

Settlement Plan Guide

1.1 Introduction

The Settlement Strategy for the county as set out in Chapter 3 of the Plan (as varied), provides for the over-arching planning framework for the development of that county's towns and villages. The Strategy recognises that each town and village has an important role in providing services, employment opportunities, social and recreational facilities for the communities of Tipperary. In recent years, due to the economic recession, town and villages have not witnessed population growth as previously envisaged and many villages have witnessed a loss of services. As the economy has now moved to a stage of economic recovery and growth, it is a Core Aim of the Plan **"to promote the development of a strong network of towns as regional and county level drivers of growth and to revitalise villages to support rural communities"**.

Settlement Plans have been prepared for each Service Centre, Local Service Centre and Settlement Node across the County. These settlements are collectively termed 'Rural Settlements' These plans provide a development and land use zoning framework to provide for future growth of these settlements, and to guide development and future infrastructure to the right location. The plans also provide specific objectives which will support appropriate development and community projects as opportunities arise.

These Settlement Plans are prepared at a time when the 'Ireland 2040-: Our Plan' is at draft stage and whereby the preparation of the Regional Spatial and Economic Strategies (RSES) have recently commenced. Therefore, the Settlement Plans may be updated in light of future objectives progressed under the national planning framework or RSES as appropriate.

The Settlement Plans should be read in conjunction with policies and objectives set out in the main written statement, and development management standards set out in Chapter 10.

2.0 Development Strategy

The Settlement Hierarchy in Chapter 3 of the Plan (as varied), sets out the role of each Settlement and policies and objectives for future growth. The settlement plans which follow, taken in conjunction with the zoning maps, give a specific view of a village so that each settlement can fulfil its role in the settlement hierarchy.

The rural settlements of the county have been identified in the County Settlement Strategy as 'Service Centres', 'Local Service Centres' and 'Settlement Nodes' according to their scale and capacity for growth and their role in the settlement hierarchy.

Role of Service Centres: Service Centres are robust settlements that have a capacity to accommodate new residential growth, employment and enterprise and other appropriate uses. The service 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.

Role of Local Service Centres: Local Service Centres are settlements which act as local residential and community centres and accommodate an appropriate level of development, including housing and community services i.e. childcare, primary level education, recreation, convenience retailing etc. The Council will seek to maintain the existing range of rural services in place in these settlements in view of their role in reducing unnecessary travelling by rural communities in order to avail of basic services.

Role of Settlement Nodes: Villages designated as settlement nodes will provide for small-scale growth to meet the demand of their immediate hinterlands. New residential developments in settlements will be limited to cluster type residential schemes, serviced sites or single houses with a focus on residential and services development of a character suitable to settlements of this size.

Key objectives for the development of rural settlements across the county are as follows:

- To promote residential development to achieve a critical mass of population to maintain and improve local infrastructure and service provision
- To promote residential schemes, which incorporate a range of house types in order to meet the needs of all sectors of the population including support for low density residential clusters in, and adjacent to existing settlements.
- To re-vitalise town and village centres, which provide essential services and facilities to the local population.
- To promote and support the development of employment generating businesses and community facilities to improve the quality of life within the settlements and their hinterlands.

2.1.1 Population Growth

The Core Strategy, in accordance with population targets provided by the MWRPGs and SERPGs, has targeted that rural settlements in the county will accommodate 30% of the growth of the county's population up until 2022. This targets growth equates to 8,209 additional persons. To facilitate this growth, an appropriate quantum of land has been zoned in each of the settlements.

In order to ensure that residential growth takes place in a phased manner, and in tandem with the delivery of infrastructure and community facilities, up to 10% of the amount of land zoned for residential use may be developed over the lifetime of the plan.

Multi-unit residential schemes of more than 10% of the amount of zoned land, will be considered subject to a demonstration that the town or village has the services and community facilities to support new residents. Development Proposals will be required to comply with policies and objectives of the Plan (as varied) including the submission of a Development Impact Statement.

3.0 Land Use Zoning Framework

The purpose of the land use planning framework is to indicate the objectives of the Council for lands within the towns and villages of the county. This will guide development to the right location, and ensure that the development takes place in a co-ordinated and coherent way, while protecting the built and natural environment of the settlement.

Whilst the land use-zoning will give an indication of the acceptability or otherwise of a particular use in particular areas, proposed development will also be assessed in terms of compliance with the policies set out in the written statement and the development management standards set out in Chapter 10.

The Land-Use Zoning Matrix 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
VC/TC	Town Centre: To provide and enhance the service base of the town through the provision of mixed use development inc. retail, office service and community facilities.
R	Existing Residential: To preserve and enhance existing residential development and residential amenity and provide for additional facilities where gaps are identified.
R5	Low Density Residential/ Cluster Residential: To provide for low density residential development ¹ .
R2	Low/Medium Density Residential: To provide for low to medium density residential development ² .
R3	Medium/High Density Residential: To provide for medium to high density residential development ³ .
R4	High Density Residential: To provide for high density residential development ⁴ .
Ent & Emp	Enterprise & Employment: To provide, improve and encourage enterprise and employment activity, including start up enterprises.
SP	Social & Public: To provide and improve social and public facilities
OS	Open Space: To provide, preserve and enhance open space and amenity uses
AG	Agricultural: To provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.

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.

In relation to development proposals in Settlement Nodes, such proposals will be assessed in accordance with Chapters 3 and 10 of the County Development Plans and in accordance with the proper planning and sustainable development of the areas.

¹ Low Density Residential/ Serviced Sites/ Cluster Developments will generally be 4-6 units/ha. This zoning is aimed at accommodating residential development in and adjacent to unserviced settlements in cluster style layouts.

² 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.

³ Medium/High Density residential development will generally be 15-25 units/ha.

⁴ High Density residential development will generally be 25+ units/ha.

Use Types	Land Use Matrix									
	VC/T C	R	R2	R3	R4	R5	Ent & Emp	SP	OS	Ag
Abattoir	X	X	X	X	X	X	O	X	X	O
Agricultural Buildings/Structures	X	X	X	X	X	X	X	X	X	√
Betting Office/Amusement Centre	O	X	X	X	X	X	X	X	X	X
Caravan Park/Camping	X	X	X	X	X	X	O	X	O	O
Cash and Carry Wholesale	O	X	X	X	X	X	O	X	X	X
Community Facility	√	O	O	O	O	O	√	√	O	O
Childcare	√	O	√	√	√	√	O	√	X	X
Night Club	√	X	X	X	X	X	O	X	X	X
Cinema	√	X	X	X	X	X	O	X	X	X
Doctor/Dentist/Healthcare practitioner	√	O	O	O	O	O	O	X	X	X
Educational/School	√	O	O	O	O	O	X	√	X	X
Funeral Home	O	X	X	X	X	X	O	X	X	X
Crematorium	X	X	X	X	X	X	O	X	X	X
Garden Centre	X	X	X	X	X	X	O	X	X	O
Haulage/Bus/Truck Park	X	X	X	X	X	X	√	X	X	X
Health Centre (public)	√	O	O	O	O	O	O	O	X	X
Hotel	√	O	O	O	O	O	O	X	X	X
Industrial – General	X	X	X	X	X	X	O	X	X	X
Industrial - Light	X	X	X	X	X	X	√	X	X	X
Motor Sales Outlet	O	X	X	X	X	X	O	X	X	X
Offices	√	X	X	X	X	X	O	X	X	X
Parks/Playgrounds	√	√	√	√	√	√	O	√	√	O
Petrol Station	O	X	X	X	X	X	O	X	X	X
Places of Worship	√	O	O	O	O	O	X	√	X	X
Public House	√	X	X	X	X	X	X	X	X	X
Sports/Leisure Facilities	√	O	O	O	O	O	O	X	O	X
Refuse Transfer Station	X	X	X	X	X	X	O	X	X	X
Residential	√	√	√	√	√	√	X	X	X	O ⁵
Restaurant	√	O	O	O	O	O	X	X	X	X
Retail Warehouse	O	X	X	X	X	X	O	X	X	X
Retirement/Nursing Home	O	O	√	√	√	√	O	X	X	X
Recycling Facility	X	X	X	X	X	X	O	X	X	X
Shop – Neighbourhood	√	O	O	O	O	O	O	X	X	X
Supermarket (circa 1500sqm)	√	X	X	X	X	X	X	X	X	X
Take-Away	O	X	X	X	X	X	X	X	X	X
Veterinary Surgery	O	O	O	O	O	O	O	X	X	O
Warehousing	X	X	X	X	X	X	√	X	X	X

In the event of a conflict between the maps and the text, the text shall prevail.

⁵ The 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.

4.0 Rural Revitalisation and Cluster Developments

Tipperary County Council, in line with the National Spatial Strategy, 2002-2020, the South Tipperary County Development Plan, 2010 (as varied) and the South Tipperary County Development Plan, 2009 (as varied), recognises the need to sustain and revitalise rural villages. However, many rural villages both nationally and in the County and have not witnessed the population growth envisaged by the County Development Plans, and have over the past number of years been subject to population decline.

In accordance, with the recently published national action plan ‘Realising Our Rural Potential – Action Plan for Rural Development and the LECP, the Council will seek to focus on creating sustainable rural communities, through appropriate investment and measures to enhance the vibrancy and vitality of rural County Tipperary. The Settlement Plans seek to provide a strong planning framework to support and facilitate development within these villages,

The Council has also commissioned the preparation of ‘Design and Best Practice Guidelines for Cluster housing in Rural Villages’ as a proactive measure, to support the development of low density residential schemes in villages. It is envisaged that this guidelines will support population growth and incentivise the development of housing which meet the needs of rural communities. The Council intends to publish these best practice guidelines in 2017.

5.0 Flooding and Strategic Flood Risk Assessment

5.1 Land Use Zoning

In accordance with The Planning System and Flood Risk Management: Guidelines for Planning Authorities, the Settlement Plans have been subject to Stage 1 Flood Risk Identification process the report and findings of this process are set out in Appendix 1 of this Plan. In this respect, a sequential and a precautionary approach has been applied to the zoning of land within all settlements and undeveloped land which is liable to flood has been zoned for open space or agricultural purposes.

With respect to lands which have been developed which have been identified in the SFRA as of flood risk will be appropriately managed, to ensure sustainable use of flood risk areas.

5.1 Flood Risk Management in Settlements

The Council recognises that existing development uses in areas which are liable to flood in Settlements, within this area may require modifications and/or extensions. Such proposals may be deemed acceptable provided that it has been demonstrated to the satisfaction of the Planning Authority, that the

development:

- Will not give rise to significant flooding issues,
- will not obstruct important flow paths,
- will not introduce a significant additional number of people into flood risk areas or entail the
- storage of hazardous substances.

Development proposals within these areas shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with The Planning System and Flood Risk Assessment Guidelines & Circular PL 2/2014 (or as may be updated), which shall assess the risks of flooding associated with the proposed development. The Flood Risk Assessment shall also provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidelines on 'Assessment of Potential Future Scenarios for Flood Risk Management' (or any superseding document) shall be consulted with to this effect.

In accordance with the technical guidance set out in the Planning System Flood Risk Management Guidelines for Planning Authorities, proposals for development should consider/incorporate the following:

Floor Levels

In areas of limited flood depth, the specification of the threshold and floor levels of new structures may be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure. Care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Internal Layout

The layout of internal space shall be designed and specified to reduce the impact of flooding. Wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level. In all cases, specifications for safe access, refuge and evacuation shall be incorporated into the design of the development.

Flood-Resistant Construction

Developments in flood vulnerable zones shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.

The design of the flood resistant construction shall specify the need to protect the main entry points for

floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks, gaps around conduits or pipes passing through external building including flood water entry through sanitary appliances as a result of backflow through the drainage system.

Flood-Resilient Construction

Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.

This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (e.g. blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and oneway valves shall be incorporated into drainage pipes.

6.0 Strategic Environmental Assessment and Appropriate Assessment

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 the likely significant effects the proposed variation will have on the environment. A SEA has been prepared in accordance with Article 13 M of the Planning and Development Regulations 2001 (as amended) and is attached as Appendix II of this Variation.

The Council is also required to consider the possible nature conservation implications of the proposed Variation on Natura 2000 sites within the plan area and any trans-boundary effects. 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', was applied. In this respect a Natura Impact Report has been prepared and Appropriate Assessment (AA) will form part of the process.

The mitigation measures detailed in the SEA are addressed in the existing policies and objectives set out in the main text of the South Tipperary County Development Plans 2009 (as varied) and form part of good planning practice. Accordingly mitigation measures contained in the SEA will be complied with in the assessment of applications.