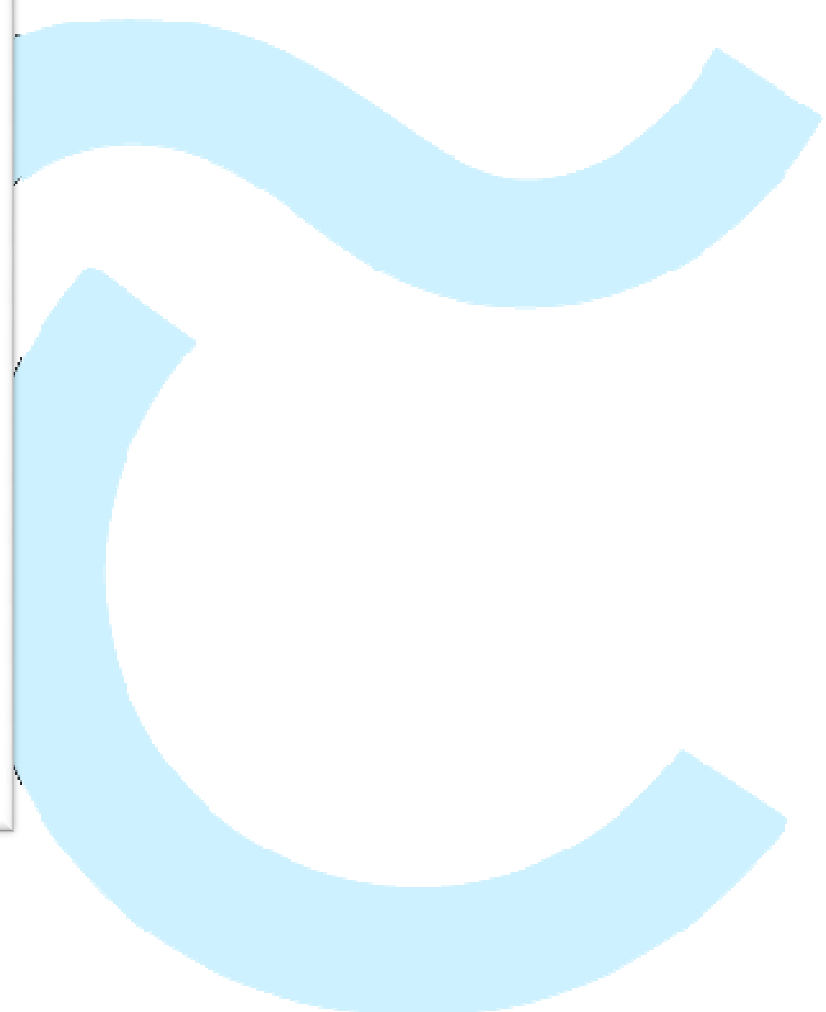
SO23 Seek to maximise opportunities to enhance and deliver on the tourism potential of Fethard through its Heritage and Equine assets and amenity and in conjunction with the local community, stakeholders and Fáilte Ireland

SO24 Support the re-use of public buildings for suitable tourist facilities. In particular, promote the use of the Tholsel as a tourist enterprise in conjunction with stakeholders.

SO25 Support the expansion of the existing industrial lands located on the Killenaule Road and will support the development of new industry at this location, including small scale enterprise start ups.

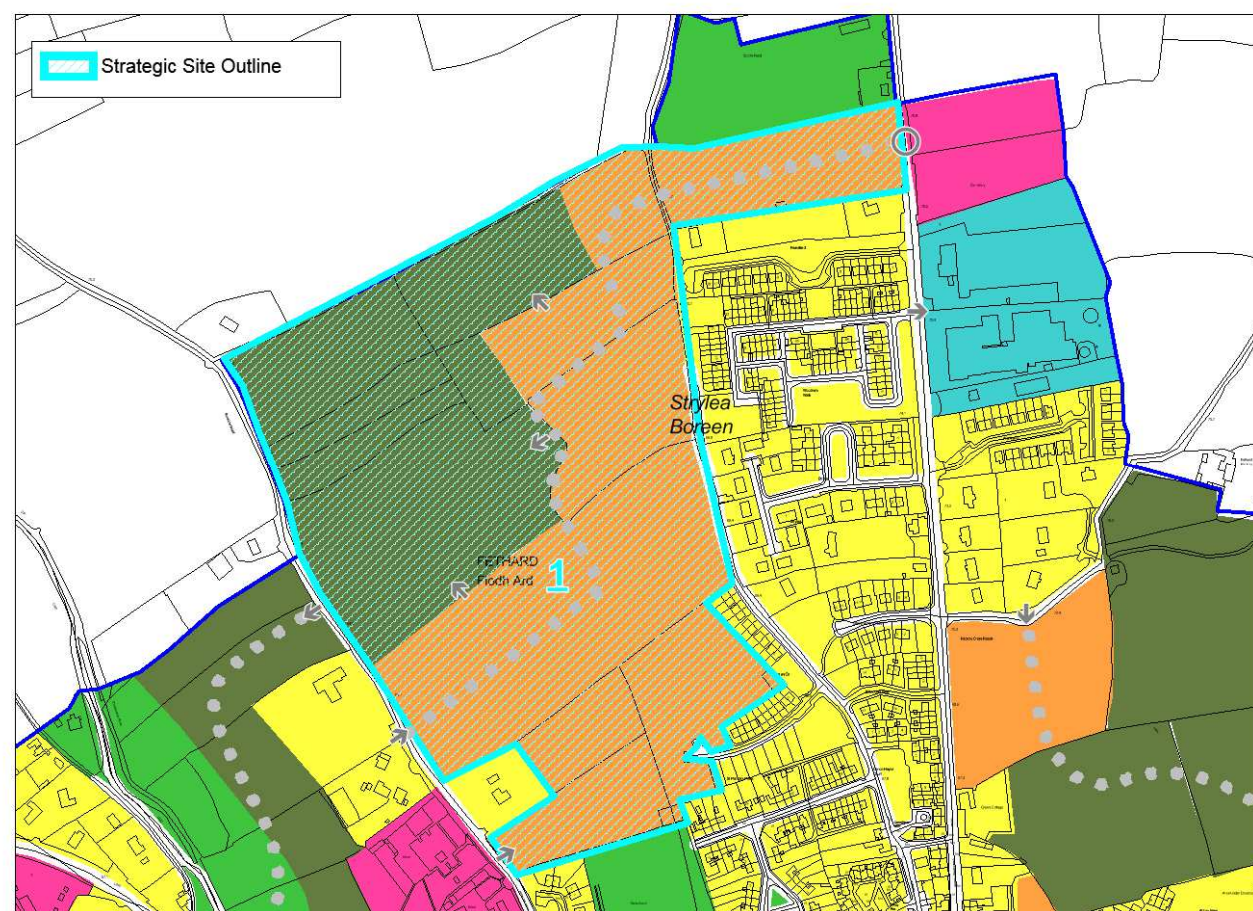


Figure 6: Abymill Theater



Appendix 1: Opportunity Site Guidelines

A Residential - Rocklow Road/Strylea/Killenaule Road Neighbourhood (1)



This brief refers to lands located north of Fethard, between the Rocklow Road and the Killenaule Road. The lands have been identified as an opportunity site for development, to support the future growth of the town in a co-ordinated manner. The Council will work in partnership with the landowners and the community to bring forward a coherent Masterplan for the development of these lands over the lifetime of the Fethard Settlement Plan.

The future population growth of Fethard will need to be supported by community and recreational facilities. Having regard to the existing residential neighbourhoods and schools in this area, the Council would support the development of these lands for town-scale community, recreational and amenity facilities which meet the needs of the town's residents.

Key Masterplan Considerations:

- Enhanced physical linkages with the Town Centre and existing residential neighbourhoods, facilities in the area via Strylea Lane, Rocklow Road and Killenaule Road.

- Provision of childcare facilities, park, playground, and playing field for the use of various sporting clubs, schools and facilities.
- Access and traffic management in a co-ordinated manner to support the development of overall landholding.
- Infrastructure and servicing of the land.
- High quality design and Landscaping
- Phasing of the Development.

Built form

The Built form will be informed and developed through the master planning process. In this regard, the Council will support the development of new low density housing in a high quality landscaped setting with excellent pedestrian and cycle linkages with the features set out above. Density will typically be 8-10 units/ha on plots of at least 0.2 acres throughout. Higher density will only be permitted in the case of high quality design sheltered housing or elderly accommodation. An appropriate mix of house types shall be delivered in consultation with the Housing Section of the Council. The Masterplan, alternatively, may consider the development of a town-scale community, recreation and amenity facility.

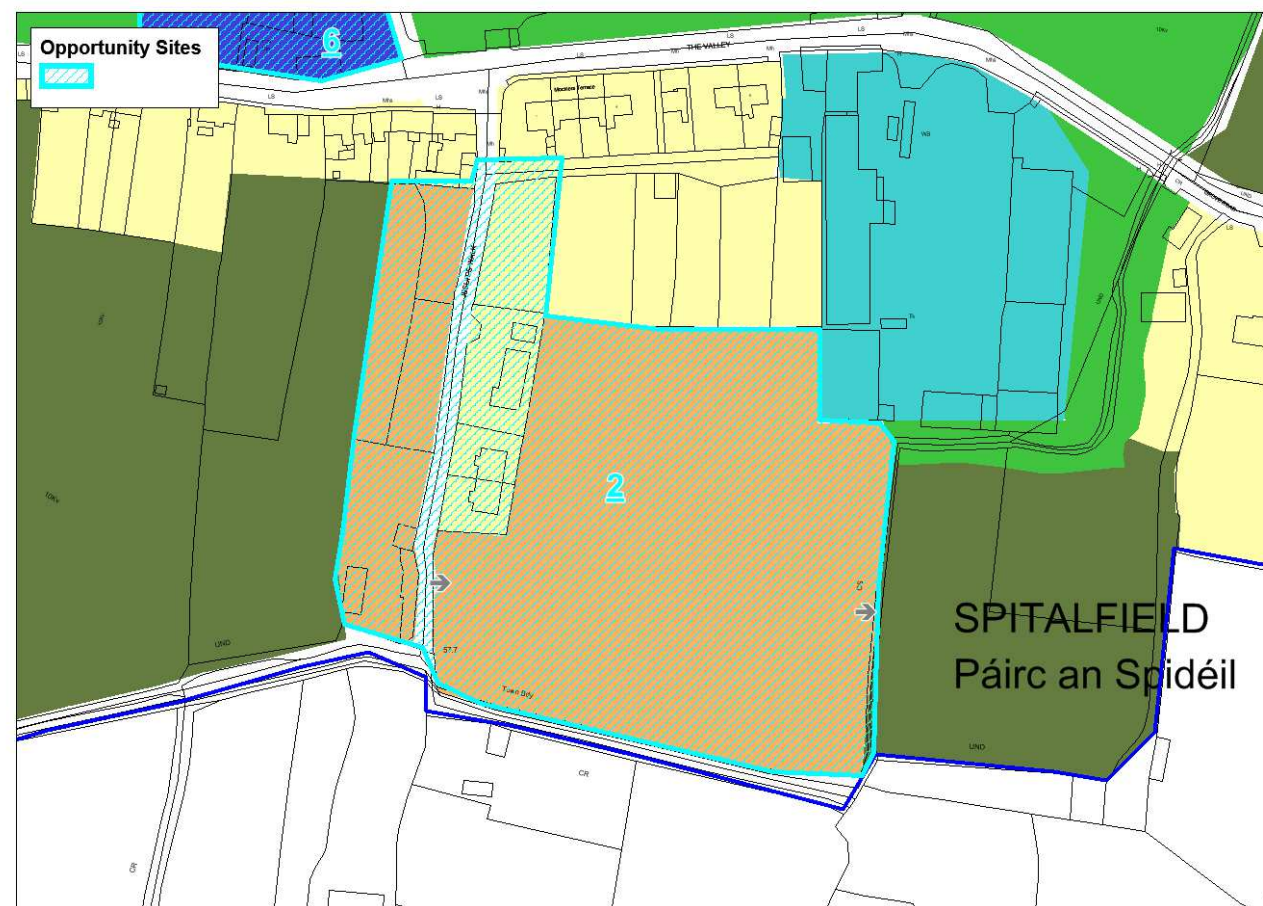
Access and Road hierarchy

Access and road hierarchy, shall conform to the design standards as set out in the Design Manual for Urban Roads and Streets 2013, Department of Transport, Tourism and Sport, and Department of the Environment, Community and Local Government which incorporates good planning and design practice to support and encourage more sustainable travel patterns in urban areas.

Key Considerations:

- A roundabout will be required to ensure safe access onto the Killenaule Road.
- The use and upgrade of the Strylea Boreen to provide an alternative means of access to the Town and amenities.
- Vehicular access via Strylea Boreen will be for local access only and general access to the town from the Boreen shall be limited to cycle and pedestrian uses.

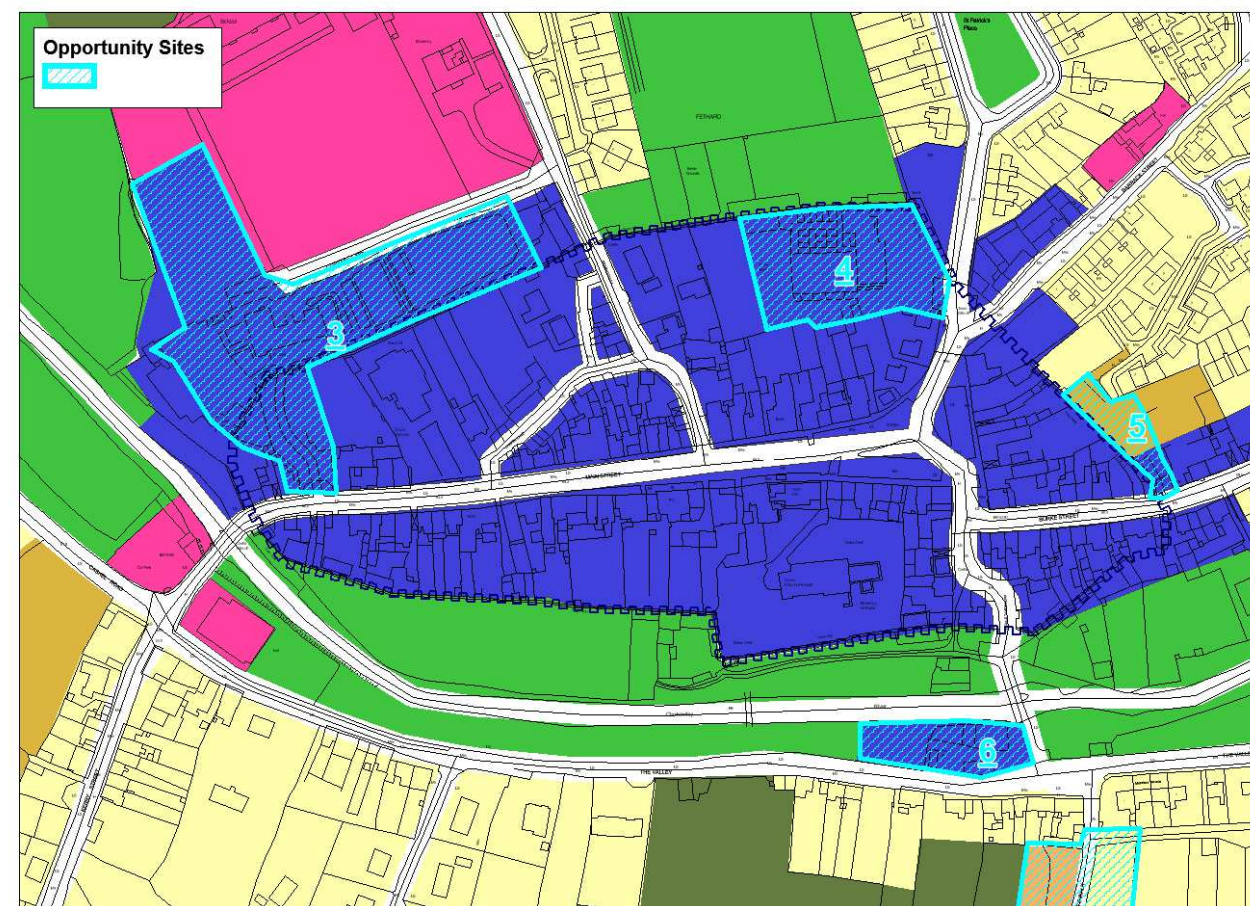
The final design of the road layout shall be informed by the nature, scale and appropriate phasing of the development of these lands. All development proposals for housing will be supported by the submission of a DIS to the satisfaction of the Planning Authority in accordance with the provisions of the County Development Plan.

B Jesuit's Walk East (2)

This area has been designated as suitable for low-density housing in tandem with improvement of capacity of Jesuit's Walk as follows:

- West of Jesuits Walk – Three/four single storey bungalows of a suitable design with setback of entire roadside boundary to facilitate road widening.
- East of Jesuits Walk – Low density residential development (10-15 units/ha). Access to lands to the east to be retained. Setback of boundary wall to facilitate access required.

A flood risk assessment shall be required to support any proposal for development having regard to the location of a stream along the eastern boundary. Any new development of this area will be required to demonstrate that it will not detract from the views towards and from and the setting of the medieval walled town. New development shall respect and enhance the rural nature of the area, with a high quality of finish expected in the design and layout of development. Existing stone walls to be replaced where removed. VIA is required in support of new development at this location.

C Town Centre Strategic Sites**1. Convent Site and grounds (3)**

The Convent and its grounds is zoned for 'town centre' use, and whilst this zoning permits a variety of uses suitable to a town centre location, the site is considered suitable for the development of high quality tourism accommodation in the centre of Town. A long section of upstanding Town Walls adjoins the south of the site and provision shall be made for their conservation/maintenance as part of any redevelopment.

Provision for associated parking is made to the north of the site.

2. Cattle Mart (4)

This site is suitable as tourism gateway and visitor arrival point, to incorporate high quality mixed use commercial development to add value to the town centre vibrancy. The layout shall incorporate coach and car-parking on site and building heights should be generally 2-stories. The overall layout and design shall enhance the setting of the Town Walls and provide public access to them.

3. Walls at Burke Street (5)

This site is owned by the Council, and is located in a residential area with access onto Burke Street. An upstanding stretch of the Town Walls bounds the west of the site. The site may be developed to incorporate the best design solution to showcase the external face of the medieval town walls at their

eastern extent and will allow for extension of the town trail. Vehicular access shall be via the existing access onto Barrack Street. Redevelopment will require sensitive design of infill site at Burke Street to provide the best design solution to enhancement of streetscape at Burke Street and access to and visual appreciation of the Town Walls from Burke Street. Pedestrian access through the site onto Barrack Street (existing Archway) along by the Walls shall be provided. New development shall be set back from the Walls along their full length to allow visual appreciation of the setting of the Walls.

4. Council Depot at the Valley (6)

Site is zoned for 'Town Centre' use. Any redevelopment shall incorporate the restoration of the Mill as an easy access point for community based tourism development and gateway to the south of the Walled Town. The capacity for car and coach parking to the west of the site should be explored. Any redevelopment must ensure that flood risk will not be a constraining factor for the proposal and the adjoining area.

Appendix 2: Fethard Town Trail (from Public Realm Plan)

Key Pedestrian Routes to Consider
Possible Routes to Extend



Appendix 3: Land use Zoning Objectives

The land-use Zoning Matrix set out below is intended as a general guideline in assessing the acceptability or otherwise of development proposals, although the listed uses are not exhaustive. Factors such as density, height, massing, traffic generation, public health, design criteria, visual amenity, and potential nuisance by way of noise, odour and pollution are also significant and relevant to the proper planning and development of the area.

Zoning	Objective
OS	Open Space: To provide, preserve and enhance open space and amenity uses
TC	Town Centre: To provide and enhance the service provision of the town through the provision of mixed use development inc. retail, office service and community facilities.
AG	Agricultural: To provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.
R	Existing Residential: To preserve and enhance existing residential development and residential amenity and provide for additional facilities where gaps are identified.
R2	Low/Medium Density Residential: To provide for low to medium density residential development ¹⁰ .
R3	Medium/High Density Residential: To provide for medium to high density residential development ¹¹
SP	Social & Public: To provide and improve social and public facilities
I	Enterprise & Employment: To provide, improve and encourage enterprise and employment activity, including start up enterprises.

Cinema	√	X	X	O	X	X	X
Doctor/Dentist/Healthcare practitioner	√	O	O	O	X	X	X
Educational/School	√	O	O	X	X	√	X
Funeral Home	O	X	X	O	X	X	X
Crematorium	X	X	X	O	X	X	X
Garden Centre	X	X	X	O	X	X	O
Haulage/Bus/Truck Park	X	X	X	√	X	X	X
Health Centre (public)	√	O	O	O	X	O	X
Hotel	√	O	O	O	X	X	X
Industrial – General	X	X	X	O	X	X	X
Industrial - Light	X	X	X	√	X	X	X
Motor Sales Outlet	O	X	X	O	X	X	X
Offices	√	X	X	O	X	X	X
Parks/Playgrounds	√	√	√	O	√	√	O
Petrol Station	O	X	X	O	X	X	X
Places of Worship	√	O	O	X	X	√	X
Public House	√	X	X	X	X	X	X
Sports/Leisure Facilities (Commercial)	√	O	O	O	X	X	X
Refuse Transfer Station	X	X	X	O	X	X	X
Residential	√	√	√	X	X	X	O ¹²
Restaurant	√	O	O	X	X	X	X
Retail Warehouse	O	X	X	O	X	X	X
Retirement/Nursing Home	O	O	√	O	X	X	X
Recycling Facility	X	X	X	O	X	X	X
Shop – Neighbourhood	√	O	O	O	X	X	X
Supermarket (circa 1500sqm)	√	X	X	X	X	X	X
Take-Away	O	X	X	X	X	X	X
Veterinary Surgery	O	O	O	O	X	X	O
Warehousing	X	X	X	√	X	X	X

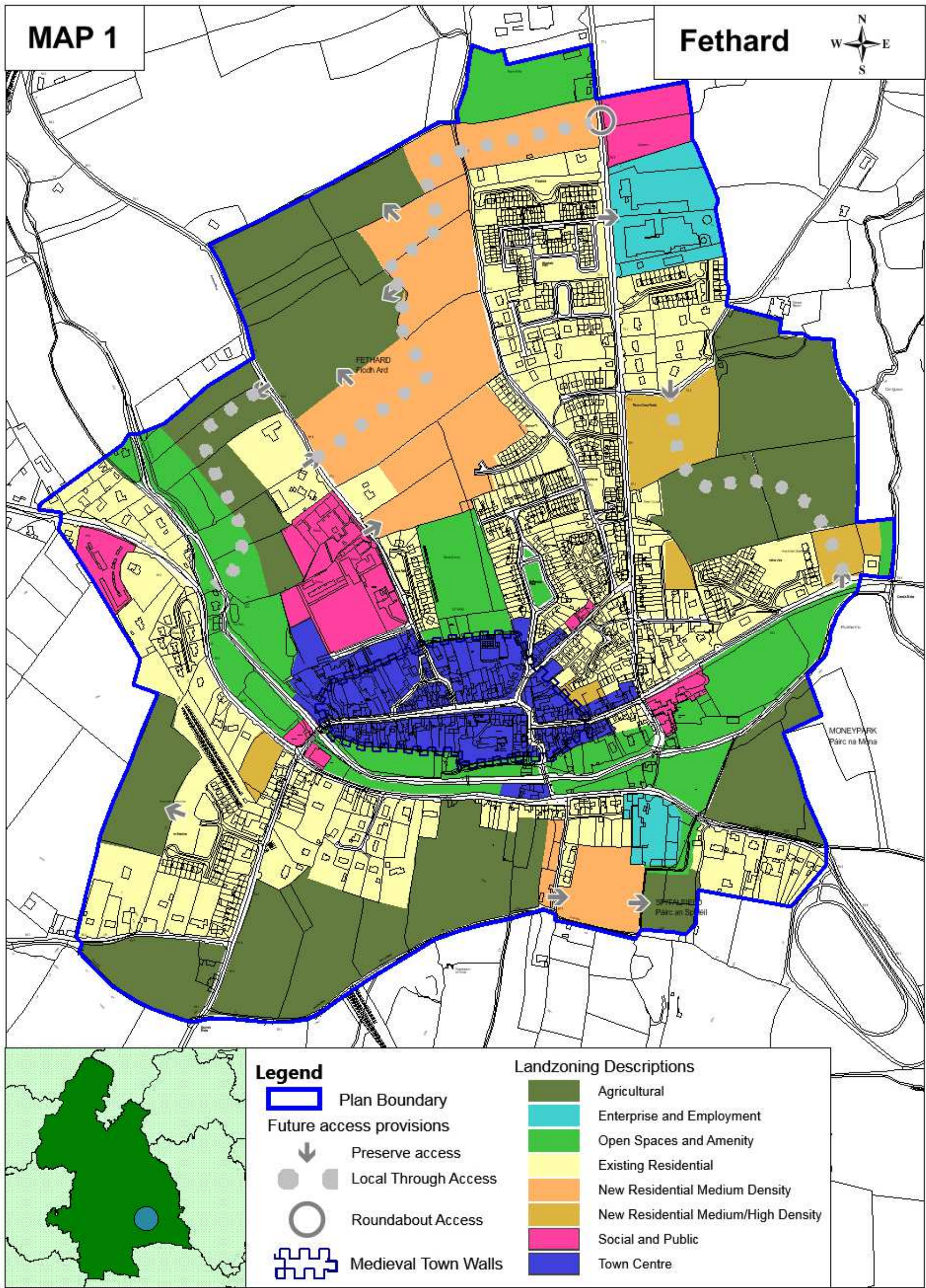
The table below lists the land-use activities referred to under each zoning objective. It indicates the acceptability or otherwise (in principle) of the specified land-uses in each zone. This should be read in conjunction with the Settlement Plan and maps.

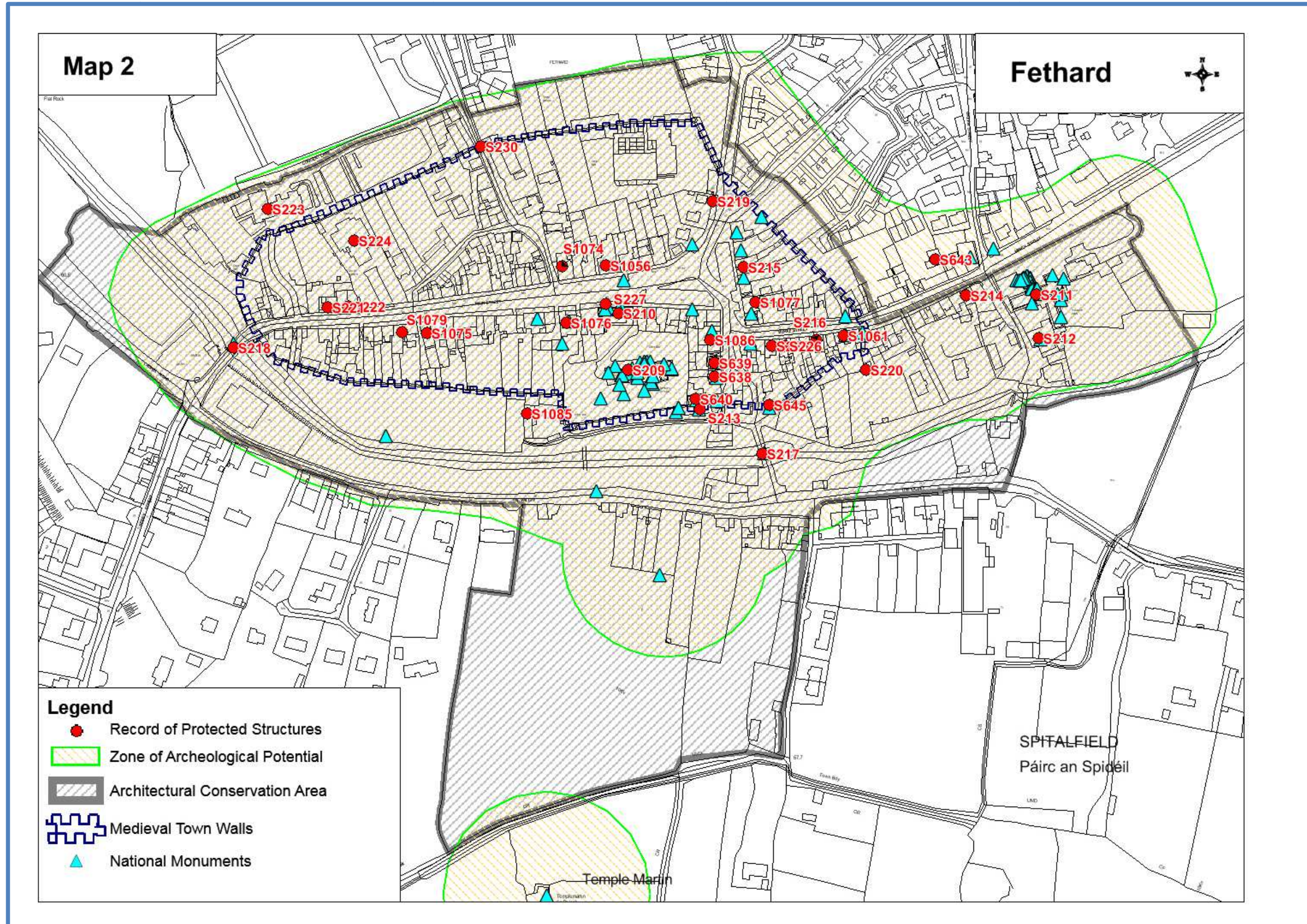
Use Types	Land Use Matrix						
	VC/T C	R	R2 R3	Ent & Emp	OS	SP	Ag
Abattoir	X	X	X	O	X	X	O
Agricultural Buildings/Structures	X	X	X	X	X	X	√
Betting Office/Amusement Centre	O	X	X	X	X	X	X
Caravan Park/Camping	X	X	X	O	O	X	O
Cash and Carry Wholesale	O	X	X	O	X	X	X
Community Facility	√	O	O	√	O	√	O
Childcare	√	O	√	O	X	√	X
Night Club	√	X	X	O	X	X	X

¹⁰ Low/Medium density residential development will generally be 10-15 units/ha, a lower density may be acceptable in cases where individual waste water treatment systems are proposed.

¹¹ Medium/High Density residential development will generally be 15-25 units/ha.

¹² Primary purpose of this zoning is to preserve the integrity of these lands and to ensure future access; therefore proposals for new homes will be directed to alternative locations outside of this zoning type. Applications for single homes will only be permitted in exceptional cases to persons who have intrinsic ties to the area and are direct descendant of farming landowners with assessments on a case by case basis.





Golden

Settlement Context

Golden (An Gabhailín) is a large village in the south-west of Tipperary. The village is 6km south-west of Cashel village and is easily accessible. It is situated on the N74 between Cashel and Tipperary Village. Golden village is dissected by the River Suir, which forms a small island in the centre of the village. The settlement is characterised by the river which provides pleasant amenity opportunities in the village centre and around which have developed a number of park areas. The village is located in the heart of the Golden Vale, with extensive views of the Galtee Mountains to the south-west of the village. Golden is also situated on a number of trails/walks including the Tipperary Heritage Way Walk and the Tipperary Towns Driving Route. The village is also identified on the Tipperary 10 walking routes as identified by Failte Ireland.

Population/Demographics

The population of Golden has remained relatively consistent over the last four census periods, with a slight increase of 5.48% in the 2006-2011 inter-census period, following a similar decrease of 4.85% in the 2002-2006 period. This is in contrast to the national average increase in the 2006-2011 inter-census period of 10.8%. The village experienced a slight decline in population in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	262	
2002	268	+2.3%
2006	255	-4.85%
2011	269	+5.48%
2016	267	-0.7%

Sustainable Communities

Housing

Housing in the village comprises on-street housing, one-off dwellings as well as housing estate developments. New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the South Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the

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

Education

Golden has a primary school located to the south-east of the village along the regional road, R668.. The school is a co-educational facility serving a large rural catchment. The village does not have a secondary school. There are no formal childcare/crèche facilities located either within or close to the village boundaries.

Community Facilities and Services

Golden is a large village which provides for the everyday needs of the local community and the hinterland population. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. There are a number of service providers in the village including a shop and post office, public house, fast food outlet, butcher and garage. The village also benefits from a number of community facilities including a school, church and graveyard, GAA pitch and GAA complex/local community centre. The community centre facilitates a number of uses including an afterschool club.

Open Space

Golden is a picturesque village which benefits from the presence of the Suir River flowing through the village centre. There are a number of small passive amenity opportunities within the village, particularly the attractive park areas adjacent to the River.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To support the provision of playground facilities subject to resources being available.
- SO 4:** To seek to develop an amenity area within the village centre
- SO 5:** To support the enhancement of existing walking trails within the village

Village Centre and Economic Development

The village has developed as a Service Centre in the Settlement Hierarchy for the County. The role and function of a Service Centre is important in the daily life of the people of the village and wider hinterland. Golden provides local employment and services to the people of the village and those within its wider catchment. It is important that this function is maintained and improved and that the strategic aim of this plan is to maintain and improve the vitality and vibrancy of the village centre.

There are a number of small retailers and service providers including pubs and shops which account for much of the employment in the village. There are also some opportunities for employment in the local school and the adjacent health and day care centres. The potential for tourism in Golden must also be recognised, particularly having regard to its location on the Tipperary Heritage Way and its proximity to Cashel. The village provides opportunities for further development of the service and retail functions, particularly through the re-use and/or intensification of the underused and vacant buildings within the village boundaries.

It is a Specific Objective of the Council:

- SO 6:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 7:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses
- SO8:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas
- SO 9:** To support the redevelopment of the Mill site in the village centre. Any development proposal shall include for the retention of the old Mill structure and facilitate future vehicular access to lands to the north of the village centre.

Built and Natural Heritage

Golden is an attractive village, with the presence of the River Suir which flow through the village providing an attractive amenity. The river comprises part of the Lower River Suir SAC. The village is included on the Tipperary Heritage Way walk . There are opportunities in the village to build on the natural and archaeological heritage assets and to further develop and enhance the amenity facilities. Golden village centre includes a large number of recorded monuments and protected structures. The proximity of the village to both the Rock of Cashel and the Athassal Abbey (once the largest Abbey in Ireland and which is located 2km south of Golden village) provides opportunities for tourism promotion

in the village. The presence of the medieval castle ruins on the island in the village centre is also a unique amenity feature of the village.

It is a Specific Objective of the Council:

- SO 10:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.
- SO 11:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 12:** To support the preparation of an Enhancement Scheme for Golden which includes a focus on enhancement of entry points to the village. The enhancement Scheme should also provide definition of core area by way of paving, street lighting, street furniture etc.
- SO 13:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Services and Infrastructure

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

Water Supply: The village is serviced by public water supply

It is a Specific Objective of the Council:

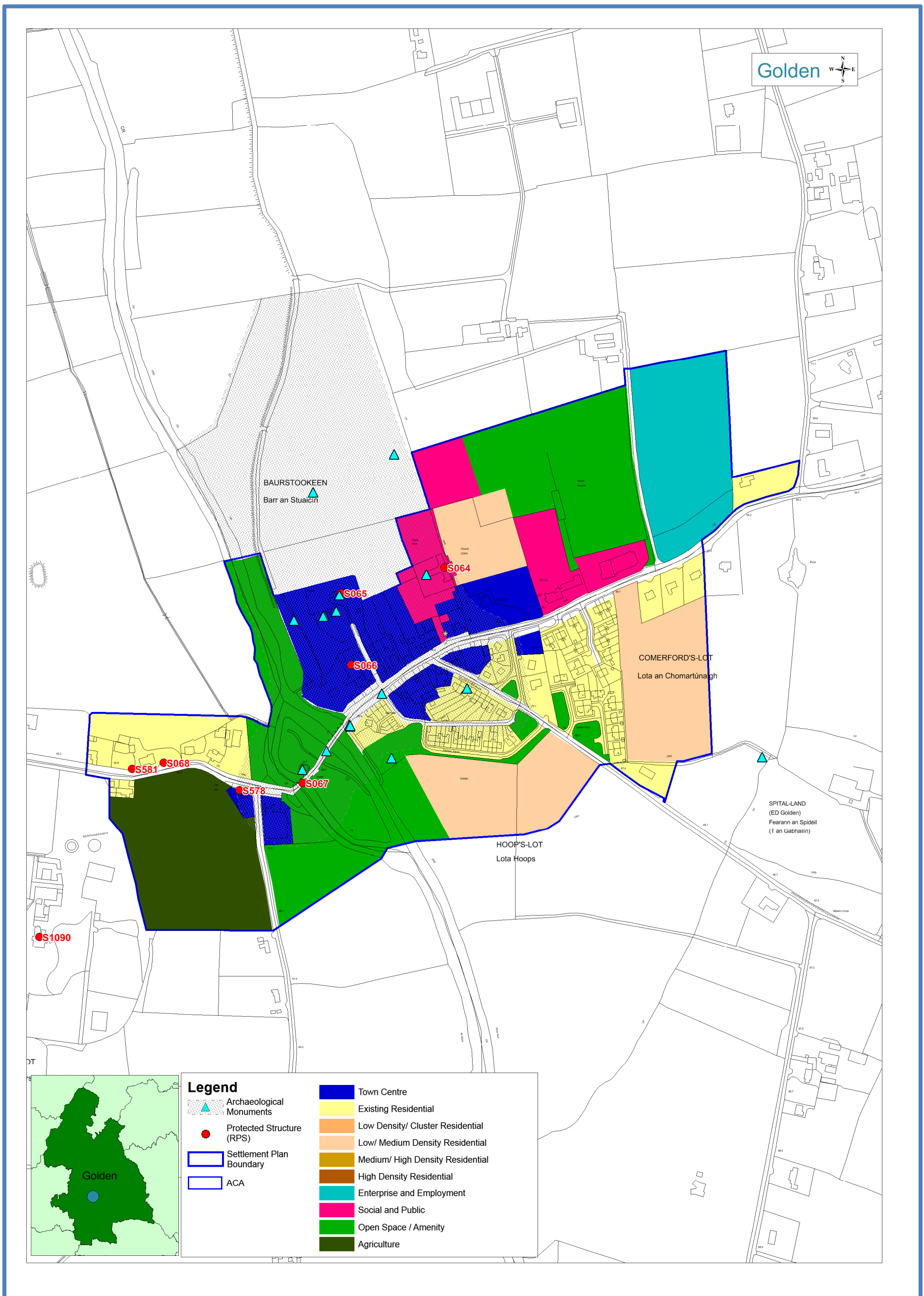
- SO 14:** To support the expansion of public infrastructure within the village.
- SO 15:** To identify suitable locations for the provision of cycle racks within the village.

Flooding

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

It is a Specific Objective of the Council:

- SO 16:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Gortnahoo

Settlement Context

Gortnahoo (Gort na hUamha) is situated on the Regional Road, R689 just 5km south of Urlingford and the Kilkenny border. The village has developed in a linear pattern, with the Catholic Church providing the focal point in the village. The village, being primarily residential in character, functions as a service centre for the local agricultural hinterland. The village streetscape comprises low rise and low density, with a number of different building styles in evidence, although the original core has a slightly tighter grain and more vernacular.

Population

The population of Gortnahoo has increased by +39% in the inter-census period 2006-2011, from 219 to 304 people, which is a greater increase than the national average of +10.8%. This follows on from a sustained population increase in each census period since 2002. The increase in population corresponds with an increase in the housing stock in the village. Gortnahoe experienced a population decline of 5.9% in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	-	-
2002	207	-
2006	219	+9%
2011	304	+39%
2016	286	-5.9%

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings, and on-street housing. The main housing areas are located to the west of the R689. Much of the housing in the village was provided between 2000 and 2008 and comprises both private and public housing units. New residential development will be considered in accordance with the policies and objectives set out in Chapter 3 and Chapter 10 of the North Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population. Development proposals will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

Education

Scoil Naisiunta Gort Na Huaighe is a co-educational primary school serving the village. There is no secondary school in the village and students travel to Urlingford or Killenaule to complete their second level education. There is a pre-school facility in the village, located in the local Community Hall.

Community Facilities

The main role of the village is to provide services for the everyday needs of the local community, both within the settlement and also its hinterlands. The village provides a wide range of both social/community and commercial services for its population. The village has a number of pubs and shops, including the service station on the village edge. There is a community hall, soccer and GAA facilities, a primary school, post office, Catholic Church and graveyard.

Open Space

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

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To support the preparation of an Enhancement Scheme for the village.
- SO 4:** To support the provision of playground facilities, subject to resources being available.

Village Centre and Economic Development

Gortnahoo has been designated as a Service Centre in the Settlement Hierarchy for the County. The role and function of a Service Centre is important in the daily life of the people of the village and wider hinterland. Gortnahoo provides local employment and services to the people of the village and those within its wider catchment. The village has largely developed in a linear fashion along the regional road.

This provides opportunities to consolidate the village centre and create new streetscapes within new development proposals within the village centre. Employment within the village of Gortnahoo includes a number of retailers with the settlement.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO 7:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO 8:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Built and Natural Heritage

The village has traditionally developed along the R689. The Roman Catholic Church and presbytery are notable buildings within the village.

It is a Specific Objective of the Council:

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

Water Services

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

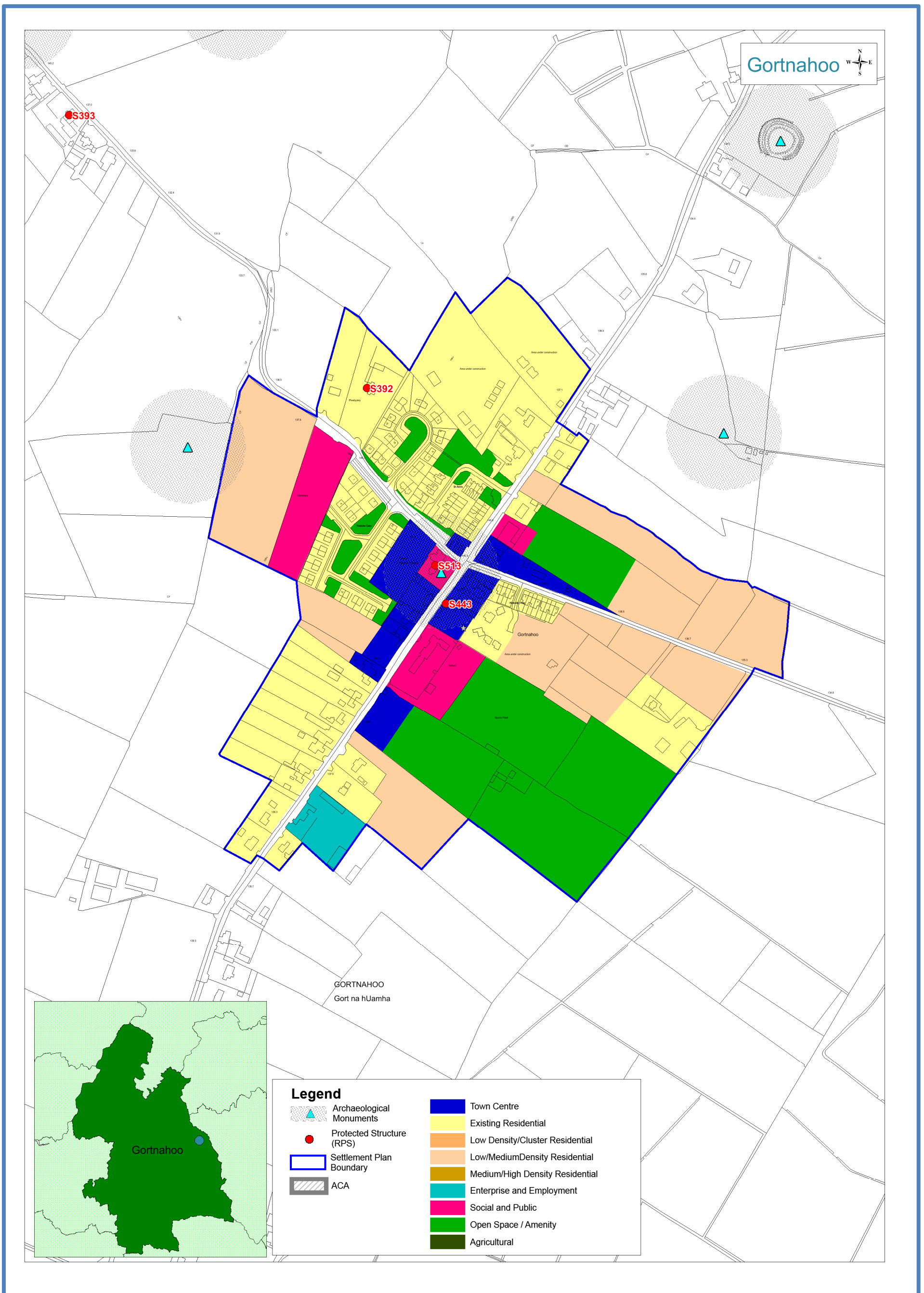
Water Supply: Public Water Supply available.

It is a Specific Objective of the Council:

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

Flooding

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



Hollyford

Settlement Context

Hollyford (Áth an Chuilinn) is a small village located in the foothills of the Slieve Felim Mountains in the west of the county. It is situated on the regional road, R497, which is named Anglesey Road after the Marquis of Anglesey. The village is quite dispersed in nature and has developed around two road junctions which are situated in the village centre, and also along the Regional Road. The settlement is characterised by the Multeen River, which flows parallel to the Regional road and which dissects the village, and which provides a pleasant amenity in the village centre. The village is also within 2km of the Multeen Way, a section of the Beire Breifne Walk. Hollyford is a traditional rural village, being primarily residential in character, and functioning as a service centre for the local agricultural hinterland. The village would have traditionally prospered as a result of the copper mines in the area, but the main industry in the village today are the saw mills, which are linked to the extensive pattern of forestry in the locality.

Population

There are no population figures available for the village as it is not a census village.

Sustainable Communities

Housing

Housing in the village comprises on-street housing and one-off dwellings. There have been no housing estates constructed in the village. There are a number of attractive dwellings along the street which contribute to the attractiveness of the village, however the village lacks any defined streetscape.

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

Education

Hollyford has a primary school located to the west of the village. The school is a co-educational facility serving a large rural catchment. The village does not have a secondary school, however there are post primary education facilities in Doon (less than 10km from Hollyford). There are no childcare/crèche facilities located either within or close to the village boundaries.

Community Facilities and Services

Hollyford provides for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Hollyford enjoys limited services with a shop, two public houses, a creamery/hardware store and a credit union office. The village also benefits from a number of community facilities including a school, church and graveyard and a handball alley. The local community centre is also located within the village centre.

Open Space

Hollyford is a picturesque village which benefits from the presence of the Multeen River which provides a pleasant amenity within the village. There are a number of small passive amenity opportunities within the village, primarily adjacent to the River.

It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO 2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To support the provision of playground facilities subject to resources being available.
- SO 4:** To seek to protect the existing amenity areas within the village and to build on the development works carried out by the community in this regard.

Village Centre and Economic Development

Hollyford has been designated as a Service Centre in the Settlement Hierarchy for the County. The role of the village for the provision of services, social and community infrastructure and commercial/ retail facilities for the surrounding area is recognised. It is important that vitality and vibrancy of the village centre is enhanced and protected. The village in its service function for the surrounding area generates employment, in the schools and retail outlets. For the most part, the towns of Thurles, Tipperary Town and Cashel provides the service requirements for the local population.

The largest employer in the village is the timber/saw mills, which are situated on the northern approach road.

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses
- SO 7:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.

Built and Natural Heritage

Hollyford is an attractive village, with the presence of the Multeen River which flows through the village providing an attractive amenity. The river comprises part of the Lower River Suir SAC. Hollyford village has largely developed in a dispersed fashion along a number of roads, with the core village centre developing around a large triangular tract of land between the three road junctions with little by way of a defining streetscape. The village is also close to the Multeen Way, a section of the Beire Breifne Walk which is within 2km of the village centre. There are opportunities in the village to build on the natural heritage assets and to further develop and enhance the amenity facilities.

It is a Specific Objective of the Council:

- SO 8:** To seek to carry out enhancement works along the N52/ N62 including public realm works and improved lighting provision subject to resources being available.
- SO 9:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.
- SO 10:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

Services and Infrastructure

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

Water Supply: The existing public water supply, which is sourced from a local spring, may require upgrade works to service the perceived needs of the village over the lifetime of the plan

It is a Specific Objective of the Council:

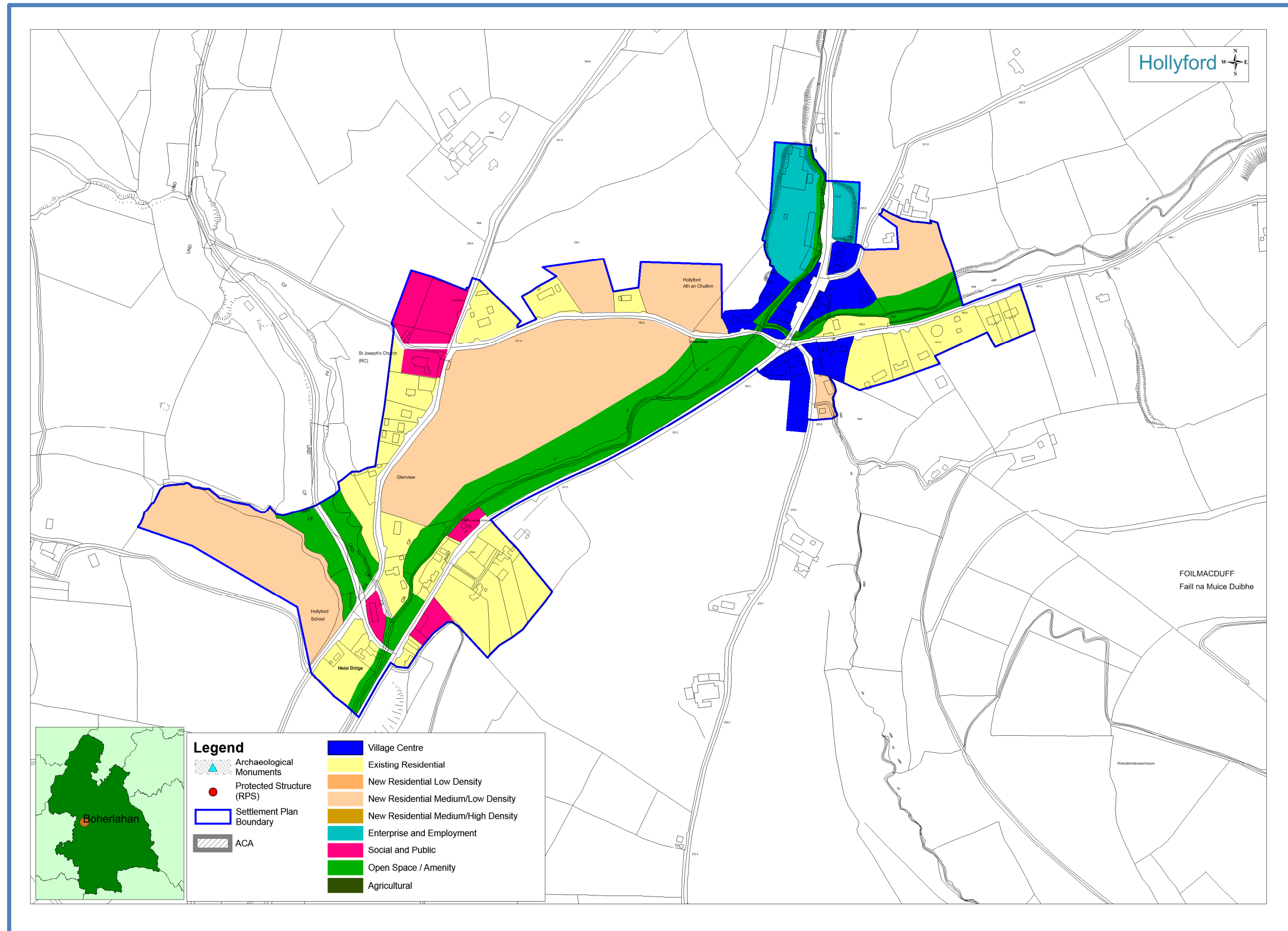
- SO 11:** To support the expansion of public infrastructure within the village.
- SO 12:** To support the provision of a bus stop in the village

Flooding

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

It is a Specific Objective of the Council:

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



Holycross

Settlement Context

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

Population

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

YEAR	POPULATION	% CHANGE
1996	447	
2002	610	+36.5%
2006	700	+14.8%
2011	714	+2%
2016	715	.1%

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings, and limited on-street housing. Notably, there is a scheme of Sue Ryder accommodation within the village. The main housing areas are located to the south east of the village where housing estates have been developed. Housing to the west of the river has predominately taken place as one-off dwellings. New Residential Development should counterbalance the existing development pattern and will be considered in accordance with the policies, objectives set out in Chapter 3 and Chapter 10 of the North and South

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

Education

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

Community Facilities

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

Open Space

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

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

It is a Specific Objective of the Council:

- SO 1:** To seek the to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.
- SO 4:** To support the provision of playground facilities, subject to resources being available.

Village Centre and Economic Development

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

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

It is a Specific Objective of the Council:

- SO 5:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 6:** To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start-up enterprises
- SO 7:** To promote the village as a key tourism destination and to support the provisions of Irelands Ancient East as they relate to Holycross.
- SO 8:** To support the development of the ecclesiastical heritage of the village as a tourism base within the village.
- SO 9:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas of the village.
- SO 10:** To support the village as an important centre for the provision of convenience goods, retail services and the hospitality industry.
- SO 11:** To support the preparation of an Enhancement Scheme which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc. subject to resources being available.
- SO 12:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Built and Natural Heritage

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

It is a Specific Objective of the Council:

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

Services and Infrastructure

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

Water Supply: Public Water Supply available.

It is a Specific Objective of the Council:

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

Flooding

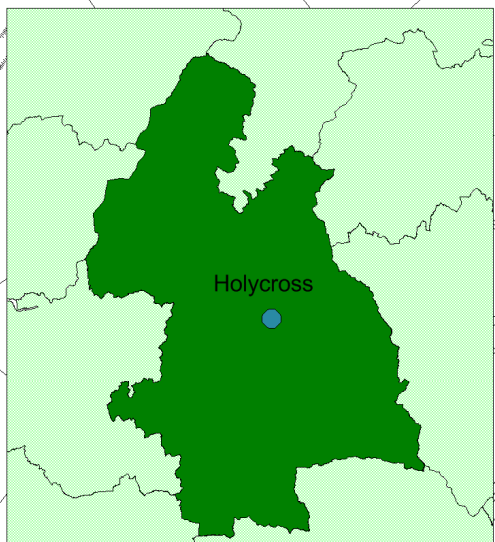
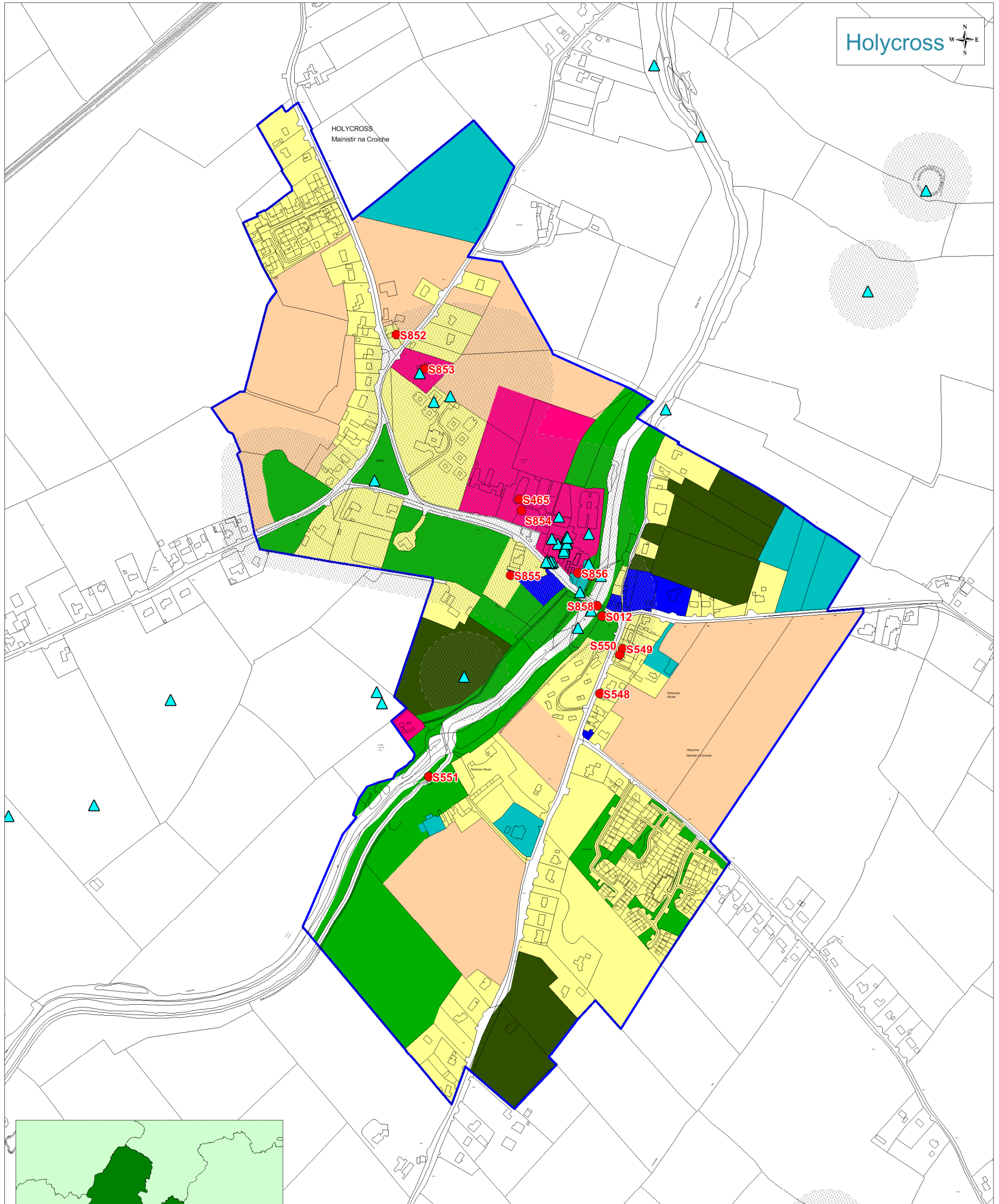
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

It is a Specific Objective of the Council:














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



Holycross 



Legend

-  Archaeological Monuments
-  Protected Structure (RPS)
-  Settlement Plan Boundary
-  ACA
-  Town Centre
-  Existing Residential
-  Low Density / Cluster Residential
-  Low/ Medium Density Residential
-  Medium/High Density Residential
-  Enterprise and Employment
-  Social and Public
-  Open Space / Amenity
-  Agricultural

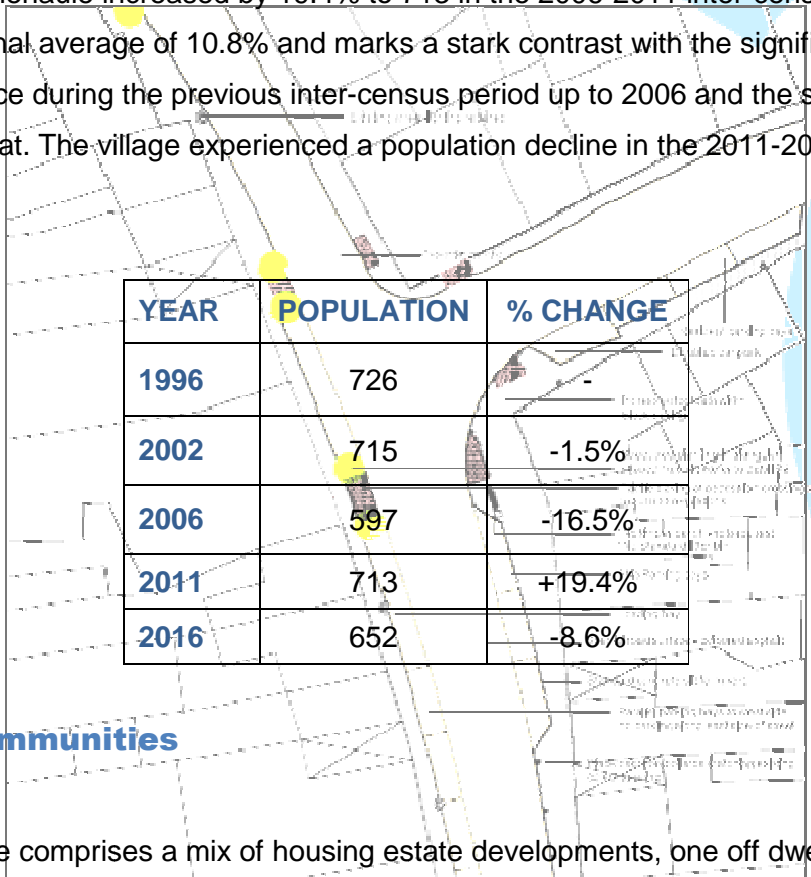
Killenaule

Settlement Context

Killenaule (Cill Náíle) is a market village located approximately 11km north of Fethard. It is located on the junction of two regional roads – the R689 and R691 on the foothills of the Slieveardagh Hills. The village has traditionally developed largely in a linear fashion, predominantly along the regional road. The village, being primarily residential in character, functions as a service centre for the local agricultural hinterland. The main street is an Architectural Conservation Area with fine examples of Georgian and Victorian architecture which frame the street. Killenaule and the Slieveardagh area has an extensive history of coal mining.

Population

The population of Killenaule increased by 19.4% to 713 in the 2006-2011 inter-census period. This is well above the national average of 10.8% and marks a stark contrast with the significant population decline that took place during the previous inter-census period up to 2006 and the slight decline which took place prior to that. The village experienced a population decline in the 2011-2016 inter-census period.



YEAR	POPULATION	% CHANGE
1996	726	-
2002	715	-1.5%
2006	597	-16.5%
2011	713	+19.4%
2016	652	-8.6%

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings and on street dwellings. The main housing areas are located to the east of the village off the R691, with an additional area of housing located to the west of the village, behind Main Street.

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

Education

Killenaule has a primary school and a second level vocational educational facility. The schools are co-educational facilities serving a large rural catchment. The village also has an Adult Education Centre which operates a Vocational Training Opportunity Scheme (VTOS). There are also childcare/crèche facilities in the village.

Community Facilities and Services

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

Open Space

Killenaule has no formal public open space area, however within the village there are a number of landscaped verges and flowerbeds which provide attractive amenity opportunities. The local GAA fields are also situated within the village boundary to the south of the village. A playground and outdoor playing courts are located adjacent to the GAA grounds. A number of small open spaces are also provided within the residential estates. It is considered that the village would benefit from an Enhancement Plan, with specific focus on the development and enhancement of the amenities available within the village centre. It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To seek to develop a riverside walk and amenity area within the village

Village Centre and Economic Development

Killenaule has been designated as a Service Centre in the Settlement Hierarchy for the County and as such the Council recognises the importance of the role that the village centre plays in the daily life of the people of the village and wider hinterland. This includes the provision of employment and services to the people of the village and those within its wider catchment. In this respect, supporting the development and vitality of the village centre is a key development principle of the plan. There are a

number of small or micro-enterprises which trade successfully and generate local employment including a Glanbia Co-Op store to the south of the village. The village in its service function for the surrounding area generates employment, in the schools, retail outlets, hospitality sector and other services provided.

The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the village.

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

It is a Specific Objective of the Council:

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

Built and Natural Heritage

The streets of Killenaule are wide and have a strong building line of Georgian and Victorian structures framing either side. There are a number of notable and important buildings within the village such as the Catholic Church, the AIB building, Quinns shop, Geoghans, the Heritage Centre on River Street which contribute significantly to the overall character of the village. In recognition of the character created by the streetscape the Main Street has been designated an Architectural Conservation Area. Both the ACA and the Protected Structures are illustrated on the objective map attached.

The Killenaule Stream runs through the village, intersecting River Street and flowing along the eastern backlands of Main Street. This represents an opportunity to open up the river to provide a riverside walk and enhanced recreational role and to protect it from inappropriate development.

It is a Specific Objective of the Council:

SO 7: To protect the designated Architectural Conservation Area and ensure the use of quality building materials and best conservation practice in relation to protected structures and buildings within the ACA;

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

Services and Infrastructure

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

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

It is a Specific Objective of the Council:

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

Flooding

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

It is a Specific Objective of the Council:

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

Local Opportunity Sites

The Council has identified two key sites in the village that if developed would have a role to play in the prosperity of the village. In this respect, guidance is set out hereunder for the development of this site for the consideration of landowners and the community alike.

Opportunity Site 1: East of Main Street

Site Location	The site is located immediately east of Main Street.
Site Area	???
Zoning	Village Centre
Site Description	The site encompasses the backlands of properties fronting onto the eastern side of Main Street. The site includes lands in multiple ownerships. The site has no direct frontage to River Street but includes multiple properties fronting onto main street. Carriage arches and/or laneways on Main Street may provide access to portions of this land.
Development Objectives	<ol style="list-style-type: none"> 1. Access to the backlands shall be via existing or a new entrance on River Street, and/or through existing carriage arches and laneways on Main Street. Proposals in this regard shall take cognisance of and have due regard to the designation of the Main Street as an Architectural Conservation Area (ACA) and individual Protected Structures within the ACA. 2. Existing outbuildings and ancillary buildings to the rear of Main Street should be incorporated into the overall design approach and shall be re-used within development proposals. Removal of these buildings should only be considered in exceptional circumstances. 3. Proposals should provide for an extension to the village centre, and therefore provide new streetscape along the main spine/access route. Mews type developments/enclaves should also be considered. 4. New residential development in this area will be medium/low density in a high quality landscaped setting with excellent pedestrian/and cycle linkages with the features set out above. Density will typically be 10-15 units/ha. An appropriate mix of house types shall be delivered in consultation with the Housing Section of the Council. 5. An overall masterplan concept should be developed and agreed prior to individual applications being submitted to ensure piecemeal development which may compromise the comprehensive development of the overall site area, does not occur. 6. All development proposals will be supported by the submission of a DIS to the satisfaction of the Planning Authority in accordance with

	the provisions of the County Development Plan.
Development Management	Development proposals shall be accompanied by an Architectural Impact Assessment as appropriate.

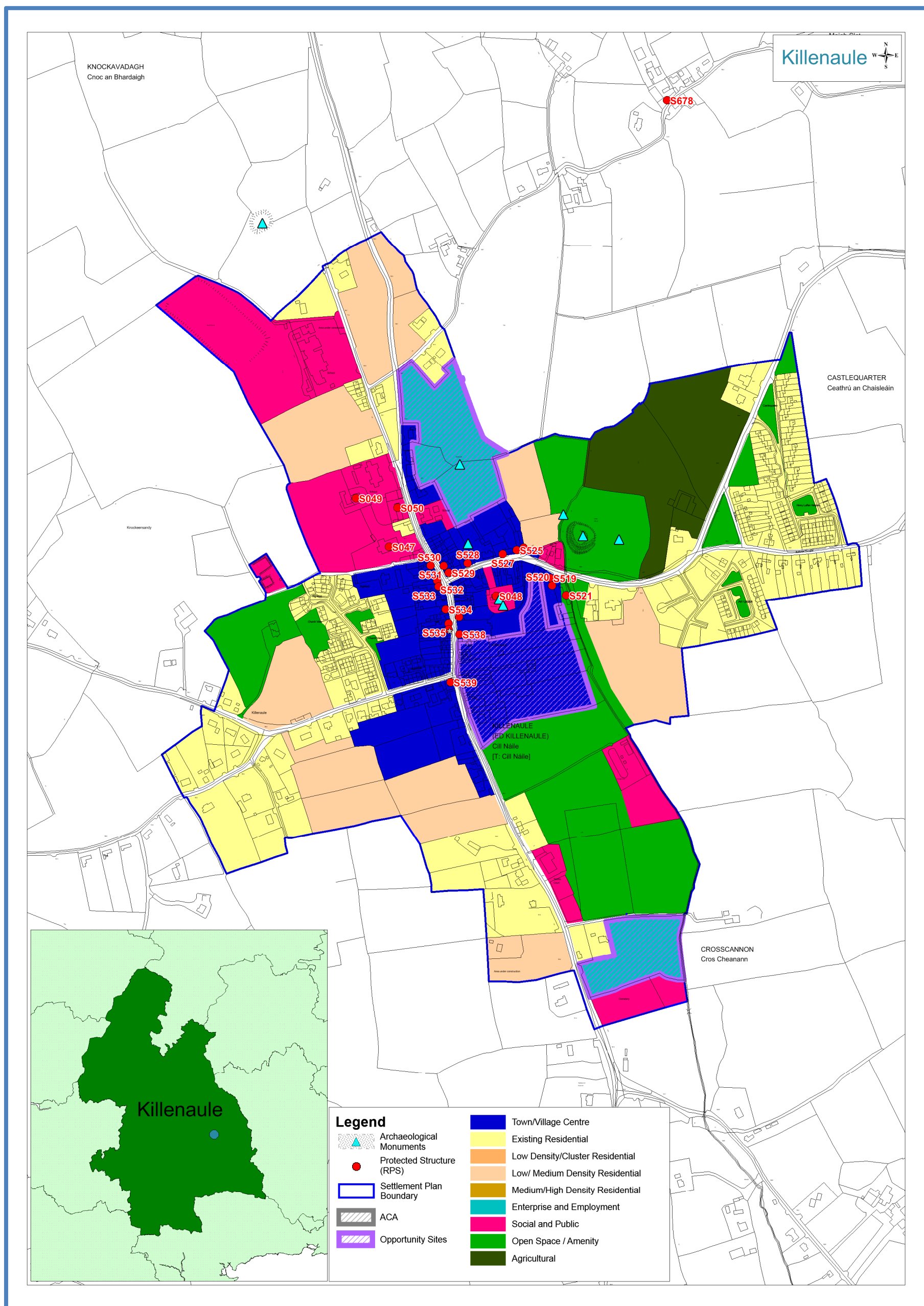
Opportunity Site 2: East of Bailey Street

Site Location	The site is located immediately east of Bailey Street.
Site Area	3.1ha
Zoning	Enterprise and Employment
Site Description	The site encompasses a Greenfield site off Bailey Street and the rear of Bourkes garage. The site has frontage onto the Bailey Street and falls gently in an easterly direction towards the Killenaule Stream.
Development Objectives	<ol style="list-style-type: none"> 1. Access to the backlands shall be via a new entrance off Bailey Street. Proposals should ensure that the entrance to the site is designed as a gateway feature. 2. Proposals shall incorporate high quality mixed use commercial development. 3. An overall masterplan concept should be developed and agreed prior to individual applications being submitted to ensure piecemeal development which may compromise the comprehensive development of the overall site area, does not occur. 4. The nature and extent of proposed uses shall be clearly outlines at masterplan stage.
Development Management	Development proposals shall be accompanied by an overarching design statement for the site.

Opportunity Site 3: Lands adjacent to graveyard.

Site Location	The site is located immediately adjacent to the graveyard and to the east of the R689
Site Area	1.72ha
Zoning	Enterprise and Employment

Site Description	The site encompasses a Greenfield site off the regional road. The .
Development Objectives	<ol style="list-style-type: none">1. Access to the site shall be off the regional road.2. Proposals shall incorporate high quality mixed use commercial development.3. An overall masterplan concept should be developed and agreed prior to individual applications being submitted to ensure piecemeal development which may compromise the comprehensive development of the overall site area, does not occur.4. The nature and extent of proposed uses shall be limited to 'dry industries' and should include enterprise start up units. The exact extent of uses proposed shall be clearly outlines at masterplan stage.
Development Management	Development proposals shall be accompanied by an overarching design statement for the site.



Kilsheelan

Settlement Context

Kilsheelan (Cill Síonáin) is a riverside village on the outskirts of Clonmel. The village is situated approximately 8.5km east of Clonmel and 11.5km west of Carrick-on-Suir at the junction of the Regional Road, R706 with the National Secondary Road, N24. Its location on the National Secondary Road makes it a busy village, with a large volume of passing traffic. The village itself has developed along the banks of the River Suir which flows through the village and which has provided opportunities for the development of riverside amenities, including the development of the towpath which runs from Carrick-on-Suir to Clonmel. The location at the foothills of the Knockmealdown Mountains to the south and also the view north to Slievenamon add to the attractiveness of the settlement.

Population

The population of Kilsheelan has increased steadily since 1996 with the 1996-2002 and the 2002-2006 inter-census periods showing an increase from 461 to 520 people. The population increased dramatically however during the 2006-2011 inter-census period with an increase of 55.58%. The population increase contrasts sharply with the national average during this period of 10.8%. The village experienced a small population increase in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	461	
2002	497	+7.81%
2006	520	+4.63%
2011	809	+55.58%
2016	812	+0.4%

Sustainable Communities

Housing

Housing in the village comprises on-street housing and a limited number of one-off dwellings as well as significant estate housing developments. There are a number of attractive dwellings along the street which contribute to the attractiveness of the village and integrity and definition of the streetscape. The housing estates in the village include a mix of new housing to the east of the village and in the village centre, with longer established estates to the south, along the banks of the Suir. New Residential Development will be considered in accordance with the policies and objectives set out in Chapter 3 and

Chapter 10 of the South Tipperary County Development Plan (as varied). In particular, the Council will seek the provision of a range of housing types to meet the requirements of all sectors of the population and applications will be required to have regard to the County Housing Strategy and, where applicable, carry out a Development Impact Assessment.

Education

Kilsheelan has a primary school located to the north of the village along the regional road, R706. The school is a co-educational facility serving a large rural catchment. The village does not have a secondary school, with secondary education needs of the population being provided in the nearby town of Clonmel. There are no formal childcare facilities located within the village boundaries however Kilsheelan Playgroup is situated in the Ivowen Housing Estate.

Community Facilities and Services

Kilsheelan enjoys a large range of services with a shops, public houses, restaurants, an accommodation provider, beautician, hairdresser, post office and garage. The village also benefits from a number of community facilities including a school, church, graveyard, tennis club, playground and GAA facilities together with an all-weather pitch. The village also benefits from the Greenway/Blueway which has been developed along the River Suir.

Open Space

Kilsheelan is a picturesque village enhanced by the presence of the Suir Rivers and also its enviable position at the foothills of the Knockmealdown Mountains. The river has provided opportunities for the development of a riverside park which provides an attractive amenity in the village and also the development of the tow path through the village. There are a number of passive amenity opportunities within the village. The East Munster Way way-marked trail which passes to the south of the settlement.

It is a Specific Objective of the Council:

- SO 1:** To support the development of lands for residential developments during the lifetime of this Plan largely within and around the town centre zone, areas designated as existing residential / infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.
- SO 2:** To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 4:** To identify suitable locations for the provision of cycle racks within the village.
- SO 5:** To seek to protect and extend the existing riverside park as an amenity for the village.

Village Centre and Economic Development

Kilsheelan has been designated a 'Service Centre' in the Settlement Hierarchy. The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. It is important that this function is maintained and improved through this plan and as such the Council will seek to facilitate development to improve the vitality and vibrancy of the village centre.

There are a large number of small retailers and service providers including pubs, shops and accommodation providers which account for much of the employment in the village. The potential for tourism in Kilsheelan must also be recognised, particularly having regard to its location on the Munster Way way-marked trail and also its location on the Irelands Ancient East Route. The village provides opportunities for further development of the service and retail functions, particularly through the re-use and/or intensification of the underused and vacant buildings within the village boundaries. The role of the rural hinterland and opportunities in agriculture, tourism, energy and forestry should also be considered for job creation within the village.

It is a Specific Objective of the Council:

- SO 6:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 7:** To facilitate the redevelopment of underused village centre sites and in particular to encourage the reuse of derelict/unused commercial sites in the village centre.
- SO 8:** To maintain and enhance the tourism potential of the village and improve links between Kilsheelan and other key tourism destinations within Irelands Ancient East.
- SO 9:** To capitalise on Kilsheelans location on the River Suir and to facilitate the further development of the tourism potential of the Greenway/Blueway between Carrick-on-Suir and Clonmel

Built and Natural Heritage

Kilsheelan is an attractive village, with the presence of the Suir River which flow through the village providing an attractive amenity. The river comprises part of the Lower River Suir SAC. The village is on the East Munster Way which is a National Way Marked Way. There are opportunities in the village to build on the natural heritage assets and to further develop and enhance the amenity facilities.

Kilsheelan village centre includes a number of recorded monuments and protected structures. The village itself was a medieval settlement with the ruins of the old Medieval Castle in the village centre. Much of the settlement is a designated Zone of Archaeological potential. There are a number of notable protected structures situated within the village centre which contribute significantly to the overall character of the village.

It is a Specific Objective of the Council:

- SO 10:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.
- SO 11:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

Services and Infrastructure

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

Water Supply: The village is serviced by public water supply

It is a Specific Objective of the Council:

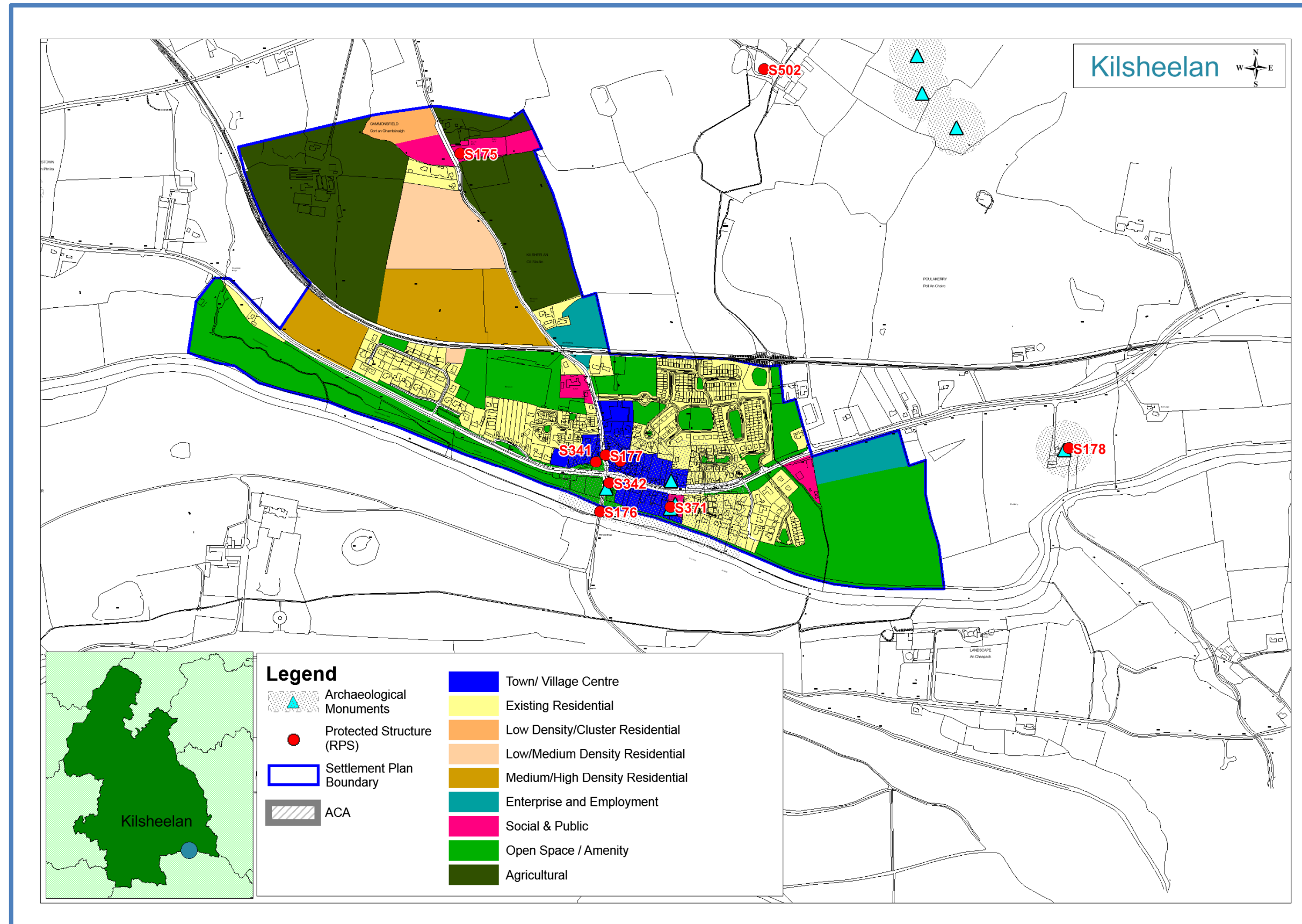
- SO 12:** To support the expansion of public infrastructure within the village.

Flooding

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

It is a Specific Objective of the Council:

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



Mullinahone

Settlement Context

Mullinahone is located south of the Slieveardagh hills at a junction on the R690 and R692 and close to the county border with Kilkenny. The functions as a service centre for the local agricultural hinterland. The village is the birthplace of Charles J. Kickham

Population

The population of Mullinahone increased by 29% in the inter-census period between 2006 and 2011. This is a significant increase and is most likely the result of the completion and occupation of private housing developments within the village. The village experienced a population increase in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	358	-
2002	348	-2.8%
2006	372	+6.9%
2011	481	+29.3%
2016	499	+3.7%

Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings.

Residential estates are predominantly located on edge of village sites.

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

Education

Mullinahone has a primary school which is a co-educational facility. There is no secondary school in the village and locals travel predominantly to Killenaule or Fethard to access second level education. There is also a crèche facility in the village.

Community Facilities

The main role of this village in terms of services is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. The village provides both social/community and commercial services for its population although these are limited. The village has shops (one with post office facilities) and a number of public houses. The Roman Catholic Church is located to the east of the village on Callan Street with the graveyard further east. The village has a public health centre, community hall and newly developed playground.

Open Space

The village has no formal public open space area but has good open space provision within its housing developments. A new playground facility has been developed at Killagh Street. Elsewhere in the village there is a soccer club and associated pitches and GAA club. It is a Specific Objective of the Council:

- SO 1:** To seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.
- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO 3:** To seek to develop a riverside walk and amenity area within the village

Village Centre and Economic Development

Mullinahone has been designated as a Service Centre in the Settlement Hierarchy for the County. The role and function of a Service Centre is important in the daily life of the people of the village and wider hinterland. Mullinahone provides local employment and services to the people of the village and those within its wider catchment. It is important that this function is maintained and improved and that the strategic aim of this plan is to maintain and improve the vitality and vibrancy of the village centre. The village, in its service function for the surrounding area generates some employment in the school, retail outlet, hospitality sector and other services provided. The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the village.

Mullinahone has largely developed along the main access routes with little in-depth or backland development having taken place. The village has a strong, defining streetscape of predominately two storey buildings at its core. There are opportunities to consolidate the village centre and create new streetscapes within new development proposals within the village centre. There are also opportunities within the village centre for the to the rear of the main streets – Killaghy Street, Kickham Street/ Callan Street, Carrick Road and Fethard Street.

It is a Specific Objective of the Council:

- SO 4:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 5:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO 6:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO 7:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Built and Natural Heritage

Mullinahone village has strong and well defined streetscape at its core. A notable feature in the village is the remains of a castle/tower house to the east of Carrick Street. The castle is attributed to the Knights Templar. There are other notable buildings within the village which have been designated as protected structures. The Council will also support, as opportunities arise, the enhancement of the public realm, including initiative by the local community.

- SO 8:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 9:** To seek prepare and Enhancement Plan for the village and created of programme of Enhancement works.

Services and Infrastructure

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

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

It is a Specific Objective of the Council:

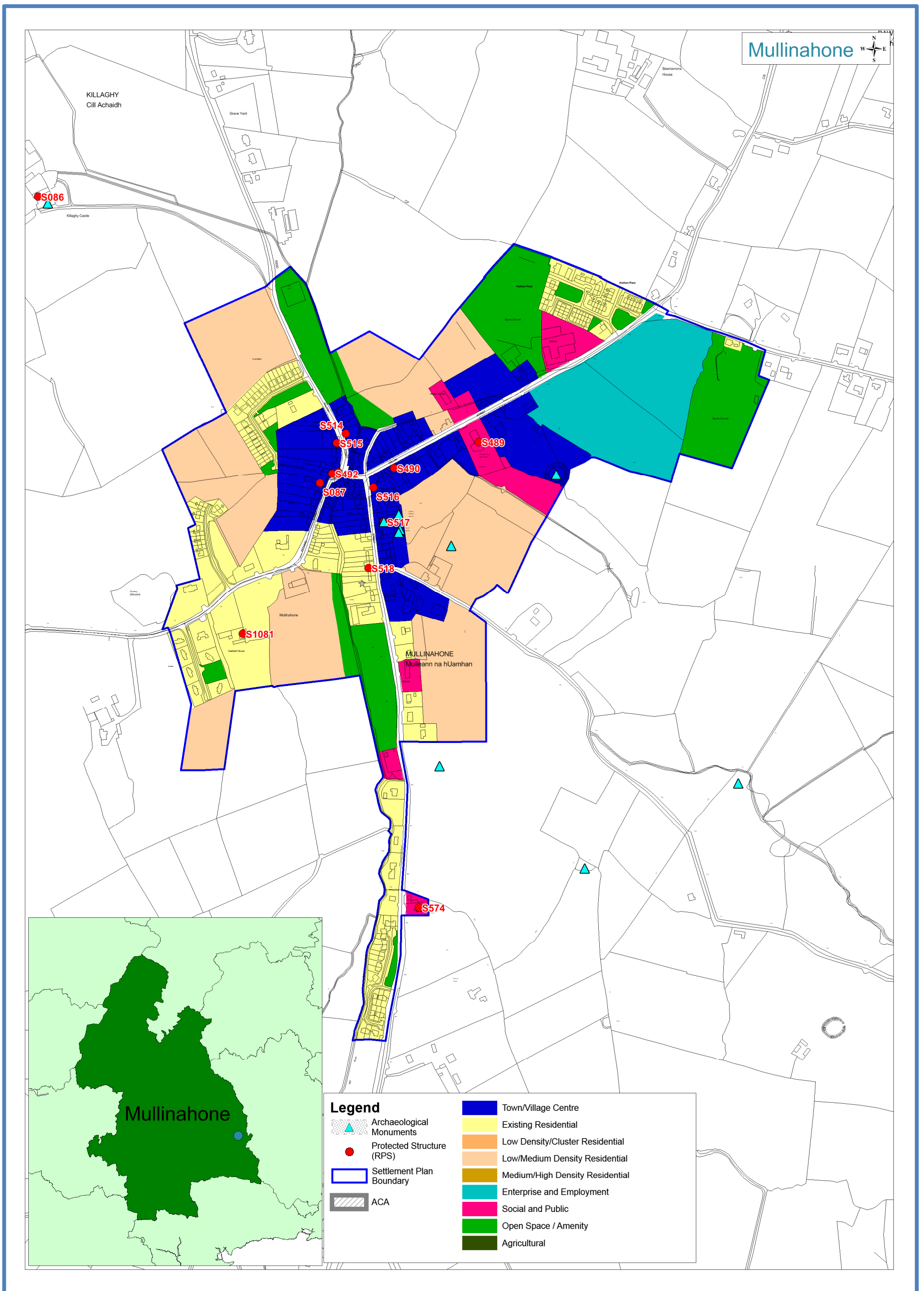
- SO 10:** To support the expansion of public infrastructure within the village.

Flooding

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

It is a Specific Objective of the Council:

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



Newcastle

Settlement Context

Newcastle (An Caisleán Nua) is a traditional market village located 12km south-east of Clonmel, situated on the foothills of the Knockmealdown Mountains. The Knockmealdown Mountains provide the iconic backdrop to the village. Newcastle is also a trail head for the East Munster Way.

The River Suir bounds the village to the north and a small tributary stream flows through the village to meet it. The River Suir is a designated SAC (lower River Suir).

Population

The population of Newcastle has increased substantially over the last two census periods. This is well above the national average of 10.8%. This growth may be attributable to a number of recent housing development which have been constructed in the village. Newcastle experienced a population increase of 7.3% in the 2011-2016 inter-census period.

YEAR	POPULATION	% CHANGE
1996	186	
2002	201	+8.1%
2006	245	+21.8%
2011	328	+33.8%
2016	352	+7.3%

Sustainable Communities

Housing

Housing in the village comprises on-street housing and a limited number of one-off dwellings as well as recent housing estate developments. There are a number of attractive dwellings along the street which contribute to the attractiveness of the village and integrity and definition of the streetscape.

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

Education

Newcastle has a primary school located along the main access route through the village. The school is a co-educational facility serving a large rural catchment. The village does not have a secondary school. There are childcare/crèche facilities located within the village also.

Community Facilities and Services

The main role of this village in terms of services is to provide for the everyday needs of the local community. Social and community facilities play an important function in promoting social inclusion and act as focal meeting points for residents of all ages. Newcastle has a number of retailers within the settlement, including shops, pubs and post office services. The village has a number of community facilities including a school, church and graveyard, health centre, Muintir na Tire hall. A playground is also located within a new housing development.

Open Space

Newcastle is a picturesque village which benefits from the presence of the Suir River and its tributary. It is also located on the Knockmealdown Drive route and is a trail head for the East Munster Way. There are a number of small passive amenity spaces within the village. Opportunities exist to create additional riverside amenity spaces with both the Suir and its tributary. The recently constructed playground is a valuable amenity for the village also. Elsewhere in the village are community facilities and playing fields for GAA, and soccer

It is a Specific Objective of the Council:

- SO 1:** To support the development of lands for residential developments during the lifetime of this Plan largely within and around the town centre zone, areas designated as existing residential / infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.
- SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 3:** To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.
- SO 4:** To seek to develop a riverside walk and amenity area within the village
- SO 5:** To identify suitable locations for the provision of cycle racks within the village.

Village Centre and Economic Development

Newcastle has been designated a 'Service Centre' in the Settlement Hierarchy and as such the Council recognises the importance of the role that the village centre plays in the daily life of the people of the

village and wider hinterland. This includes the provision of employment and services to the people of the village and those within its wider catchment. There are opportunities within the village for development, particularly the consolidation of the village core and the utilisation of underused properties in the village.

There are a large number of small retailers and service providers including pubs, shops and accommodation providers which account for much of the employment in the village. The village also provides opportunities in the local school. The potential for tourism in Newcastle must also be recognised, particularly having regard to its proximity to the Knockmealdowns and, at the trail head of the East Munster Way marked trail.

It is a Specific Objective of the Council:

- SO 6:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities in accordance with the proper planning and sustainable development of the area.
- SO 7:** To facilitate the comprehensive consolidation of the villages retail core and.
- SO 8:** To facilitate the redevelopment of underused village centre sites and in particular to encourage the reuse of derelict/unused commercial sites in the village centre.
- SO 9:** To support the preparation of an Enhancement Scheme for Newcastle, which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc subject to resource being available.
- SO 10:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Built and Natural Heritage

Newcastle is an attractive village enhanced by the River Suir and its tributary. The river comprises part of the Lower River Suir SAC. The village is a trailhead for the East Munster Way and is on the Knockmealdown Diving Route. There are opportunities in the village to build on the natural heritage assets and to further develop and enhance the amenity facilities.

Newcastle village centre includes a number of recorded monuments and protected structures. In recognition of the character created by this streetscape, the village centre has been designated an Architectural Conservation Area. Both the ACA and the Protected Structures are illustrated on the objective map attached.

It is a Specific Objective of the Council:

- SO 11:** To protect the designated Architectural Conservation Area and shall ensure the use of quality building materials and best conservation practice in relation to protected structures and buildings within the ACA;
- SO 12:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 13:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

Services and Infrastructure

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

Water Supply: The village is serviced by public water supply

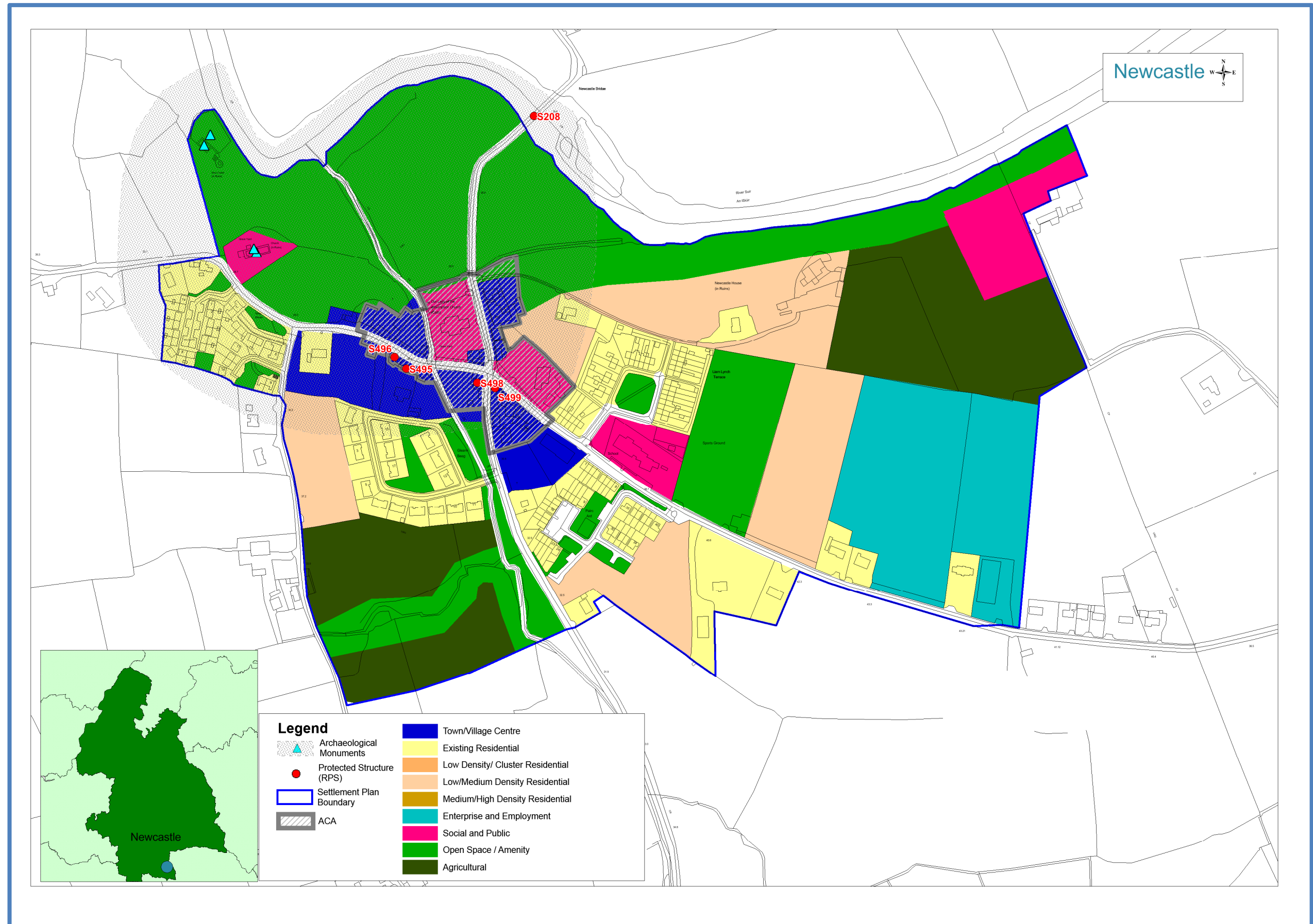
- SO 14:** To support the expansion of public infrastructure within the village.

Flooding

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

It is a Specific Objective of the Council:

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



Local Service Centres



Annacarty

Settlement Context

Annacarty (Áth na Cairte) is located approximately 5km west of Dundrum, within 8km of the Tipperary-Limerick border. The settlement developed around the Catholic Church with the historic RIC barracks just outside the village boundary.

Infrastructure and key points

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

Water Supply: Public water supply available.

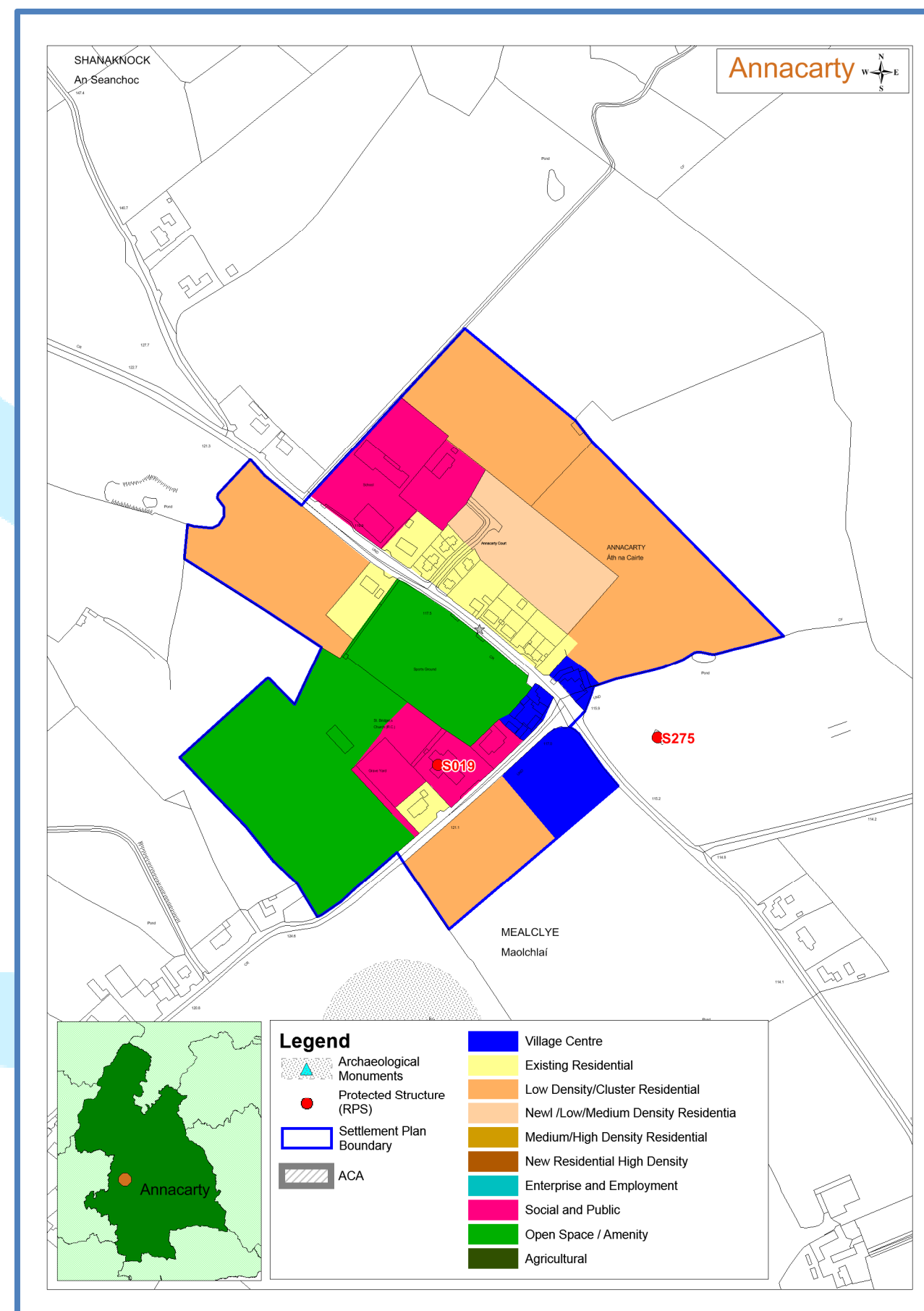
Community Facilities: The village has a church, a school, community shop and tea rooms, GAA complex and playing fields.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO1:** To facilitate the development of village centre sites and to ensure that access is reserved to facilitate such developments. Where development is proposed on land zoned for village centre use, the Council will seek the integration of the development into the existing village centre through the erection of an appropriate section of streetscape.
- SO 2:** To protect access to the backland areas from inappropriate development so as to ensure that future development potential of these lands is not undermined, in particular to reserve access to the lands to the north-east of the village centre zoned for residential development.
- SO 3:** To support the preparation of an Enhancement Scheme for Annacarty which includes a focus on enhancement of entry points to the village, definition of core area by way of paving, street lighting, street furniture etc and the introduction of landscaping subject to resources being available.
- SO 4:** To facilitate the redevelopment of underused village sites. The Council will support and encourage the re-use of such sites within the village for appropriate uses.
- SO 5:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 6:** To support the provision of a public amenity area in the village subject to resources being available.
- SO 7:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Ballynunty

Settlement Context

Ballynunty (Baile an Fhantaigh) is a small, scenic village situated in the Slieveardagh Hills. The village, which has developed around the cross roads at the village centre is located approx 2.5km north of Killenaule.

Infrastructure and key points

Waste Water: Municipal waste water system available

Water Supply: Public supply available.

Community Facilities: The village has a shop and filling station. There are also bring bank facilities within the settlement.

Flooding

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

Specific Objectives:

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

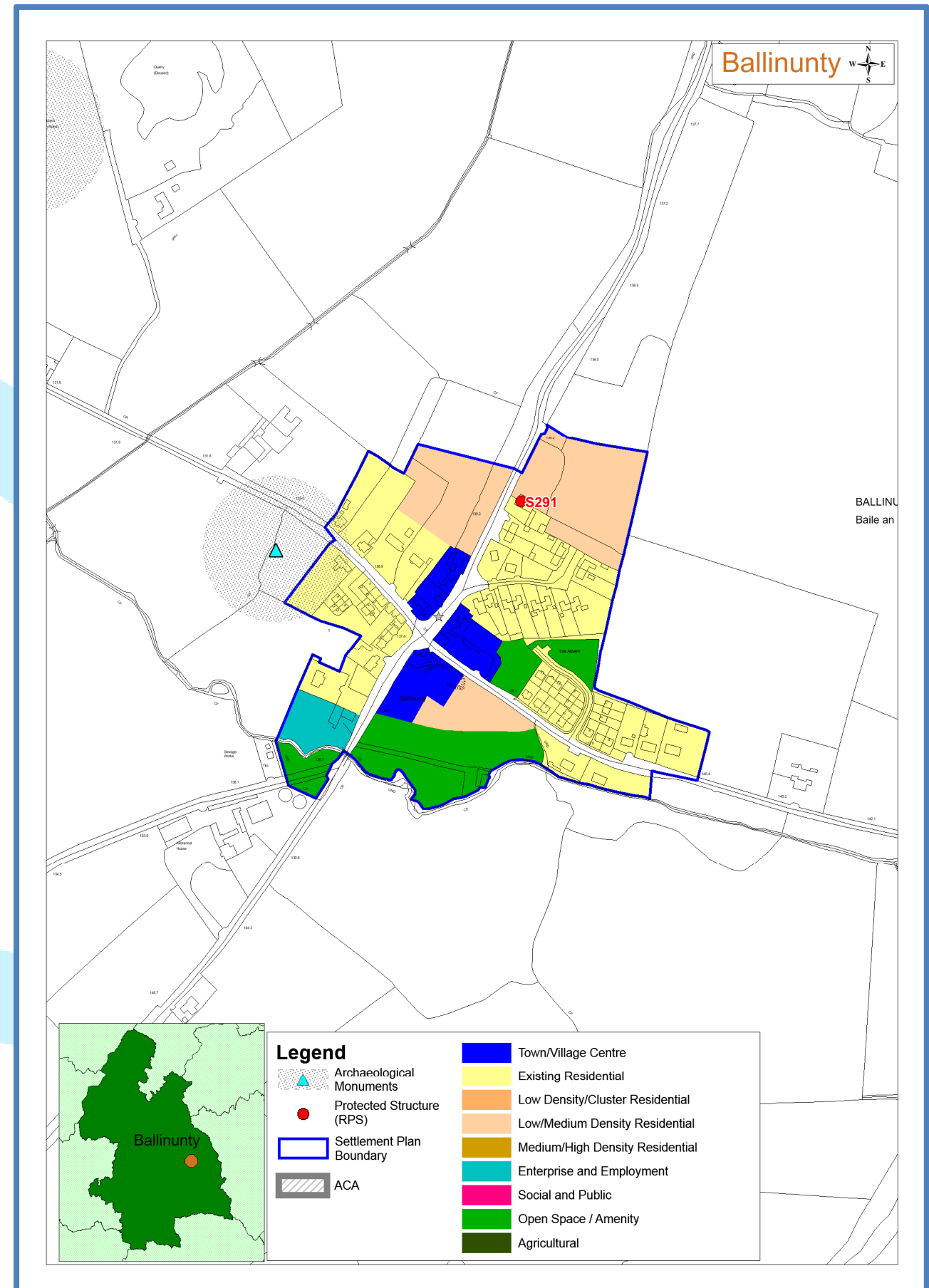
SO 1: Where development is proposed on land zoned for village centre use, the Council will seek the integration of the development into the existing village centre through the erection of an appropriate section of streetscape

SO 2: To support the preparation of an Enhancement Scheme for Ballynunty which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc.

SO 3: To support improvements, where possible, to the cross roads junction at the centre of the village through improved definition

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

- SO 5:** To support the provision of a public amenity area to the south of the village subject to resources being available.
- SO 6:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Settlement Context

Ballypatrick (Baile Phádraig) is a small, scenic village in the foothills of Slievenamon. The village is situated 10km north-east of Clonmel and 10km north-west of Carrick-on-Suir at the junction of the local roads, L-2501-3 and L-2502-1.

Infrastructure

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

Water Supply; Public water supply available.

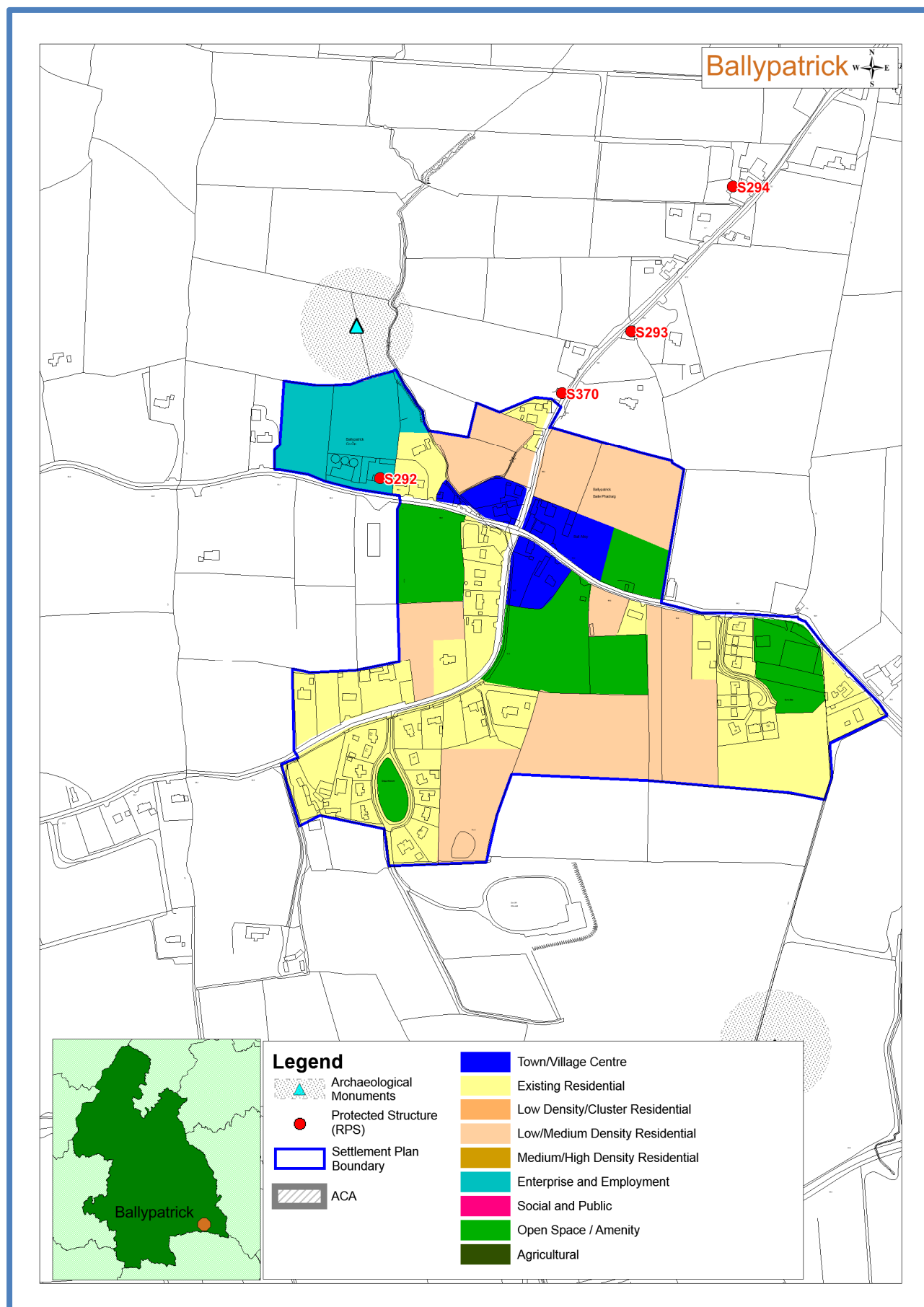
Community Facilities: The village has a pub and a community field.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the preparation of an Enhancement Scheme for Ballypatrick which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc subject to resources being available.
- SO 2:** To support Improvements, where possible, to the cross roads junction at the centre of the village through improved definition
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 4:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Burncourt

Settlement Context

Burncourt (An Chúirt Dóite) is located in the south-west of the County in the foothills of the Galty Mountains and approximately 5km east of the Limerick border and 7km north-east of the Cork border. The village is situated in the Galty-Vee Valley between the Galtys to the north and the Knockmealdown Mountains to the South (the Waterford County border just 11km south of the settlement). The village has a number of attractions close by including the Mitchelstown Caves and Burncourt Castle, from which the settlement takes its name. The village is also centered between the Shanbally River to the south and the Burncourt River to the north.

Infrastructure and key points

Waste Water: Municipal wastewater treatment system available.

Water Supply: Public water supply available.

Community Facilities: The village has a church and graveyard, a school with ASD unit, a community hall, two public houses, a shop with fuel pumps and bring bank facilities.

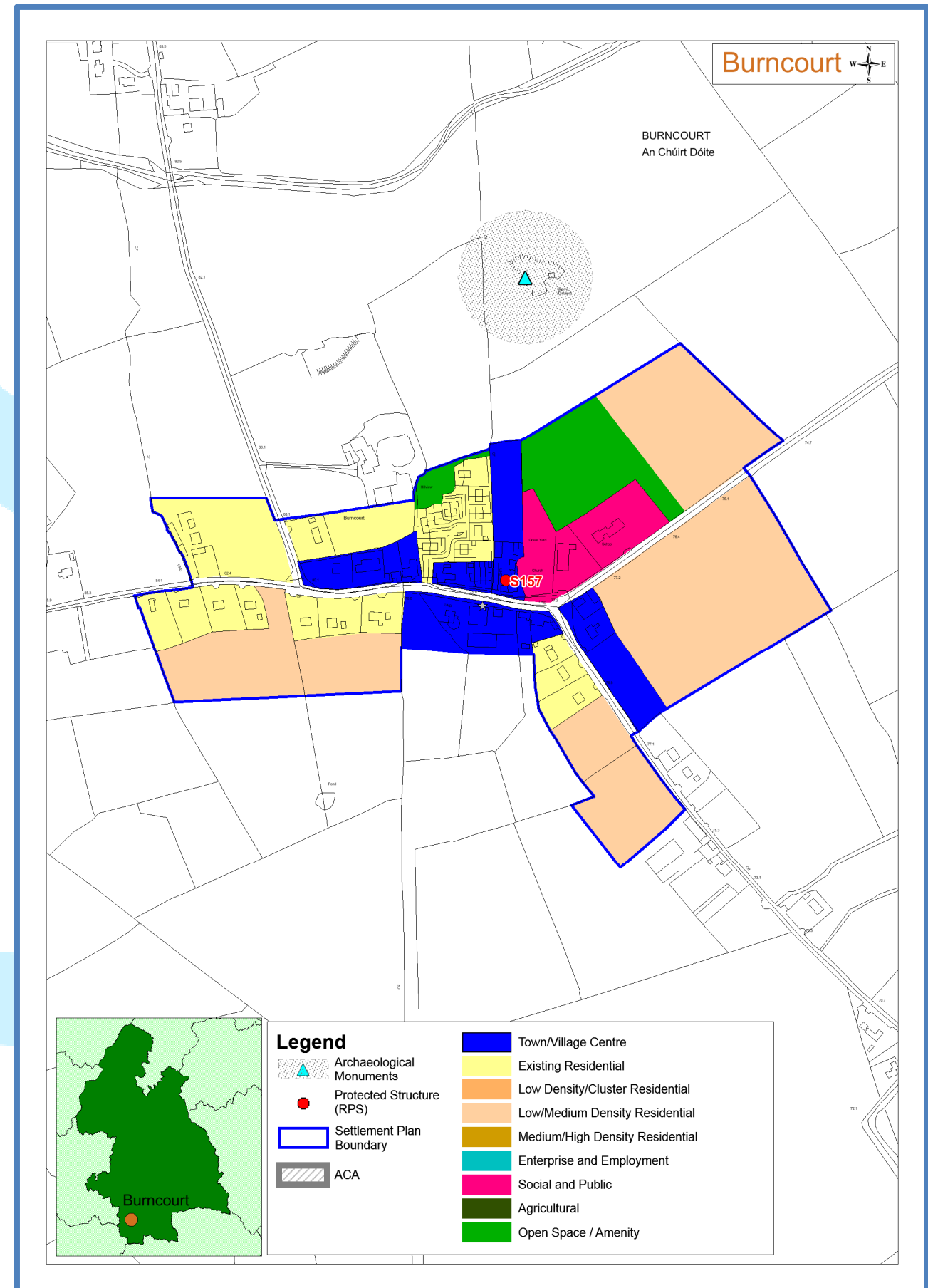
Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO1:** To support the preparation of an Enhancement Scheme for Burncourt which includes a focus on enhancement of entry points to the village and also definition of the core area by way of paving, street lighting, street furniture etc.
- SO 2:** To support improvements, where possible, to the junction at the centre of the village through improved definition.
- SO 3:** To support the provision of additional passive and active amenity spaces subject to resources being available.
- SO 4:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO 5: To facilitate and encourage development of village centre sites, in particular the lands to the south-west of the Church. Any development should retain the existing mature beech trees which should be incorporated into the landscaping scheme for the site.



Settlement Context

Cloneen (An Cluainín) is a small village in the foothills of Slievenamon, situated approximately 5km north of the iconic mountain. The town of Fethard is approximately 5km to the west. Cloneen is situated at the junction of the Regional Road, R692 with the local roads L-2305 and L-2309.

Infrastructure and key points

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

Water Supply: Public water supply available.

Community Facilities: Post office, church and graveyard, school, pub, shop and fuel pumps, garage, Community Hall/Sports and Social Club, GAA facilities and field

Flooding

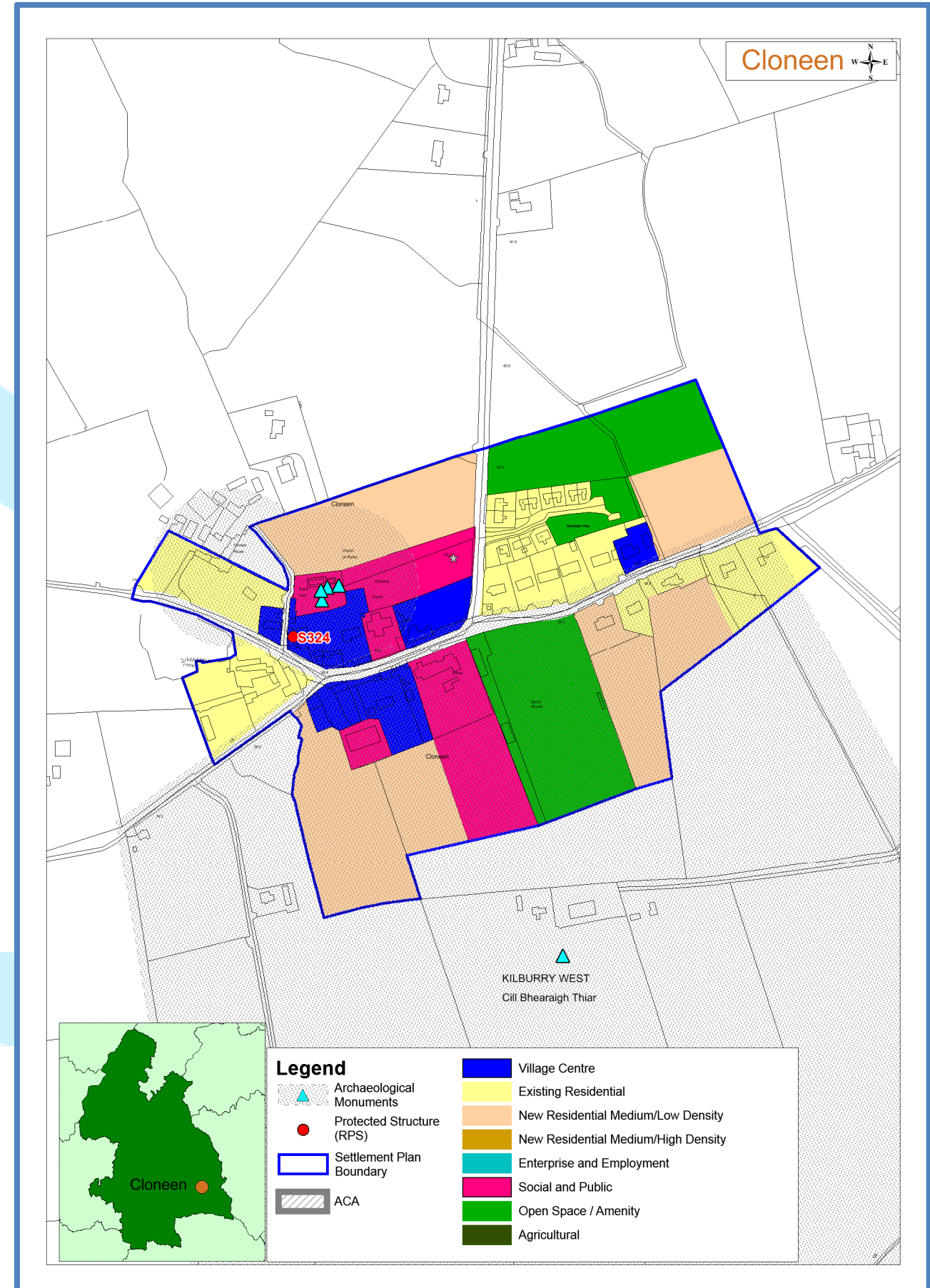
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the development of village centre sites and to ensure that access is reserved to facilitate such developments. Where development is proposed on land zoned for village centre use, the Council will seek the integration of the development into the existing village centre through the erection of an appropriate section of streetscape
- SO 2:** To support the preparation of an Enhancement Scheme for Cloneen which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, parking provision, street furniture etc.
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 4:** The Council will require the widening and improvement of the existing local road L2309 as part of any development of lands adjoining the roadway. Development of lands adjoining the local road shall access onto the local road, access directly to the regional road will not

be permitted.

- SO 5:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 6:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Clonoulty (Cluain Ultaigh) is a local service centre located in the west of the County on the regional road, R661, approximately 7km south west of Holycross. The village has developed along the regional road in a dispersed pattern.

Infrastructure

Waste Water; Wastewater treatment system available. (Pilot Vacuum system)

Water Supply; Public water supply available.

Community Facilities: The village has a school, shop with post office facilities, church and graveyard, community centre and butcher shop. Two pubs serve the village. The GAA grounds are located outside the village to the north and have a walk and playground facilities.

Flooding

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

Specific Objectives:

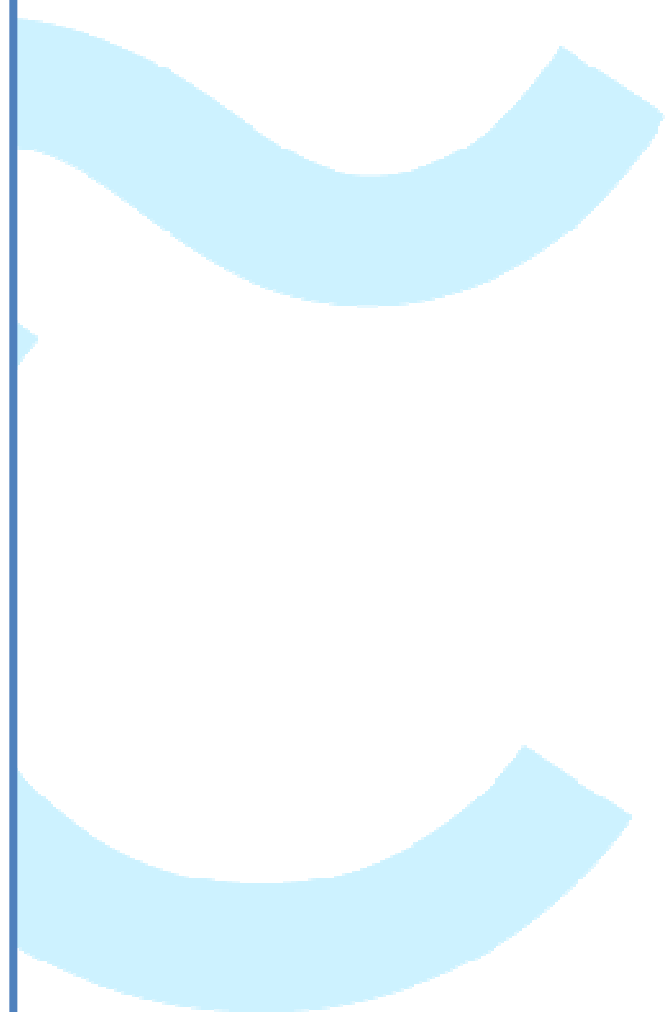
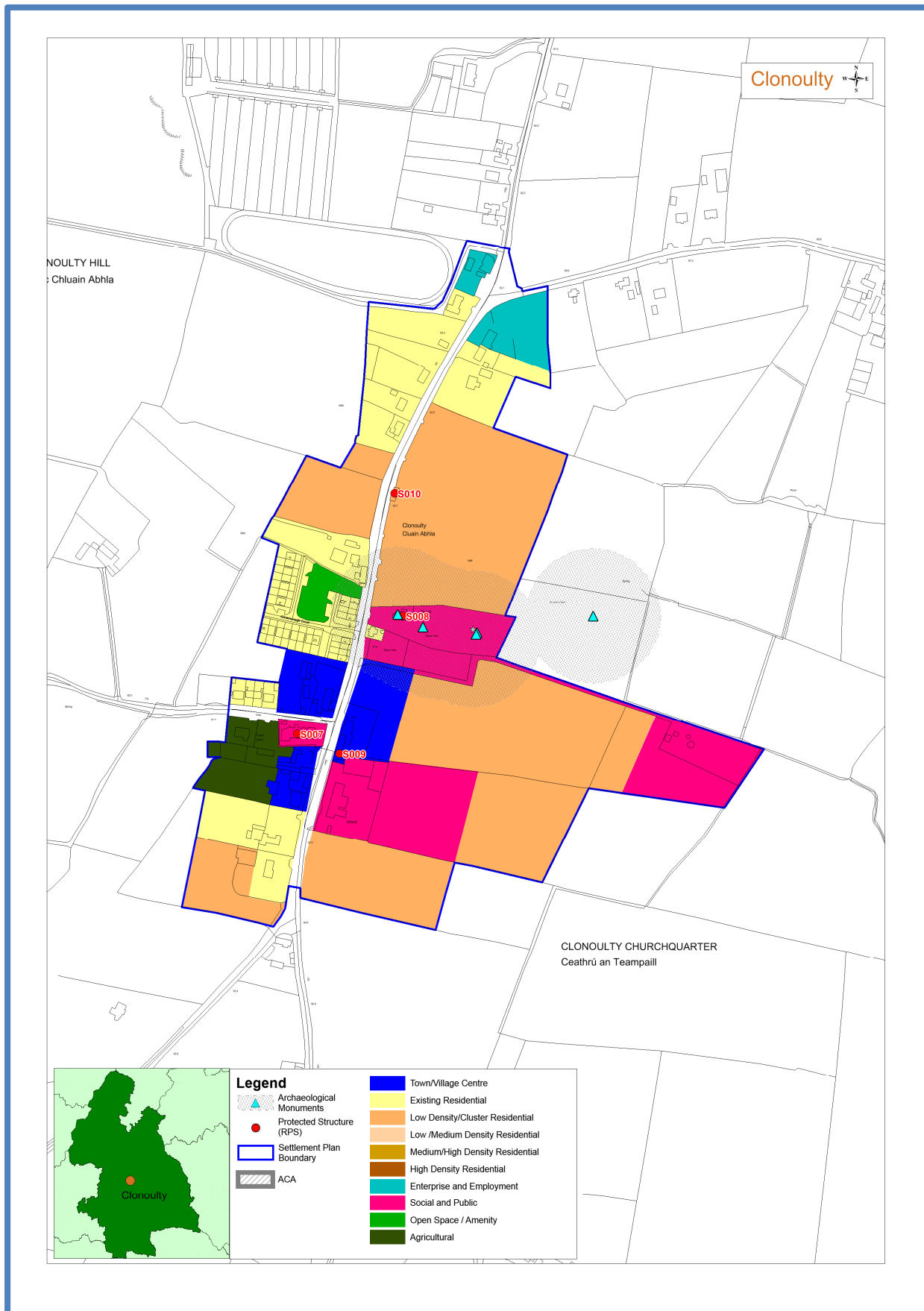
- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** Where development is proposed on land zoned for village centre use, the Council will seek the integration of the development into the existing village centre through the erection of an appropriate section of streetscape. Existing stone walls within the village should be incorporated into development proposals.
- SO 2:** To support the preparation of an Enhancement Scheme for Clonoulty which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc. subject to resources being available.
- SO 3:** To facilitate the redevelopment of underused village sites. The Council will support and encourage the re-use of such sites within the village for appropriate uses.
- SO 4:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 5:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 6:** To support the provision of a public amenity area in the village subject to resources being available.

Clonoulty

Settlement Context

SO 7: To encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start-up enterprises.





Cullen

Settlement Context

Cullen (Cuilleann) is located close to the Limerick border circa 5km west of Limerick Junction. The village has developed in a dispersed fashion at a crossroads. The village has a rich historical heritage with a number of archaeological monuments located within the settlement. The church, school and graveyard are all located within the village.

Infrastructure and key points

Waste Water: Municipal waste water treatment system available.

Water Supply: Public water supply available.

Community Facilities: The village has a church, graveyard, school and a public house.

Flooding

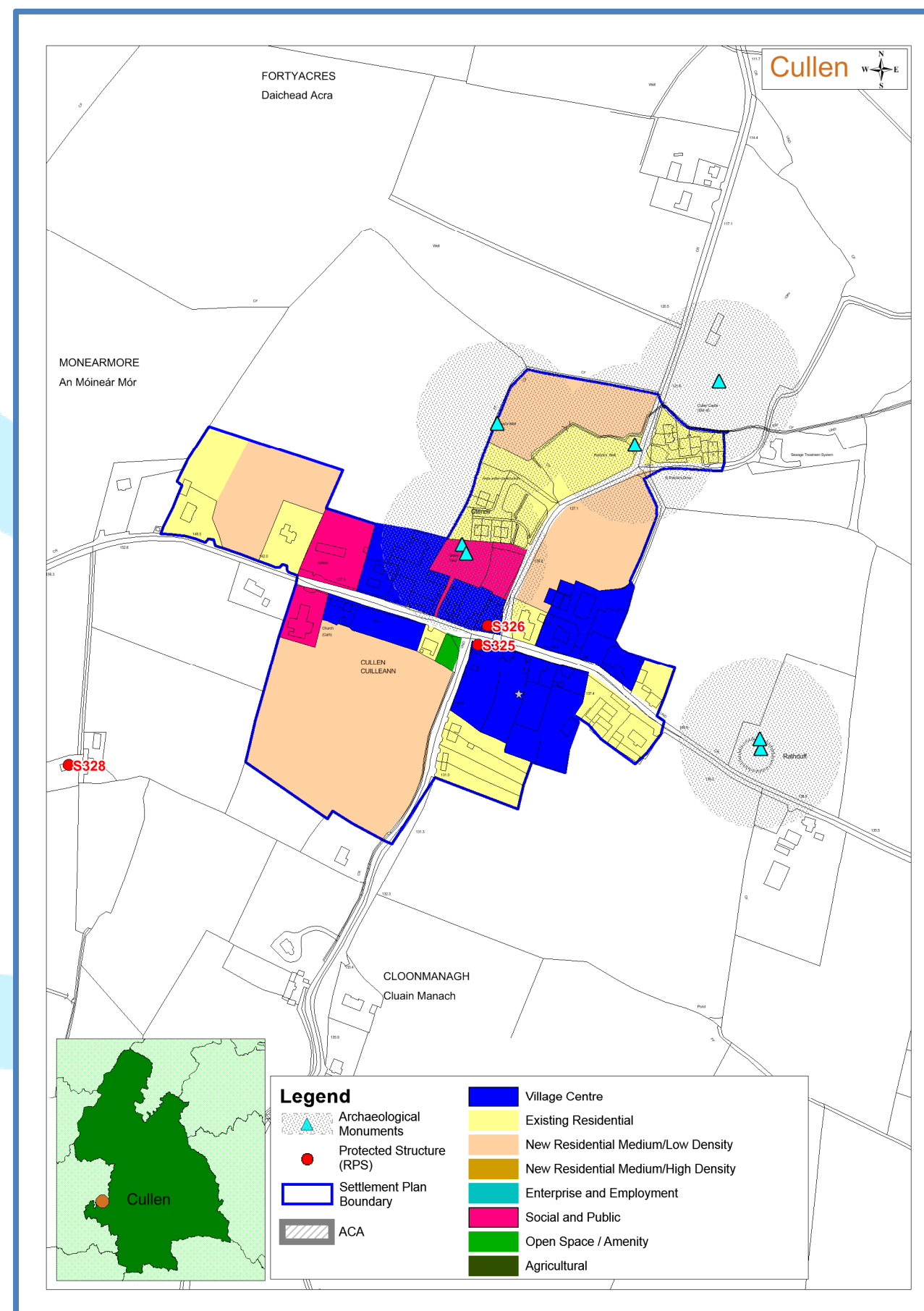
The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

Specific Objectives:

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

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

SO 2: To support the preparation of an Enhancement Scheme which includes a focus on a village centre focal point, appropriate signage at village entry points and amenity space subject to resources being available.



Donaskeagh

Settlement Context

Donaskeagh (Dún na Sciach) is a small settlement approximately 7km north-east of Tipperary Town. The settlement, which is within 100m of the Multeen River developed between the old national school (at the northern boundary) which is now in use as a community hall and the Catholic Church (along the southern boundary). The village is adjacent to the Lower River Suir SAC.

Infrastructure and key points

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

Water Supply; Public water supply available.

Community Facilities: The village has a school, church and community hall. There are bring bank facilities in the village. A dog track is located adjacent to the village.

Flooding

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

Specific Objectives:

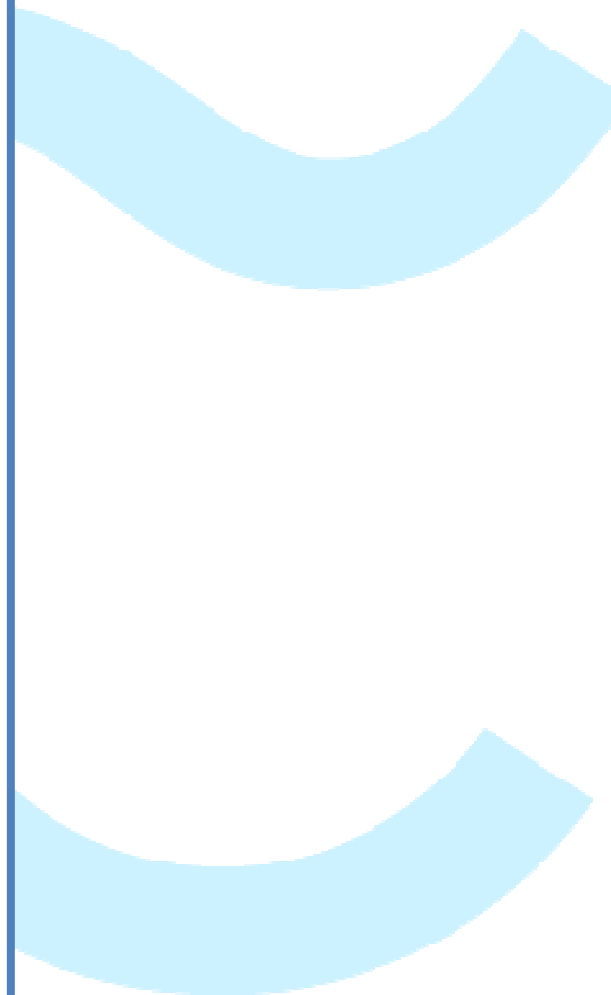
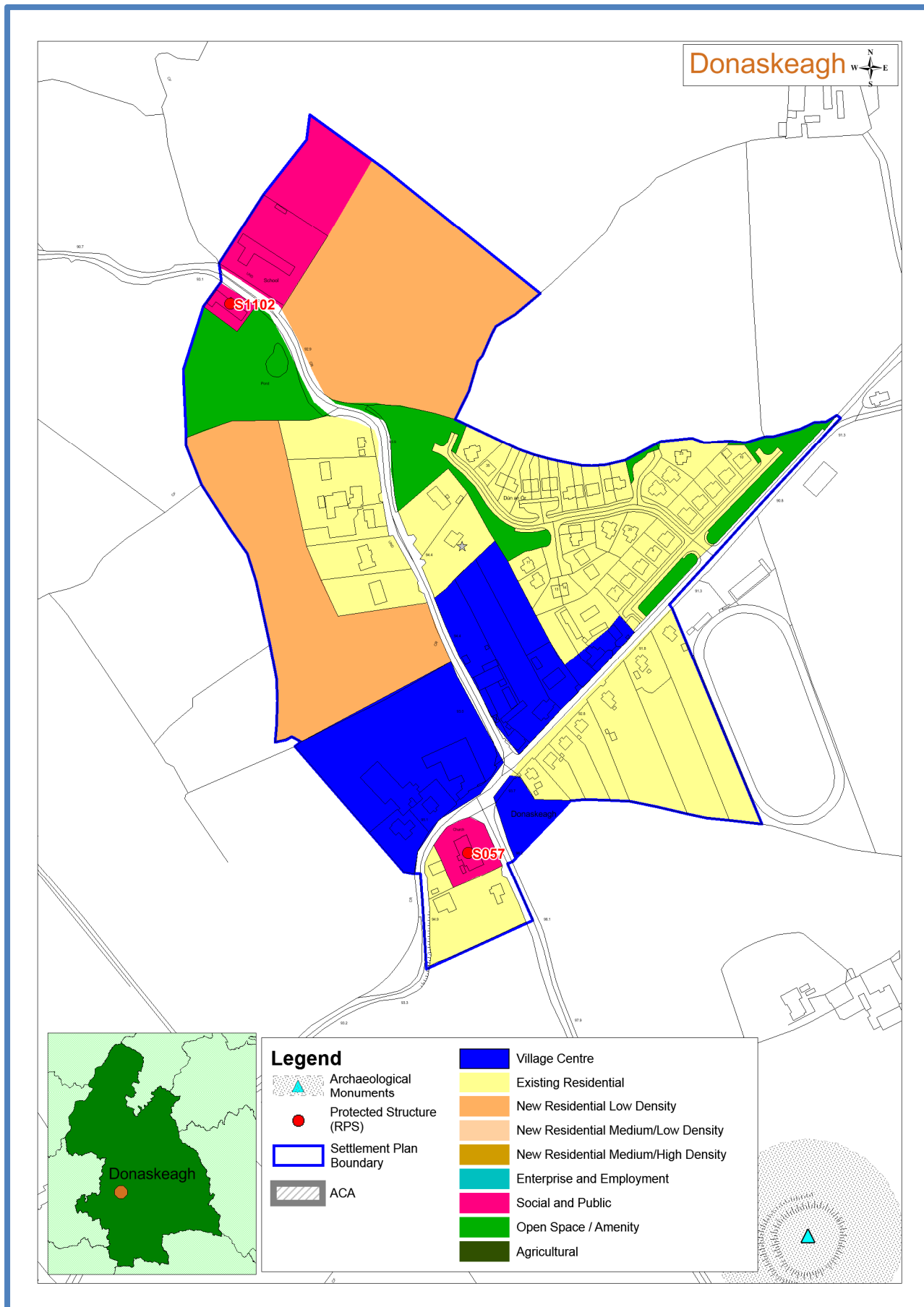
- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** Where development is proposed on land zoned for village centre use, the Council will seek the integration of the development into the existing village centre through the erection of an appropriate section of streetscape. Existing stone walls within the village should be incorporated into development proposals.
- SO 2:** To support the preparation of an Enhancement Scheme for Donaskeagh which includes a focus on enhancement of entry points to the village, definition of core area by way of paving, street lighting, street furniture etc., provision of an amenity space for the village and parking facilities subject to resources being available.

SO 3: To facilitate the redevelopment of underused village sites. The Council will support and encourage the re-use of such sites within the village for appropriate use

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

SO 5: To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.

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



Donohill

Settlement Context

Donohill (Dún Eochaille) is a small village situated approximately 6km north-east of Tipperary Town. The village is steeped in history and is included as part of the Beara Breifne Way on the portion known as the Multeen Way.

Infrastructure and key points

Waste Water; Waste Water is treated by discharge to ground – Individual treatment systems.

Water Supply; Public supply available.

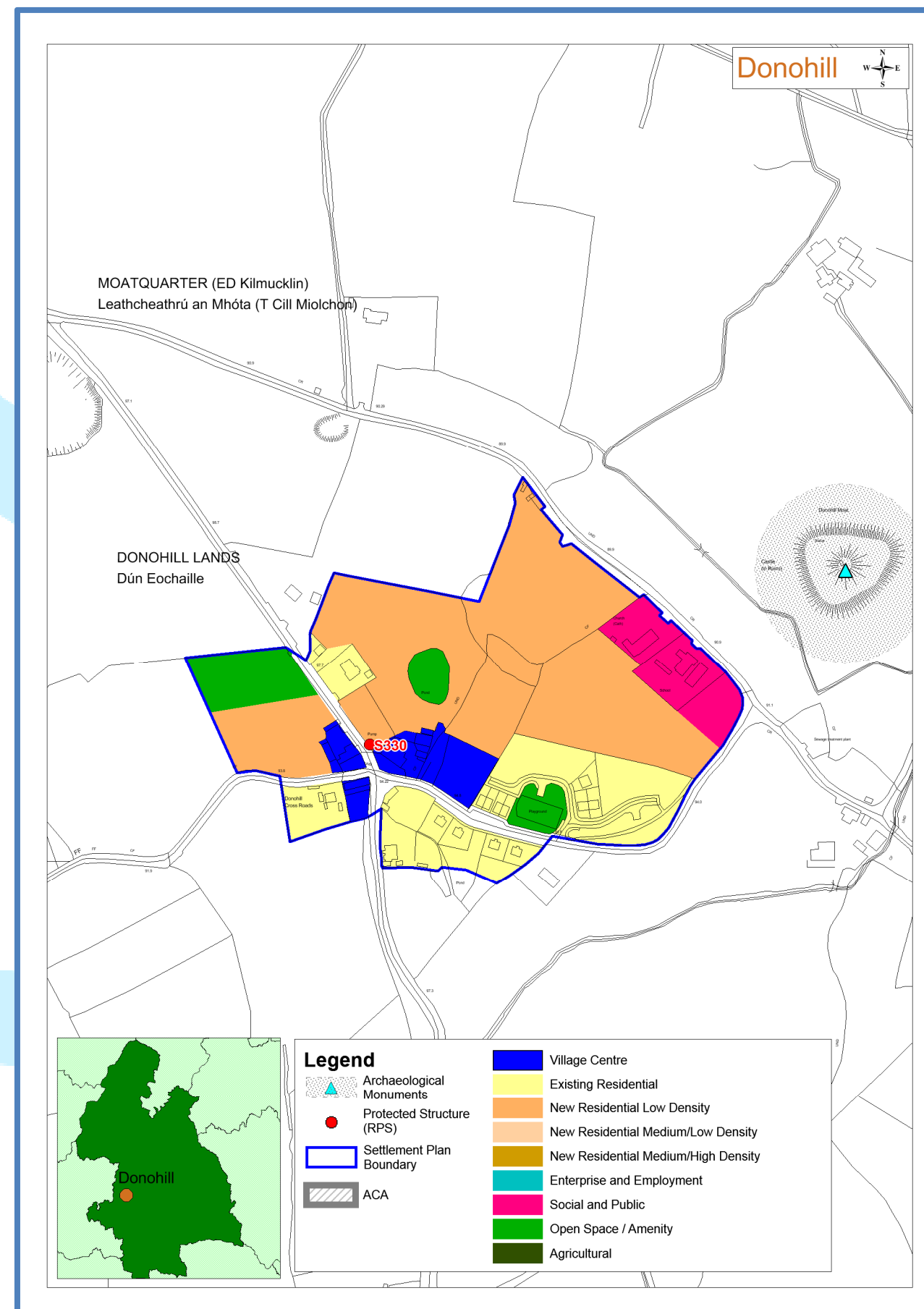
Community Facilities: The village has a pub, shop and community centre, bring facilities and a playground.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 3:** To support the preparation of an Enhancement Scheme for Donohill which includes a focus on enhancement of entry points to the village and definition of core area by way of paving, street lighting, street furniture etc.
- SO 4:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Drangan

Settlement Context

Drangan (Drongán) is a small village located in the south-east of the County between Killenaule and Mullinahone. The village is characterised by older building stock of vernacular style. There are a number of buildings of historical significance within the village boundary, which are listed on the Record of Protected Structures.

Infrastructure and key points

Waste Water: Municipal wastewater treatment system available. Upgrade works may be required to accommodate future development.

Water Supply: Public water supply available.

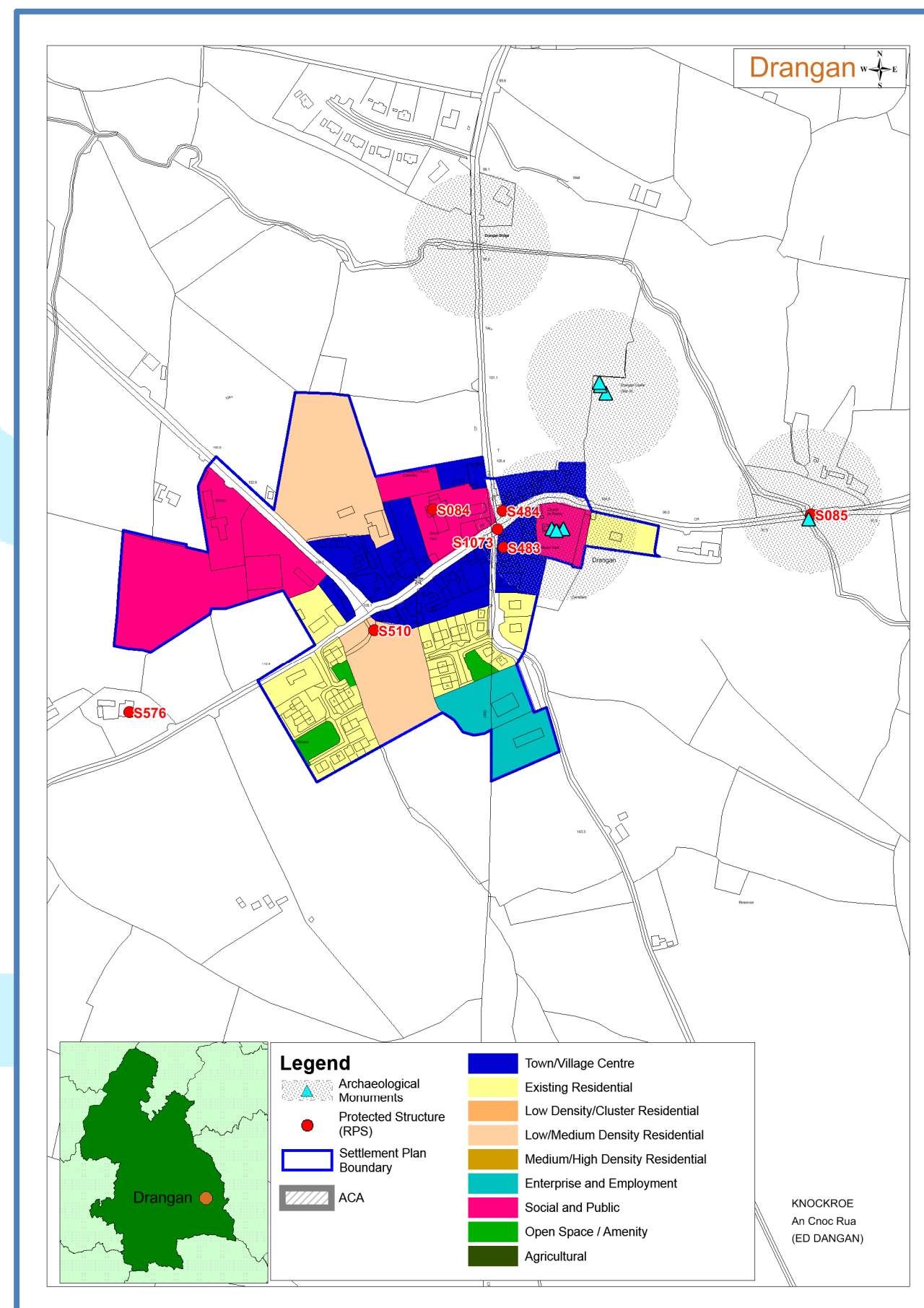
Community Facilities: The village has a Post office, church and graveyard, school, pubs, shop and fuel pumps, Community Hall, playground, tennis courts, GAA facilities and field.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO1:** Support the preparation of an Enhancement Scheme for Drangan which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, parking provision, street furniture etc. subject to resources being available.
- SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 3:** The Council will seek the removal of the disused petrol pumps as opportunities arise.
- SO 4:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



Faugheen

Settlement Context

Faugheen (Faichín) is located north of Carrick-on-Suir, close to the border with County Kilkenny within the Lingaun Valley. The settlement, has evolved around the y-shaped junction which the focal point at the Church and Graveyard. The settlement is situated approximately 5km north of Carrick-on-Suir.

Infrastructure and key points

Waste Water: Municipal waste water treatment system available.

Water Supply: Public Water Supply

Community Facilities: The village has a church and graveyard, shop, parish hall, and public house

Flooding

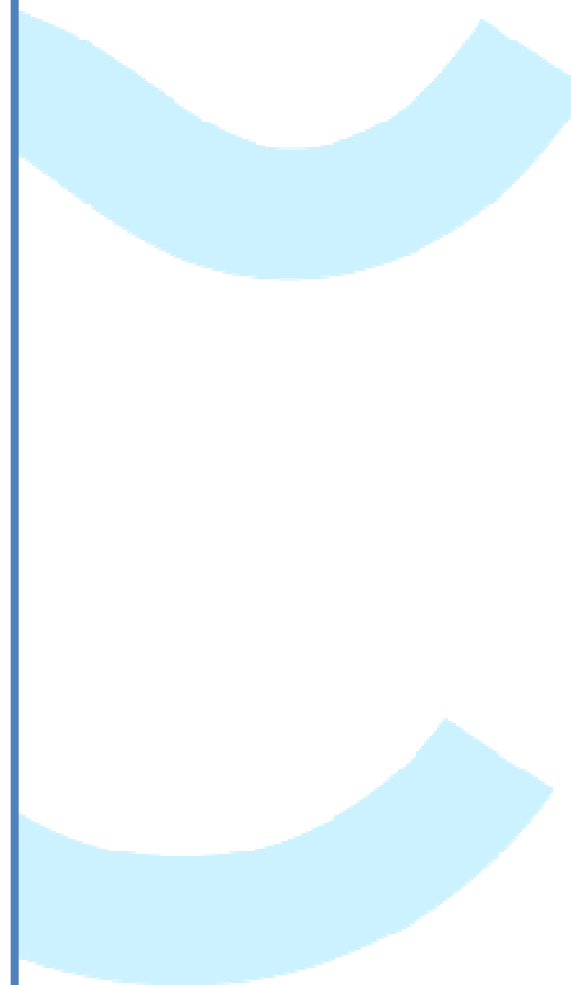
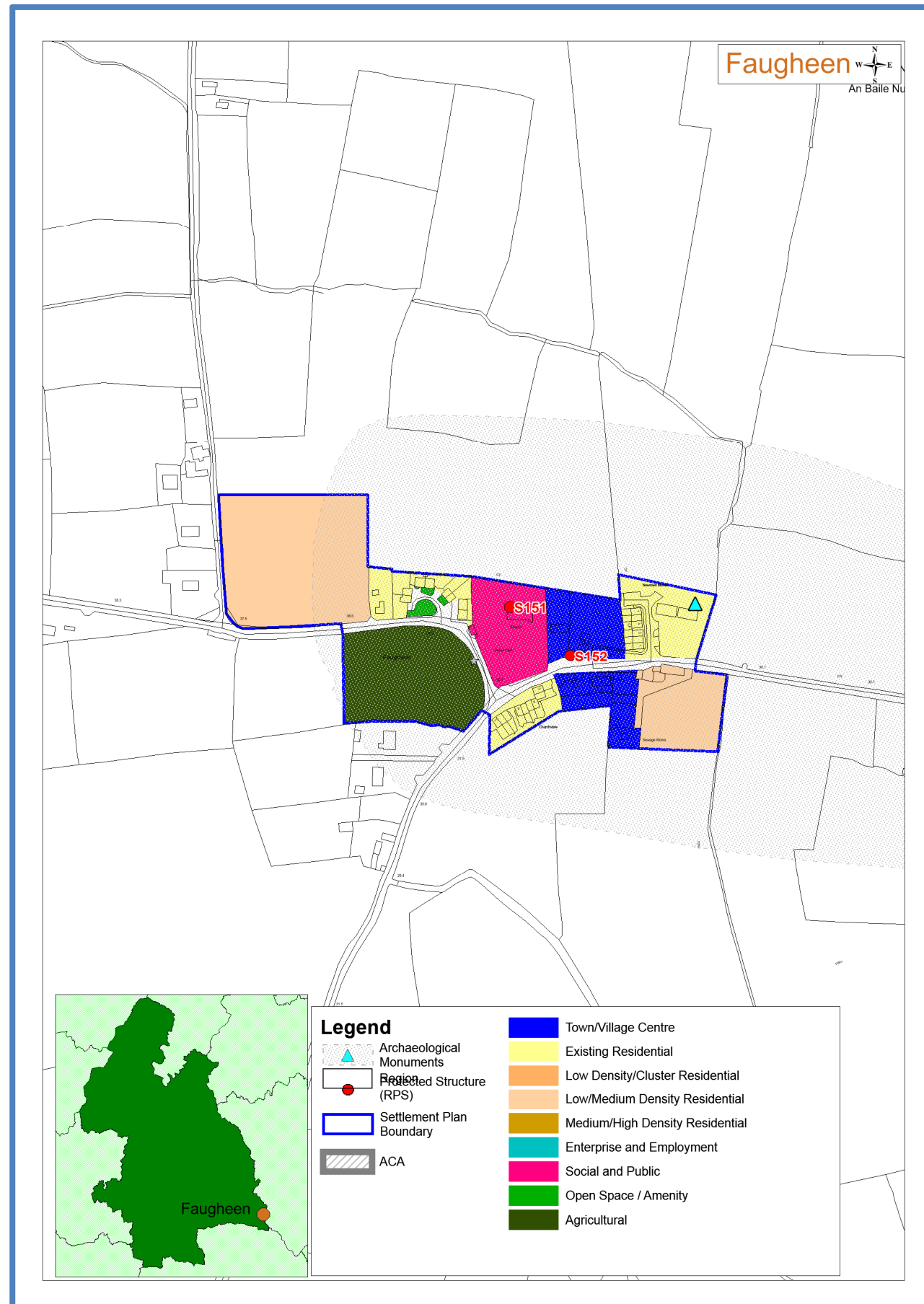
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities within the settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 2:** Where development is proposed on land zoned for new residential development, the Council will seek to ensure adequate access is provided. The scale, design and layout of any development shall enhance the individual rural character of the village and not seriously detract from existing views
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 4:** Support the preparation of an Enhancement Scheme for Faugheen, which includes a focus on enhancement of entry points to the village subject to resources being available.

SO 5: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

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



Glengoole (New Birmingham)

Settlement Context

Glengoole (Gleann an Ghuail) also known as New Birmingham is a small linear village on the regional road, R669 between Ballynonty and Ballysloe, approximately 9km east of Horse and Jockey. The settlement was founded by a local landlord Vere Hunt who planned to expand it to develop a city to accommodate local coal mining

Infrastructure and key points

Waste Water: Municipal wastewater treatment system available.

Water Supply: Public water supply available.

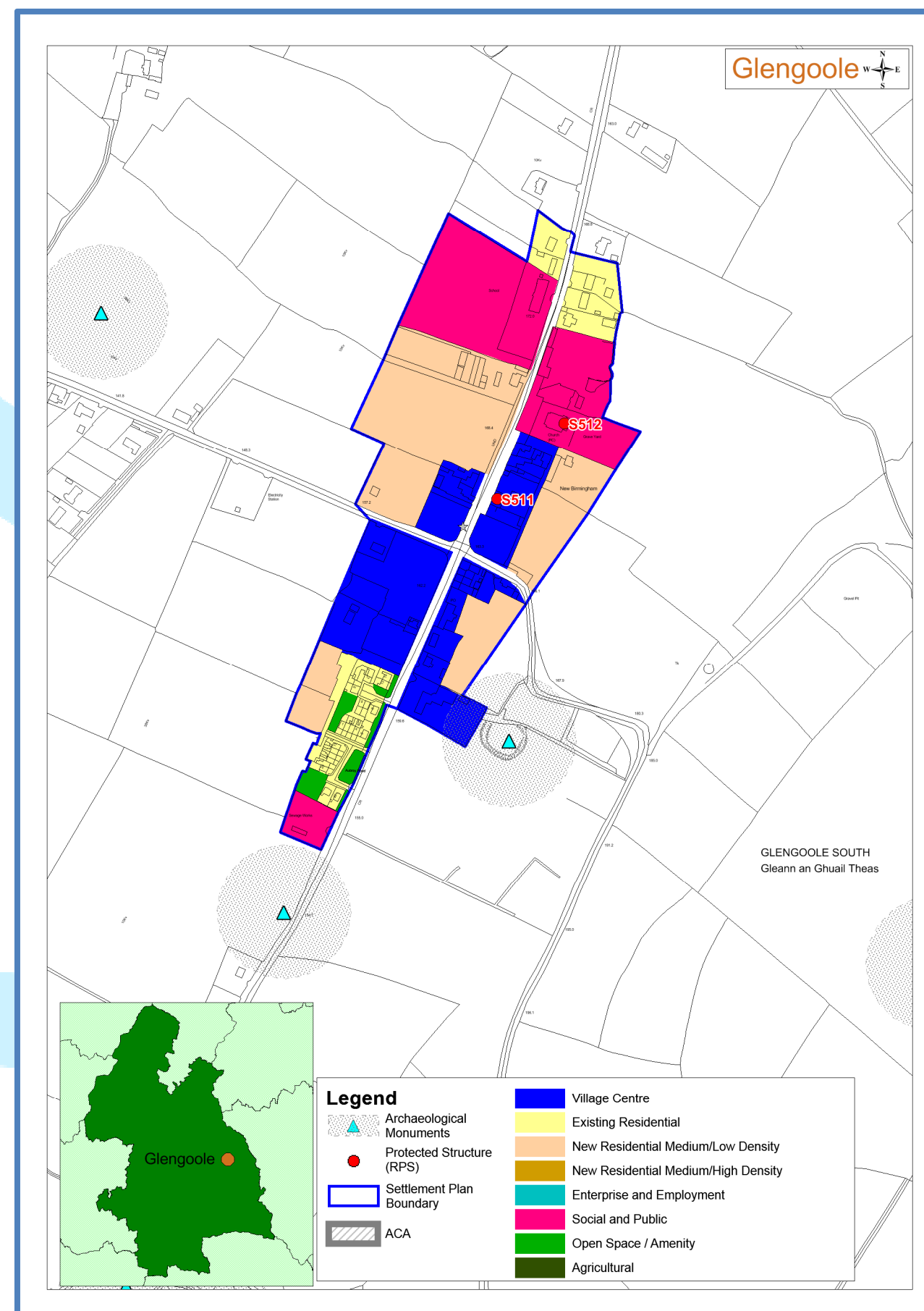
Community Facilities: The village has a school, church, public houses, shop, post office and community hall.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** Development proposals at the village crossroads should ensure a streetscape is created at the junction.
- SO 2:** To support the preparation of an Enhancement Scheme for Glengoole which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, parking provision, street furniture etc. subject to resources being available.
- SO 3:** To support the provision of new and consolidate existing footpaths and public lighting in the village subject to resources being available.
- SO 4:** To encourage the development of the disused quarry for amenity use.



Grangemockler

Settlement Context

Grangemockler (Gráinseach Mhóicléir) is a local service centre located on the foothills of Slievenamon on the N76 Kilkenny – Clonmel route ca. 20km north-east of Clonmel situated close to the border with County Kilkenny.

Infrastructure and key points

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

Water Supply: Public water supply available.

Community Facilities: The village has a school, church, public houses, shop and filling station, Garda Station and bring bank.

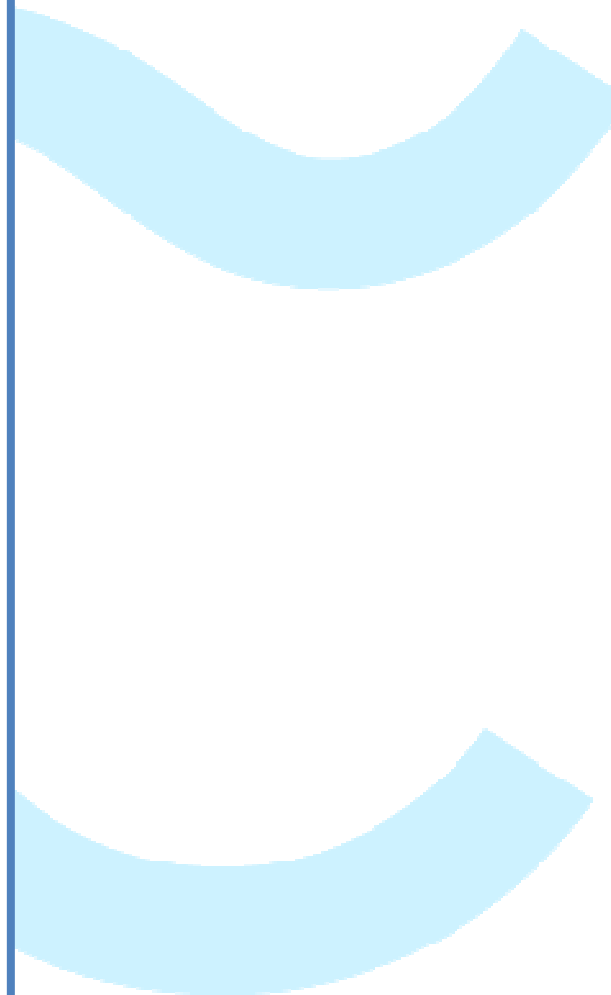
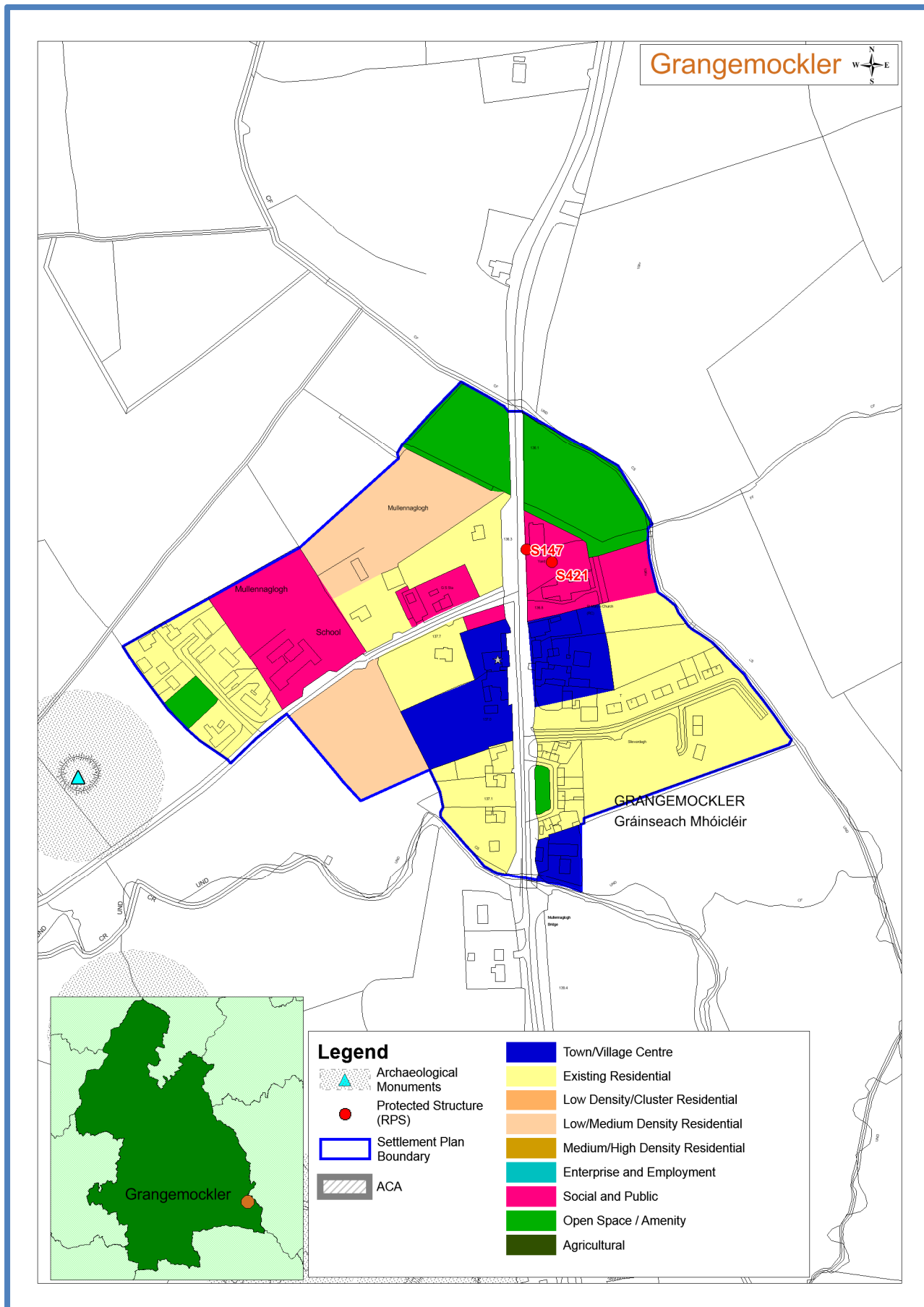
Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** Where development is proposed on land zoned for village centre use, the Council will seek the integration of the development into the existing village centre through the erection of an appropriate section of streetscape
- SO 2:** To support the preparation of an Enhancement Scheme for Grangemockler which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, parking provision, street furniture etc. Where possible, existing trees shall be retained.
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

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



Kilcash

Settlement Context

Kilcash (Cill Chais) is a small, hillside village on the foothills of Slievenamon. The village is situated approximately 10 km north-west of Carrick-on-Suir in the Primary Amenity Area. The village which evolved around the y-shaped junction has expanded to the south in recent years.

Infrastructure and key points

Waste Water: Municipal waste water treatment system available.

Water Supply: Public Water Supply

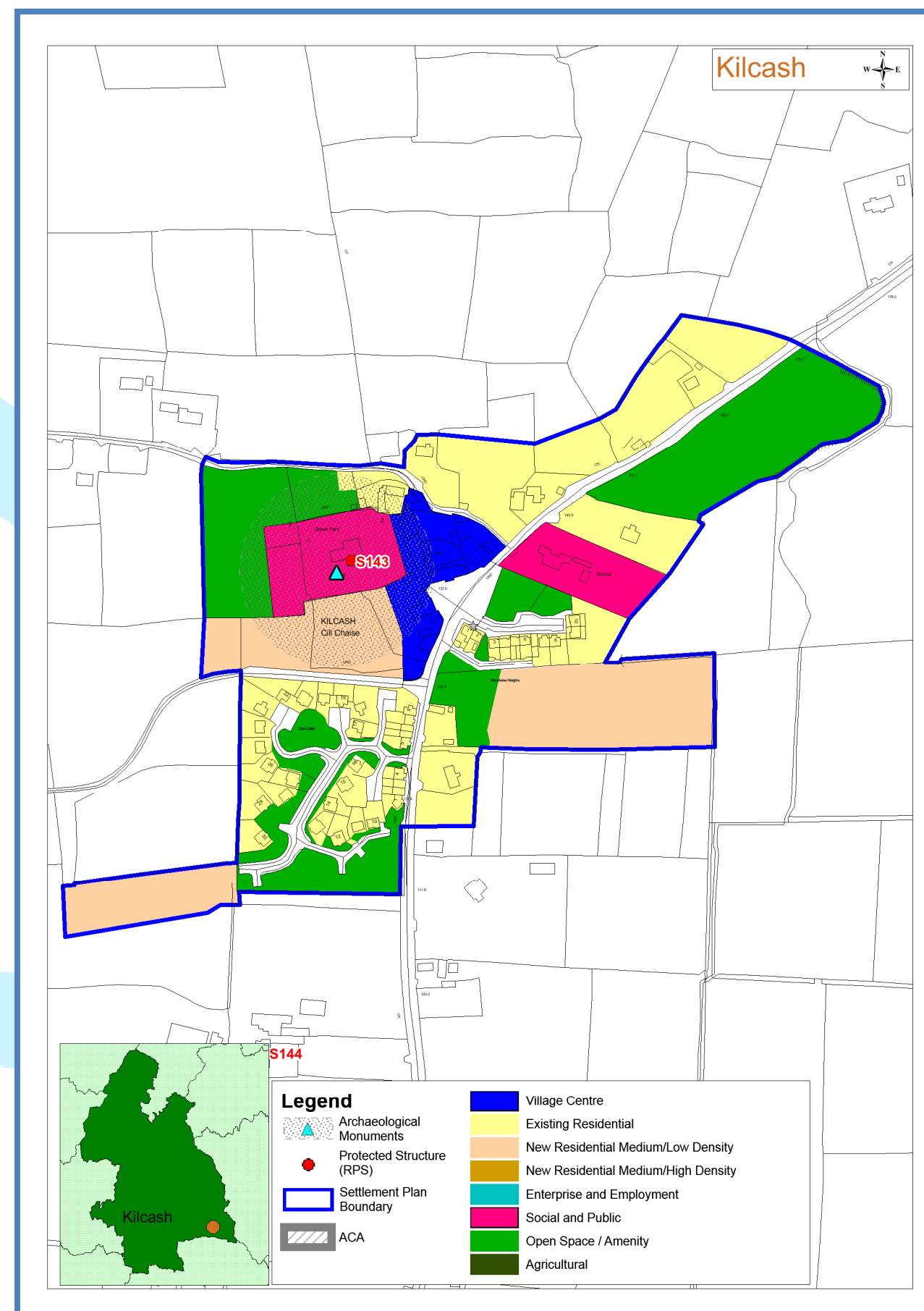
Community Facilities: The village has a church and graveyard, a school and crèche. There is also a pub and community centre in the village.

Flooding

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

Specific Objectives:

- GO 1:** Facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities within the settlement boundary in accordance with the principles of proper planning and sustainable development
- SO 1:** Protect the views south from the village to the Comeragh Mountains, and in particular views from the local road, L-2502 approaching the village from the north-east.
- SO 2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO3:** Encourage small scale, in-depth housing schemes, appropriate to the rural settlement in context in terms of design, layout and topography.
- SO 4:** Support the preparation of an Enhancement Scheme for Kilcash which includes a focus on enhancement of entry points to the village.



Kilfeakle

Settlement Context

Kilfeakle (Cill Fhiacal) is a local service centre situated on the National Primary Road, N74, approximately 6km east of Tipperary Town. The village has significant archaeological sites within and adjacent to the boundary with a large area designated as a zone of archaeological potential.

Infrastructure and key points

Waste Water; Waste Water is treated by discharge to ground – Individual treatment systems.

Water Supply; Public supply available.

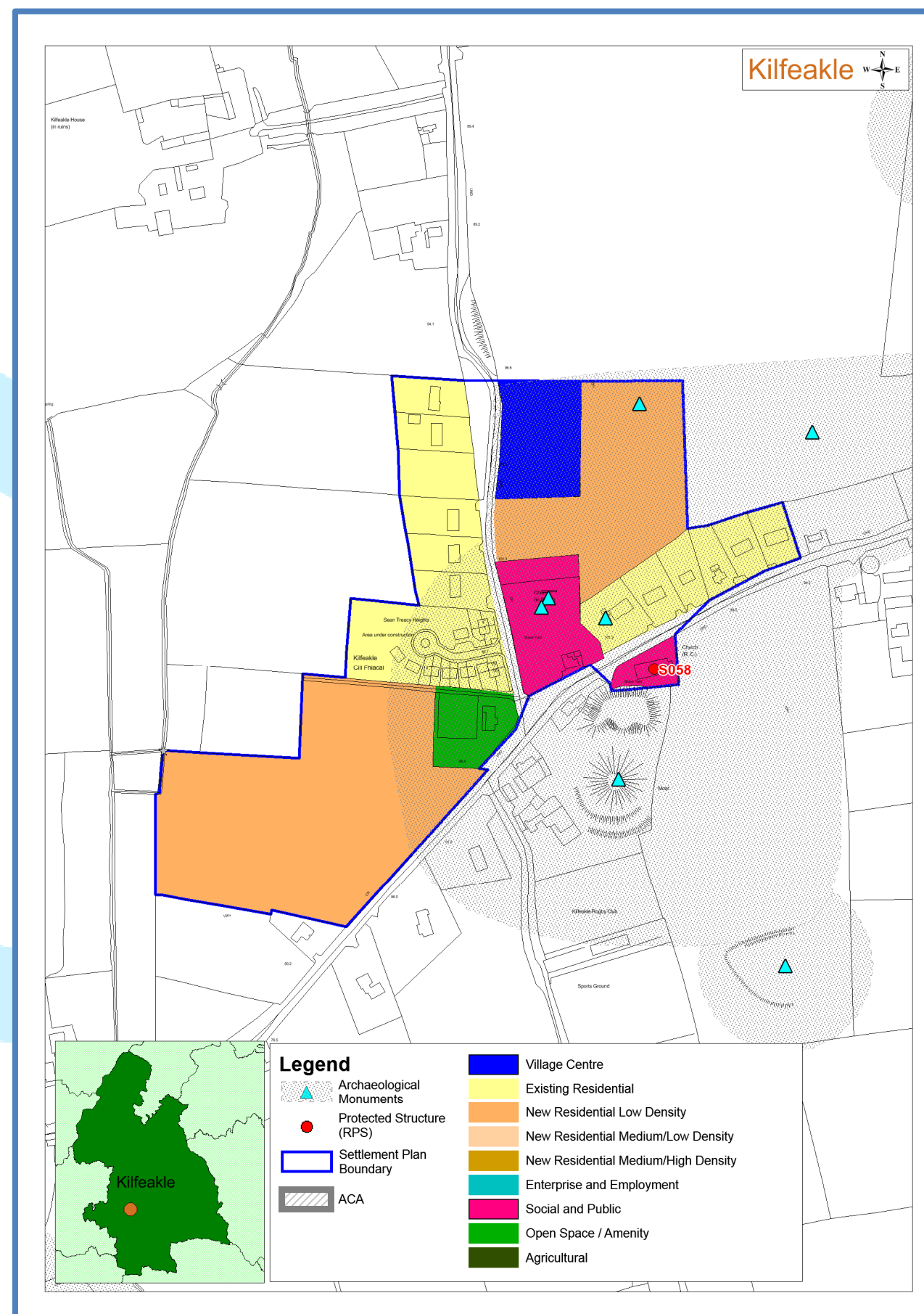
Community Facilities: The village has a church and graveyard and a community centre with tennis courts.

Flooding

The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood. The local rugby club have grounds to the south of the village.

Specific Objectives:

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



Lattin

Settlement Context

Lattin (Laitean) is a small village situated in the heart of the Golden Vale, approximately 7km west of Tipperary Town and 5km east of Emly. The village is situated on the Regional Road, R515 and is in close proximity to the Limerick Border (8km west).

Infrastructure and key points

Waste Water; Waste Water is treated by discharge to ground – Individual treatment systems.

Water Supply; Public supply available.

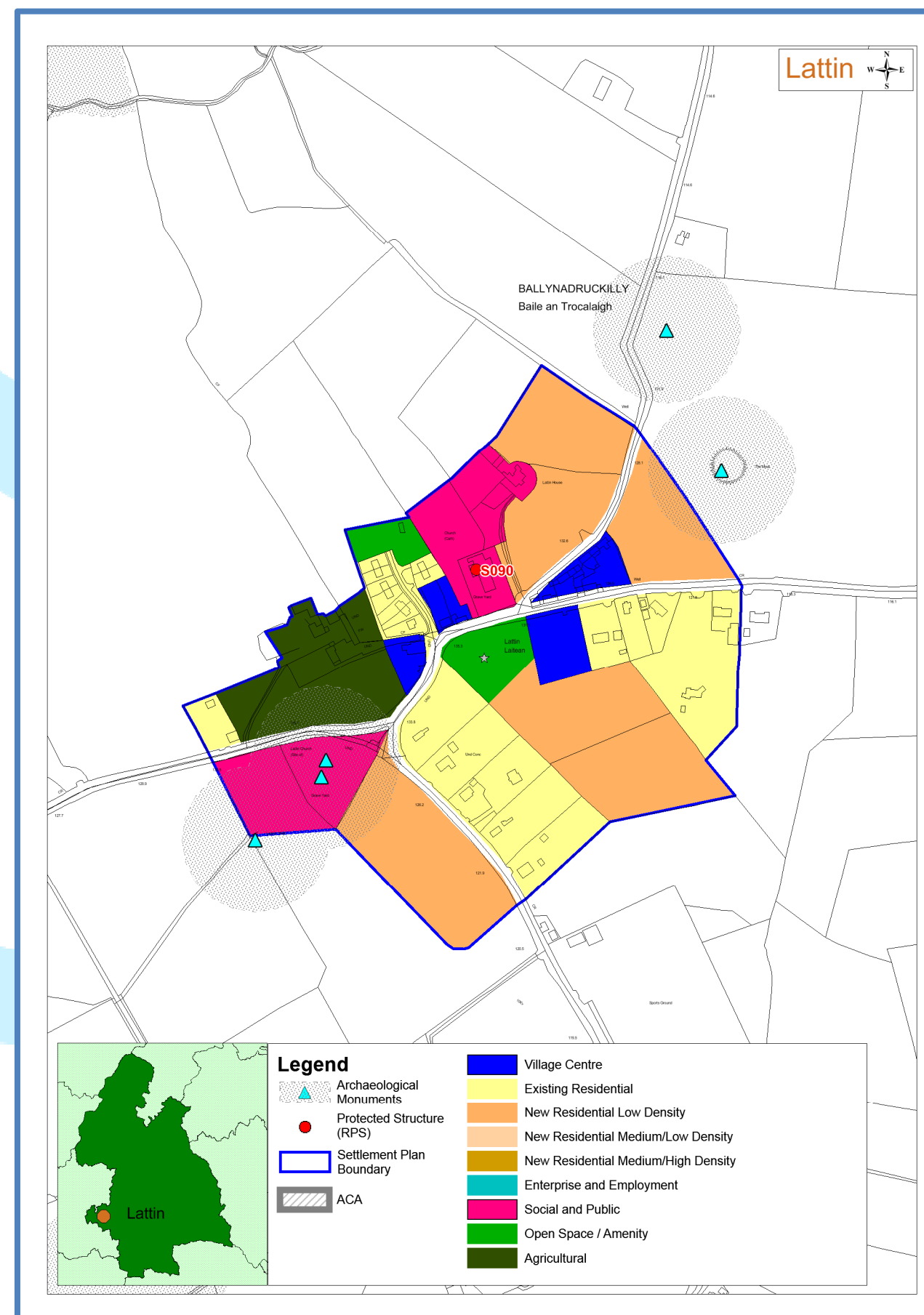
Community Facilities: The village has a church and graveyard, 2 pubs, a GAA sports ground and a complex.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the preparation of an Enhancement Scheme for Lattin which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc. subject to resources being available.
- SO 2:** To support improvements, where possible, to the cross roads junction at the centre of the village through improved definition subject to resources being available.
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.



Limerick Junction

Settlement Context

Limerick Junction is located on the N24 national road network, circa 2.5 km north west of Tipperary Town and circa 2.5 km from the border with County Limerick. The main rail interchange between the Limerick-Rosslare line and the Cork-Dublin line is located within the village, while Tipperary Racecourse and Ballykisteen Golf and Country Club are located on neighbouring lands outside the village.

Limerick Junction is a strategically important rail hub for passenger and freight rail in Ireland, and has the potential to be developed for business and employment uses associated with passenger and freight infrastructure. The Council will seek to work with Irish Rail to advance the opportunities for this centre as a multimodal transport hub over the lifetime of the plan. In order for Limerick Junction to realise its national and regional development potential, it will be necessary for the up-grade of the municipal waste water treatment plant to be advanced.

Residential development will be encouraged to facilitate and support the growth of the settlement in accordance with the policies of the plan as set out in the Chapter 3 and Chapter 10 of the County Development Plan.

Infrastructure

Waste Water: Municipal wastewater treatment plant – upgrading works and network improvement are required.

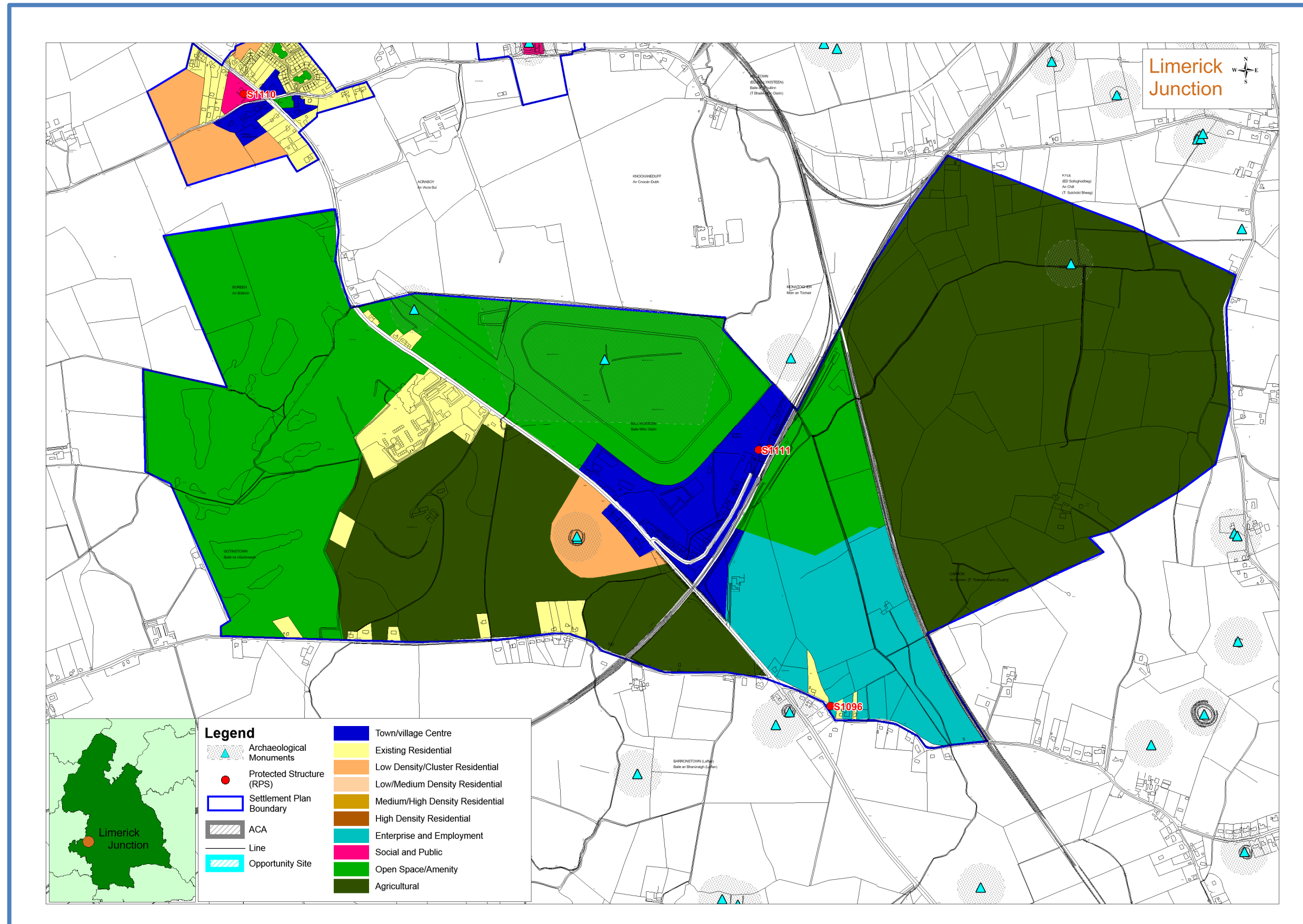
Water Supply: Public supply available.

Flooding

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

Specific Objectives:

- SO1:** To facilitate the development of lands in the vicinity of the Railway station for uses associated with passenger and freight rail infrastructure. The Council will actively liaise with Irish Rail and Transport Infrastructure Ireland to promote and develop Limerick Junction as a multimodal transport hub.
- SO2:** To facilitate the future development of the Master Plan lands in accordance with the following principles:
- Access shall be from the N24 and shall cater for the entire Master Plan area. A traffic impact assessment may be required to demonstrate that the proposed development is acceptable in the context of impact on the carrying capacity of the National Route.
 - The design and layout of development proposals for the Master Plan site shall consider the character of the village and the visual amenity of the area.
 - Proposals shall include a comprehensive phasing plan for the overall development of the lands.
 - The development of the lands shall be subject to a Flood Risk Assessment and flood risk management measures shall be incorporated into the design of the proposed scheme.
- SO3:** The District Service Centre Enhancement Scheme for Limerick Junction shall be complied with in any relevant development.
- SO4:** Low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO5:** Where development is proposed on land zoned for new residential development, a single access shall be provided from the N24. Development proposals shall incorporate proposals for public open space around the recorded monument.



Lisronagh

Settlement Context

Lisronagh (Lios Ruanach) is a small rural village approximately half way between Clonmel and Fethard, on the Regional Road, R689. The village has evolved on the site of a medieval settlement dating from the 12th Century. The village centre is a designated Zone of Archaeological Potential with the ruins of the Butler Town House to the south of the village. The village is also close to the Moyle River which is located approximately 100m north of the village.

Infrastructure

Waste Water; Municipal wastewater treatment system available.

Water Supply; Public water supply available.

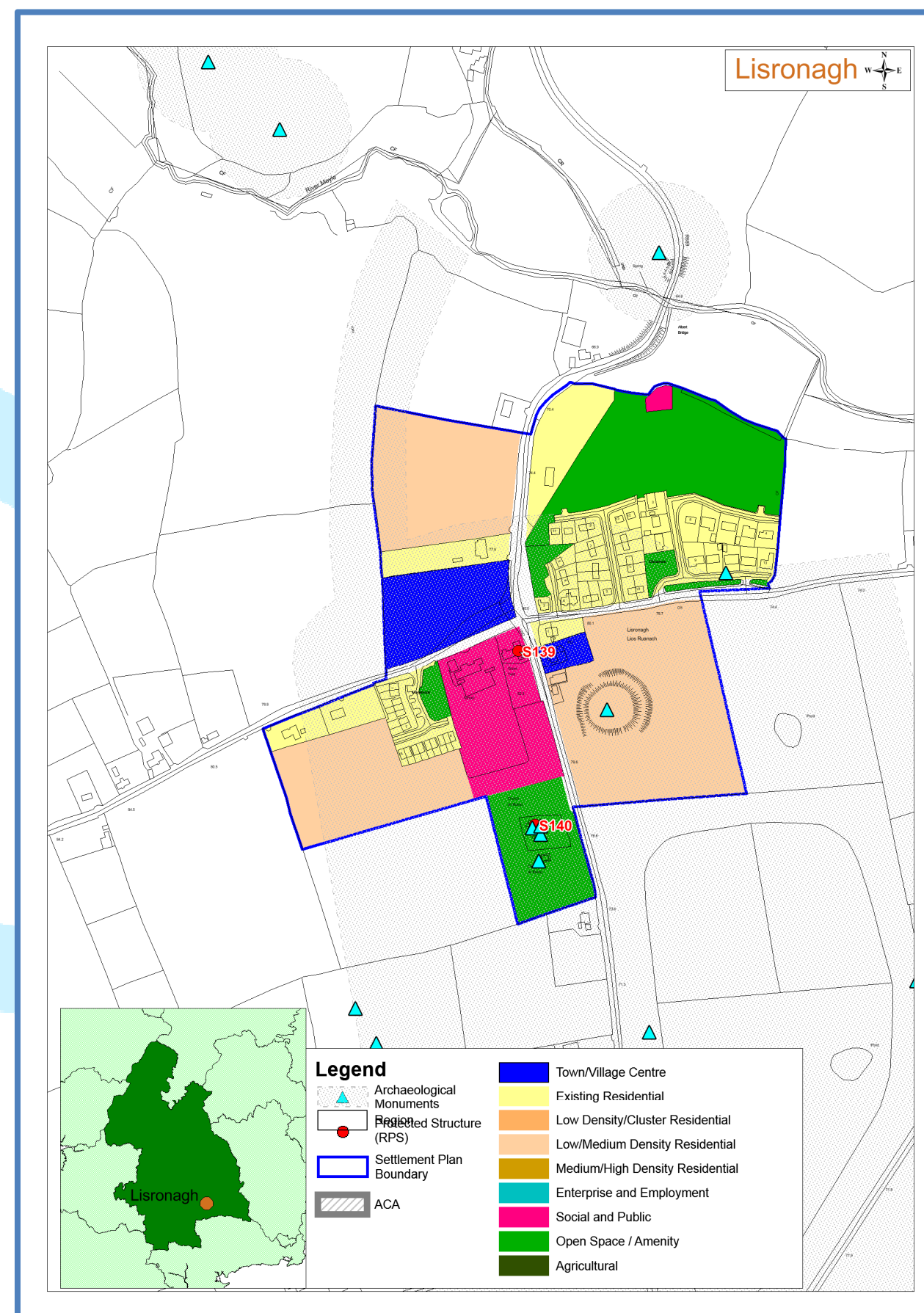
Community Facilities: The village has a church, graveyard and a school. There are bring bank facilities in the village centre. The village is serviced by a private bus operator.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the preparation of an Enhancement Scheme for Lisronagh which includes a focus on enhancement of entry points to the village and also definition of the core area by way of paving, street lighting, street furniture etc.
- SO 2:** To support the provision of additional passive and active amenity spaces subject to resources being available.
- SO 3:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.
- SO 4:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



Lisvarrinane

Settlement Context

Lisvarrinane (Lios Fearnáin) is located to the south west of the County on the R663. The village is located in the picturesque Glen of Aherlow. The village has developed along the regional road in a dispersed fashion. The Aherlow River forms the western boundary of the village. There are a number of looped walks, trails and cycle loops which pass through and around Lisvarrinane including the Ballyhoura Way, the Dolmen Loop, Padraigs Loop, Kilmallock Cycle and the Bianconi Loop.

Infrastructure and key points

Waste Water; Municipal wastewater treatment system available.

Water Supply; Public water supply available.

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

Flooding

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

Specific Objectives:

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

SO 1: To support the consolidation of the village core.

SO 2: To support the preparation of an Enhancement Scheme for the village subject to resources being available.

SO 3: To support the development of ‘dry- industry’ employment opportunities within the village on appropriately zone land.

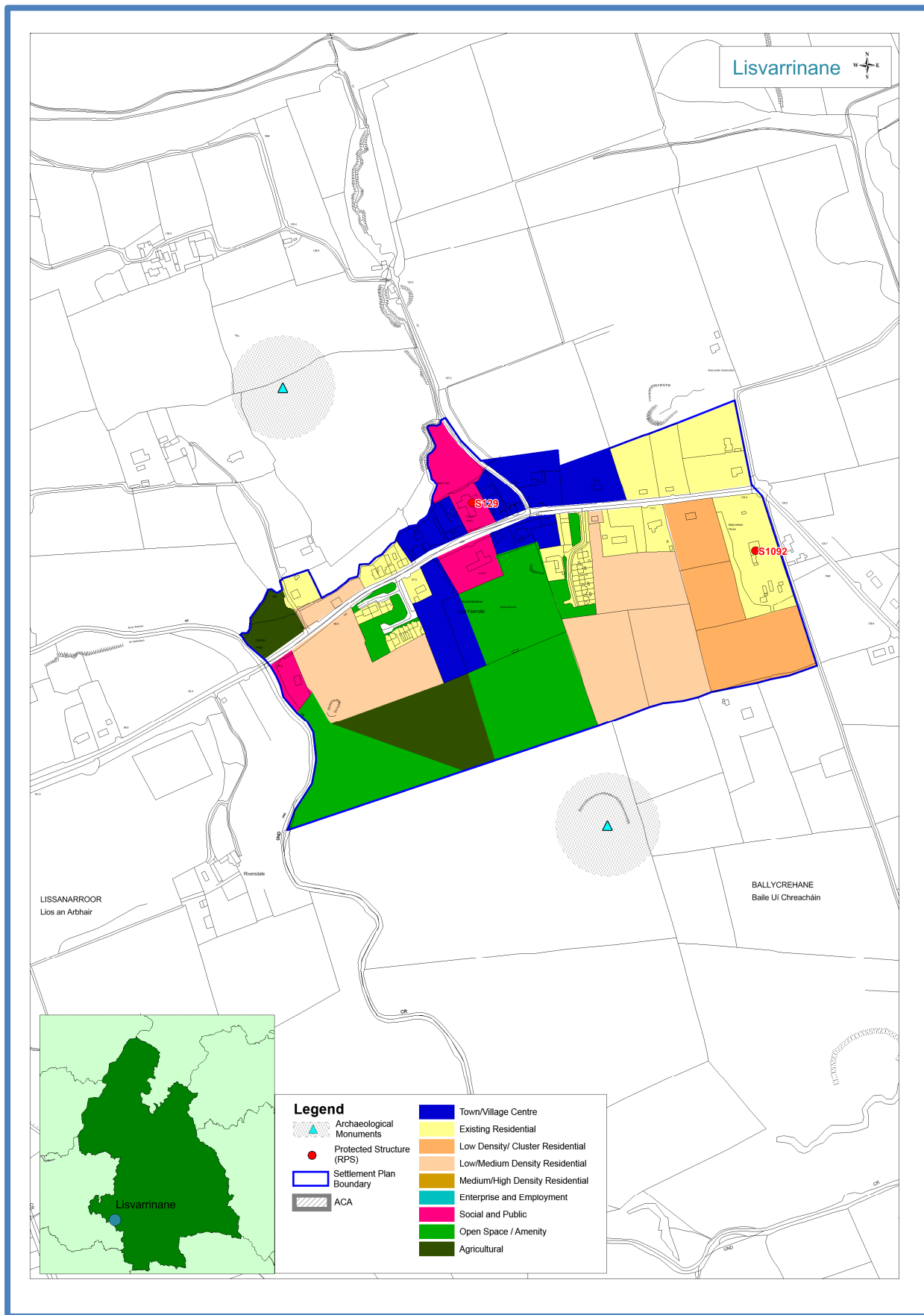
SO 4: To protect the existing sporting amenity facilities within the village and support their development in a sustainable manner.

SO 5: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO 6: To facilitate the completion of the District Service Centre Enhancement Scheme in the village.

SO 7: To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.

SO 8: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Marlfield

Settlement Context

Marlfield (Inisleamhnachta) village is located approximately 3km west of Clonmel town centre and only a short distance from the environs of the town. The village settlement was developed in tandem with the development of Marlfield estate and the associated distillery. Agriculture is the pre-dominant use in the settlement plan area, which is also characterised by a compact village centre, Marlfield House, Marlfield Lake and St. Patrick's Well. Marlfield's historic buildings, natural sloping landscape, mature trees and setting on the River Suir all contribute to a picturesque village setting.

Marlfield has the potential for development of a tourism destination, which harnesses and enhances its scenic location, natural assets, and existing tourism attractions. While previous proposals for tourism development did not come to fruition, the Plan maintains corresponding lands for development as a 'Tourism Opportunity Site'. The development of this site will be considered only in the context of the preparation of a Tourism Framework Plan to be agreed with Council. This plan shall ensure a comprehensive tourism analysis of the proposals and shall be designed to contribute to the setting and character of Marlfield.

The Council recognised that the Marlfield area is a desirable residential area and is vulnerable to excessive development. Therefore, the settlement plan has incorporated an agricultural zoning to ensure that a buffer is maintained to protect the village and landscape character of the area. Lands have been zoned within the village for sustainable residential expansion, which will provide an opportunity to attract new residents.

Infrastructure

Waste Water: Municipal wastewater treatment system available.

Water Supply: Public water supply available.

Community Facilities: The settlement is served by the adjoining town of Clonmel and fulfils a mainly residential function.

Flooding

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

any amendment thereof. The Council having regard to the nature and scope of development, may require the submission of Flood Risk Assessments, as appropriate, to assess the suitability of development proposals.

Specific Objectives:

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

SO 1: To facilitate the development of the 'Tourism Opportunity Site' for an Integrated Phased Tourism and Recreation Development, and in accordance with the following requirements and criteria:

- I. An Integrated Tourism Plan shall be prepared in consultation with the Council, to be supported by a tourism audit and with regard to national, regional and local tourism strategies.
- II. A design statement shall be prepared for any new build proposed which shall respect and support the amenity and environmental qualities of the area in terms of siting, design and quality.
- III. The proposal shall include for the incorporation of existing vegetation, hedgerows, trees and natural features and improved pedestrian linkages.
- IV. A flood risk assessment shall be carried out on any lands which are liable to flood and any mitigation necessary shall be incorporated as a feature in the design of the development.
- V. Exact intended uses shall be outlined and shall be limited to tourism related uses.
- VI. Proposals for residential units will only be considered where it is being provided in association with tourism development proposals.

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

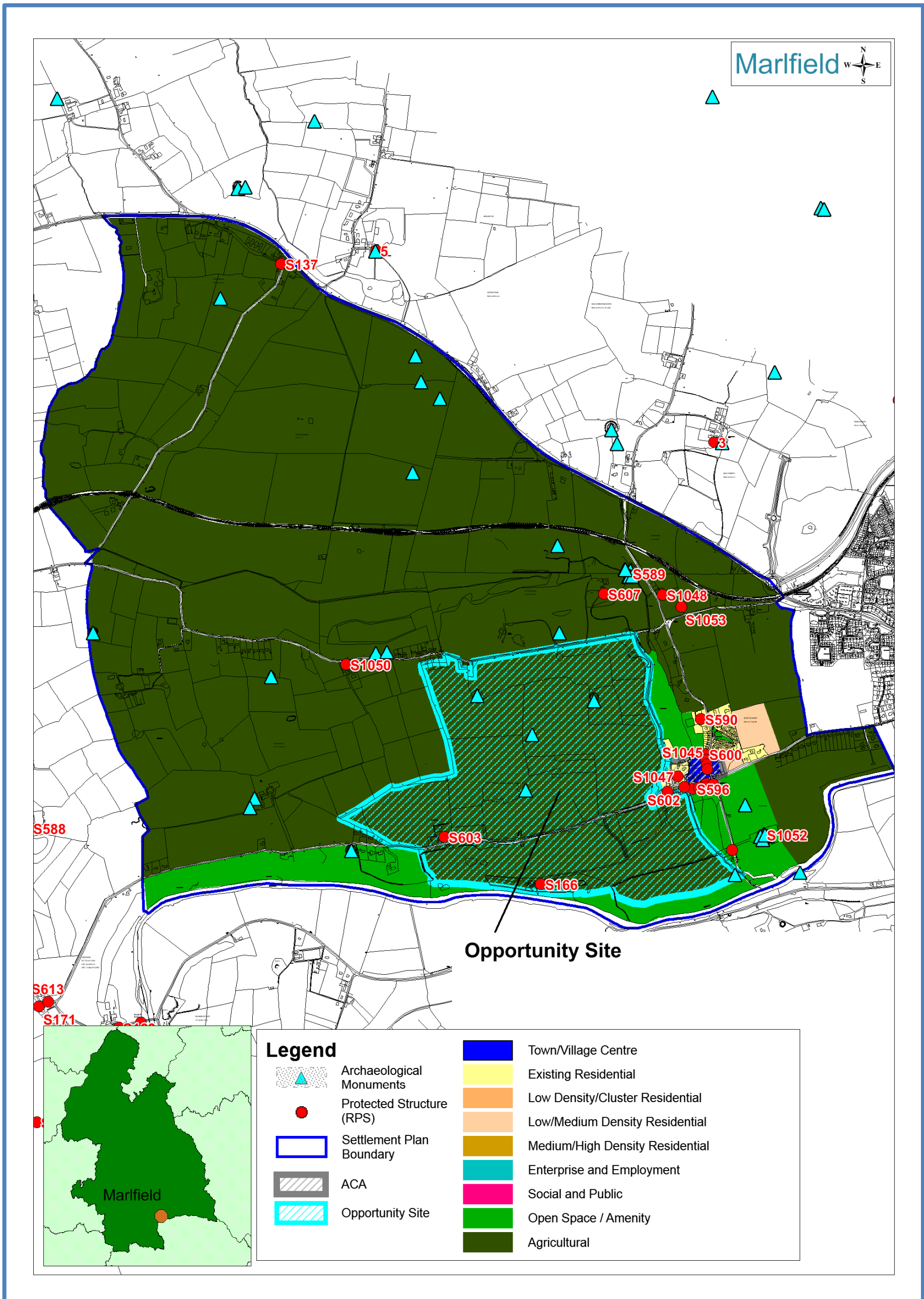
SO3: To seek the submission of design statement for all village development proposals, this shall ensure that development proposals will be in keeping with the character of the village.

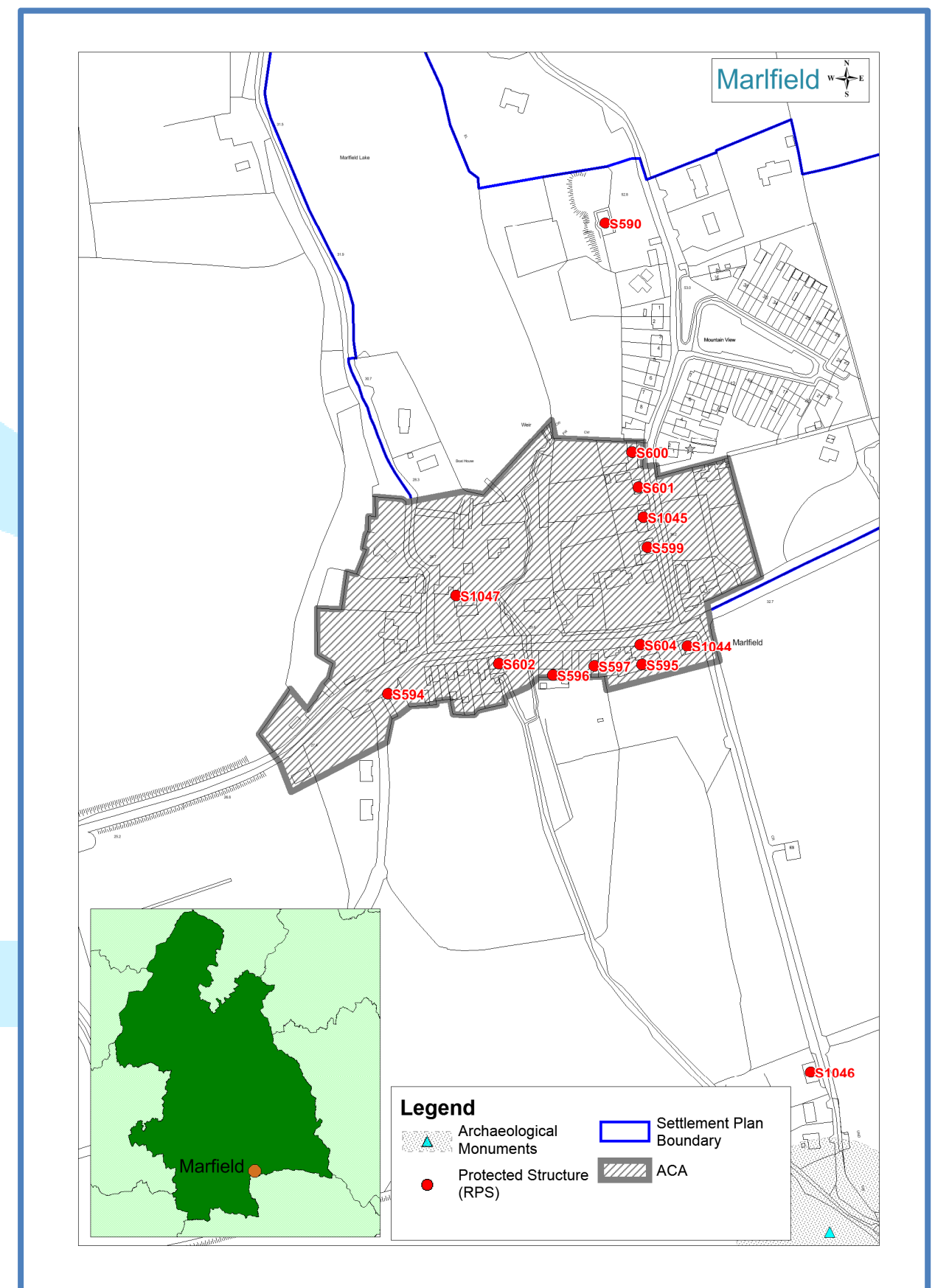
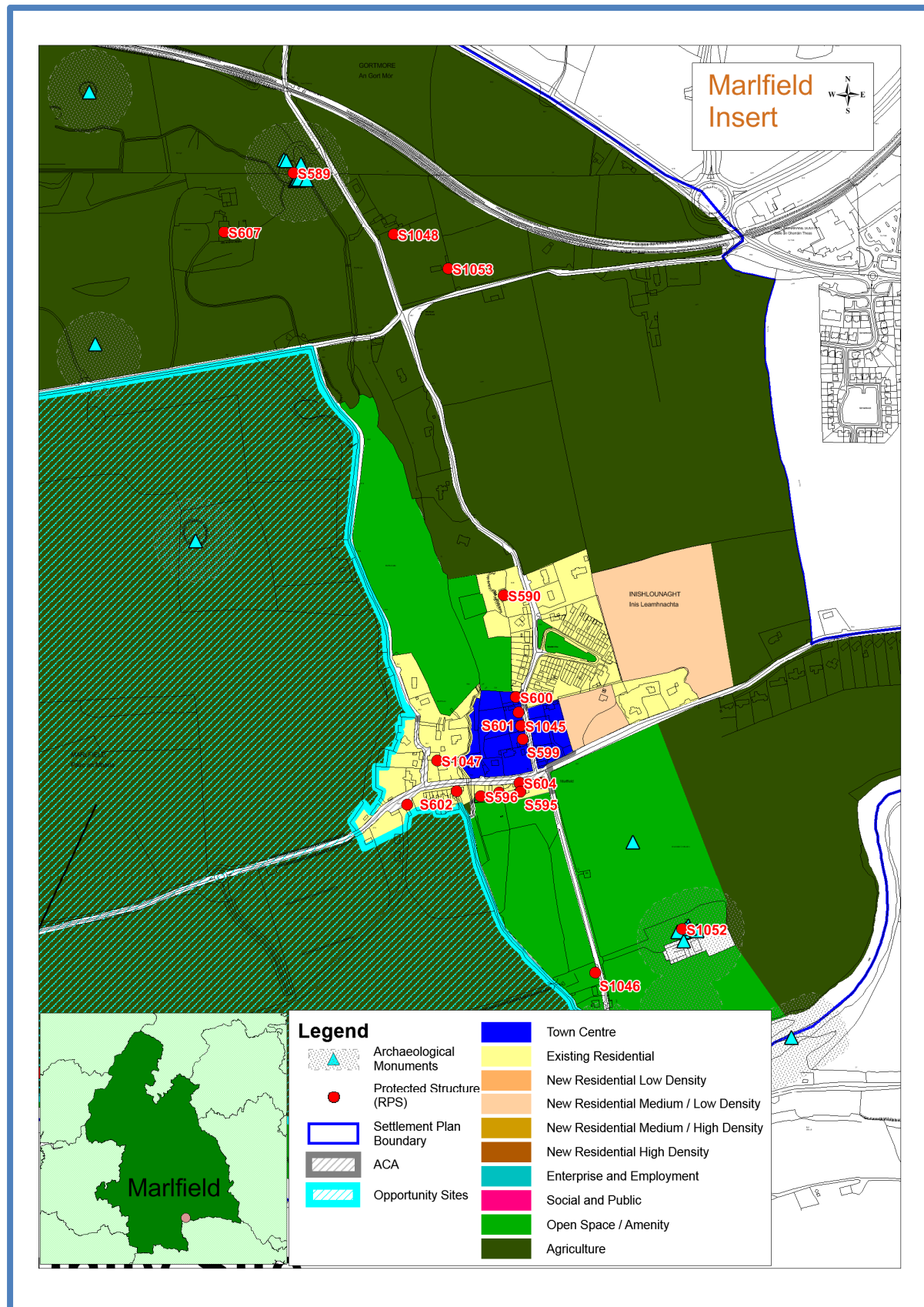
SO 4: To support the preparation of an Enhancement Scheme for Marlfield village which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc.

SO 5: To support the provision of additional passive and active amenity facilities, and in particular to support the development of a walkway between Marlfield and Clonmel subject to resources being available.

- SO 6:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO 7:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.
- SO 8:** To maintain the integrity of the Natura 2000 sites (lower River Suir SAC) and the proposed NHA (Marfield Lake) and to support proposals to enhance the ecological and environmental value of these area.







Monard

Settlement Context

Monard (An Mhóin Ard) is a small settlement approximately 6km north-east of Tipperary Town. The village is very close to the border with Co. Limerick at a distance of less than 1km.

Infrastructure and key points

Waste Water; Waste Water is treated by discharge to ground – Individual treatment systems.

Water Supply; Public supply available.

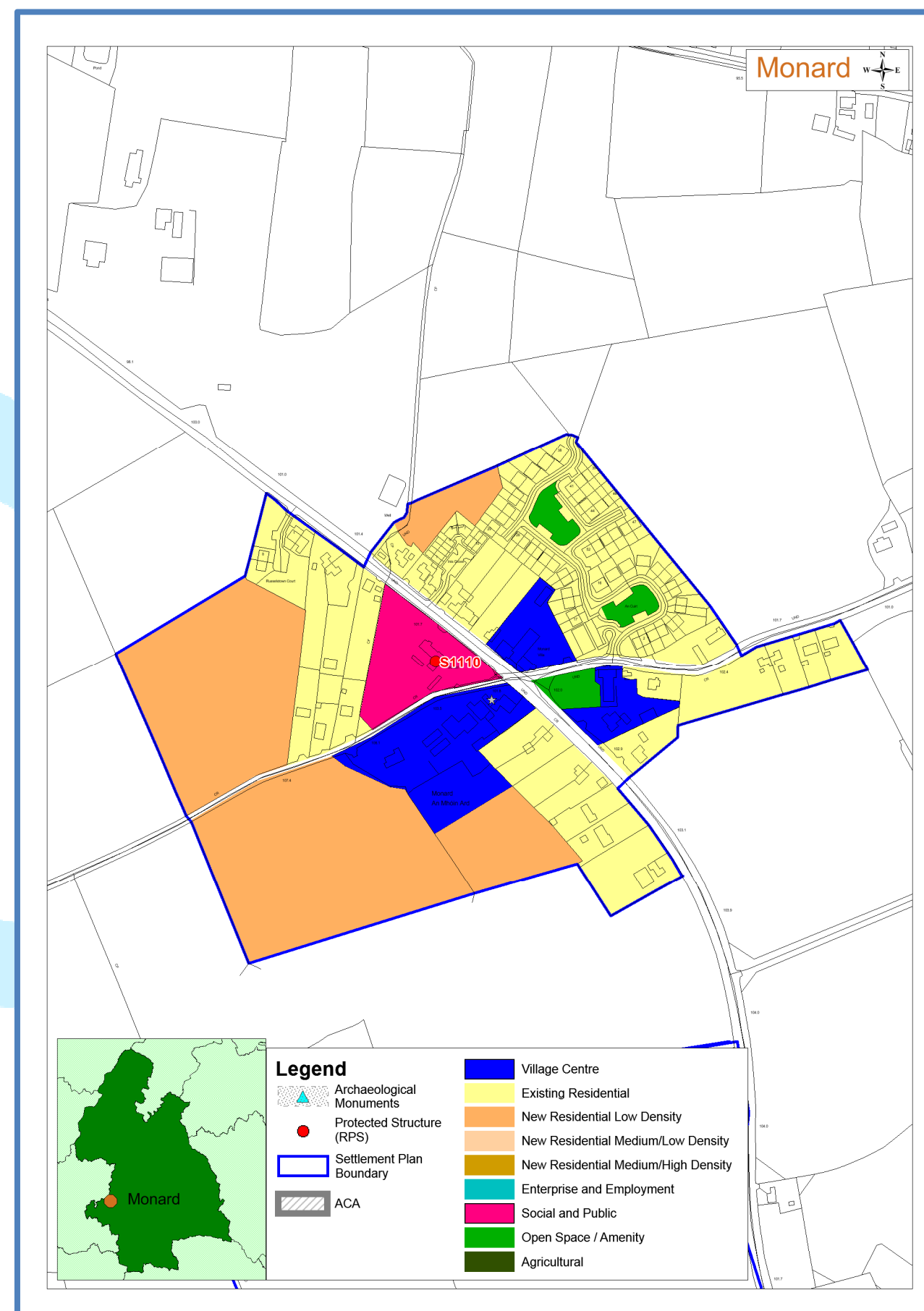
Community Facilities: The village has a church and graveyard, a shop and service station, school, community hall and crèche.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the preparation of an Enhancement Scheme for Monard which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc. subject to resources being available.
- SO 2:** To support the provision of a public amenity area in the village subject to resources being available.
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.



New Inn

Settlement Context

New Inn (Loch Ceann) is a small settlement approximately 9km south of Cashel Town and a similar distance north-east of Cahir. The village is situated on the Regional Road, R639 (which was the previous Dublin-Cork main Road, N8).

Infrastructure and key points

Waste Water; Municipal treatment system available

Water Supply; Public supply available.

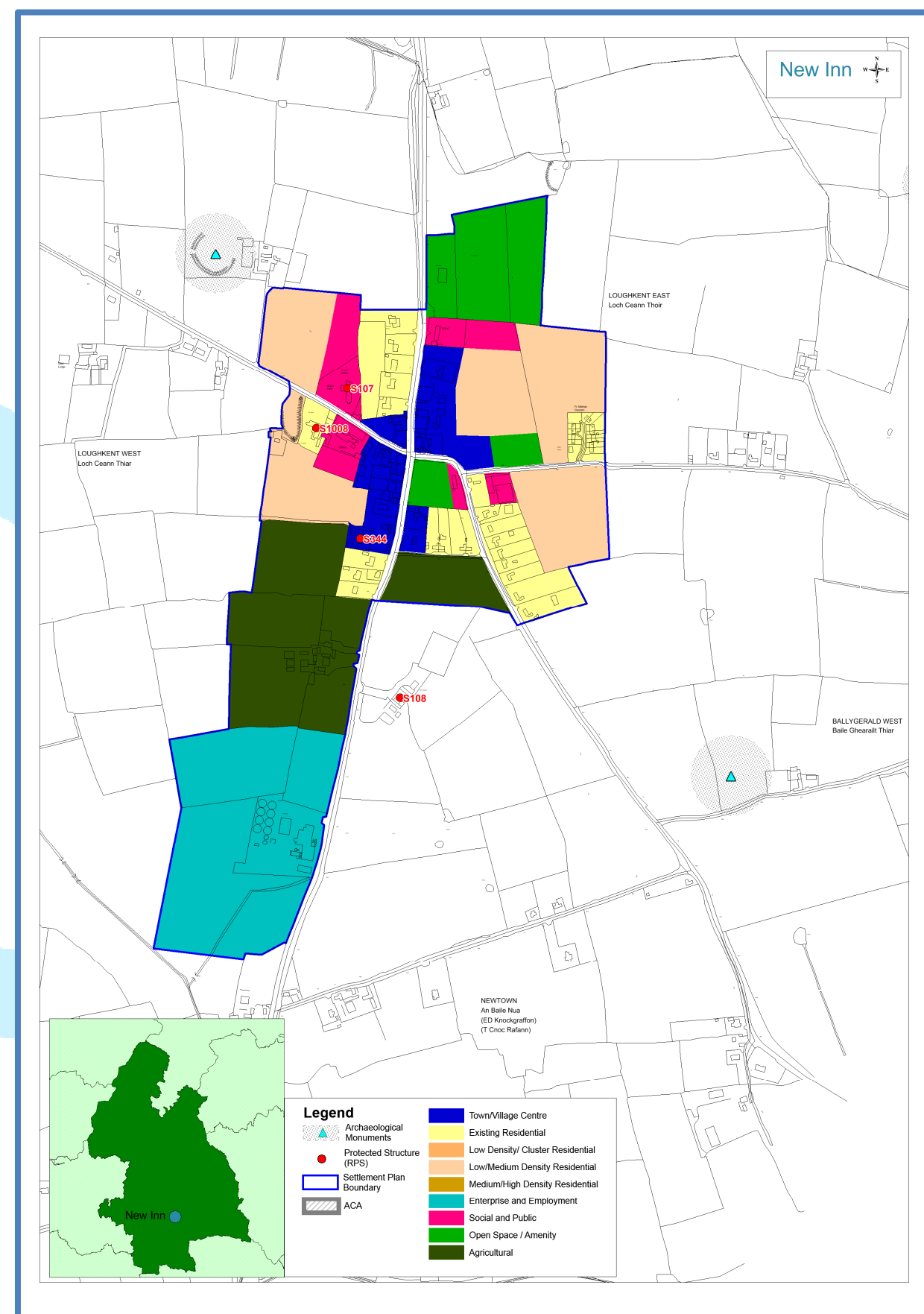
Community Facilities: The village has a church and graveyard, a convent, two schools, a shop, two pubs, a community centre and tennis club, health centre, and GAA facilities.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the preparation of an Enhancement Scheme for New Inn which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc. subject to resources being available.
- SO 2:** To support the provision of a public amenity area in the village centre subject to resources being available.
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.



Rosegreen

Settlement Context

Rosegreen (Faiche Ró) is located on the R688 between Cashel and Ballyclerihan to the north of Clonmel.

Infrastructure and key points

Waste Water: Municipal wastewater treatment system available.

Water Supply: Public water supply available

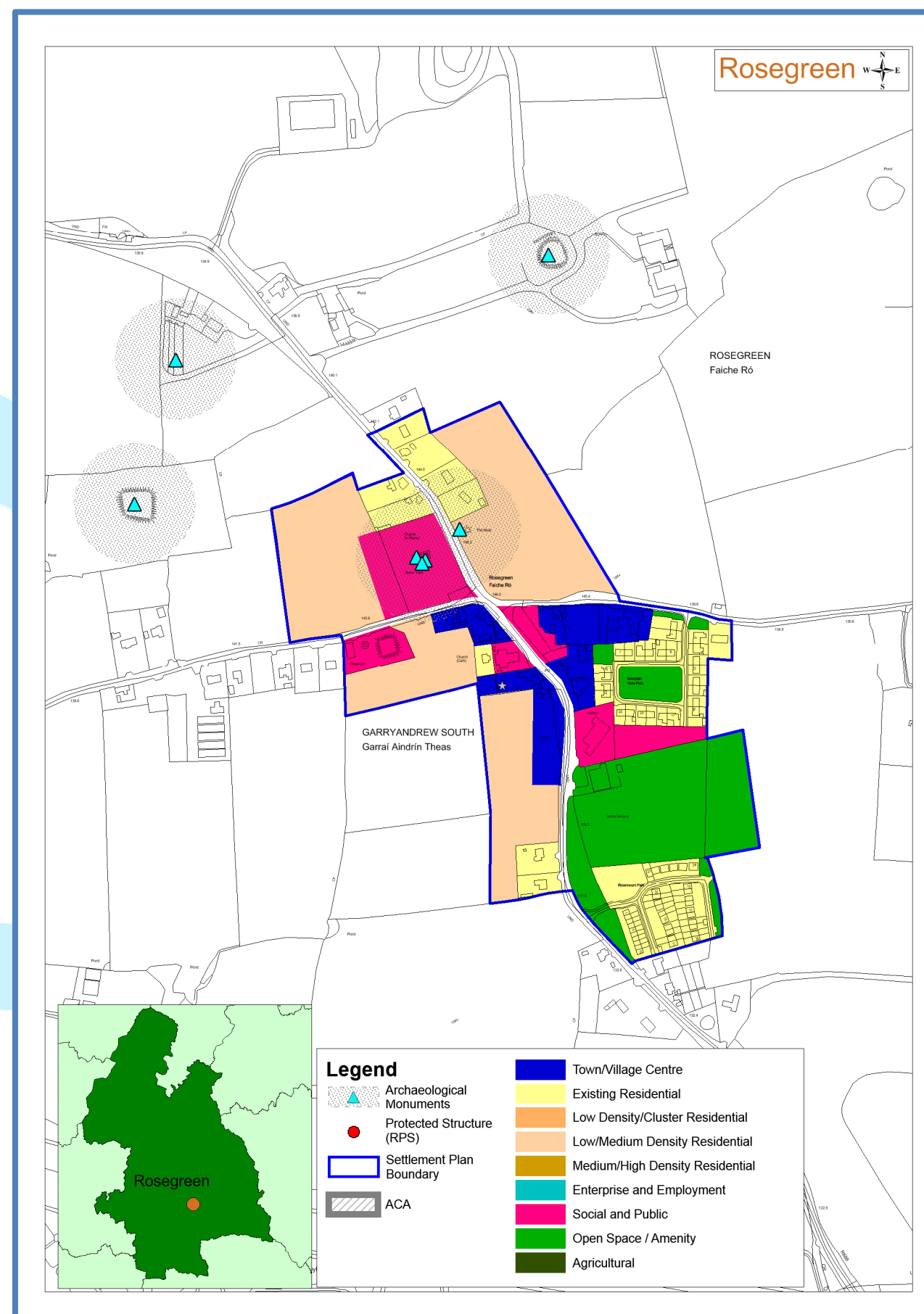
Community Facilities: The village has a school, church, public houses, shop and filling station, community hall and sports pitches

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** Where development is proposed on land zoned for village centre use, the Council will seek the integration of the development into the existing village centre through the erection of an appropriate section of streetscape. The scale, design and layout of any development shall enhance the individual rural character of the village and not seriously detract from existing views
- SO 2:** To support the preparation of an Enhancement Scheme for Rosegreen which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, parking provision, street furniture etc.
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 4:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance
- SO 5:** To support the rationalisation of car parking arrangements including lining of yard, formalisation of access and egress arrangements and signage at Church car park subject to resources being available.



The Commons

Settlement Context

The Commons (An Coimín) is a local service centre located on the foothills of the Slieveardagh Hills. The settlement developed as a result of the housing needs associated with the local coal mines. The settlement is situated approximately 13km east of Horse and Jockey.

Infrastructure and key points

Waste Water: Municipal wastewater treatment system available.

Water Supply: Public water supply available

Community Facilities: The village has a school, community hall and bring facilities.

Flooding

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

Specific Objectives:

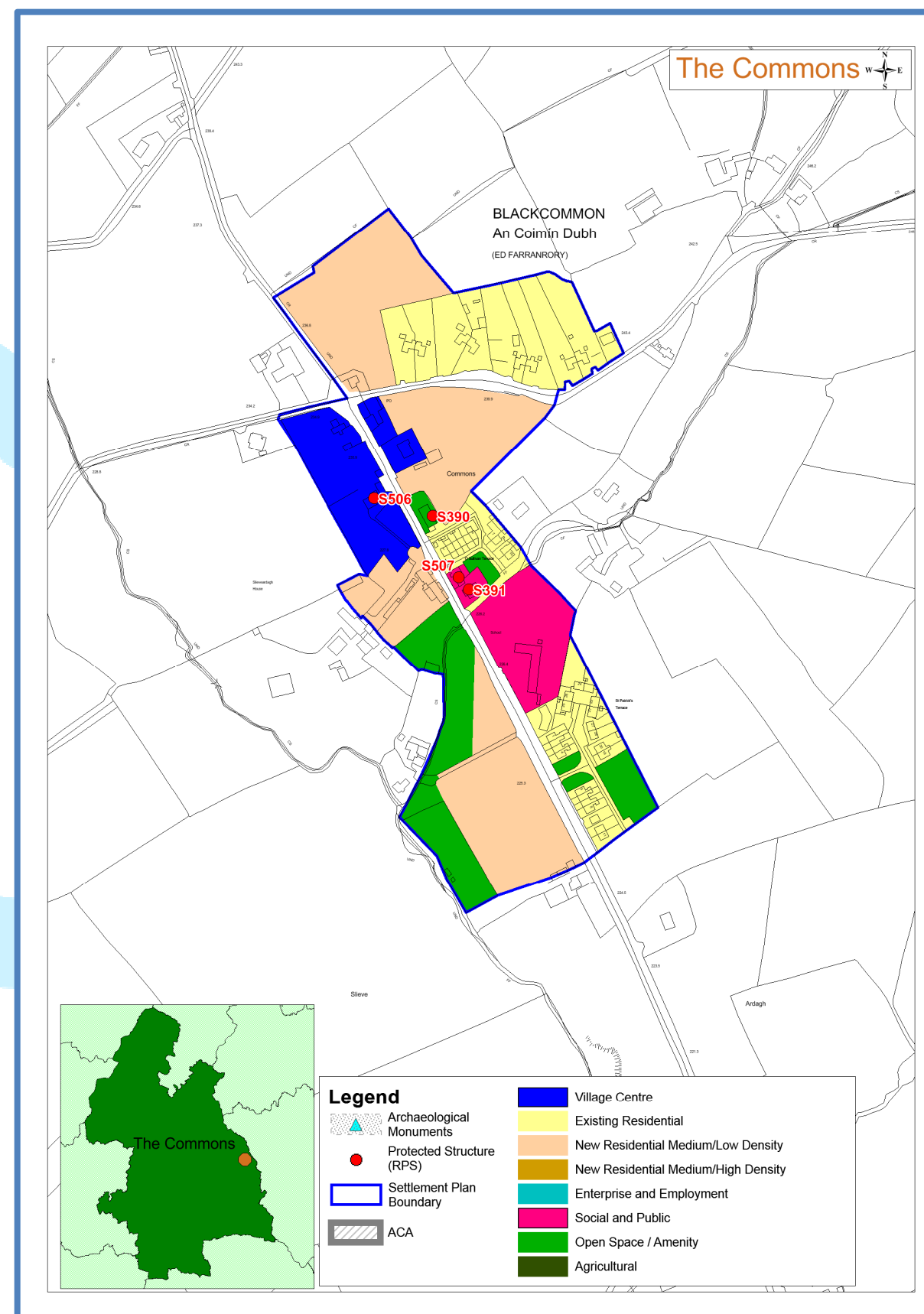
GO 1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.

SO 1: To support the preparation of an Enhancement Scheme for The Commons which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, parking provision, street furniture etc. subject to resources being available.

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

SO 3: To support the further development of existing community facilities including upgrade and enhancement works to the ball alley and development of an amenity area in the village subject to resources being available.

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



Settlement Nodes



Ahenny

Settlement Context

Ahenny (Áth Eine) is located ca. 8km north of Carrick-on-Suir and is close to the border with County Kilkenny. The settlement developed around the early Monastic Settlement close to the ancient Monastery at Kilclipspeen. The village retains elements of the early monastic life with a number of ancient High Crosses within Kilclipspeen cemetery. The northern portion of the village accommodates old miners cottages, which are within a designated Architectural Conservation Area and the southern portion accommodates the old Church (in ruins) and cemetery.

Infrastructure and key points

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

Water Supply: Public water supply available.

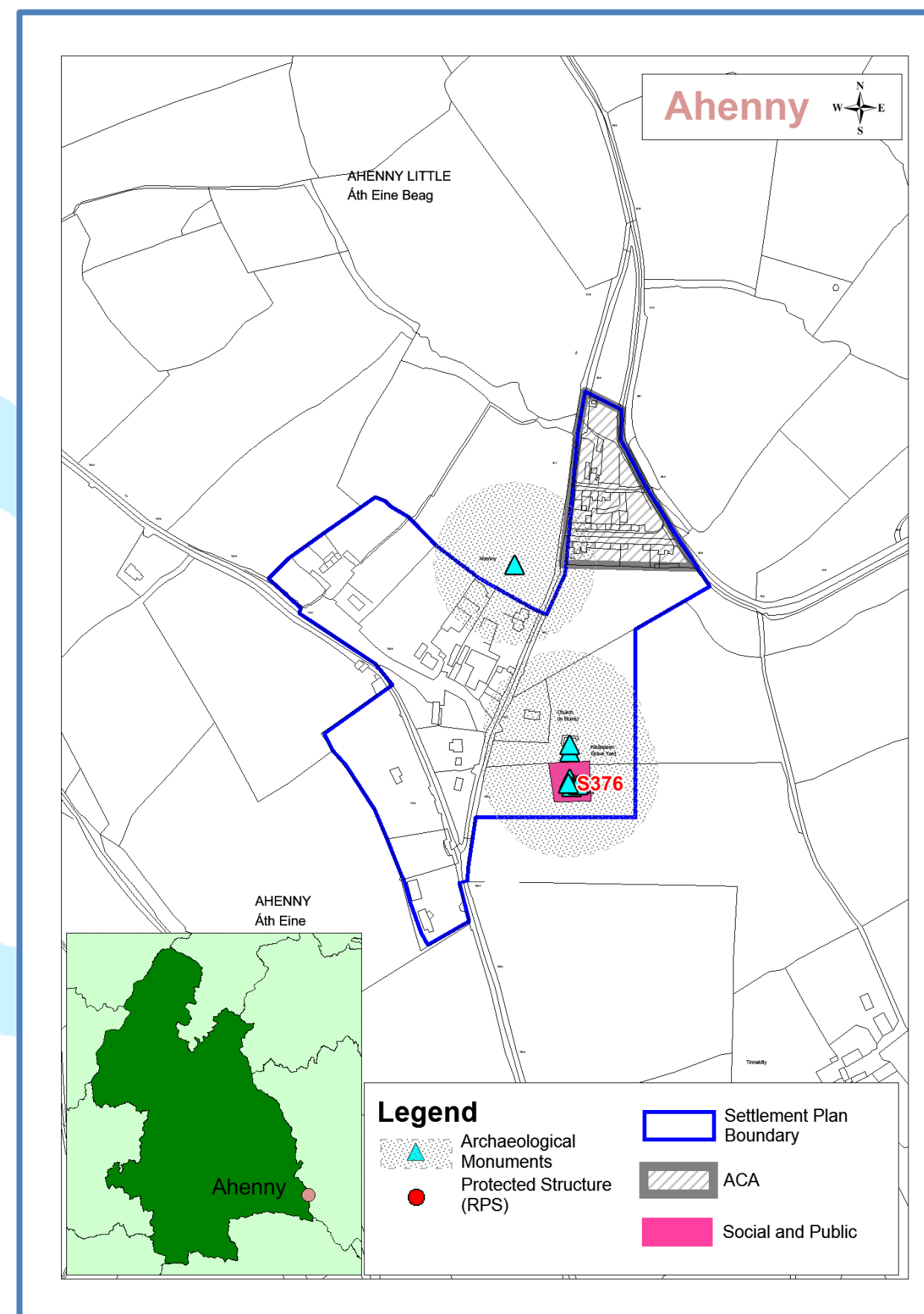
Community Facilities: The village has a cemetery to the south of the settlement. The local school is located close to Faugheen approximately 2.5km south of Ahenny.

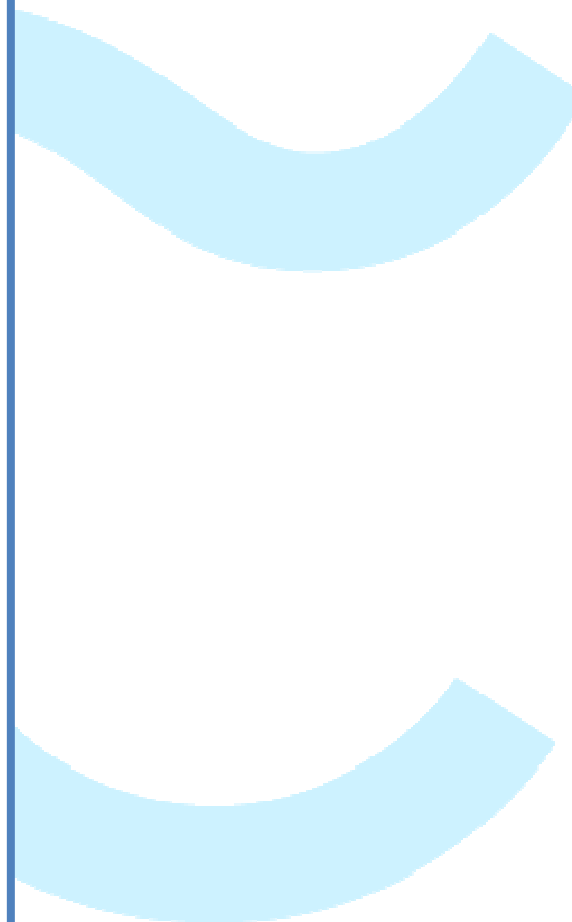
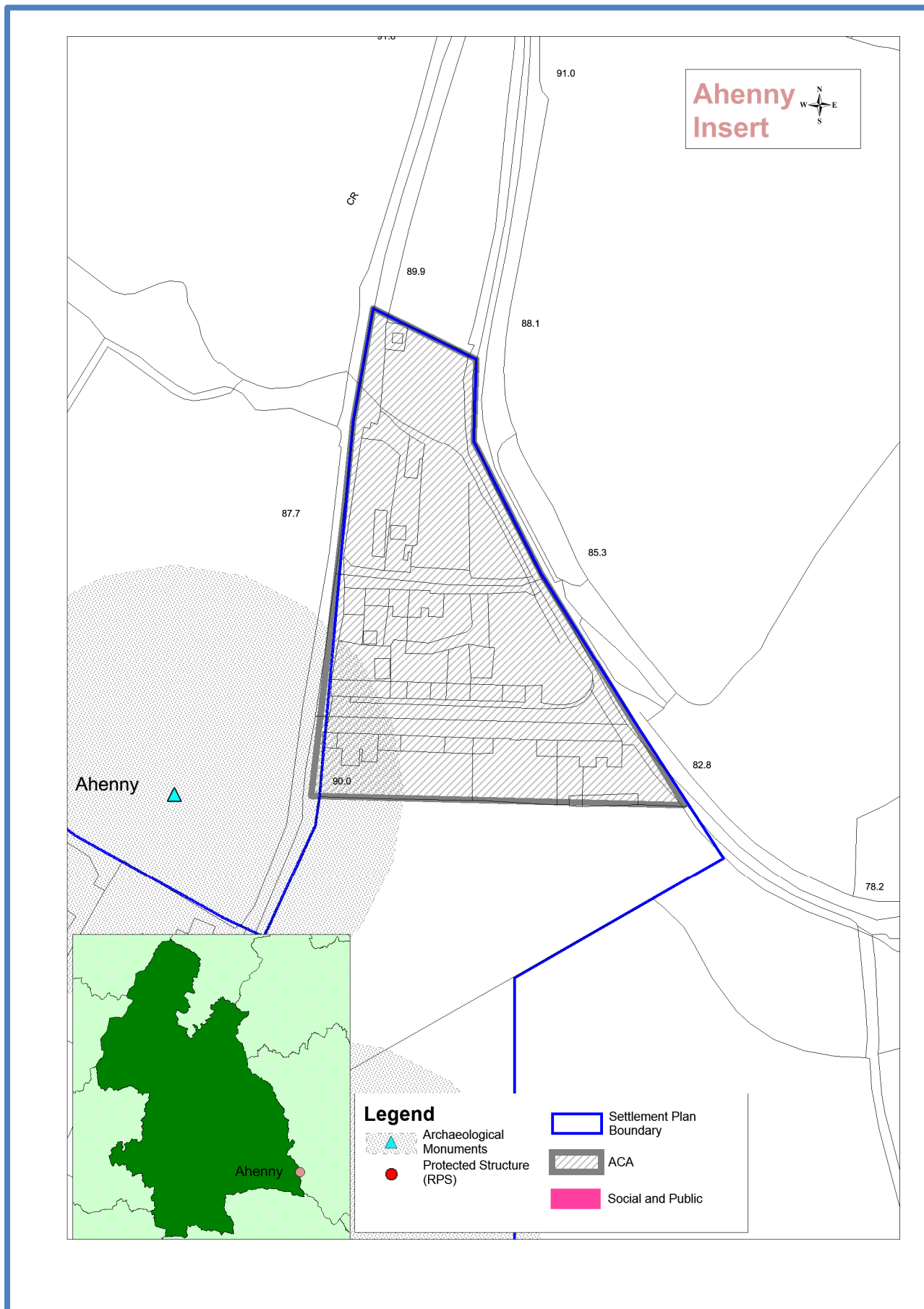
Flooding

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

Specific Objectives:

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





Ballagh

Settlement Context

Ballagh (An Bealach) is located on a regional road approximately 14km north west of Cashel. The village has developed in a linear fashion at a crossroads. There has been limited development in Ballagh in recent years.

Infrastructure and key points

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

Water Supply: Public water supply available. Upgrade works may be required.

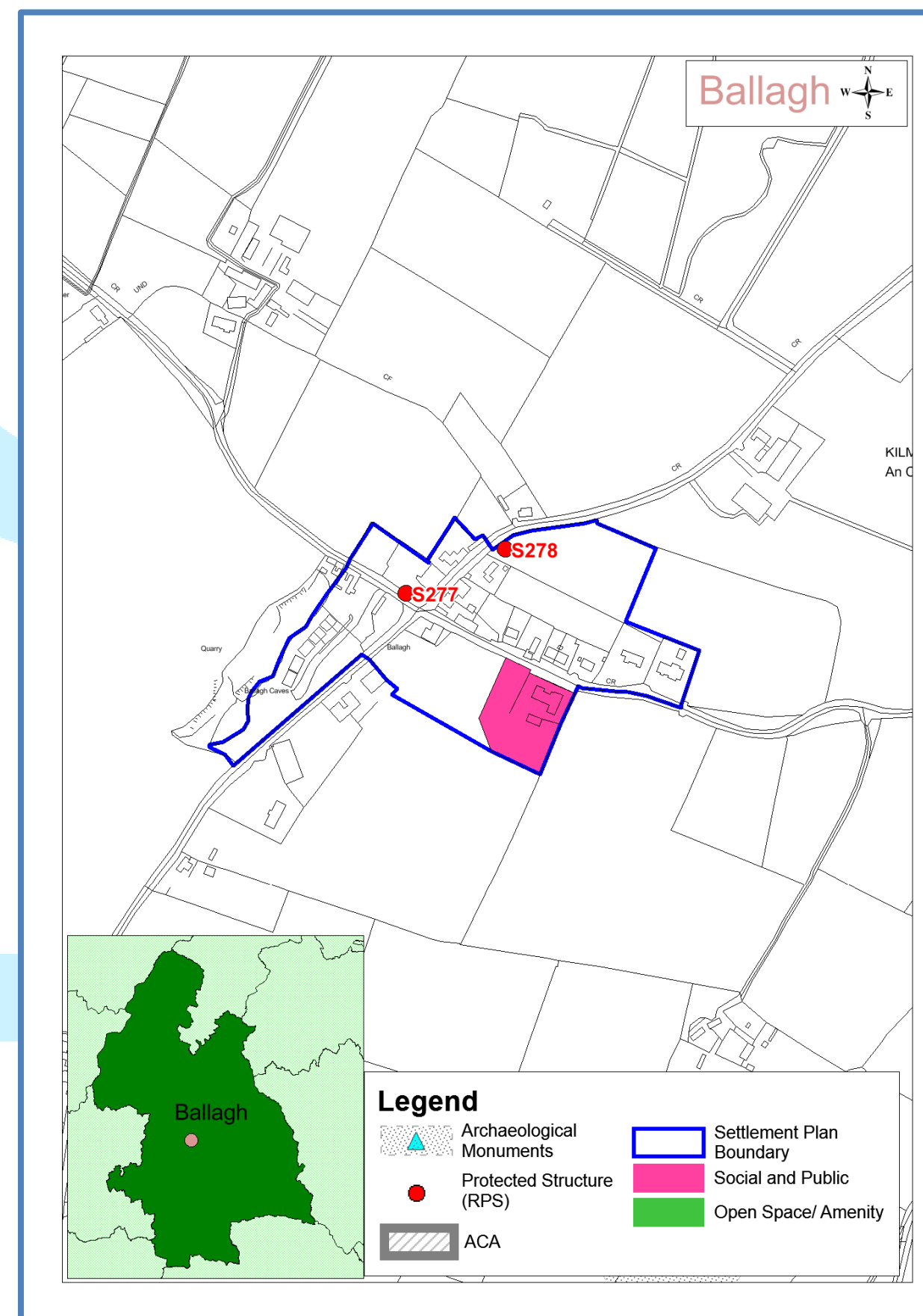
Community Facilities: There is a public houses in the settlement.

Flooding

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

Specific Objectives:

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



Ballinure

Settlement Context

Ballinure (Baile an Iúir) is a small settlement, situated 10km north-west of Cashel and 6km east of Killenaule, to the east of the Slieveardagh Mountains. The settlement, which developed at the crossroads of the regional road, R691, and the local road, L-1401-1, is dispersed in nature with a cluster of traditional buildings forming an Architectural Conservation Area at the crossroads.

Infrastructure and key points

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

Water Supply: Public water supply available.

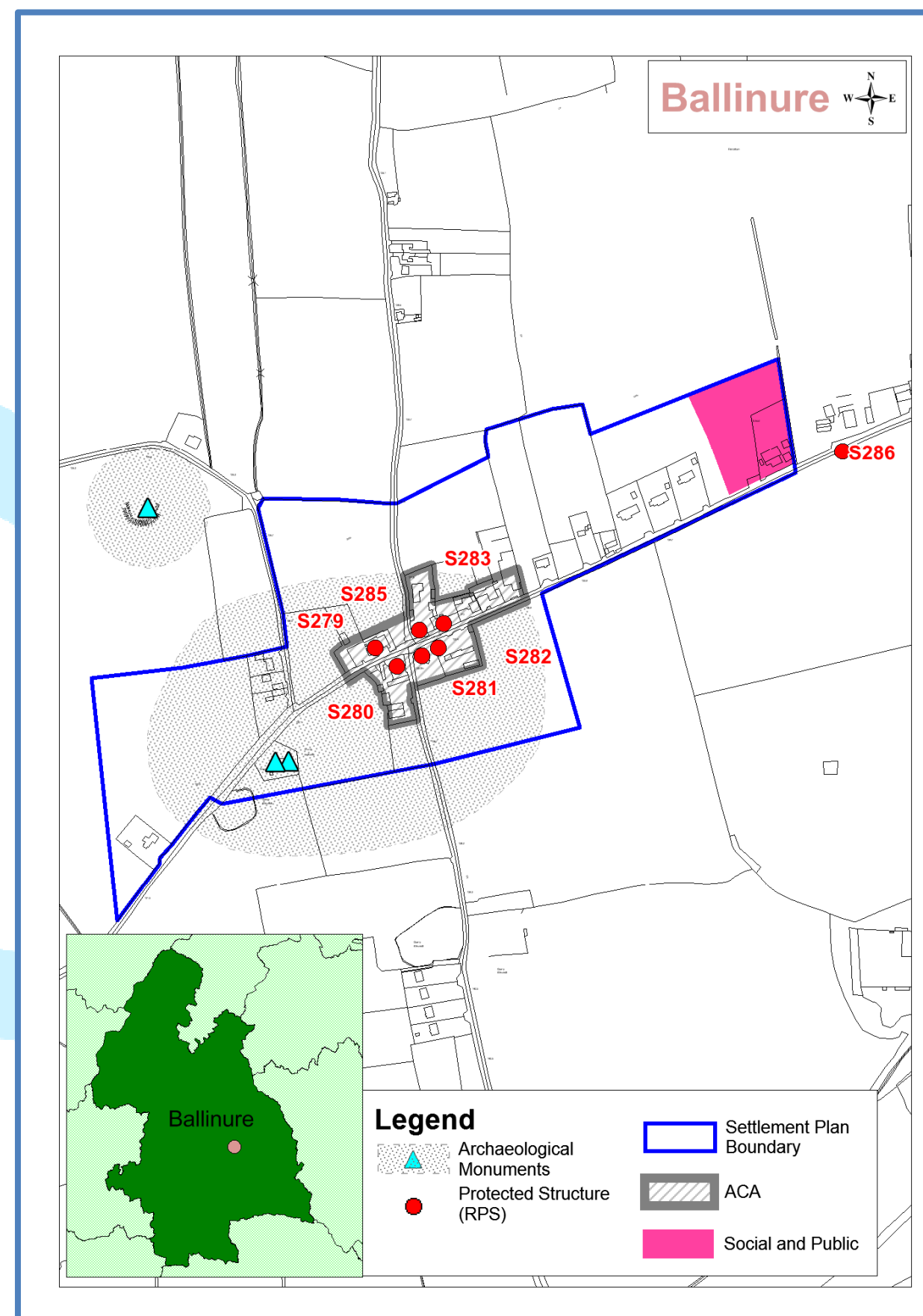
Community Facilities: The village has a graveyard and primary school.

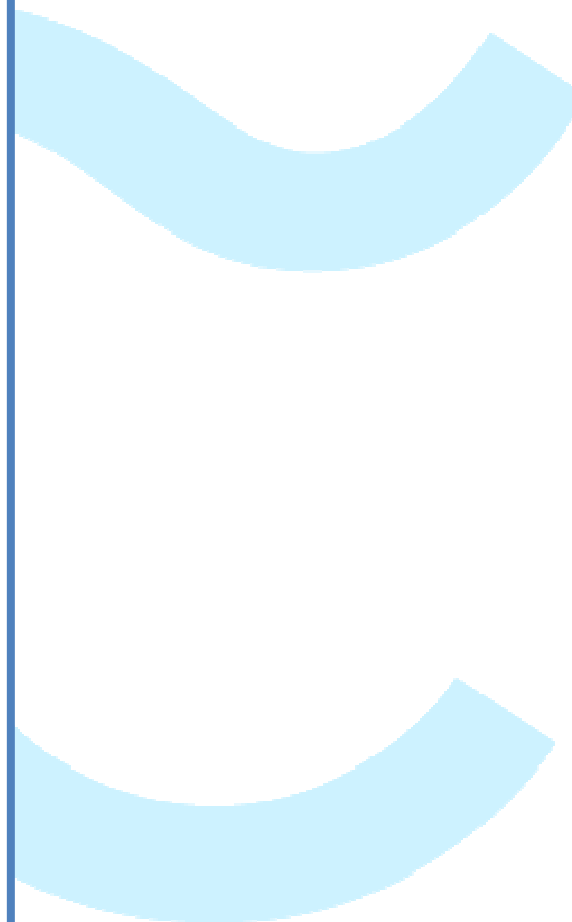
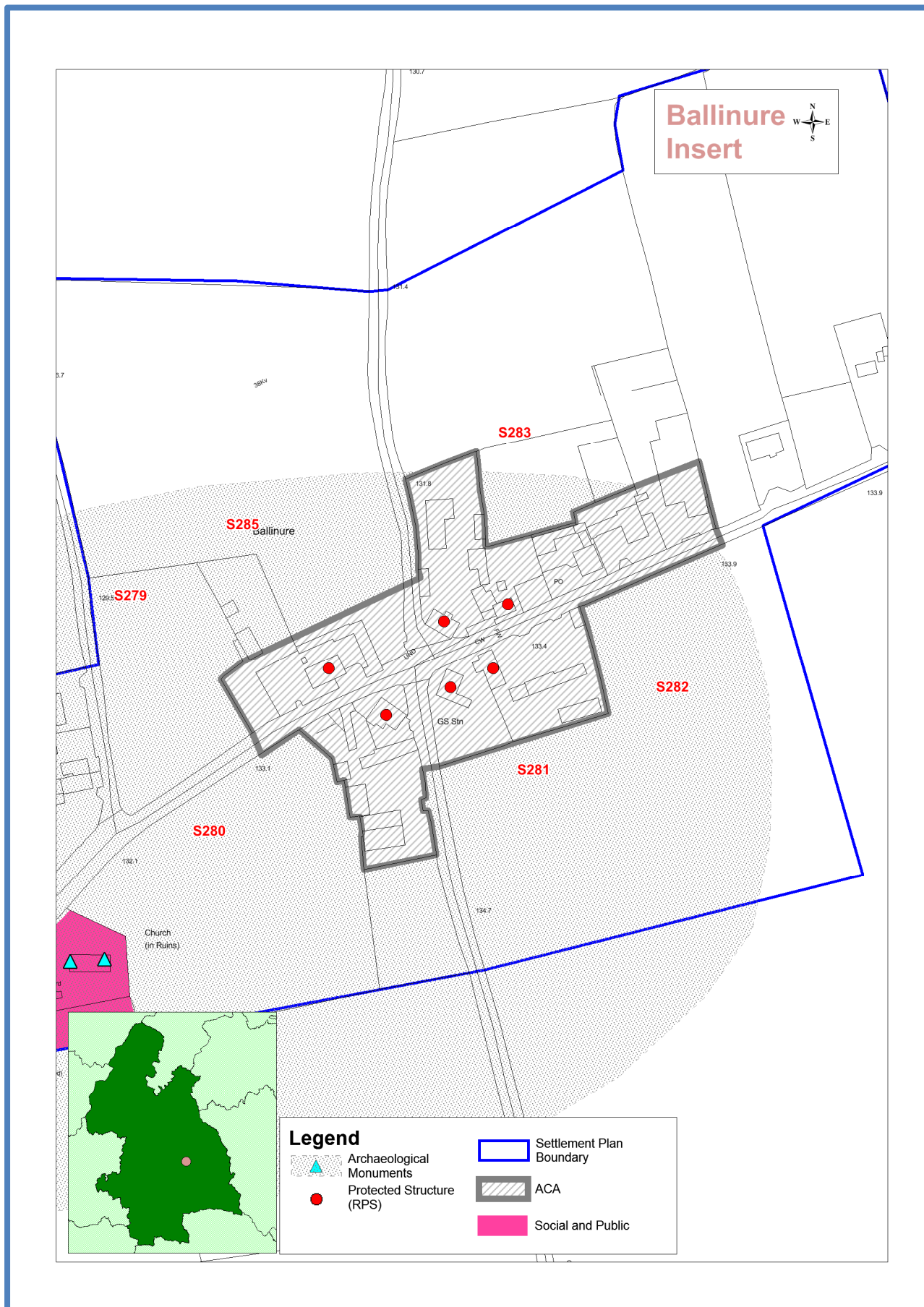
Flooding

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

Specific Objectives:

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





Ballylooby

Settlement Context

Ballylooby is located in the Galty Vee valley between the Galty and Knockmealdown Mountains, approximately 7km south-west of Cahir. The Thonoge River bisects the village and provides a pleasant amenity feature in the settlement.

Infrastructure

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

Water Supply: Public water supply available.

Key Community Facilities: There is a school, community hall, church and graveyard, 2 pubs, shop and fuel pumps. GAA facilities are located outside the village to the west.

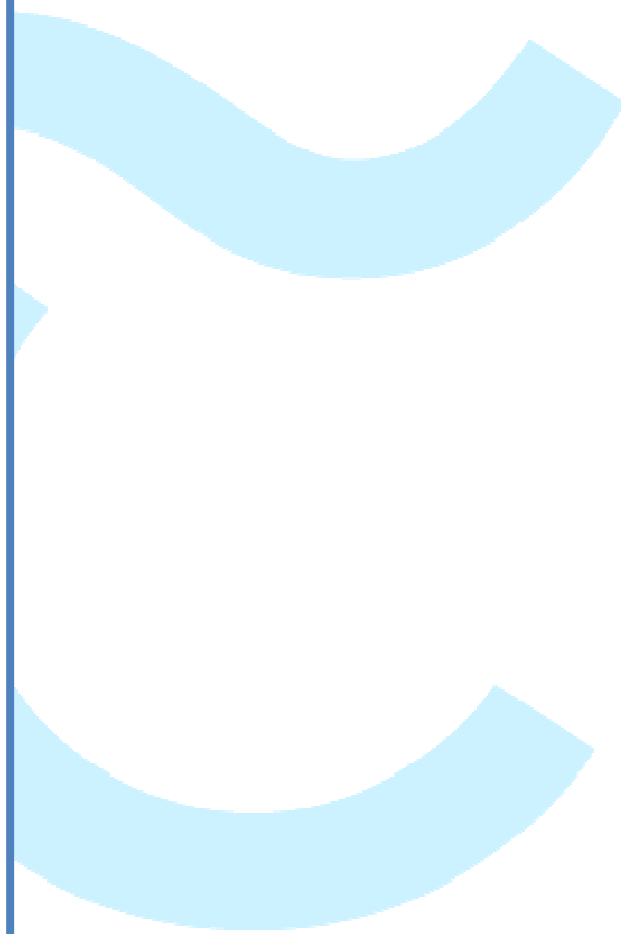
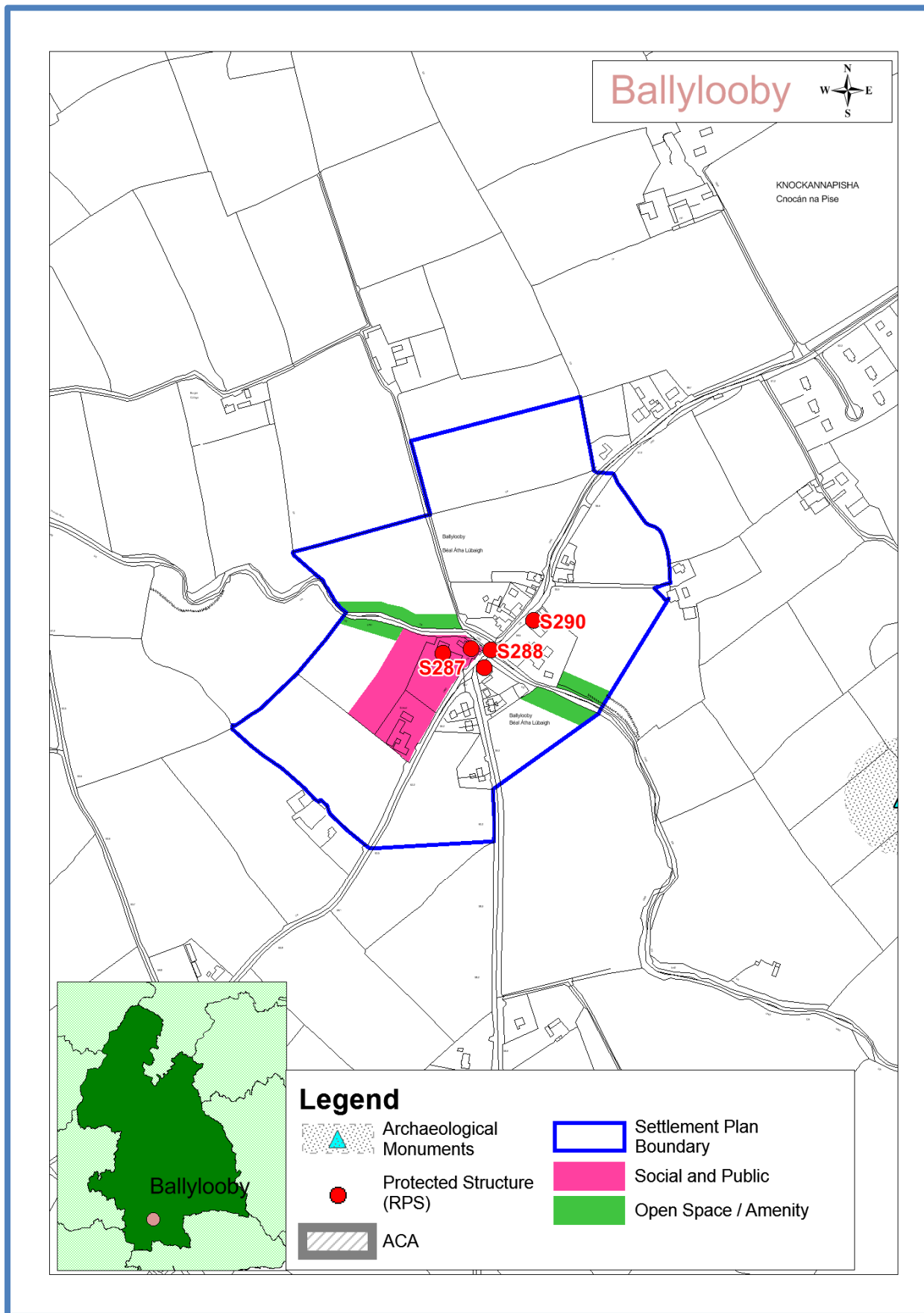
Flooding

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

Specific Objectives:

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

- SO 4:** To seek to protect the area of land adjoining the river from development and subject to resources being available the development of a River Walk. The river shall be maintained as an amenity area within the village.
- SO 5:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Ballyneill

Settlement Context

Ballyneill (Baile Uí Néill) is located at the foot of Slievenamon to the south east of the County, ca. 6Km North West of Carrick on Suir.

Infrastructure and key points

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

Water Supply: Public water supply available.

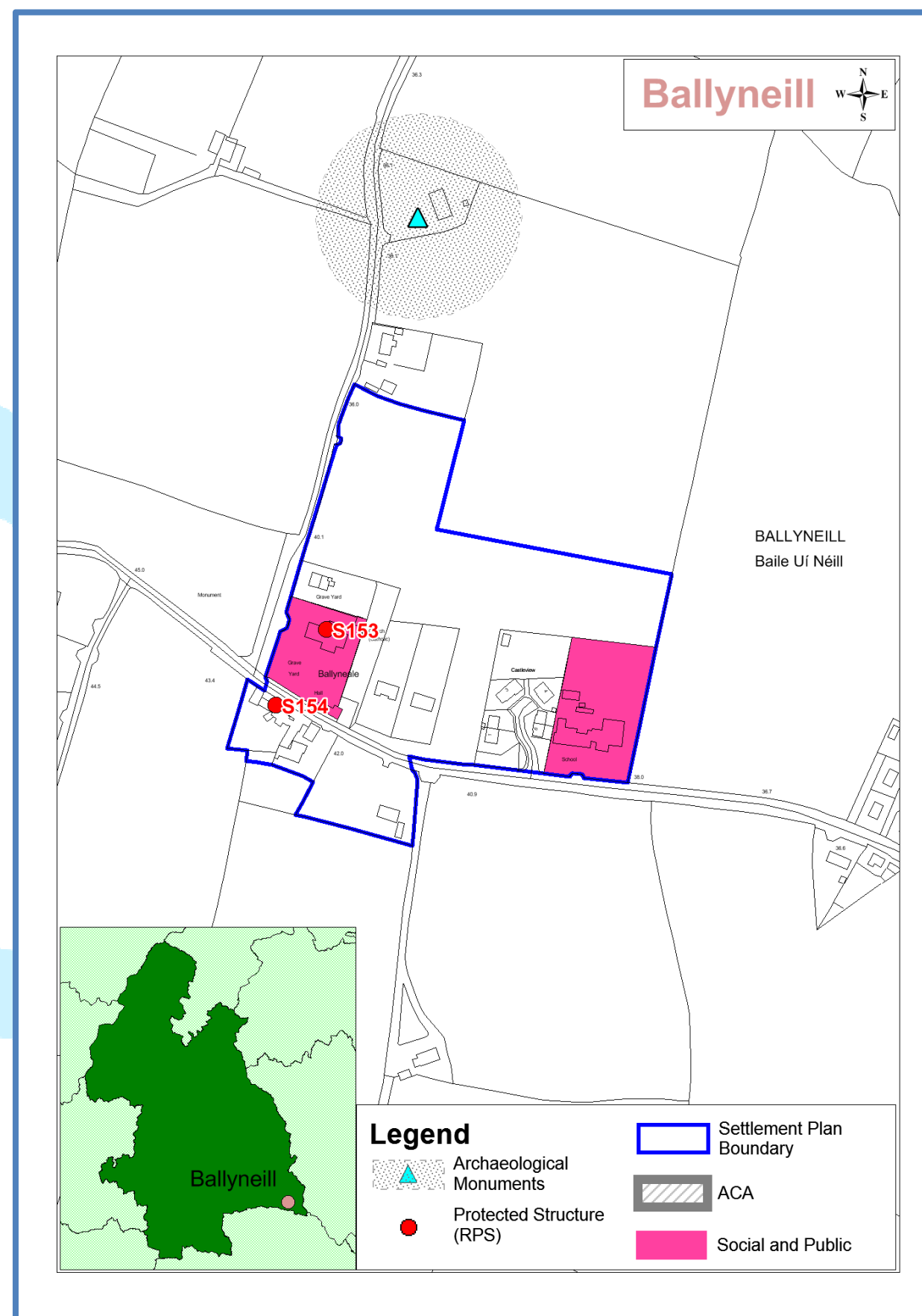
Community Facilities: The village has a church and graveyard, parish hall, public house and primary school.

Flooding

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

Specific Objectives:

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



Ballysloe

Settlement Context

Ballysloe (Baile Na Slua) is a dispersed, linear settlement located along the Regional Road, R689, approximately 9km south of Urlingford and 9 km east of Littleton. The settlement has evolved over time with the village centre located at the junction with the local road, L-2113-0.

Infrastructure and key points

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

Water Supply: Public water supply available

Community Facilities: The village has a school, health centre, shop/filling station and two public houses.

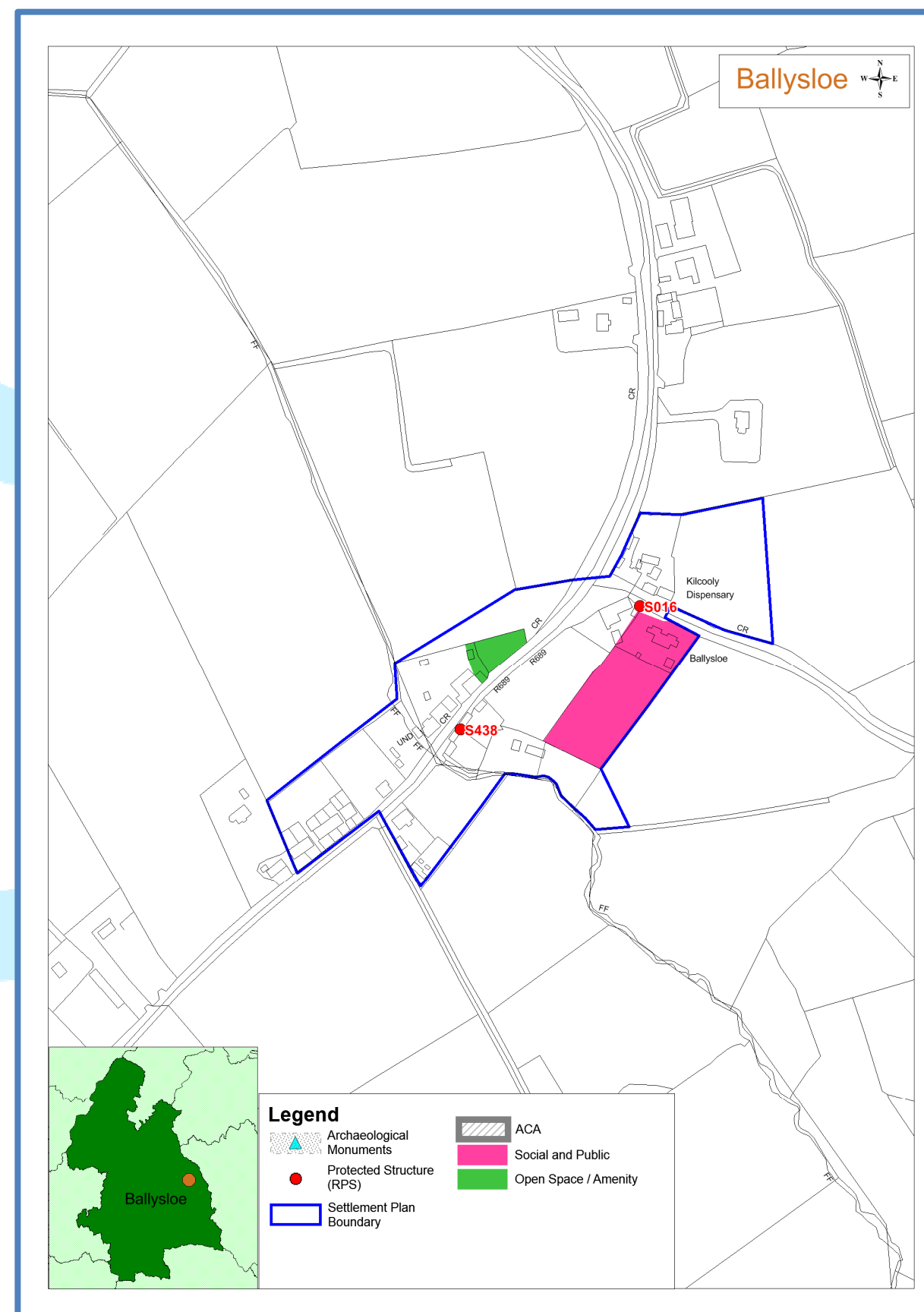
Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To support the provision of a public amenity area in the village as part of new residential development within the site south of the local road, L-2113.
- SO 2:** To facilitate the redevelopment of underused village centre sites and in particular the development of the village centre sites located south of the junction of the R689 with L-2113-0.
- SO 3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 4:** To support the preparation of an Enhancement Scheme which includes a focus on enhancement of entry points to the village

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



Goatenbridge

Settlement Context

Goatenbridge (Droichead na nGabhar) is located approximately 4km west of Newcastle and approximately 6km from the Waterford border. The village is situated close to the Knockmealdown Mountains. The River Tar runs through the village and the bridge in the village centre is a protected structures, listed on the Record of Protected Structures. The Tar River is designated a Special Area of Conservation.

Infrastructure

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

Water Supply: Public water supply available.

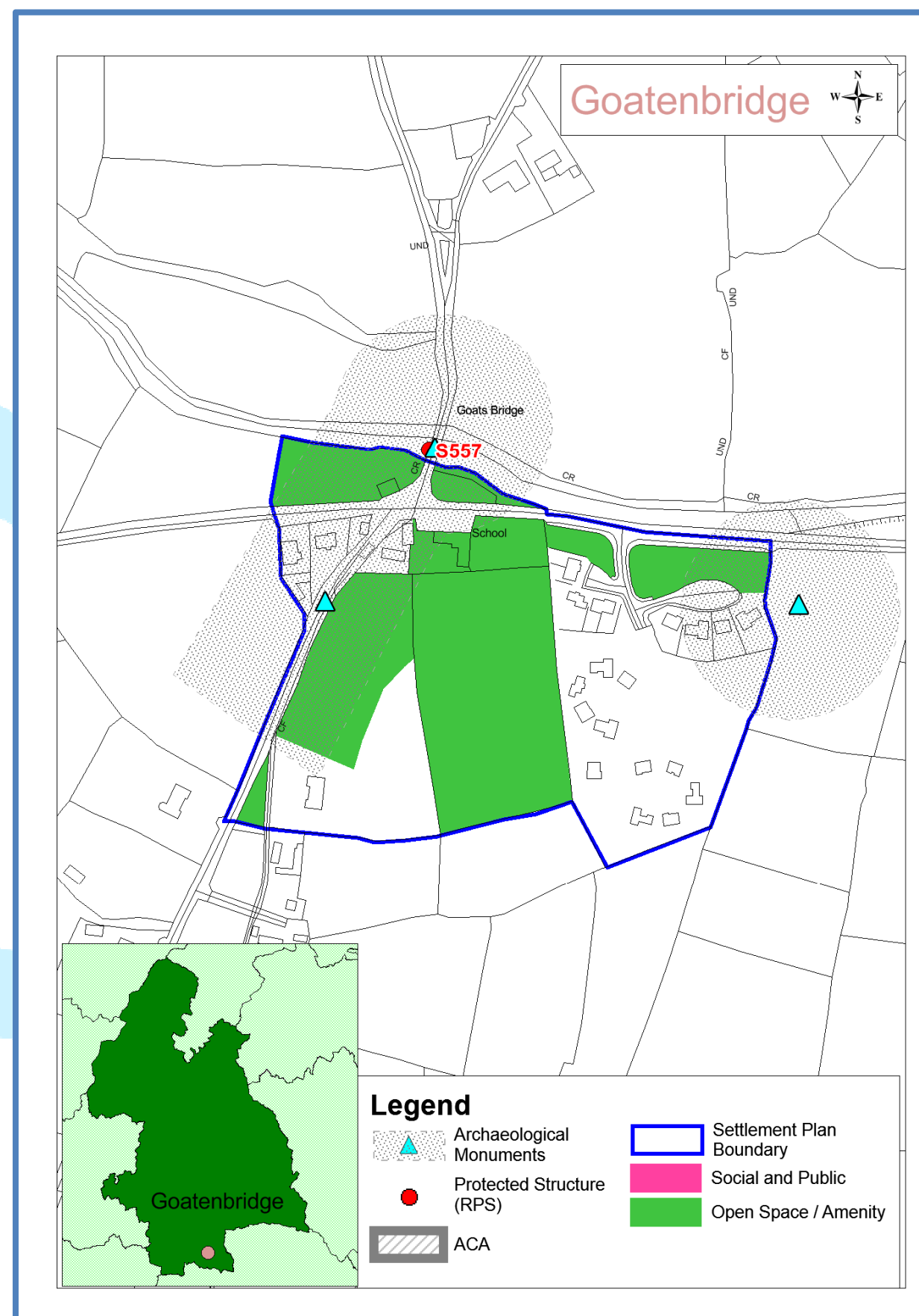
Key Community Facilities: There village has a Community Hall/G.A.A. Clubhouse and playing pitches

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 2:** To seek to protect and enhance the riverside amenity space in the village subject to resources being available.
- SO 3:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.
- SO 5:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Gouldscross

Settlement Context

Gouldscross/Grange (An Ghráinseach) is located approximately 10km north west of Cashel town. The railway line runs through the centre of the settlement and there are two protected structures within the settlement boundary. The village is characterised by the stone bridge in the centre and the settlement has developed around this.

Infrastructure and key points

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

Water Supply: Public water supply available.

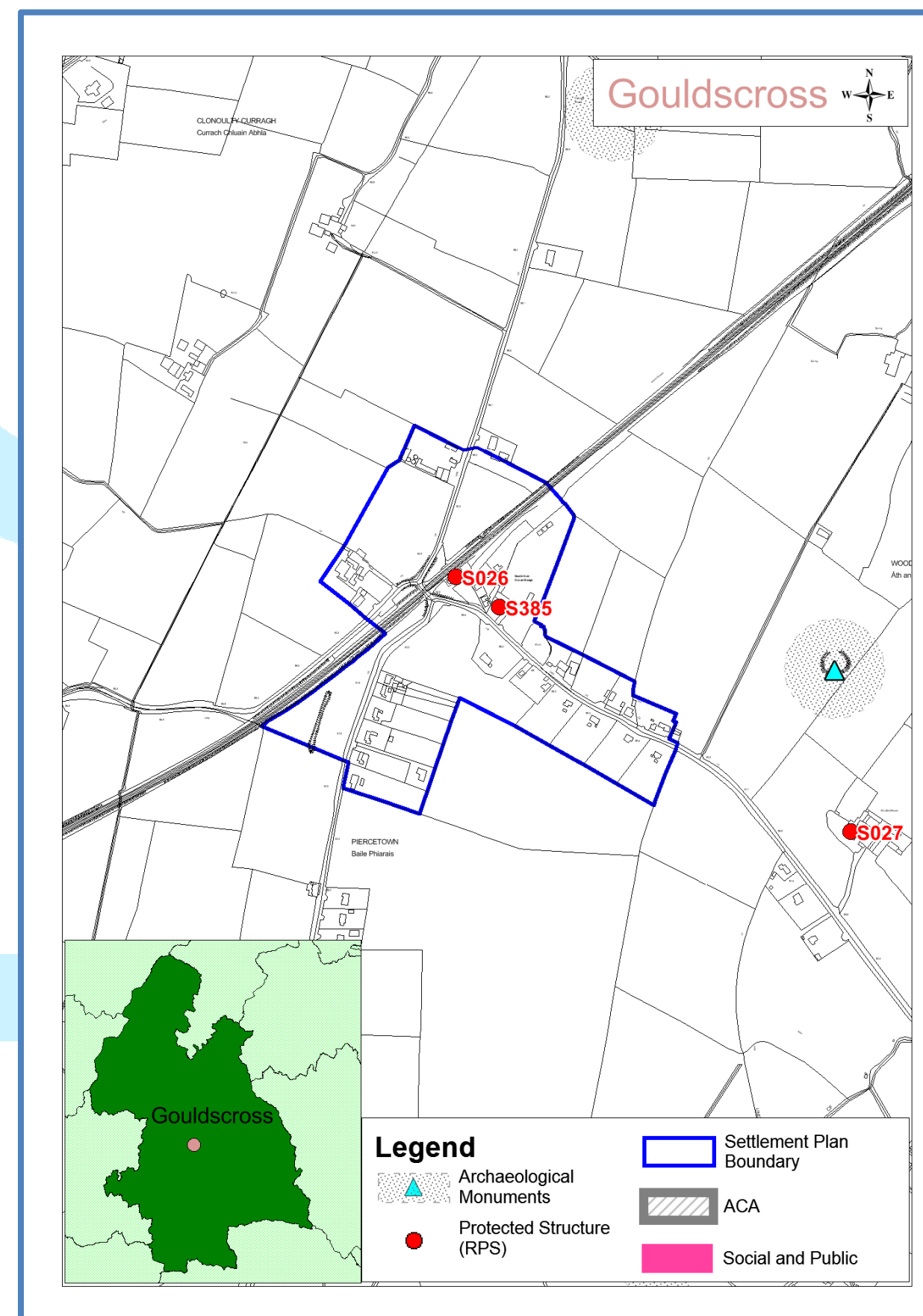
Community Facilities: The village has one public house.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the redevelopment of underused village centre sites. The Council will support and encourage the re-use of the former train station within the village centre for appropriate use.



Grange

Settlement Context

Grange (An Ghráinseach) is located at the junction of a local road network circa 4km south east of Gortnahoo. The settlement is characterised by the large castle/tower house remains adjacent to the local shop and pub.

Infrastructure and key points

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

Water Supply: Public water supply available.

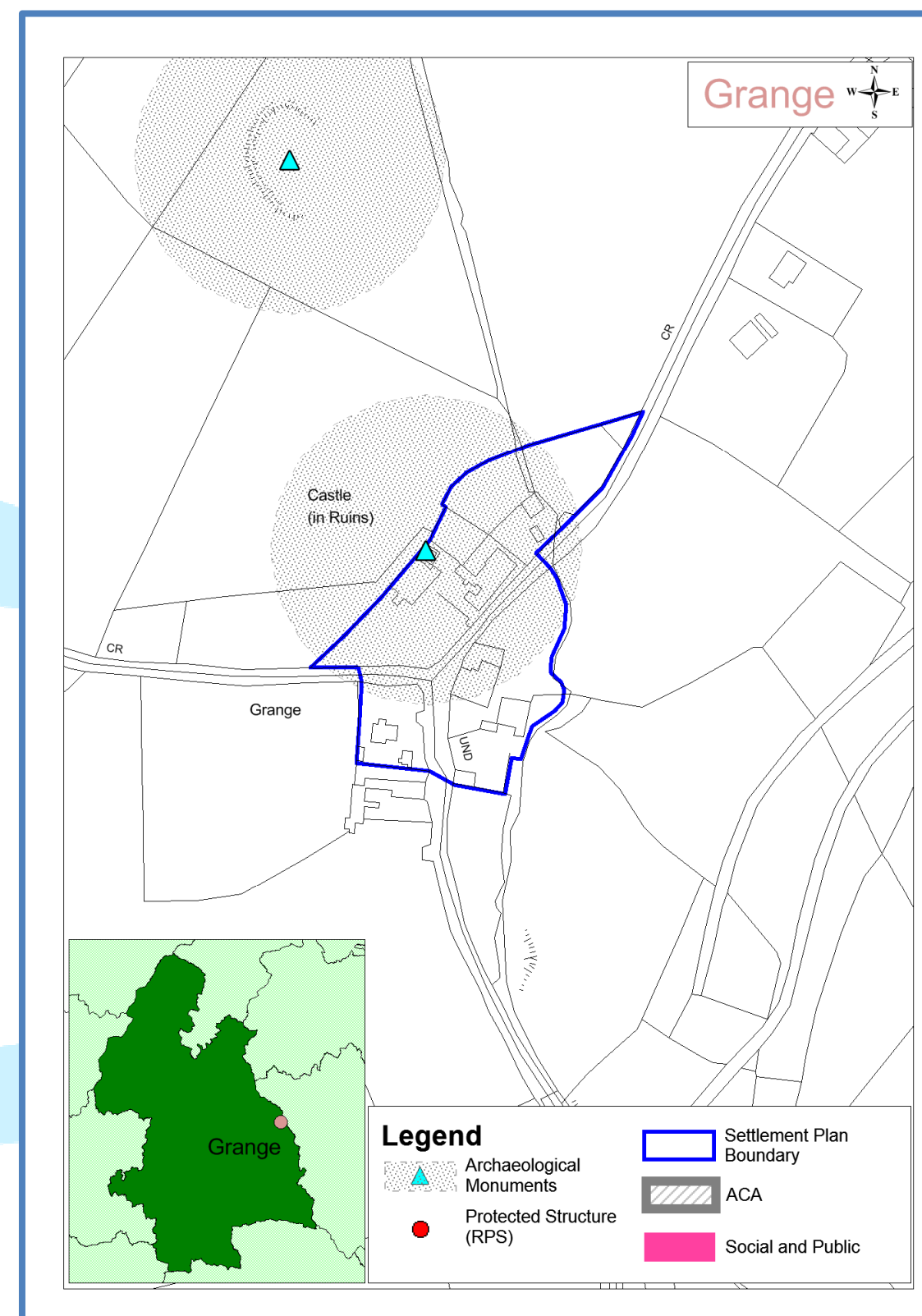
Community Facilities: There is a public house with petrol pump in the village.

Flooding

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

Specific Objectives:

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



Grange

Settlement Context

Grange (An Ghráinseach) is settlement located approximately 5km north-east of Ardfinnan. The village is dispersed in nature with the school removed from the settlement centre.

Infrastructure

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

Water Supply: Public water supply available.

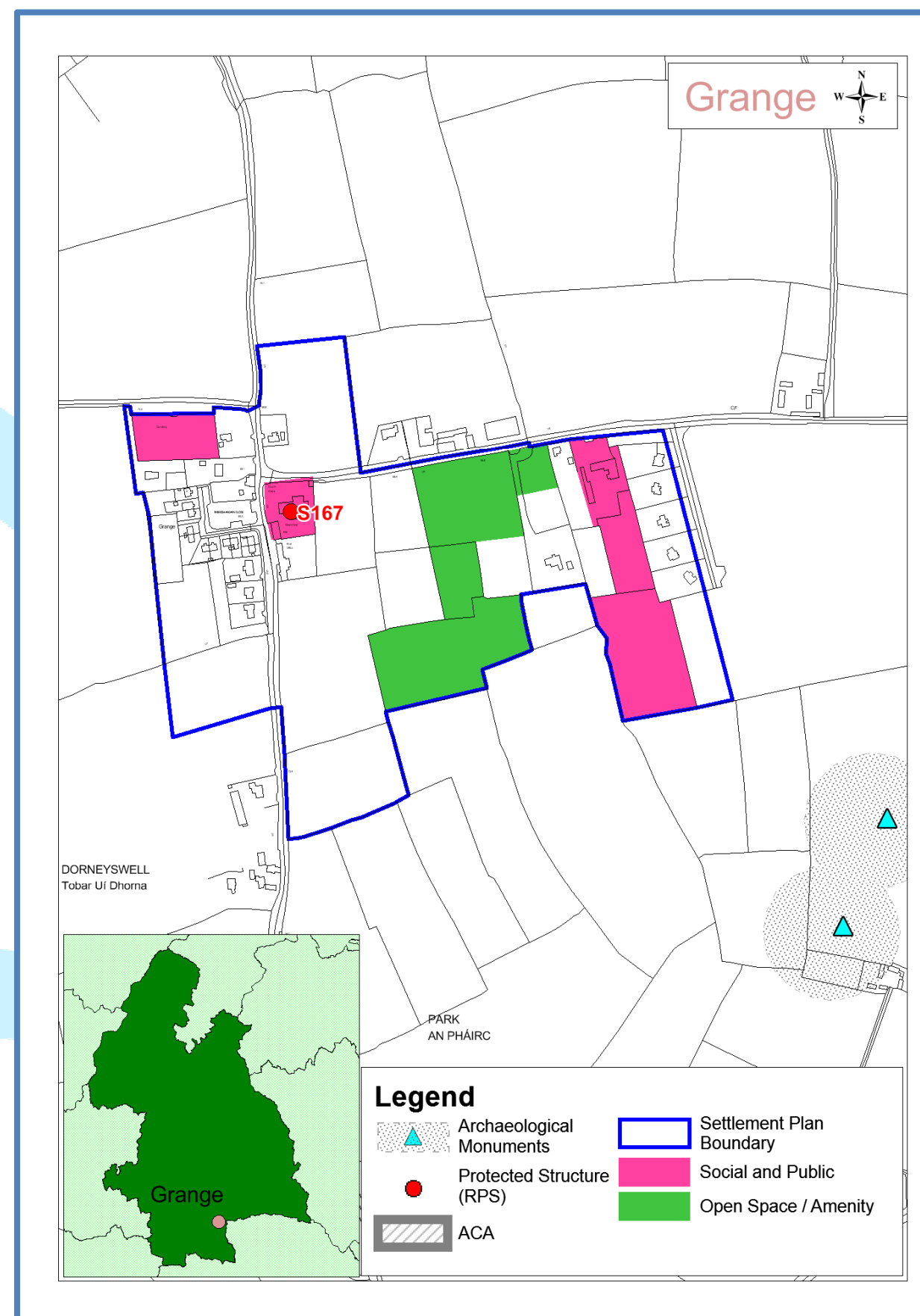
Community Facilities: There village has a church and graveyard, a community hall, shop and fuel pumps.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 2:** To support the preparation of an Enhancement Scheme for Grange which includes a focus on enhancement of the entry points to the village and also the definition of the core area by way of paving, street lighting, street furniture etc
- SO 3:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Killusty

Settlement Context

The village of Killusty (Chill Osta) is located at the foothills of Slievenamon to the north of Clonmel town and 4.5km south east of Fethard. The village is linear in nature and has developed around a y-junction in the local road network.

Infrastructure

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

Water Supply: Public water supply available.

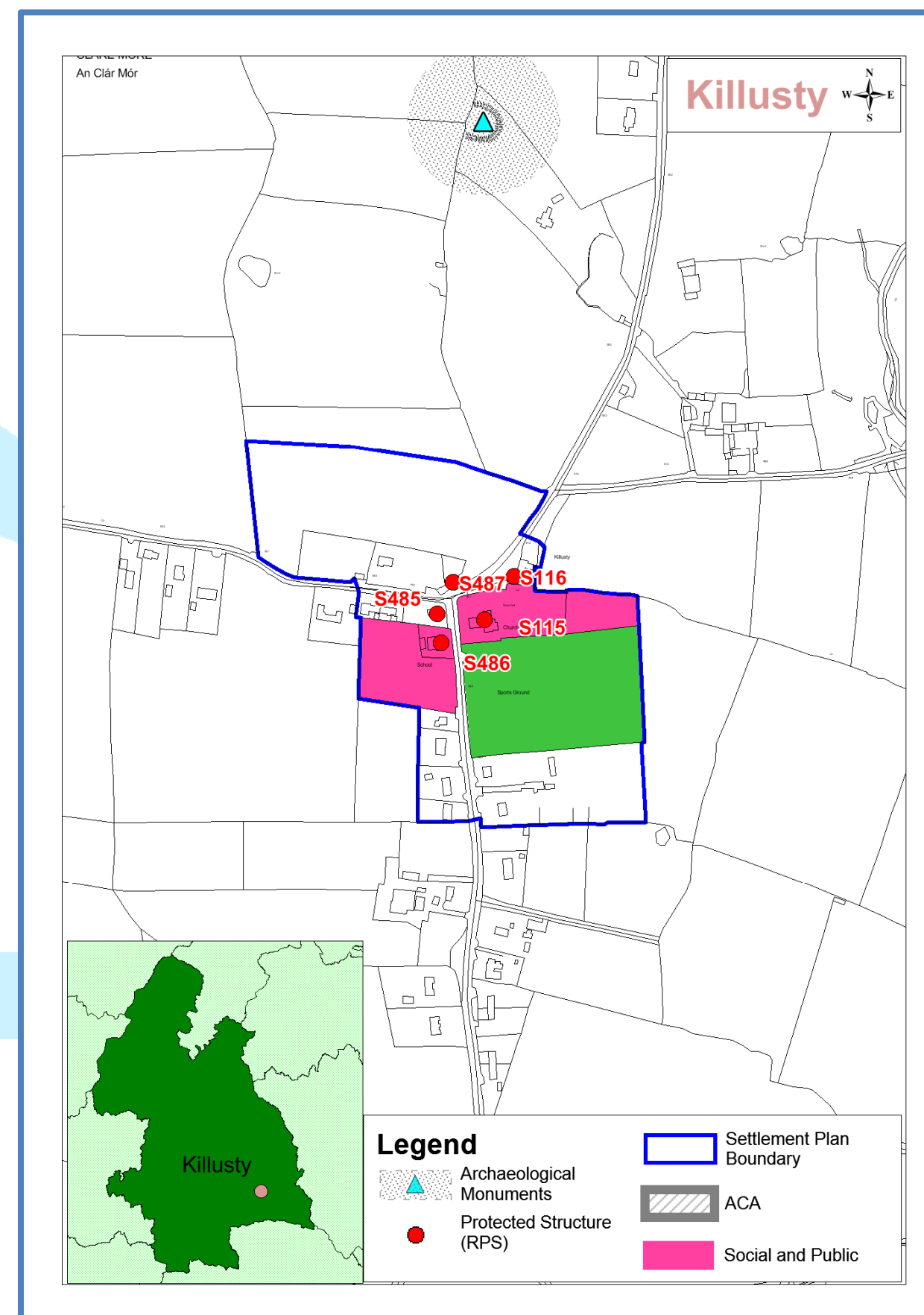
Community Facilities: There village has a public house, a church and graveyard, a primary school and sports pitch.

Flooding

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

Specific Objectives:

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



Kilross

Settlement Context

Kilross (Cill Ros) is located on the R662 approximately 12km south west of Tipperary Town and 2km from the Limerick border. The village has developed in a linear fashion along the Regional Road.

Infrastructure and key points

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

Water Supply: Public water supply available.

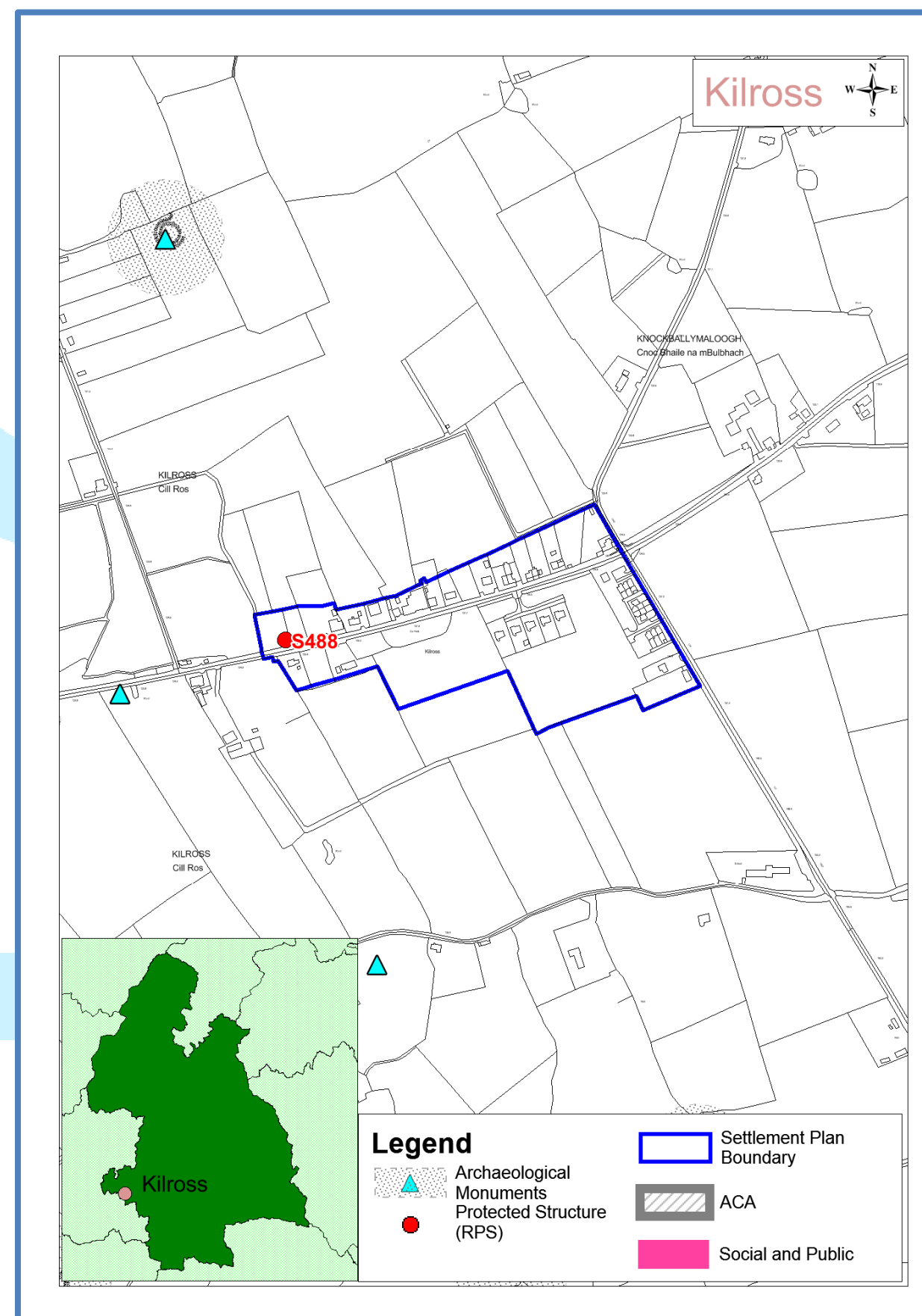
Community Facilities: The village has one public house.

Flooding

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

Specific Objectives:

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



Knockavilla

Settlement Context

Knockavilla (Cnoc an Bhile) is located approximately 10km north west of Cashel and just 2.5km south east of Dundrum on the R505. The village has developed in a linear and dispersed fashion along the regional road.

Infrastructure and key points

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

Water Supply: Public water supply available.

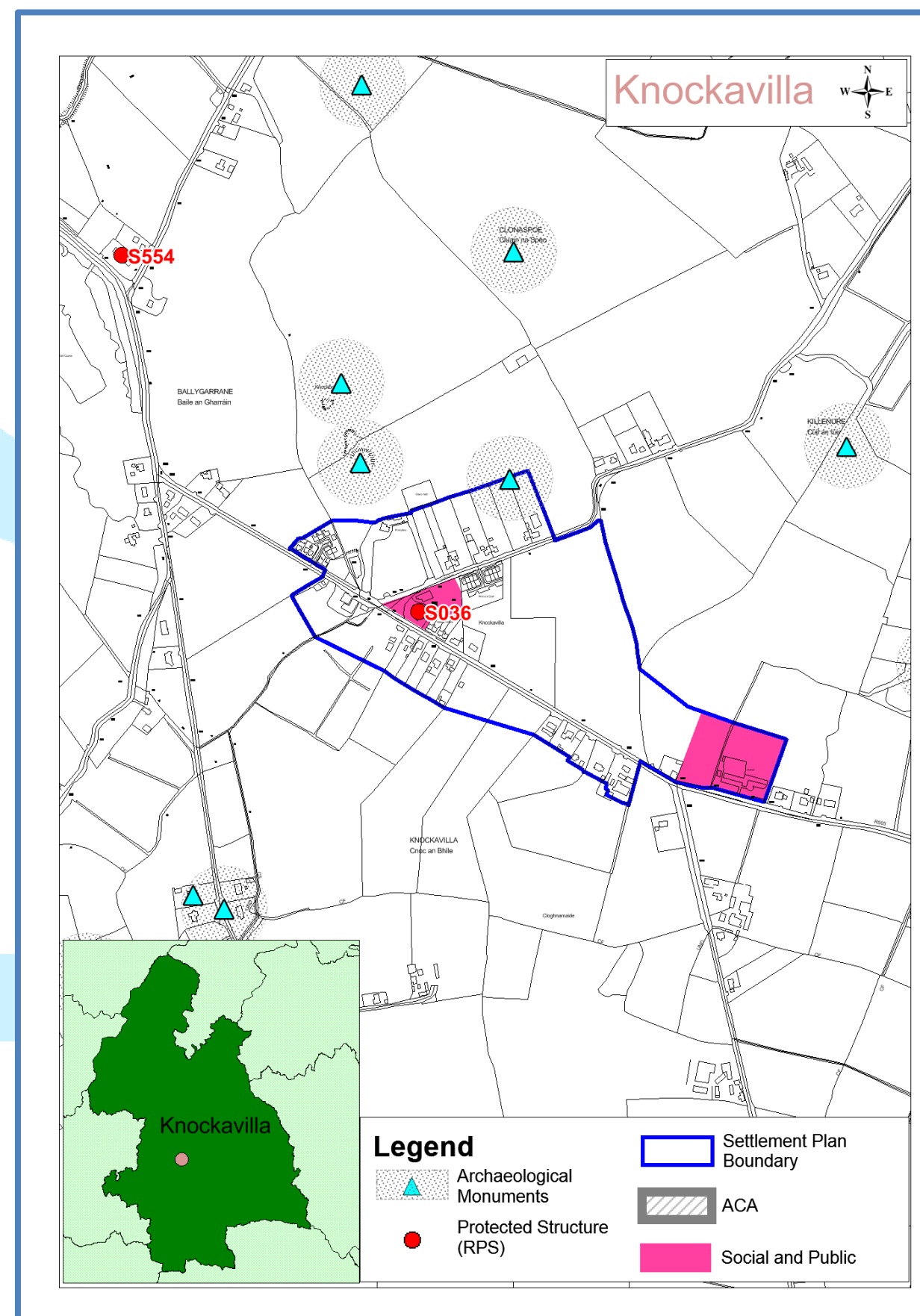
Community Facilities: The village has a school, church and community centre. The filling station and shop in the village centre are vacant

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO 2:** To facilitate the redevelopment of underused village centre sites. The Council will support and encourage the re-use of the former shop and petrol station within the village centre.
- SO3:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Moyglass

Settlement Context

Moyglass (Maigh Ghlas) is located circa 12km west of Cashel town. The village has developed in a linear fashion with a public house, church and graveyard forming the village centre.

Infrastructure and key points

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

Water Supply: Public water supply available.

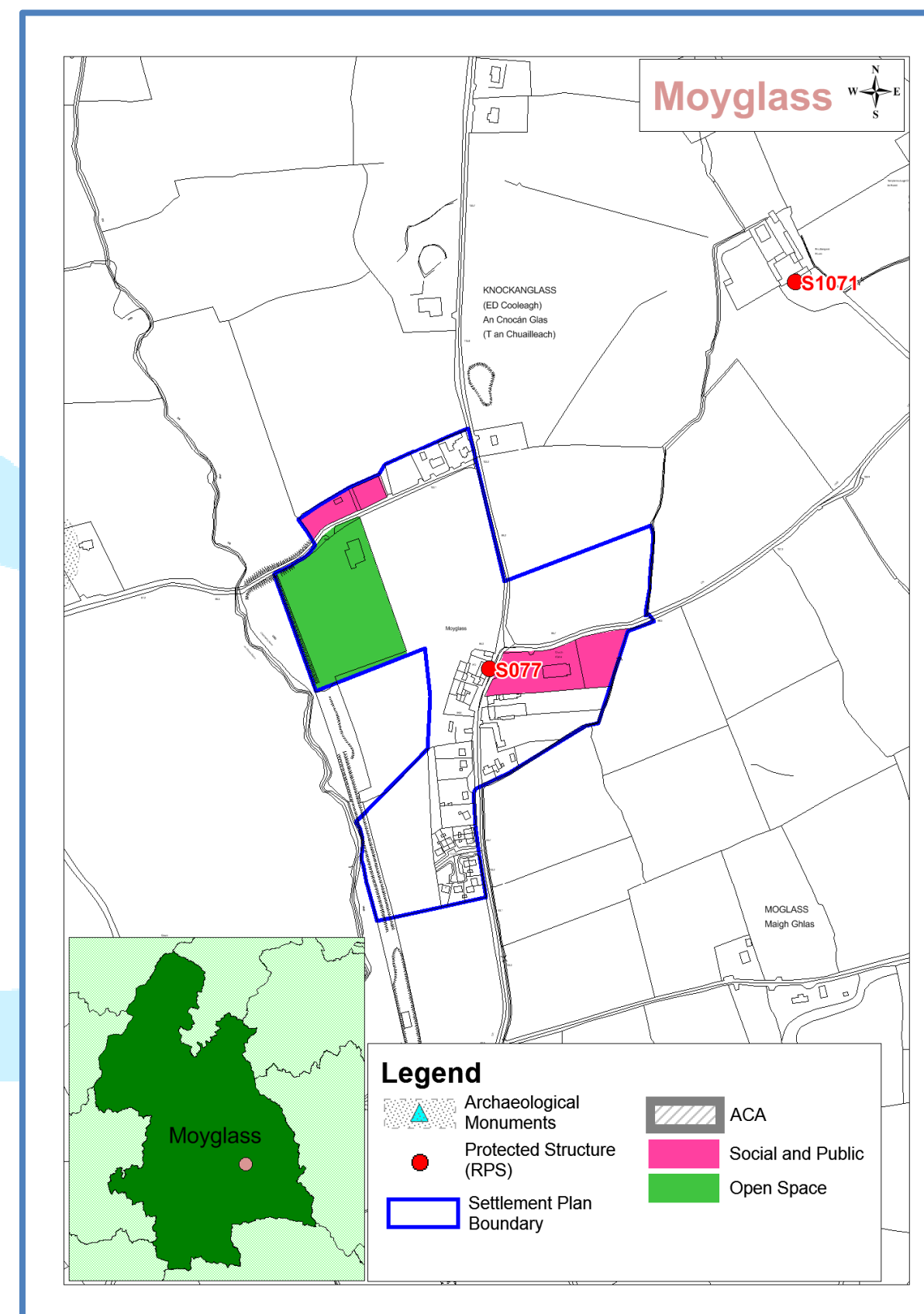
Community Facilities: There village has a church and graveyard, public house, sports field and community sports facility.

Flooding

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

Specific Objectives:

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



Nine Mile House

Settlement Context

Nine Mile House (Tigh na Naoi Mile) is located on the N76 approximately 12km north of Carrick on Suir. The village has developed in a dispersed fashion at a junction on the national road.

Infrastructure and key points

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

Water Supply: Public water supply available.

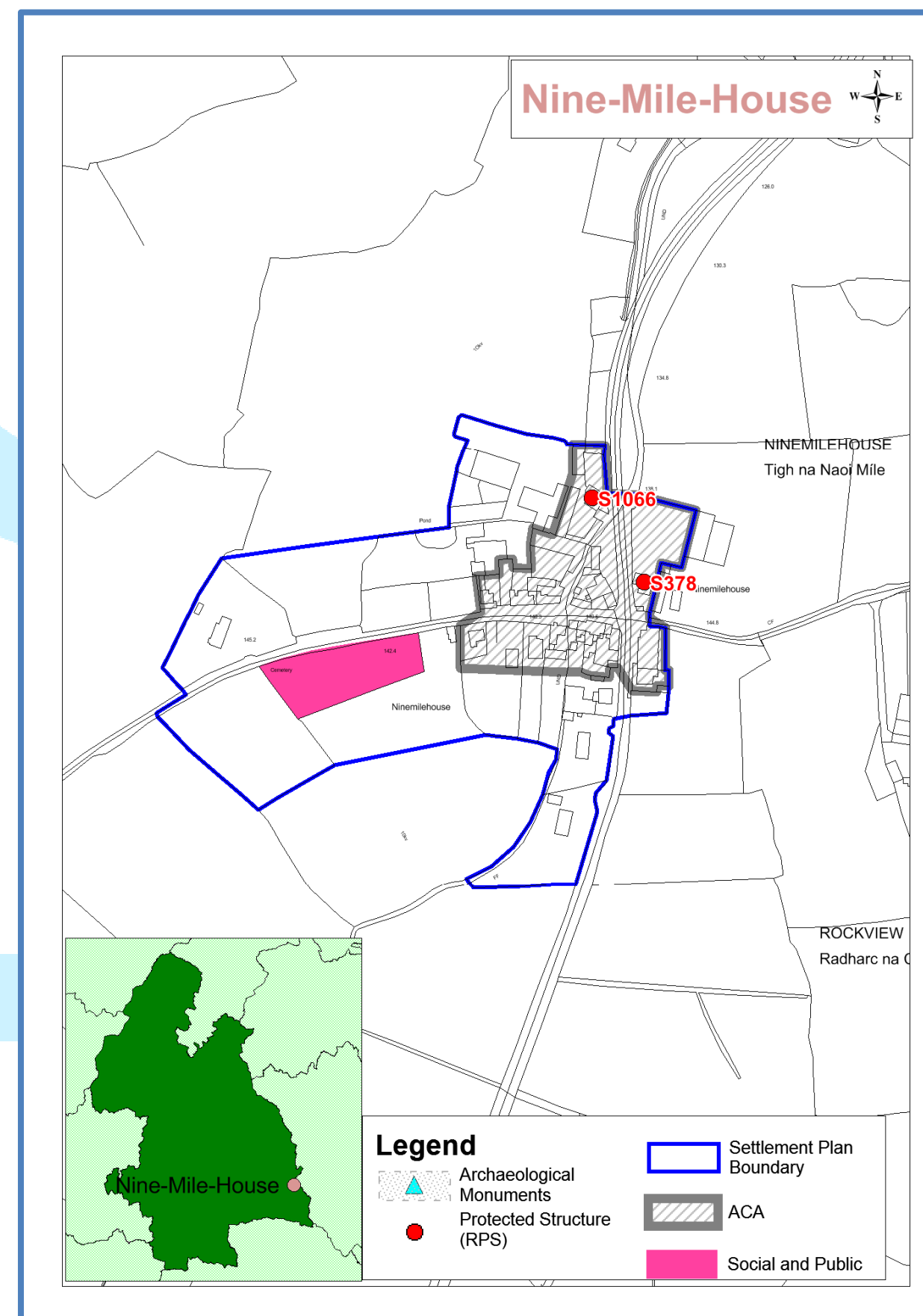
Community Facilities: There village has a public house, shop and petrol station

Flooding

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

Specific Objectives:

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



Rossadrehid

Settlement Context

Rossadrehid (Ros an Droichid) is located approximately 7km south east of Tipperary Town. The village has developed in a dispersed fashion at a crossroads along the local road (L-4301-3).

Infrastructure and key points

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

Water Supply: Public water supply available.

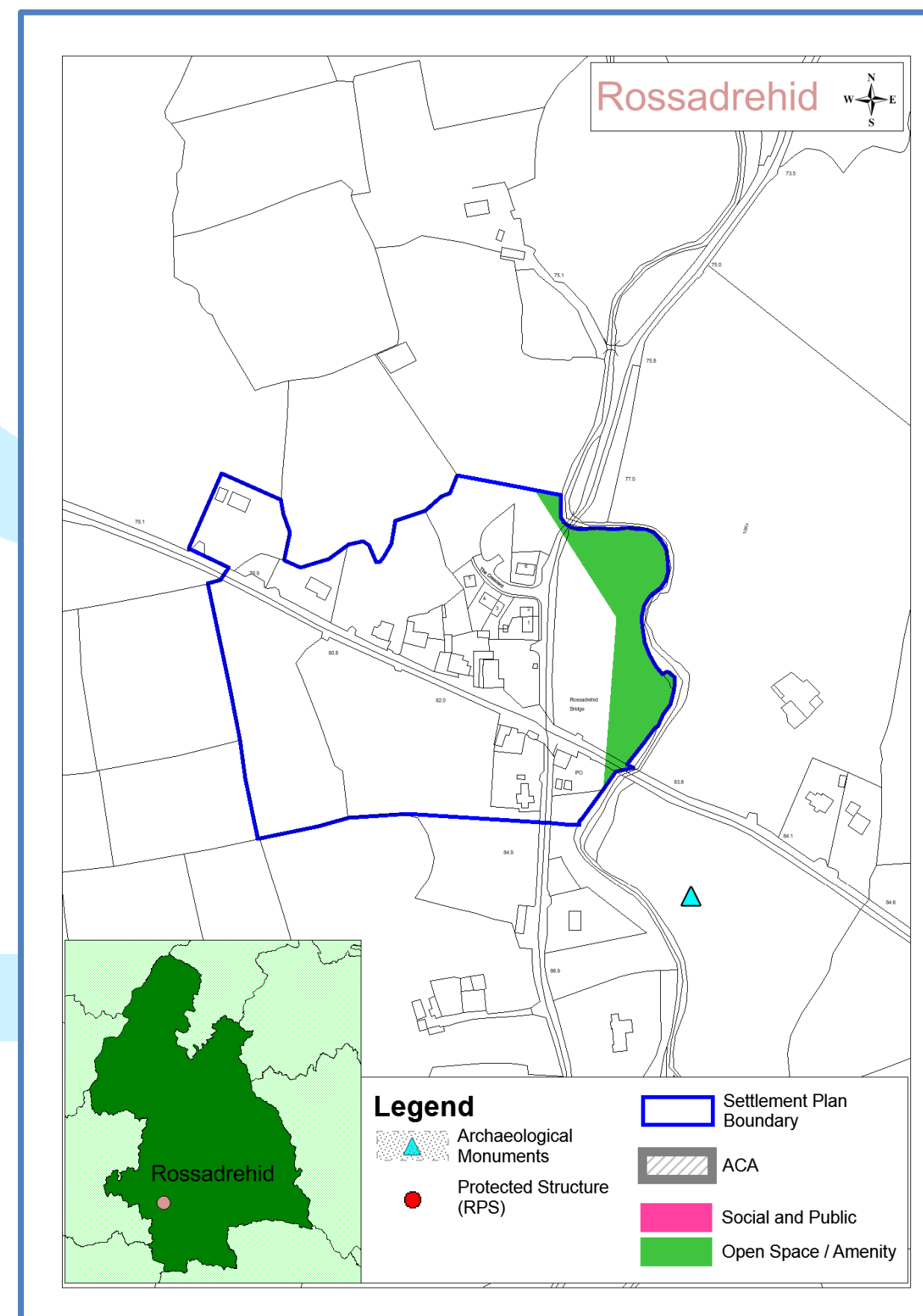
Community Facilities: The village has a shop with petrol pumps.

Flooding

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

Specific Objectives:

- GO 1:** To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO1:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Rossmore

Settlement Context

Rossmore (An Ros Mór) is located approximately 17km north west of Cashel and on the local road (L-1282-3). There has been limited development in Rossmore in recent years.

Infrastructure and key points

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

Water Supply: Public water supply available.

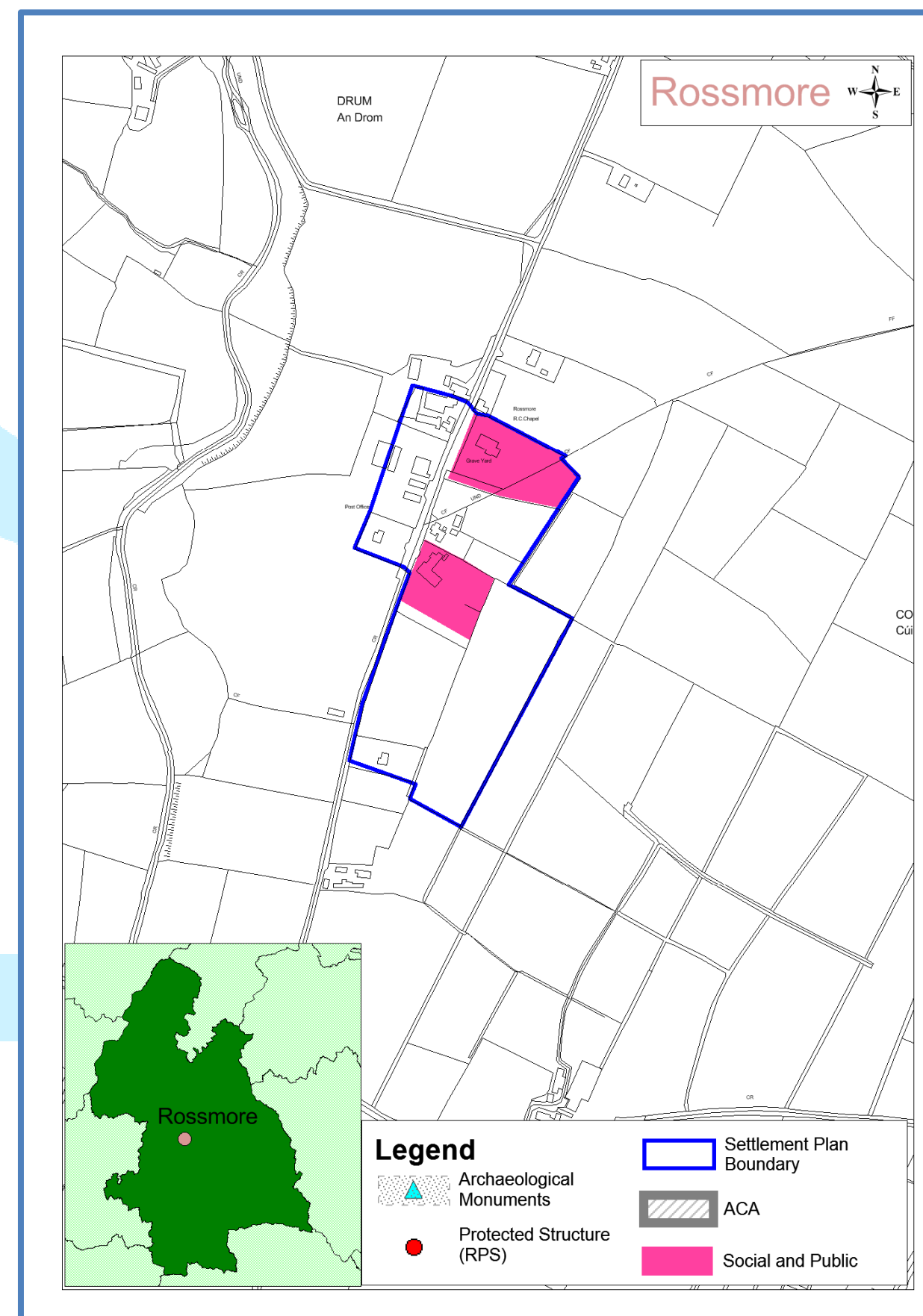
Community Facilities: The village has a church, a school and public house.

Flooding

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

Specific Objectives:

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



Solohead

Settlement Context

Solohead is located approximately 5km north west of Tipperary Town and contains two archaeological monuments within the settlement boundary. The railway lines runs 150m north of the settlement boundary. The village provides complementary services to the village of Monard.

Infrastructure and key points

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

Water Supply: Public water supply available.

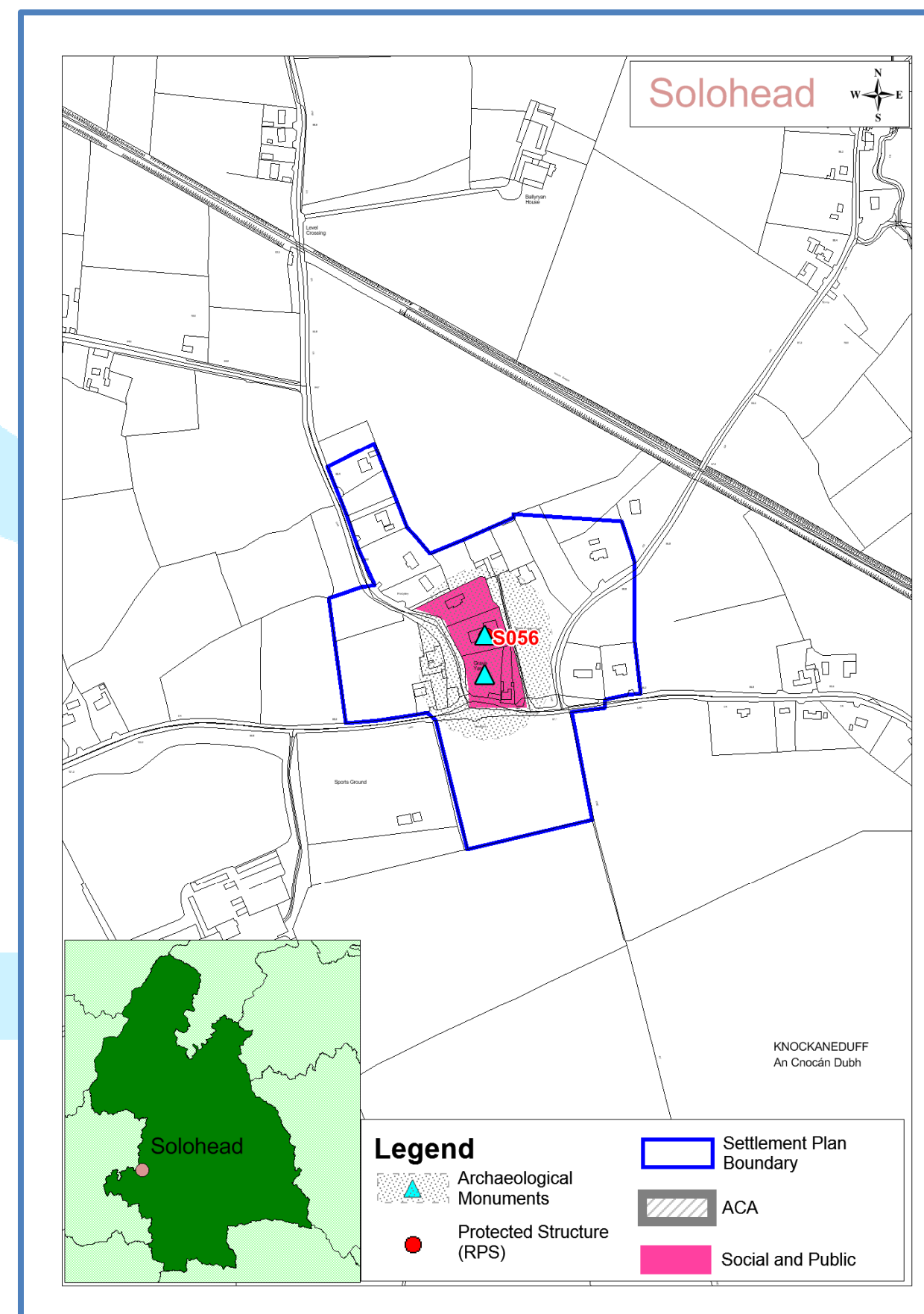
Community Facilities: The village has a church and a public house. A GAA pitch and facilities are located adjacent to the settlement.

Flooding

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

Specific Objectives:

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



Thomastown

Settlement Context

Thomastown (Baile Thomáis) is located on the N74 road between Golden and Kilfeakle. The village has developed in a linear fashion along the National road and is formed by a cluster of buildings.

Infrastructure and key points

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

Water Supply: Public water supply available.

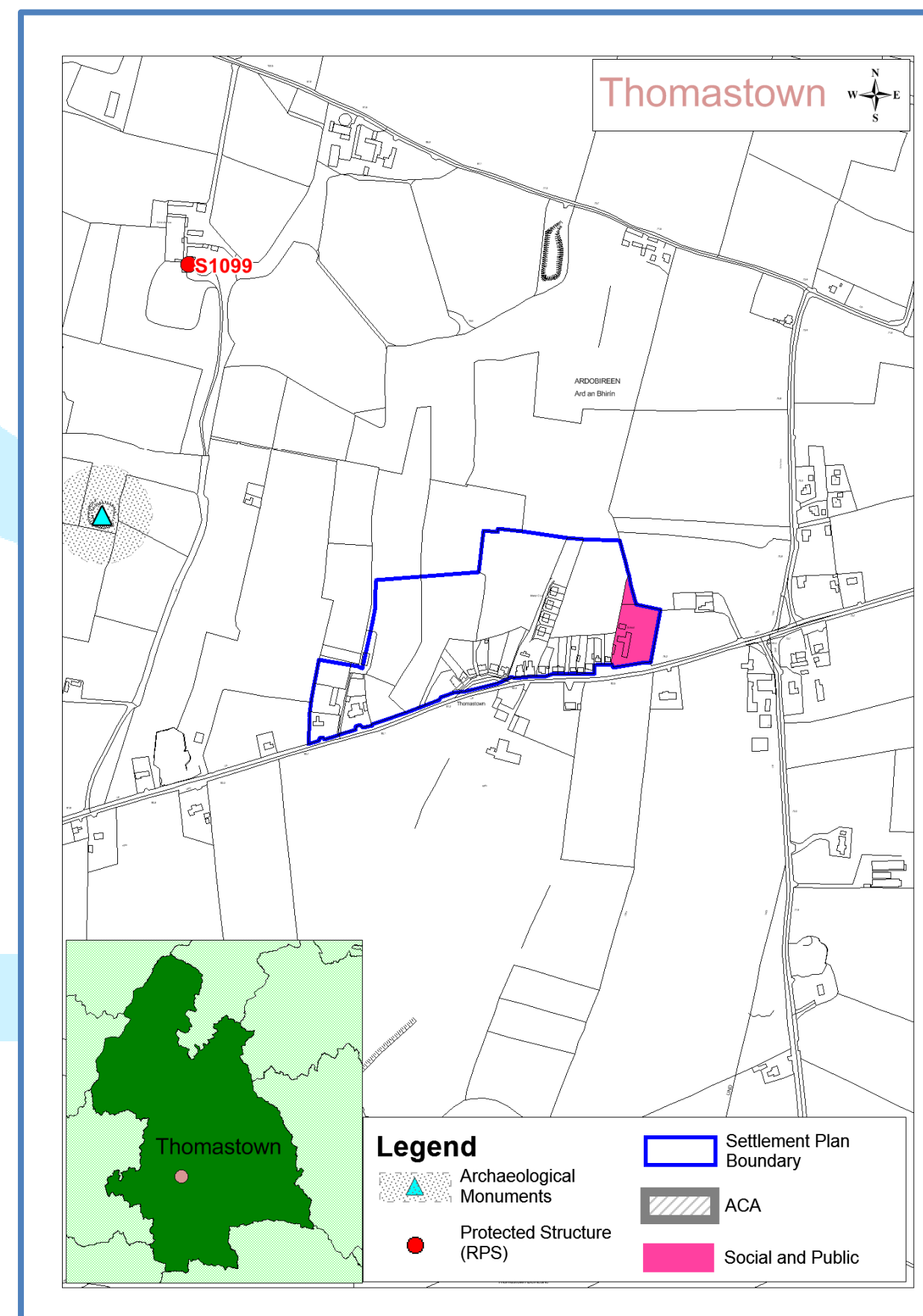
Community Facilities: The village has a school, a cafe and a public house.

Flooding

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

Specific Objectives:

- GO 1:** Facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development.
- SO 1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO2:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Toem

Settlement Context

Toem (Tuaim) is a small settlement located 2km east of the Limerick border. The settlement has a rich archaeological history with a number of Archaeological Monuments. The church is the focal point of the settlement.

Infrastructure and key points

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

Water Supply: Public water supply available

Community Facilities: The village has an old church which is a recorded monument and a public house.

Flooding

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

Specific Objectives:

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

