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# Thurles and Environs Development Plan 2009-2015

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Comhairle Contae Thiobraid Árann Thuaidh  
North Tipperary County Council



## Variation Number 2

To take account of amendments to

- Chapter 1 – Introduction
- Chapter 5 - Economy and Town Centre
- Map 1 - Zoning Map

and to insert

- Chapter 5 - Economy and Town Centre, Policy Econ 25 Development of the Ballycarrane Area, Thurles
- Chapter 6: Transport Accessibility and Services, Specific Transport and Accessibility Objective for Ballycarrane

**in the Thurles and Environs Development Plan 2009-2015**

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**Thurles Town Council  
North Tipperary County Council**

**January 2013**

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**AMENDMENT TO CHAPTER 1 – INTRODUCTION**

**2.6 County Retail Strategy**

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

**AMENDMENTS TO CHAPTER 5 – ECONOMY & TOWN CENTRE**

**5.6 Retail in the Town Centre**

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It is the intention of the Council to facilitate the objectives of the County Retail Strategy. Furthermore, the Retail Guidelines for Planning Authorities (2012) published by the Department of the Environment, Community and Local Government provides a comprehensive framework for Local Authorities to guide the development of the retail sector of urban areas in their jurisdictions. Under these Guidelines, the Planning Authority identifies areas that would facilitate commercial development in a planned, orderly and sustainable manner.

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North Tipperary County Council produced a County Retail Strategy (CSR) in July 2011. Arising out of that study Thurles Town Council has produced Town Centre Strategy for Thurles town that puts forward a clear vision for the town, identifies the issues/weaknesses in current town centre policy, and presents a clear pathway towards achieving the stated vision. Site Specific Development Briefs are presented in Appendix 8.

**Policy ECON 6: Town Centre**  
It is the policy of the Councils to strengthen the town centre function of Thurles as a commercial, cultural and living centre in accordance with the County Retail Strategy and the Retail Planning

Guidelines for Planning Authorities (DoECLG 2012) and the Town Centre Strategy.

**Policy ECON 6(c): Commercial Retail Development beyond the edge of the town centre**

It is the policy of the council to support the provision of retail and other commercial development provided that:

- (a) The proposal is on land that has been designated for such development in the Plan;
- (b) it does not detract from the vitality and viability of the town centre;
- (c) the proposed development accords with the County Retail Strategy and the Retail Planning Guidelines for Planning Authorities (2012); and
- (d) the proposal accords with the design standards set out in Chapter 8 of this plan

The location of new retail development is crucial to the long term vitality and viability of Thurles. Proposals for new retail development that is located outside the central area will be assessed under the criteria set out in Chapter 8 on Development management. Through its zoning objectives, the Planning Authorities will only allow development in the outer zones that will enhance rather than detract from the town centre. It will have particular regard for the Retail Planning Guidelines – ((DoECLG 2012).

### **5.6.1 Specific Retail Objectives**

**R.5** Ensure proposals for additional retail developments comply with the provisions of the County Retail Strategy and the 'Retail Planning Guidelines for Planning Authorities, 2012' and any updated versions of these documents.

#### **ADDITIONS TO CHAPTER 5 – ECONOMY & TOWN CENTRE**

### **Policy ECON 25 Development of the Ballycarrane Area, Thurles**

It is a policy of the Council to facilitate the promotion and development of lands situated at Ballycarrane including the former Sugar Factory site to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following:

- (a) the infrastructural requirements to service current and planned development in the area;
- (b) the improvement and expansion of employment uses on existing sites and adjacent lands;
- (c) use of suitable lands for low intensity, affordable commercial development, including vehicle parking, SME's and start-up employment activity;
- (d) the consolidation of existing residential development

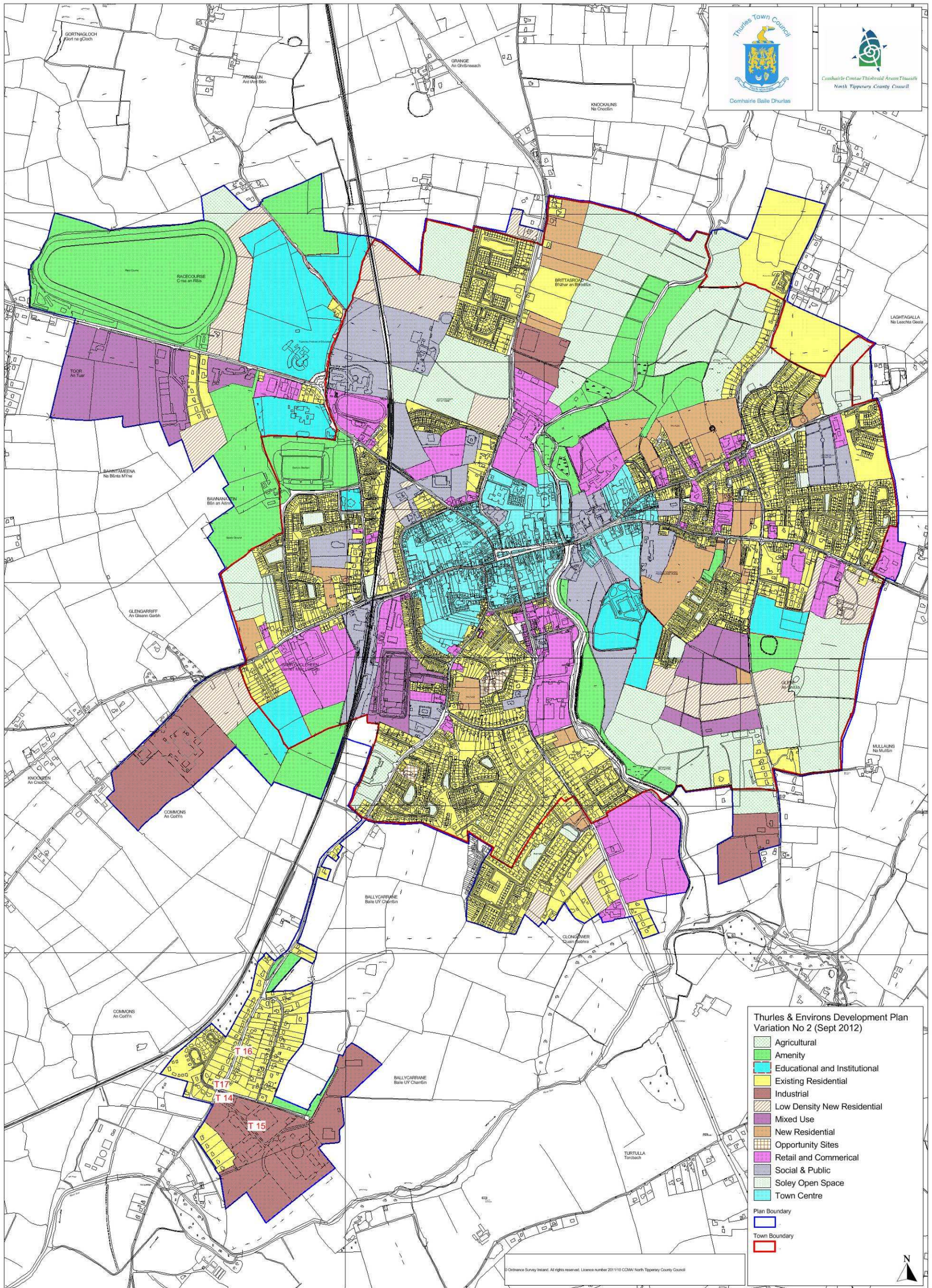
#### **ADDITIONS TO CHAPTER 6 – TRANSPORT, ACCESSIBILITY AND SERVICES**

### **6.7(a) Specific Transport and Accessibility Objectives for Ballycarrane**

- To ensure that services e.g. footpaths, lighting, public seating etc. are provided as part of new development.
- To ensure that the high quality and visual appearance of the approach roads are maintained and improved, by both the encouragement of community involvement and by local authority maintenance programmes.
- T14: Junction improvements at Cabra Business Park with Cabragh Road and enhancements to improve image and presence
- T15: Access road improvements to Cabra Business Park and substantial new landscaping
- T16: Cycle/pedestrian access

- T17: Improved junction arrangement with R659 and L4110.

AMENDMENT TO LAND USE ZONING MAP



## **APPENDIX 1: STAGE ONE FLOOD RISK ASSESSMENT**

### **1.0 Introduction**

This is the Stage 1 Flood Risk Identification for Ballycarrane Settlement Plan, prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities' published by the Department of the Environment, Heritage and Local Government and the OPW in November 2009.

The purpose of this process is to identify whether there may be any flooding or surface water management issues related to the plan area that may warrant further investigation through Stage 2 and 3 Flood Risk Assessment. This report should be read in conjunction with the SEA Screening Report prepared for Variation No. 2 of the Plan.

This stage 1 Flood Risk Assessment forms an integral part of the SEA process for Variation of the Plan and will inform the approach to future planning and development in Ballycarrane.

### **2.0 Flood Risk Identification (Stage 1)**

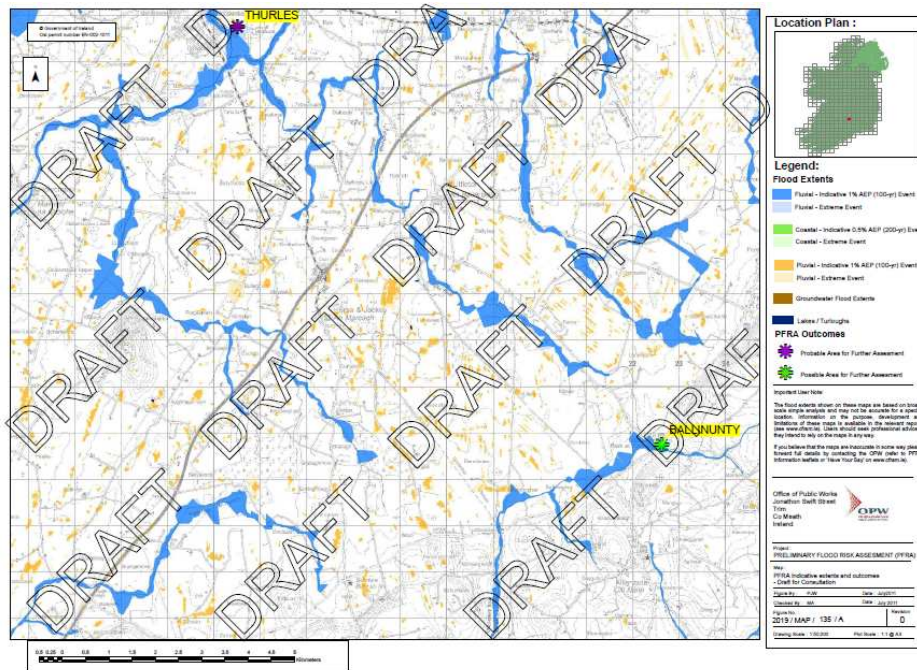
The following sources of information have been investigated in order to determine flood risk potential;

1. OPW preliminary Flood Risk Assessment indicative fluvial flood maps.
2. Predictive and historic flood maps, and benefiting land maps, such as those at [www.floodmaps.ie](http://www.floodmaps.ie).
3. Predictive flood maps produced under the CFRAM.
4. River Basin Management Plans and reports.
5. Indicative assessment of existing flood risk under preliminary flood risk assessment.
6. Expert advice from OPW
7. Consultation with local authority
8. Topographical maps.
9. GSI Alluvial deposit map.
10. Liable to flood markings on the old 6 inch maps.
11. Newspaper reports.
12. Consultation with Local Community
13. Walkover survey

Each of these sources is addressed individually below.

#### **1. OPW preliminary Flood Risk Assessment indicative fluvial flood maps.**

**Preliminary Flood Risk Assessment maps have been prepared by the OPW and are available at [www.cframes.ie/pfra](http://www.cframes.ie/pfra). No fluvial flood risk has been identified within the area to which the variation relates. A small portion of the site is identified as being at risk of pluvial flooding. It is considered that the policies in the Thurles and Environs Development Plan relating to infrastructural services will adequately ensure that adequate infrastructure is in place/ put in place to cater for individual development proposals (i.e. sewer capacity assessments and surface water attenuation). In addition, flood risk assessment will be requested where deemed necessary under the development management process.**



**2. Predictive and historic flood maps, and benefiting land maps, such as those at [www.floodmaps.ie](http://www.floodmaps.ie).**

This website was consulted. It was found that 1 flood event was recorded for area at Cabragh Bridge, south of Ballycarrane.

1. Flood Event: Suir Cabragh, Thurles, Recurring.

**3. Predictive flood maps produced under the CFRAM.**

The Suir Catchment Flood Risk and Management Study (CFRAM) commenced in 2009 and is scheduled to be completed by the end of 2015. Predictive flood maps are being produced by the Suir CFRAM Study but are not yet available.

**4. Catchment Flood Risk Assessment and Management Plans and reports.**

The Suir Catchment Flood Risk and Management Study (CFRAM) commenced in 2009 and is scheduled to be completed by the end of 2015. Therefore this Stage 1 Flood Risk Assessment has not been able to make reference any guidance or information which may be contained within it.

**5. Indicative assessment of existing flood risk**

Though not directly located in the settlement area, the River Suir flows in a north to south direction south of Ballycarrane settlement area. It is noted that the OPW has recorded flood events in and around the area. The river is generally unrestricted and benefits from a substantial buffer/amenity area along its much of its banks.

**6. Expert advice from OPW**

This Stage 1 Flood Risk has been undertaken with the advantage of expert advice from the OPW. North Tipperary County Council is represented on the Steering group of the Suir CFRAM.

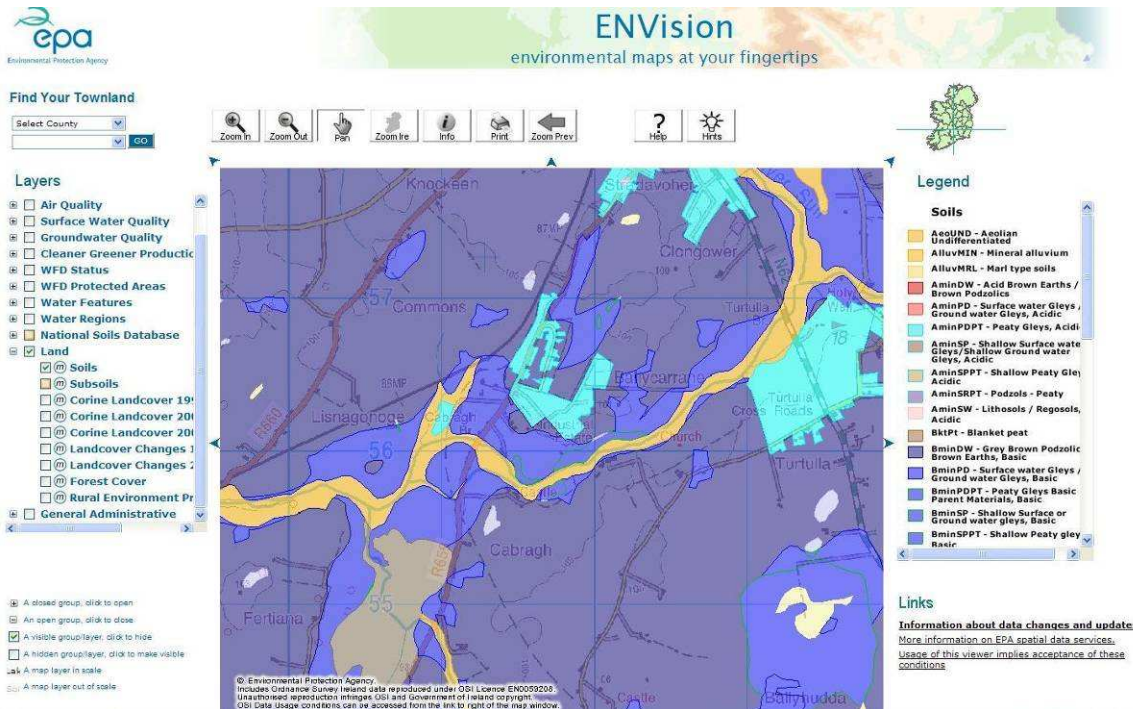
**7. Consultation with local authority**

Site visits was undertaken by the Forward Planner. Consultation on an ongoing basis also took place with the Area Engineer and the Area Planner.

**8. Topographical maps.**

County Topographical maps do not adequately address the local Ballycarrane area as they are based on the topography of the county.

## 9. GSI Alluvial deposit map.



The GSI Soils map is set out above for Ballycarrane. The beige area represents that area where alluvial soils have been historically deposited. Alluvial soil mapping alone is not a definitive gauge of areas at flood risk, however, it is a useful indicator of areas where flood events have occurred historically. The GSI Soils Map has informed the Land Use Zoning Map and areas which are liable to flooding have been zoned for amenity land or other non-developmental uses.

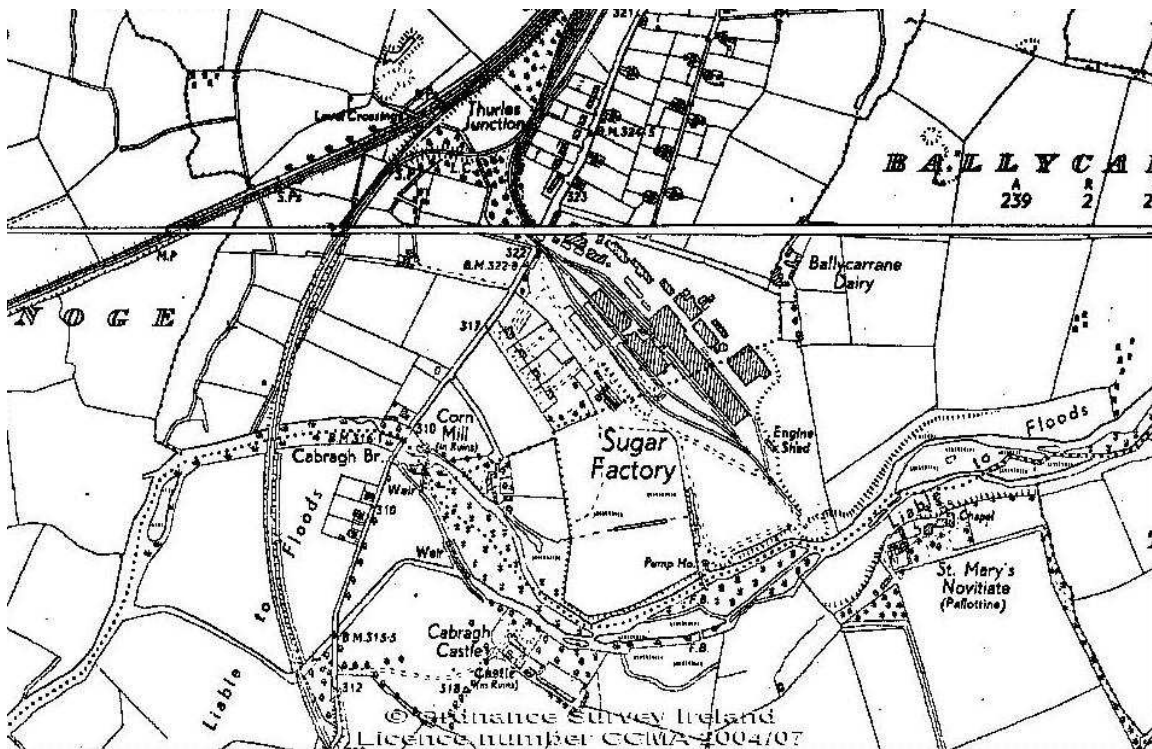
## 10. Liable to flood markings on the old 6 inch maps.

The following lands have been identified as being liable to flooding on the historic 6-inch maps:

1. Lands to the south east of the former Sugar Factory.
2. Lands to the south of Cabragh Bridge.

## Locations 1 & 2





### 11. Newspaper reports

The Newspaper Reports available at [www.floodmaps.ie](http://www.floodmaps.ie) were consulted as part of this Stage 1 Flood Risk Assessment.

### 12. Consultation with local people.

Consideration was given to any comments received during the public consultation phase on the 2007 Ballycarrane Local Area Plan that relate to flooding in the area.

### 13. Walkover survey to assess potential sources of flooding.

A number of inspections were carried out on site by the Planning Officer during the preparation of the Settlement Plan.

### 3.0 Conclusion

This is the Stage 1 Flood risk assessment for Variation No. 2 to the Thurles and Environs Development Plan 2009-2015. It is clear that the River Suir may overflow its banks on an intermittent basis. However a precautionary approach has been adopted and new development has been directed away from the flood plain area to minimise potential flood risk.

Furthermore the Thurles and Environs Development Plan provides that planning applications which may have an impact on Flood Risk be supported by a full and comprehensive Flood Risk Assessment.

The Planning Authority is satisfied that there is no potential flood risk identified in areas planned for growth in Ballycarrane based on an assessment of all the sources listed above and bearing in mind a precautionary approach. This report should be read in conjunction with proposed Variation No. 2 of the Plan and the SEA Screening and HDA Report prepared as part of the variation process.

It is concluded that there will be no significant flood risk to the Ballycarrane Settlement area as a result of Variation No. 2 to the Thurles and Environs Development Plan 2010-2016.