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Settlement Guide and Settlement Plans

1.0 Introduction

The Settlement Strategy for the county sets out a framework for the development of the county’s towns and villages. This is the Settlement Plan Guide and schedule of Settlement Plans for the Local Towns, Service Centres, Local Service Centres and Settlement Nodes, prepared to support the written statement as set out in Volume 1 of the Tipperary County Development Plan 2022 – 2028 (the Plan) ¹. This Settlement Guide and each Settlement Plan should be read in conjunction with Chapter 4 Settlement Strategy of the Plan, and the Development Management Standards set out in Volume 3, Appendix 6.

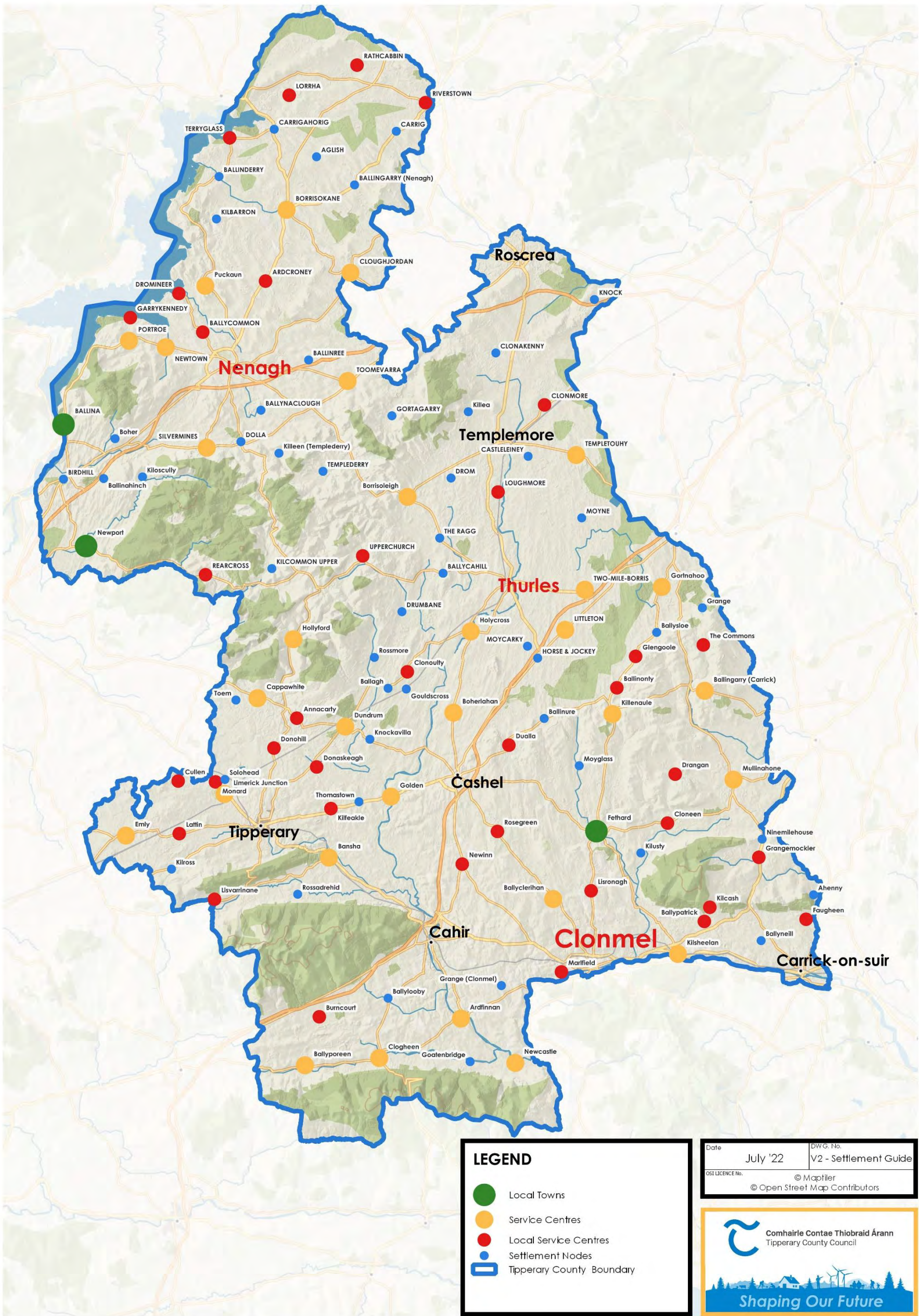
The Settlement Strategy recognises that each town and village has an important role in providing services, employment opportunities, social and recreational facilities for the communities of Tipperary. The lower tier Settlement Plans are set out hereafter in order and illustrated in Figure 1.1, as follows:

- ‘Local Towns’ Settlement Plans
- ‘Service Centres’ Settlement Plans
- ‘Local Service Centres’ Settlement Plans
- ‘Settlement Nodes’ Settlement Plans

Table 1.1: Settlement Plan Hierarchy		
	Hierarchy	Name
1	Local Towns	Ballina, Fethard, Newport
2(a)	Service Centres – (Population over 400)	Ardfinnan, Ballyclerihan, Borrisokane, Borrisoleigh, Clogheen, Cloughjordan, Hollycross, Killenaule, Kilsheelan, Mullinahone, Portroe, Two-Mile-Borris
2(b)	Service Centres – (Population under 400)	Ballingarry, Ballyporeen, Bansha, Boherlahan, Cappawhite, Dundrum, Emly, Golden, Gortnahoo, Hollyford, Limerick Junction, Littleton, Newcastle, Newtown, Puckaun, Silvermines, Templetuohy, Toomevara
3	Local Service Centres	Annacarty, Ardcroney, Ballycommon, Ballynunty, Ballypatrick, Burncourt, Cloneen, Clonmore, Clonoulty, Cullen, Donaskeagh, Donohill, Drangan, Dromineer, Dualla, Faugheen, Garrykennedy, Glengoole (New Birmingham), Grangemockler, Kilcash, Kilfeakle, Lattin, Lisronagh,

¹ As set out in Volume 1, Chapter 2 Core Strategy, the Key Towns and District Towns each have a separate dedicated Town Development Plan/Local Area Plan (as the case may be).

		Lisvarrinane, Lorrha, Loughmore, Marfield, Monard, New Inn, Rathcabbin, Rearcross, Riverstown, Rosegreen, Terryglass, The Commons, Upperchurch
4	Settlement Nodes	Aglish, Ahenny, Ballagh, Ballinaclogh, Ballinahinch, Ballinderry, Ballingarry, Ballinree, Ballinure, Ballycahill, Ballylooby, Ballyneill, Ballysloe, Birdhill, Boher, Carrig, Carrigahorig, Castleleiney, Clonakenny, Dolla, Drom, Drumbane, Goatenbridge, Gortagarry, Gouldscross, Grange, Grange, Horse & Jockey, Kilbarron, Kilcommon, Kileen, Killea, Killoscully, Killusty, Kilross, Knock, Knockavilla, Moycarky, Moyglass, Moyne, Nine Mile House, Rossadrehid, Rossmore, Solohead, Templederry, The Ragg, Thomastown, Toem



Location Map for the Local Towns and for the Rural Settlements of Tipperary

Local Towns and Service Centres with a Population > 400 persons are each provided with a detailed written statement, development objectives and detailed land use zoning maps. Opportunity sites are also identified for a number of settlements and provide a strategy for the development of each of these sites.

Smaller Service Centres with a population of < 400 persons, Local Service Centres and Settlement Nodes are each provided with a detailed written statement, specific objectives and a Settlement Map indicating areas zoned for ‘Social and Public’ and ‘Amenity’ uses.

All settlement plans are defined by a settlement boundary. The settlement plans provide specific objectives which will support appropriate development and community projects as opportunities arise, consistent with the objectives of the NPF and RSES to strengthen rural economies and communities. The publication of Project Ireland 2040 has placed a renewed focus on the role of urban and rural settlements in supporting the sustainable growth of the country, providing a framework and opportunities to leverage investment for rural settlements, as well as a suite of objectives of for sustainable rural growth. ‘Our Rural Future: Rural Development Policy 2021-2025’, (DRCD, 2021), builds on the national strategic objectives within the NPF and is the Government’s new plan for rural development and Tipperary’s rural future. The Rural Development Policy 2021-2025 seeks to build on opportunities post COVID-19, with a focus on attracting remote workers to rural communities, revitalising town centres, rural jobs, adventure tourism, green economy and island development central to new policy, broadband roll-out to bring new opportunities in areas like e-Health, remote learning, online trading and new technologies etc. The Settlements Plans as outlined in this Plan will provide a framework for delivering on the pillars and objectives national policy for investment and development.

2.0 Development Strategy

The Settlement Hierarchy in Chapter 4 of the Plan sets out the role of each settlement and policies and objectives for future growth. The settlement plans which follow, taken in conjunction with the included maps, give a specific view of each town and village so that each settlement can fulfil its role in the settlement hierarchy.

2.1 Role of Local Towns

The towns of Ballina, Newport and Fethard are each defined as ‘urban’ towns in the settlement hierarchy and are important Service Centres having consideration to their size, capacity and unique characteristics as further addressed in Chapter 4, Volume 1. Each of these settlements are important centres for the local hinterlands and have significant tourism, heritage and economic potential.

2.2 Role of Service Centres

There are 30 Service Centres in the county. These are robust rural settlements that have a capacity to accommodate new residential growth, employment and enterprise and other appropriate uses. Chapter 4 Settlement Strategy outlines the role and function for the Service Centres.

2.3 Role of Local Service Centres

There are 36 Local Service Centres in Tipperary. These generally have a population around 50 to 100 persons. Local Service Centres act as local residential and community centres and will accommodate an appropriate level of development, including housing and community services i.e. childcare, primary level education, recreation, convenience retailing etc. Chapter 4 Settlement Strategy outlines the role and function for the Local Service Centres.

2.4 Role of Settlement Nodes

There are 48 designated Settlement Nodes in the county. In terms of population, most of these are significantly less than 50 persons. These are the smallest rural settlements. Their character is often defined by locations at cross-roads and a village form comprising a cluster of old buildings such as school, church, creamery etc. Chapter 4 Settlement Strategy outlines the role and function for the Settlement Nodes.

2.5 Population Growth

The Core Strategy, in accordance with population targets provided by the NPF, has targeted the Local Towns and the rural settlements in the county to accommodate approximately 5,101 additional persons up to 2028. In order to ensure that residential growth takes place in a sustainable manner, and in tandem with the delivery of infrastructure and community facilities, a zoning framework is provided for the three Local Towns and those Service Centres with a population > 400 persons, with land zoned to support this growth.

3.0 Land Use Zoning Framework

The purpose of the land use zoning framework is to indicate the objectives of the Council for lands within the Local Towns and Service Centres. 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. The land use planning framework is underpinned by a **detailed ‘Serviced Land Assessment’ (SLA) which considers the development capacity of each of the** Local Towns and the larger Service Centres. The SLA applies a Tiered Approach to Zoning in accordance with the methodology set out in Appendix 3 of the NPF.

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 Volume 1, Chapter 11 Environment and Natural Assets, and the Development Management Standards set out in Volume 3, Appendix 6.

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 and will be considered by the planning authority at planning application stage.

Table 1.2: Land-Use Objectives	
Zoning	Objective
VC/TC	Village Centre/Town Centre: To provide and enhance the service base of the town through the provision of mixed-use development including 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.
R6	New Residential: To provide for new residential development.
Emp & Ent	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
Amenity	Amenity: 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.

In order to reduce flood risk, land-use objectives are subject to a ‘Constrained Land Use Objective’ as follows: **“To ensure the appropriate management and sustainable use of flood risk areas designated as ‘Constrained Land Use’ on Settlement Plans”.** Where this constrained land-use objective applies, compliance with the approach outlined under Section 4 below must be adhered to. Constrained land use is not included within the Zoning Matrix as sufficient guidance has been provided in Section 4 below.

The Zoning Matrix 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. These should be read in conjunction with the relevant Settlement Plan and with the policy and objectives outlined in Volume 1 Written Statement.

Table 1.3: Zoning Matrix ²							
Use Types	VC/T C	R	R6	Ent & Emp	SP	A	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	X	O	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
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
Halting Site / Traveller Accommodation	X	O	O	X	O	X	X
Haulage/Bus/Truck Park	X	X	X	√	X	X	X
Health Centre (public)	√	O	O	O	O	X	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	√	O	O	O	X	O	X
Refuse Transfer Station	X	X	X	O	X	X	X
Residential	√	√	√	X	X	X	O
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

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

² With regard to the consideration of uses which are also subject to the Constrained Land Use approach (i.e. within Flood Zone A or B), permissible uses shall be constrained to those water compatible and less vulnerable uses as relevant to the particular Flood Zone (please refer to the SFRA and Table 9).

4.0 Flooding and Strategic Flood Risk Assessment

4.1 Land Use Zoning

In accordance with The Planning System and Flood Risk Management: Guidelines for Planning Authorities, (DEHLG, 2009) the Settlement Plans have been subject to Stage 1 Flood Risk Identification process and the report and findings of this process are set out in Appendix 1 of the SFRA. 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 and identified in the Strategic Flood Risk Assessment (SFRA) as at risk of flooding, flood risk will be appropriately managed to ensure the sustainable use of flood risk areas.

4.2 Flood Risk Management in Settlements³

A SFRA has been prepared in accordance with the requirements of the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and Circular PL02/2014 (August 2014). All SFRA recommendations have been integrated into the Plan with a precautionary approach applied to the zoning of lands identified as potentially at risk of flooding.

The Land Use Zoning Objectives Maps for each settlement have excluded vulnerable uses to the effects of flooding on previously undeveloped areas that are at elevated risk of flooding. These areas have been identified as being at risk of flooding through the undertaking of a SFRA.

4.3 Constrained Land Uses

The extent of the **Constrained Land Uses** are shown with a hatching corresponding to the extent of Flood Zones A and B which are overlain on the land use zoning objective underneath. Where such flood risk extents correspond with undeveloped lands, an appropriate land use zoning objective which would not facilitate the development of classes of development vulnerable to the effects of flooding has been identified, such as 'Amenity'.

The 'Constrained Land Use' designation extends to existing developed lands in a number of settlements, which could include lands in the centre of towns and villages. In other incidences, the actual buildings may be located outside of areas identified as being at risk of flooding but the curtilage of the property to the rear may be located at a lower level falling towards a watercourse and identified as being located within Flood **Zone A and / or B. The 'Constrained Land Use' designation** overlain on land use zoning objectives generally restricts new development vulnerable to the effects of flooding being permitted while recognising that existing

development uses may require small scale additional development which would contribute towards the compact and sustainable urban development of the individual town / village.

Where development proposals submitted to the Planning Authority relate to existing buildings or developed areas, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not therefore apply.

Proposals seeking to change the use of existing buildings from a less vulnerable use to a more vulnerable use to the effects of flooding will not normally be considered acceptable to the Planning Authority whilst some change of use proposals not increasing the vulnerability to the effects of flooding or small-scale extensions to such buildings will be considered on their individual merits but are acceptable in principle.

An existing dwelling or building that is not located within an area at risk of flooding but has a large rear garden / curtilage that is located within Flood Zone A or B would not be suitable for a more in-depth residential development proposal which would propose a residential use within a designated constrained land use area. **Development proposals within the areas designated as 'Constrained Land Use' shall be accompanied by a detailed Flood Risk Assessment, carried out in accordance with 'The Planning System and Flood Risk Assessment Guidelines' (DEHLG, 2009) and 'Circular PL 2/2014' (or as updated),** which shall assess the risks of flooding associated with the proposed development.

Proposals shall only be considered favourably by the Planning Authority where it is demonstrated that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities, or increase the risk of flooding to other locations. The nature and design of structural and non-structural flood risk management measures required for development in such areas will also be required to be demonstrated (see Volume 3, Appendix 6, Development Management Standard 2.2 Flooding), to ensure that flood hazard and risk will not be increased. Measures proposed shall follow best practice in the management of health and safety for users and residents of the development. Specifications for developments in flood vulnerable areas set out in this Plan shall be complied with as appropriate.

Tables 1.4 and 1.5 from the 'The Planning System and Flood Risk Assessment Guidelines' (DEHLG, 2009) will guide the Planning Authority in the assessment of development proposals within areas designated as 'Constrained Land Uses'. **These tables** demonstrate the vulnerability of differing land uses in the 3 different flood risk zones to demonstrate the appropriateness of development in each zone and that which is required to meet the Justification Test. It has not been considered necessary to include this designation within the land use zoning objectives matrix as it is not considered a land use.

³ Advice Note: Flood hazard mapping and flood risk information as set out in this Draft Plan may change in light of further analysis and having consideration to the potential impacts of climate change. Therefore, all landowners, users and developers are advised by the Council to take all

reasonable measures to assess the vulnerability to flooding of any development or property in a particular area at all times, and prior to submitting a planning application.

5.0 Environmental Assessment

The Strategic Environmental Assessment that supports this Plan considers and informs the approach to land use zoning by ensuring sites are excluded, or appropriate mitigation measures are included, to alleviate potential impacts on the environment. Similarly, mitigation measures are identified and included in the Stage 2 Appropriate Assessment (i.e. Natura Impact Report) and have been incorporated into the Plan to ensure the Plan accords with the requirements of the Habitats Directive. Please refer to Volume 5 of the Plan for further details.

‘Local Towns’ Settlement Plans

1. Ballina

1.0 Introduction

1.1 Settlement Context

Ballina (Béal an Átha) is a linked settlement with Killaloe in County Clare, located at the southern end of Lough Derg on its eastern shore. The town has developed historically in a linear form along the shoreline, with the town centre focused around Killaloe Bridge. The town, arising from its proximity to Limerick City, its picturesque setting, and wealth of public facilities and amenities has seen significant residential expansion over the past number of decades, particularly to the north and west of the town centre.

1.2 Population and Socio-Economic Profile

Ballina has seen very strong population growth over the past 30 years, growing from a village in the late 1980s to a substantially sized town today. The 2011 census identified that Ballina has a population of 2,442, which represented a 14% increase over the inter-census period. A further population increase took place in the 2011-2016 inter-census period. In terms of broader demographics, Ballina, by comparison to the state trends, has a very young population, with high proportions of young families and children of school going age.

Year	Population	% Change
1996	598	
2002	1185	+98%
2006	1861	+57%
2011	2442	+20%
2016	2632	+7.8%

Ballina’s growth and development is significantly influenced by Limerick City, to which many residents commute daily for employment. Ballina does not have any large-scale employers within the settlement but Shannonside and Fort Henry Business Parks are located near the town on the Birdhill Road, and these parks have capacity for expansion and can offer local employment opportunities. Commuting patterns and the absence of larger format employers explain the relative low number of jobs in the settlement⁴.

2.0 Strategic Planning Context & Vision

Through initiatives such as the Wild Atlantic Way, **Ireland’s Ancient East** and **Ireland’s Hidden Heartlands**, tourism in Ireland has experienced a resurgence and change in profile, with recognition of the tourism and **economic value of Ireland’s unique rural landscapes** and built heritage. With significant infrastructure already

in place, Ballina and Killaloe are now uniquely placed to capitalise on this growth in slow tourism and the appreciation of the high-quality landscapes. Ballina is one of the county’s most important tourism destinations, the **gateway town to ‘Lough Derg’**, and a key **‘staging’ points for the Lough Derg Visitor Experience Destination Plan, Shannon Tourism Master Plan and Irelands’ Hidden Heartlands**. Over the lifetime of the Plan, it is envisaged that Ballina will enhance its tourism infrastructure and reputation as an attractive tourism destination.



Figure 1: Shannon Tourism Masterplan and Lough Derg Visitor Experience Development Plan

Ballina is a designated Local Town in the Plan, and as such is targeted for growth at an appropriate scale to service its local hinterlands, to consolidate housing, local employment, public transport and provide a range of services. The towns of Ballina-Killaloe are situated in the zone of influence of Limerick and will offer opportunity to support the growth of this region, offering a high quality of life for new residents.

Historically, the two settlements either side of the Shannon have been viewed as two distinct places. However, the significant economic, tourism and social potential of the twin towns, as well as the significant investment in new road and bridge infrastructure, offers an opportunity to marry the qualities of each of the places to create a cohesive place that make the most of shared and physical infrastructure. Tipperary County

⁴ Source NPF: There were 311 jobs in Ballina in 2016

Council and Clare County Council have developed and adopted a Town Enhancement and Mobility Plan for the twin towns to address these challenges.

The vision for Ballina is therefore as follows:

“Ballina will continue to harness its built and natural heritage and its strategic location as the gateway to Lough Derg and to build on its potential as a tourism area of excellence through the implementation of the Lough Derg Visitor Experience Destination Plan & Shannon Tourism Master Plan. Ballina will facilitate balanced sustainable growth, promoting a vibrant, living town centre and sustainable modes of travel, while addressing the challenges and opportunities of climate change. The development of Ballina and Killaloe will be closely aligned and integrated in the provision of social, cultural and physical infrastructure and the **development of new public realm and urban places.**”

2.1 General Objectives for Development of the Town

Having regard to Ballina’s role in the county Settlement Hierarchy the following are key objectives which will guide development over the lifetime of the Plan.

1. To work in partnership with Clare County Council in co-ordinating balanced development and the promotion of Killaloe and Ballina as linked settlements, including the development of a Town Enhancement and Mobility Plan for the twin towns.
2. To promote Ballina as a key tourism destination as part of **Ireland’s Hidden Heartlands** and the development of tourism infrastructure and facilities.
3. To support the implementation of the Lough Derg Visitor Experience Destination Plan & Shannon Tourism Master Plan
4. To work in partnership with Clare County Council to secure the implementation of the Killaloe Bypass, the Shannon Bridge Crossing and R494 Improvement Scheme.
5. To seek the development of high-quality residential schemes, which provide a range of house types to meet the needs of the population, supported by community facilities and services.
6. To facilitate the development and enhancement of the town centre and to encourage the development of vacant and derelict sites for a range of retail, tourism, residential and complementary uses.
7. To promote the sustainable development of public amenities and local recreational uses, in harmony with the lake setting and natural environment.
8. To promote high quality design in the built environment, which reflects the unique quality of the natural environment, and lakeside setting of the town
9. To support the delivery of an upgraded Waste Water Treatment Plant to facilitate new development⁵

⁵ Planning Application ref 21487, submitted by Irish Water to Tipperary County Council, was recently granted planning permission for an upgrade of the capacity of the water treatment plant from 5,400 population equivalent (PE) to 8,800PE

3.0 Town Centre and Regeneration

Ballina has a compact town centre, characterised by strong vernacular streetscape, and permeated by views to and from the lake. The town centre has a mix of shops, a pharmacy, pubs and restaurants. The service function of Ballina, is complemented by shops, offices, including boutique outlets, and a convenience supermarket in Killaloe. The streetscape is vibrant and active with a low level of vacancy and dereliction.

Ballina’s public realm has a strong relationship with Lough Derg, with extensive and panoramic view of the lake found throughout the town. The setting has been enhanced through the development of public parks and walkways along the lakeshore over the past number of years. The public realm has also been improved including a community led development of a riverside viewing areas and paving improvements opposite the Church.

As outlined above, Tipperary County Council in partnership with Clare County Council has adopted a Town Enhancement and Mobility Plan for the twin towns. This Plan focuses on delivering improved mobility and public realm for the twin towns, particularly around the core areas of the towns and providing an aesthetically cohesive joint settlement. This Plan provides a framework for future public realm works and identifying opportunity sites and projects to leverage funding, and regenerate and improve the core areas of the towns.



Figure 2: Public Realm Concept image (Source: Killaloe Ballina Mobility and Town Enhancement Plan)

The land use zoning framework has identified land to the east and north of the Town Centre to support its future expansion, whereby proposals for high quality mixed used development which consolidate the existing core of the town will be encouraged and facilitated.

The Plan also seeks to encourage and facilitate the re-use and re-development of existing premises and back lands to enhance and expand the retailing and commercial offering in the town, in accordance with Ballina's **designated service function**. The Council will also encourage the re-purposing of properties in the town centre for residential use and will seek to promote best practice design options, in accordance with 'Bringing Back Homes' – Manual for Existing Buildings (DHPLG, 2018).

4.0 Sustainable Communities

Ballina, as outlined above, has seen significant population growth over the past two decades, and while new housing schemes have not taken place in the recent past, demand for further housing will return as the economy recovers.

The land use zoning framework is underpinned by the SLA and provides for approximately 8ha of land for residential use. Residential lands have been identified on the basis of predicated need, to provide variety and choice to accommodate new development. Development in the town will be dependent on the delivery of an up-grade of the Waste water treatment system, operated by Irish Water, for which planning application has recently been granted.

Residential development will be required to comply with the County Housing Strategy and policies and development management guidelines set out in Chapter 4 and Volume 3 of the Plan. Accordingly, proposals for residential development should include an analysis of the housing, community and service needs, and house types to meet the demand should be incorporated at the design stage of development, as well as providing a Development Impact Assessment where required.

Ballina, **complemented by Killaloe has a very strong community base with facilities supporting the town's** population, including a range of sporting club facilities, retirement village and nursing home, town park and riverside walk, churches, community centres etc. The Council will seek to support future enhancement and expansion of these facilities, and in particular support the co-location and multi-functional use of community facilities. The land use zoning framework has sought to identify appropriate lands for protection of amenities and expansion of facilities, including the local primary school. The Council also will support community development through grant schemes and initiatives, as resources permit, and through a partnership approach as opportunities arise over the lifetime of the Plan.

5.0 Tourism and Economic Development

Ballina-Killaloe is the largest town on the Lough Derg shoreline and the tourism industry is a very important generator of local employment. The towns have an established tourism office in Killaloe, hotel and accommodation providers, restaurants and cafes, and superb range of water-based activities.

The Council, through the Lough Derg Marketing Group has a long-established working relationship with Clare and Galway County Council, tourism stakeholders, business and communities, in the development of the tourism industry in the lakelands area.

Tipperary County lies within Fáilte Ireland's 'Ireland's Ancient East' and 'Ireland's Hidden Heartlands' destination brands. The Council, together with the other local authorities along the Shannon recently worked **in partnership with Fáilte Ireland** to develop the Shannon Tourism Master Plan 2021, which will guide development along the river system over the next decade. The Shannon Tourism Master Plan compliments the Lough Derg Visitor Experience Destination Plan, which advocates the development of networks and slow tourism. The Council will seek to exploit opportunities arising from these ambitious plans. Already, the highly popular Quest series of adventure races has developed an annual race around Lough Derg, utilising the twin towns as a base for the start and finish of the race. The first race took place in September 2019, and this race attracts a significant number of competitors and spectators to the towns and hinterlands over the weekend.



Figure 3: Quest Lough Derg

Ballina does not host any large-scale business and economic parks within the town. However, Shannonside and Fort Henry Business Parks are located near the town on the Birdhill Road, and these parks have capacity for expansion and can offer local employment opportunities. The Council will also support enterprise and development within the town, including start up-business units on lands identified for such uses, whereby high-quality designs in harmony with the setting of the town will be required.

6.0 Built and Natural Heritage

Ballina-Killaloe has been afforded a Heritage Town status arising from its unique heritage resources. The history of the towns can be traced in the built heritage from archaeological monuments associated with Brian Boru, the magnificent arched bridge between linking the two towns, and structures such as the Washer **Woman's Bridge which mark more modern industrial history. The historic importance of these structures and** their surviving features are part of the fabric of the town and significant tourism attractions. Accordingly, the town has a number of structures which are included on the Record of Protected Structures (RPS). The

Council will seek to ensure that these structures and their settings are protected and maintained, and appropriate re-use and enhancement will be encouraged in particular to support heritage tourism in the town.

The natural heritage of Ballina and Lough Derg is of international importance, and the lake and its habitat in the vicinity of the town are designated as Natura 2000 Sites. The Council will seek to protect and enhance the ecological status of this lake, and where appropriate, will require the submission of natura impact statements, to facilitate the assessment of development. The Council will also support opportunities to improve and enhance the sustainable use of the lake through blue and green infrastructure planning, and exploration of marine archaeology.

7.0 Transport and Infrastructure

7.1 Roads and Sustainable Transport

The Killaloe Bypass, Shannon Bridge Crossing and R494 improvement scheme (approved by An Bord Pleanála in 2012), when implemented will serve to transform the town, addressing congestion on the existing bridge, improving traffic flow and environmental quality. Works to the R494 have been undertaken and when this scheme is implemented, the improved access and movement around the towns will become an integral part of the marketing of Ballina/Killaloe as the gateway to Lough Derg, and support inter-regional connectivity. The scheme will alter the transport profile of the town and offer opportunities for improving connections between the twin towns and increasing the prevalence and use of green modes of transport in the core areas of the towns. The Killaloe Ballina Town Enhancement and Mobility Plan will identify opportunities for improving the public realm, improving pedestrian and cycle connections in town, and improving the overall experience of getting into and moving around the towns.

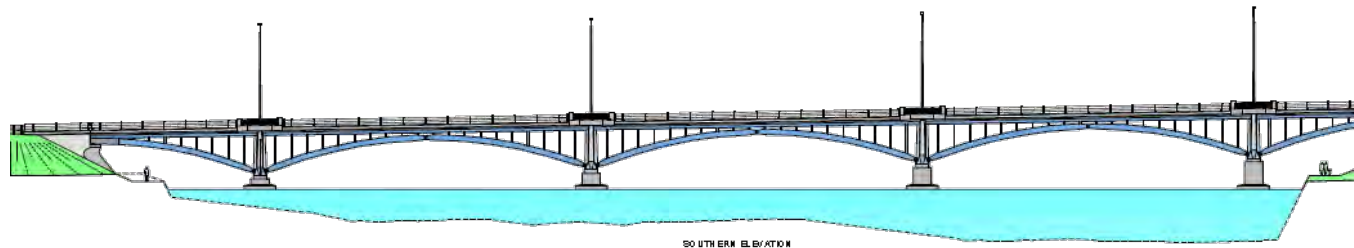


Figure 4: Shannon River Crossing

The Draft Plan has identified significant lands to facilitate the expansion of the residential and commercial function of the town. The Council in facilitating the development of these sites, will seek to ensure that there is maximum connectivity throughout the town and provision will be sought, as appropriate, for pedestrian linkages and cycling facilities. Development will be required to conform to the design standard as set out in *'Design Manual for Urban Roads and Streets' 2013⁶* to support and encourage more sustainable travel patterns around the town.

⁶ Department of Transport, Tourism and Sport and Department of the Environment, Community and Local Government

7.2 Water Services

The town, and Killaloe, is serviced by a waste water treatment plant and public sewer. The existing sewage treatment plant has limited capacity and as such upgrade works to up-grade the waste water treatment plant has recently been granted planning permission by Tipperary County Council. Upgrade works will increase the capacity of the waste water treatment plant from 5,400PE to 8,800PE. The Council will seek to work with Irish Water to secure the delivery of this up-grade over the lifetime of the Plan. The town is serviced by a public water supply and adequate capacity is in place.

7.3 Flooding

A Stage 1 Flood Risk Assessment has been carried out which has identified some areas in the town are liable to flood. The Council, in accordance with the Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) has taken a precautionary approach to the zoning of lands, and where appropriate, will seek the preparation of flood risk assessments as part of any development proposal.

8.0 Specific Objectives

The Council, as opportunities arise and subject to resources will seek to support and implement the following objectives, over the lifetime of the Plan.

Town Centre and Public Realm

- SO1:** To facilitate the comprehensive consolidation of the town's retail core and, where appropriate, expansion to the backland areas of the town.
- SO2:** To implement the objectives of the Killaloe Ballina Town Enhancement and Mobility Plan.
- SO3:** To encourage and facilitate the regeneration and reuse of vacant, disused and derelict sites and take action, where appropriate, through legislative mechanisms.
- SO4:** To encourage and support the development of tourism infrastructure and development and to enhance linkages with walking and cycling routes and water-based activities.
- SO5:** To support the development of the Ballina access promenade and viewing area and pedestrian connections across the Killaloe bridge.

Sustainable Communities

- SO6:** To seek the development of high-quality neighbourhoods with an appropriate mix of house types, amenities and services to cater for housing needs of the community.
- SO7:** To seek to encourage and facilitate local community groups, as resources permit, in the enhancement and development of the town.
- SO8:** To support and work in partnership with the local community and stakeholders, as resources permit, in the development of land or buildings for economic, community and recreation facilities.

Tourism and Economic Development

- SO9: To promote Ballina as a tourism destination as part of Ireland Ancient East, **Ireland’s Hidden Heartlands** and the Lakelands destination propositions.
- SO10: To implement the objectives of the Shannon Tourism Master Plan and Lough Derg Visitor Experience Destination Plan, insofar as they relate to Ballina, Killaloe and surrounding areas.
- SO11: To facilitate the expansion and development of new tourism infrastructure and activities, including the development of the marina, water based recreational facilities, and facilities for walking and cycling.
- SO12: To seek to implement the recommendation of the **‘Greenway and Trail Strategy’** for Tipperary upon completion.
- SO13: 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.

Built and Natural Heritage

- SO14: To seek the protection and enhancement of protected structures, historic buildings and buildings/structures of archaeological significance, including underwater archaeology.
- SO15: To ensure the ecological protection of Lough Derg (Shannon) SPA and Lower River Shannon SAC and to require the preparation of Natura Impact Statements, as necessary, in assessment of any impacts on this Natura 2000 sites.
- SO16: To seek the protection of trees and natural hedgerows in the town, and to seek their retention, subject to traffic safety, as part of new development proposals.
- SO17: To seek to support the development of blue and green infrastructure of the town, including the enhancement and development of ecological corridors and wildlife as part of new development proposals and public realm projects and trails.
- SO18: To seek to develop a natural and built heritage trail in the town, in co-operation with Killaloe, which allows visitors and locals to appreciate and gain insight into the history and archaeology of the town
- SO19: To seek to prepare a Conservation Management and Enhancement Plan for Killaloe Bridge, in partnership with Clare County Council, over the lifetime of the Plan.
- SO20: To ensure the preservation of existing public rights of way as part of any new development proposals.
- SO21: To seek the protection of public views and vistas, and to prepare a Visual Impact Analysis of the town to provide non-statutory guidance for new development over the lifetime of the Plan.

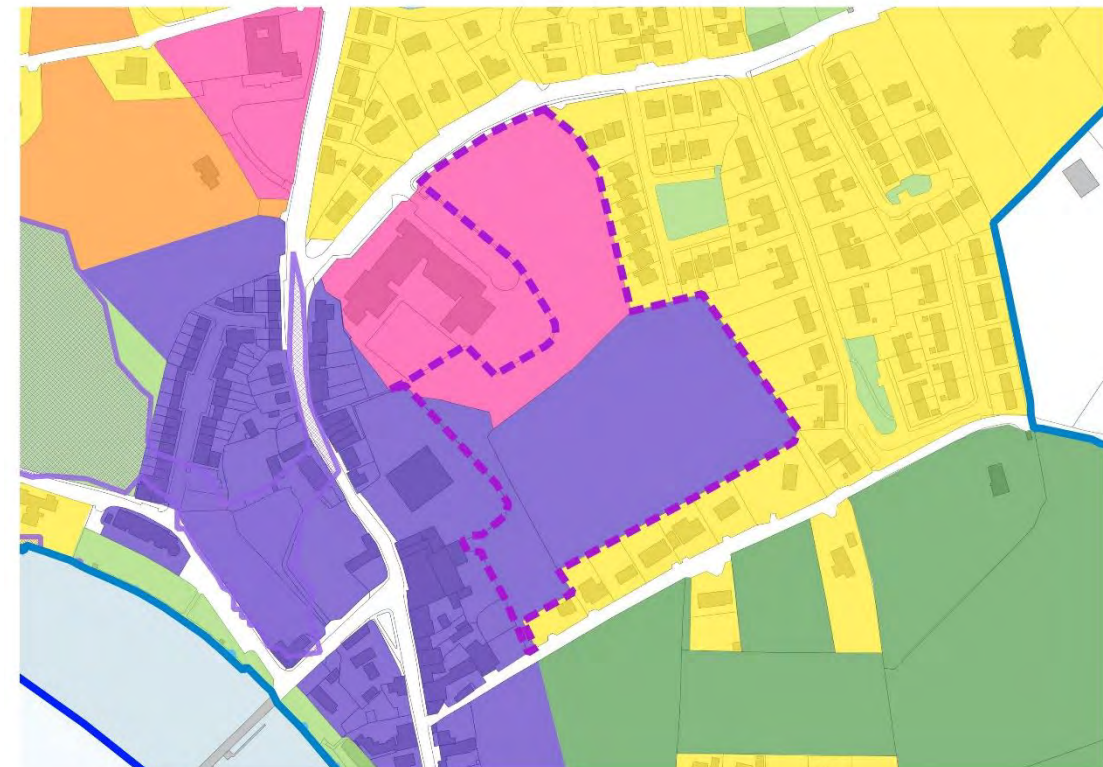
Transport and Infrastructure

- SO22: To work in partnership with Clare County Council in the delivery of the Killaloe Bypass, Shannon Bridge Crossing and R494 improvement scheme.
- SO23: To make provision, as opportunities arise, for enhanced pedestrian and cycle transport and facilities in the town and investigate the feasibility of the pedestrianisation of Killaloe bridge on completion of the bypass.

- SO24: To seek the provision of a public car park in the town, as may be provided as part of the development of opportunity sites as identified in the Plan.
- SO25: To improve and provide for public footpaths, as resources permit, along Quarry Land, Lakeside Drive and the Grange Road.
- SO26: To work with the OPW in the implementation of flood relief measures as may be identified as part of the Shannon CFRAM Plan.

9.0 Opportunity Sites

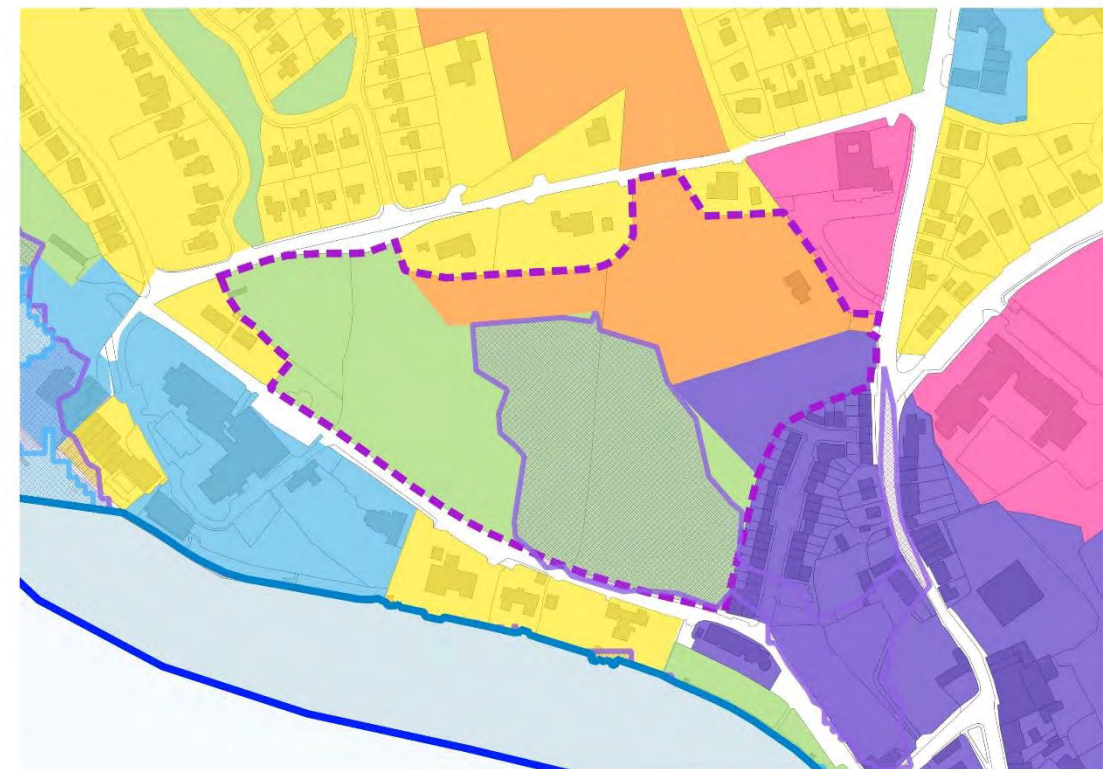
Ballina has a number of key sites in the town, which if developed have a role to play in the prosperity of the town. Proposals for development shall comply with the overarching policies and objectives of the Plan. The Council will encourage and support the development of these sites, subject to the principle of proper planning and sustainable development. Development briefs have been prepared for each site, as set out below to provide guidance in the development of designs and development proposals.



Opportunity Site 1: South of Grange Road

Opportunity Site 1: Town Centre Development: South of Grange Road	
Site Area	6 ha
Zoning	Town Centre / Social and Public
Site Context	This site is located northwest of the existing town centre and encompasses lands adjacent to and south of the primary school. The lands are in a prime location, suitable for the expansion of the town centre, and providing opportunities to expand existing services and residential development. The lands may be

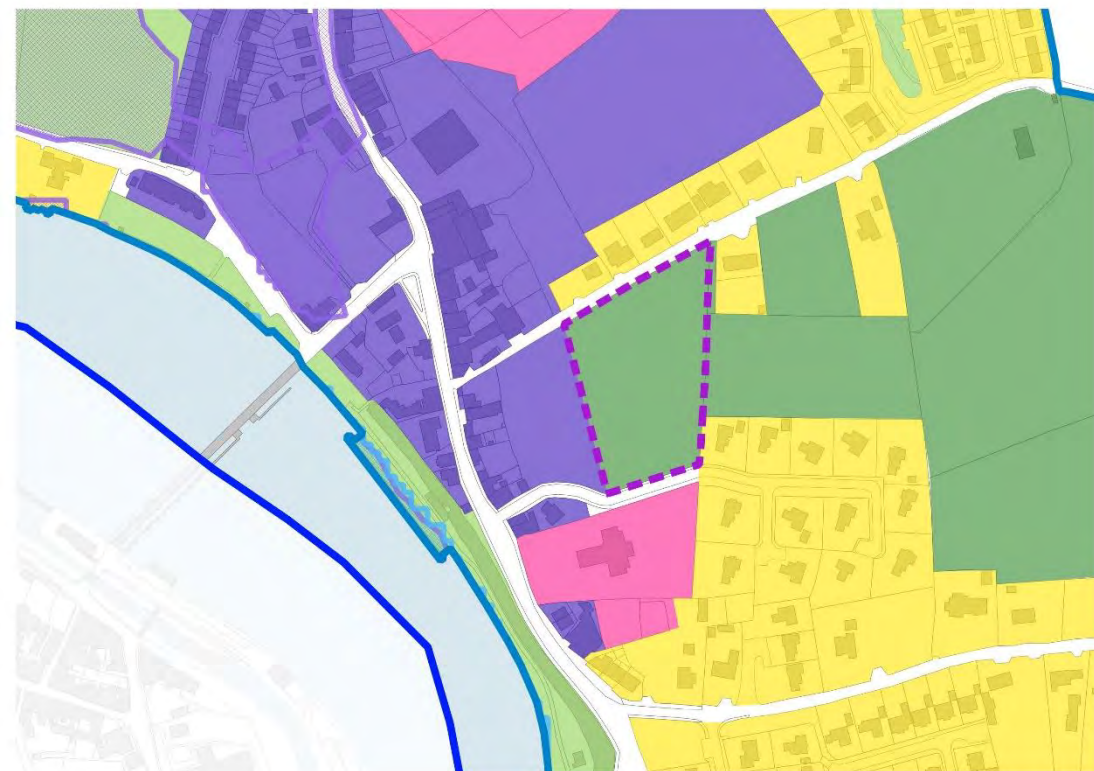
	<p>accessed off the Grange Road to the north and O'Brien's Lane to the south. There is also potential for pedestrian access points from the Main Street. The Council will require an overall Masterplan to be prepared for the site, to ensure the potential of the site is maximised and in accordance with proper planning and design principles.</p>
Development Framework	<p>To re-develop the site to provide for mixed use development, including retail, educational and commercial uses.</p> <p>The design and layout should seek to expand the town centre, reflecting the urban grain and pattern of town centre. The residential mix should include for universal design and age friendly housing.</p>
Site Strategy	<ol style="list-style-type: none"> 1. To provide a town centre extension which integrates in design with the existing built environment creates a sense of place, and maximum connectivity to and from the town. 2. To design streetscapes which reflect the plot ratios of the existing historical development and which incorporate the principles of the Design Manual for Urban Roads and Streets, 2019 (DoTTS/DHPLG). This should include vehicular access between the Grange Road and Ard Lua Road and McKeogh's supermarket. 3. To make provision for the extension of the primary school. 4. To provide for public civic space/park which is designed for provide passive and active recreation uses.
Development Management	<p>The Council, having regard to the development proposals may request the follow reports to enable the assessment of the proposed development.</p> <ol style="list-style-type: none"> 1. Design Statement and Visual Impact Statement 2. Development Impact Assessment 3. Traffic Impact Statement and Road Safety Audits.
Towards Compact Growth	<ul style="list-style-type: none"> • Creating an attractive place to live & work as well as supporting educational services in the town • Activating a key strategic and long under-utilised town centre site by providing a viable and deliverable development opportunity • Demonstrating that compact growth can be delivered with appropriate densities • Connecting the place into its surrounding and providing opportunities for new connections and sustainable mobility.



Opportunity Site 2: Lakeside Drive / Quarry Lane

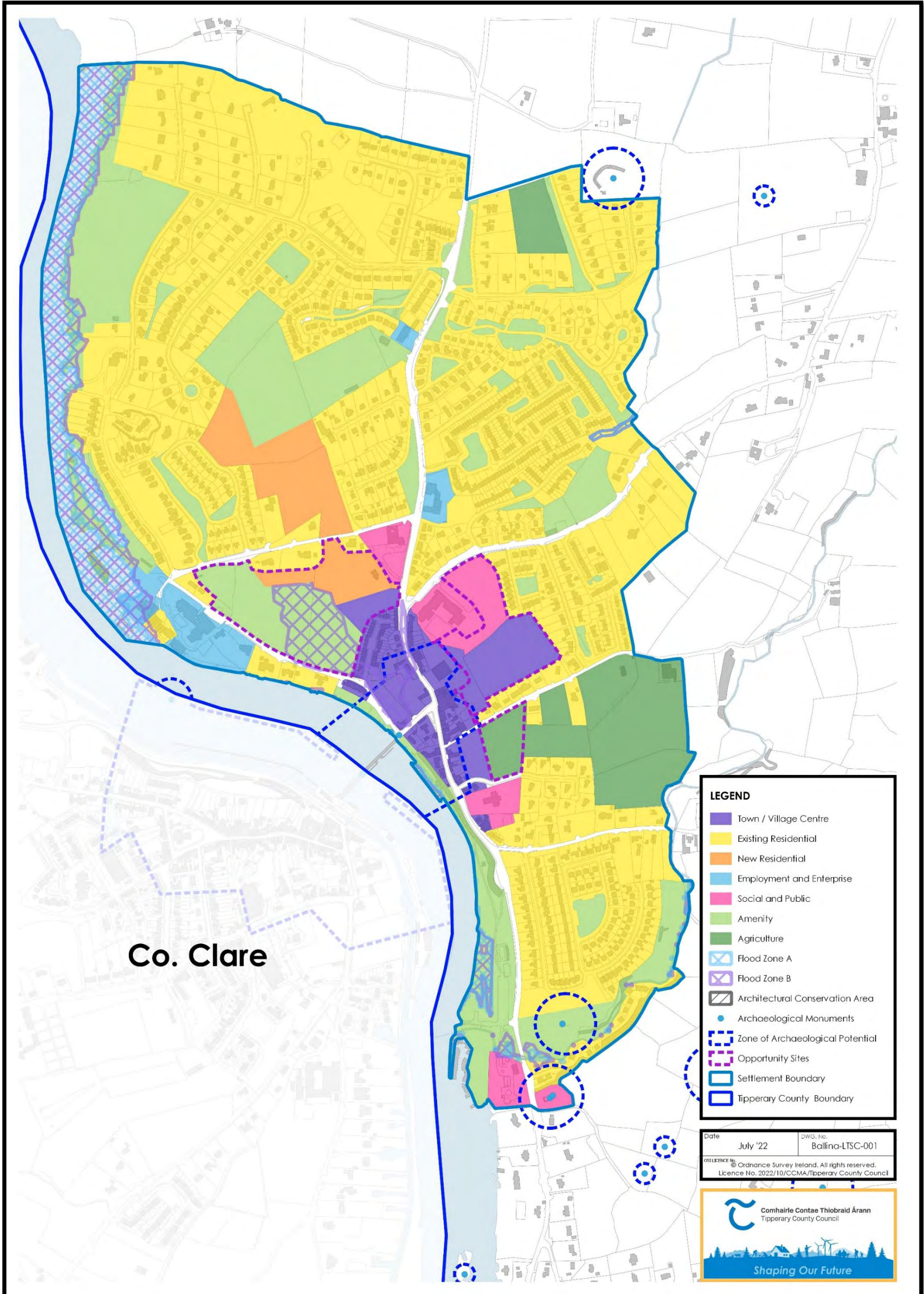
Opportunity Site 2: Town Centre Development: Lakeside Drive / Quarry Lane	
Site Area	6 ha
Zoning	Residential / Amenity / Town Centre
Site Context	This site is located close to the town centre, west of the Ballina Quay development and fronts onto Lakeside Drive/Quarry Lane. The site presents an opportunity to consolidate existing development at this location, providing a mix of housing and town centre uses. The front of the site is zoned for open space/amenity, as it lies within an area which is liable to flood. Therefore, this area should be integrated as public open space within the overall scheme incorporating flood resilient designs.
Development Framework	<p>To re-develop the site for town centre, residential & amenity use.</p> <p>The design and layout should seek to expand the town centre, reflecting the urban grain and pattern of town centre. The residential mix should include for universal design and age friendly housing.</p>
Site Strategy	<ol style="list-style-type: none"> 1. To provide for a mixed use commercial and residential development, which enhances service provision of the town centre 2. To provide public open space for the town, including water compatible play and recreational facilities. 3. To provide a link between the Derg Road and the Portroe Road. 4. To make provision for a public car park as may be required by the Council. 5. To enhance public views and vistas through the site and to the lake 6. To improve pedestrian and cycle facilities along Lakeside Drive.

Development Management	<p>The Council, having regard to the development proposals may request the follow reports to enable the assessment of the proposed development.</p> <ol style="list-style-type: none"> 1. Tourism Audit of the Town. 2. Design Statement and Visual Impact Statement 3. Habitats Directive Screening Statement. 4. Flood Risk Assessment. 5. Development Impact Assessment 6. Traffic Impact Statement and Road Safety Audits.
Towards Compact Growth	<ul style="list-style-type: none"> • Creating an attractive place to live & enhance the amenities and recreational offer of the town • Activating a key strategic and long under-utilised town centre site by providing a viable and deliverable development opportunity • Demonstrating that compact growth can be delivered with appropriate densities • Connecting the place into its surrounding and providing opportunities for new connections and sustainable mobility



Opportunity Site 3: **South of O'Brien's Lane**

Opportunity Site 3: Town Centre Development: South of O'Brien's Lane	
Site Area	1ha
Zoning	Residential
Site Context	The site is located between the Grange Road and the Church and provides an opportunity to consolidate the existing development and provide for high quality housing development with close access to all town centre services.
Development Framework	<p>To re-develop the site for residential, community use & car parking.</p> <p>The design and layout should seek to expand the town centre, reflecting the urban grain and pattern of town centre. The residential mix should include for universal design and age friendly housing.</p>
Site Strategy	<ol style="list-style-type: none"> 1. To provide for high quality residential scheme that consolidates and enhances the built form of the town. 2. To provide for vehicular and pedestrian links through the site and to Opportunity Site 1. 3. To ensure the protection of the setting of St. Lua's Church 4. To make provision for a public car park as may be required by the Council. 5. To enhance public views and vistas through the site and to the lake.
Development Management	<p>The Council, having regard to the development proposals may request the follow reports to enable the assessment of the proposed development.</p> <ol style="list-style-type: none"> 1. Design Statement and Visual Impact Statement 2. Development Impact Assessment.
Towards Compact Growth	<ul style="list-style-type: none"> • Creating an attractive place to live & enhance the amenities and recreational offer of the town • Activating a key strategic and long under-utilised town centre site by providing a viable and deliverable development opportunity • Demonstrating that compact growth can be delivered with appropriate densities • Connecting the place into its surrounding and providing opportunities for new connections and sustainable mobility



Ballina Land Zoning Map

2. Fethard

1.0 Introduction

1.1 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.

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.

1.2 Population and Socio-Economic Profile

Fethard has had small levels of population growth since the turn of the millennium, as detailed in the table below. The town has a healthy ratio of jobs to resident workers⁷.

Year	Population	% Change
1996	1,397	-
2002	1,388	-0.6%
2006	1,374	-1%
2011	1,541	+12.1%
2016	1,545	+0.3%

2.0 Strategic Planning Context & Vision

Fethard is a designated Local Town in the Plan, and as such is targeted for growth at an appropriate scale to service its local hinterlands, to consolidate housing, local employment, public transport and provide a range of services.

The medieval town of Fethard is located north of Slievenamon in the rich, Golden Vale. Its relative inaccessibility, being detached from the main transport corridors, has contributed to the preservation over

the years of its outstanding medieval heritage as a Norman Walled Town, and reputation as a ‘horsey’ place.

It has a standing as a national centre of excellence for the equine industry and equine tourism economy and will build on this in the future. Medieval heritage permeates the town, and along with its relative proximity to Cashel and Cahir will support its tourism draw. There are ample opportunities in the town for careful reuse and redevelopment of existing building stock and this should be a priority in the town. New development will be expected to be of a scale and quality sensitive to its unique medieval heritage, and environmental amenity, and should support the town as a niche visitor destination and rural place associated with horses and its rural hinterland. The vision for Fethard is therefore as follows:

Fethard will continue to harness its unique built and natural heritage to facilitate balanced sustainable growth, promoting a vibrant, living town centre and sustainable modes of travel, while addressing the challenges and opportunities of climate change. Fethard will continue to cultivate and promote its links with the equine industry and develop tourism linkages with neighbouring towns such as Cashel and Cahir to support the development of the tourism industry.

2.1 General Objectives for the Future Development of the Town

Having regard to Fethard’s role in the County Settlement Hierarchy the following are key objectives which will guide development over the lifetime of the Plan.

1. To work in partnership with local community groups and the equine industry to develop employment opportunities.
2. To support the growth and development of Fethard, ensuring residential growth is supported by community infrastructure and services.
3. To promote Fethard as a key tourism destination as part of, **Ireland’s Ancient East**, and the development of tourism infrastructure, facilities and networks in the neighbouring towns and other walled towns in Ireland.
4. To seek the development of high-quality residential schemes, which provide a range of house types to meet the needs of the population, supported by community facilities and services.
5. To facilitate the development and enhancement of the town centre and to encourage the development of vacant and derelict sites for a range of retail, tourism, residential and complementary uses.
6. To promote and deliver the sustainable development of public amenities such as the Fethard Town Park, an intergenerational community, sport and recreational facility, and local recreational uses, in harmony with the natural environment.
7. To promote high quality design in the built environment, which reflects the unique quality of the natural environment, and medieval character and setting of the town

⁷ Source NPF: There were 481 jobs in Fethard in 2016 and 526 residents’ workers. Residents workers are the number of workers who reside in Fethard who are in the labour force

3.0 Town Centre and Regeneration

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.

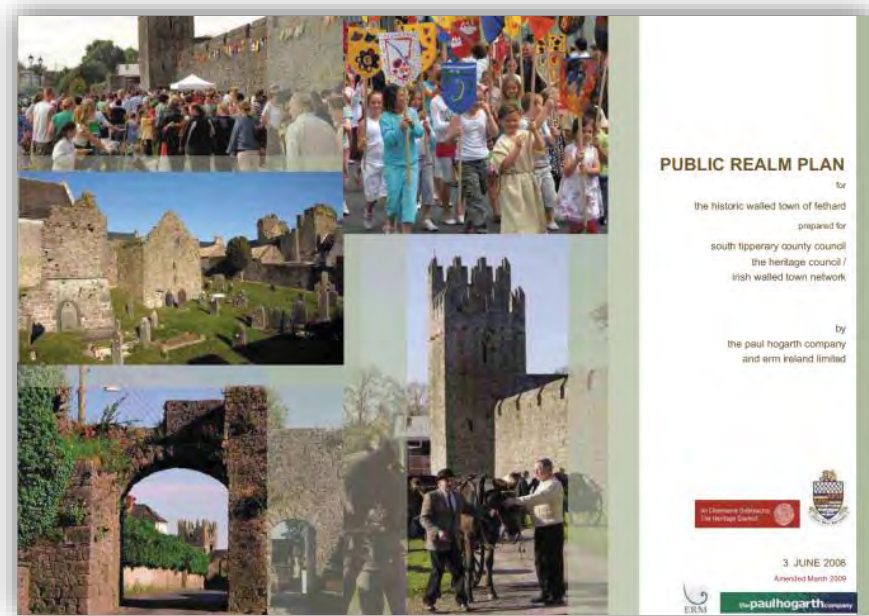


Figure 5: Fethard Public Realm Plan 2008

There are a number of structures throughout the central area of the town that are disused / derelict or have a poor visual appearance. The Council will also encourage the re-purposing of properties in the town centre for residential use and will seek to promote best practice design options, in accordance with ‘Bringing Back Homes’ – Manual for Existing Buildings (DHPLG, 2018).

The architectural and cultural quality of the Fethard can support regeneration initiatives in the town. New development within the town centre and historic core will be required to: consider the historic layout of the town; conserve and enhance the setting of historic buildings and monuments; improve existing route ways and public spaces and promote increased residential occupancy.

Original shopfronts in the town centre should be maintained and repaired sympathetically, where possible. Shopfront advertising should be sensitively designed, in particular within the historic core and Architectural Conservation Area (ACA), in accordance with the requirements set out in the Plan.

4.0 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. However, since 2011 there has been little construction of new houses in the town. Retail and services choice, particularly in the core area, could be enhanced.

The land use zoning framework is underpinned by SLA and provides for almost 5.5ha of land for residential use. Residential lands have been identified on the basis of predicated need, to provide variety and choice to accommodate new development. In order to deliver balance in growth in the town, the Plan identifies new residential neighbourhoods north, east and west 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 Plan. The Council will seek to support future enhancement and expansion of these facilities, and in particular support the co-location and multi-functional use of community facilities. The land use zoning framework has sought to identify appropriate lands for protection of amenities and expansion of facilities, including the local primary school. The Council will also support community development through grant schemes and initiatives, as resources permit, and through a partnership approach as opportunities arise over the lifetime of the Plan.

Residential development will be required to comply with the County Housing Strategy and policies and development management guidelines set out in Chapter 4 and Volume 3 of the Plan. Accordingly, proposals for residential development should include an analysis of the housing, community and service needs, and house types to meet the demand should be incorporated at the design stage of development, as well as Development Impact Assessment where required.

5.0 Tourism and Economic Development

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 **Ireland’s Ancient East**. These include the roll out of the **Fáilte Ireland’s Ireland’s 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 **Ireland’s Ancient East** orientation signage installed at a number of sites across **Ireland’s Ancient East** both within county Tipperary and beyond. Fethard will feature on promotional materials and marketing associated with **Ireland’s Ancient East** 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. The Council will encourage the redevelopment of existing properties on the Square as Guesthouses, reuse of existing premises as hostels, Barrack Street Mill and buildings suitable for the development of boutique hotels such as the Convent. The Council will encourage and facilitate the development of tourism accommodation in the town.

Employment in Fethard is linked deeply with the heritage of the Town, the surrounding agricultural hinterlands and the equine industry. Industries located at the Killenale 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 Killenale 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 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.

6.0 Built and Natural Heritage

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 **‘Fethard Historic Town Walls Conservation and Management Plan 2009’** 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 Plan and the Fethard Town Wall Conservation and Management Plan.

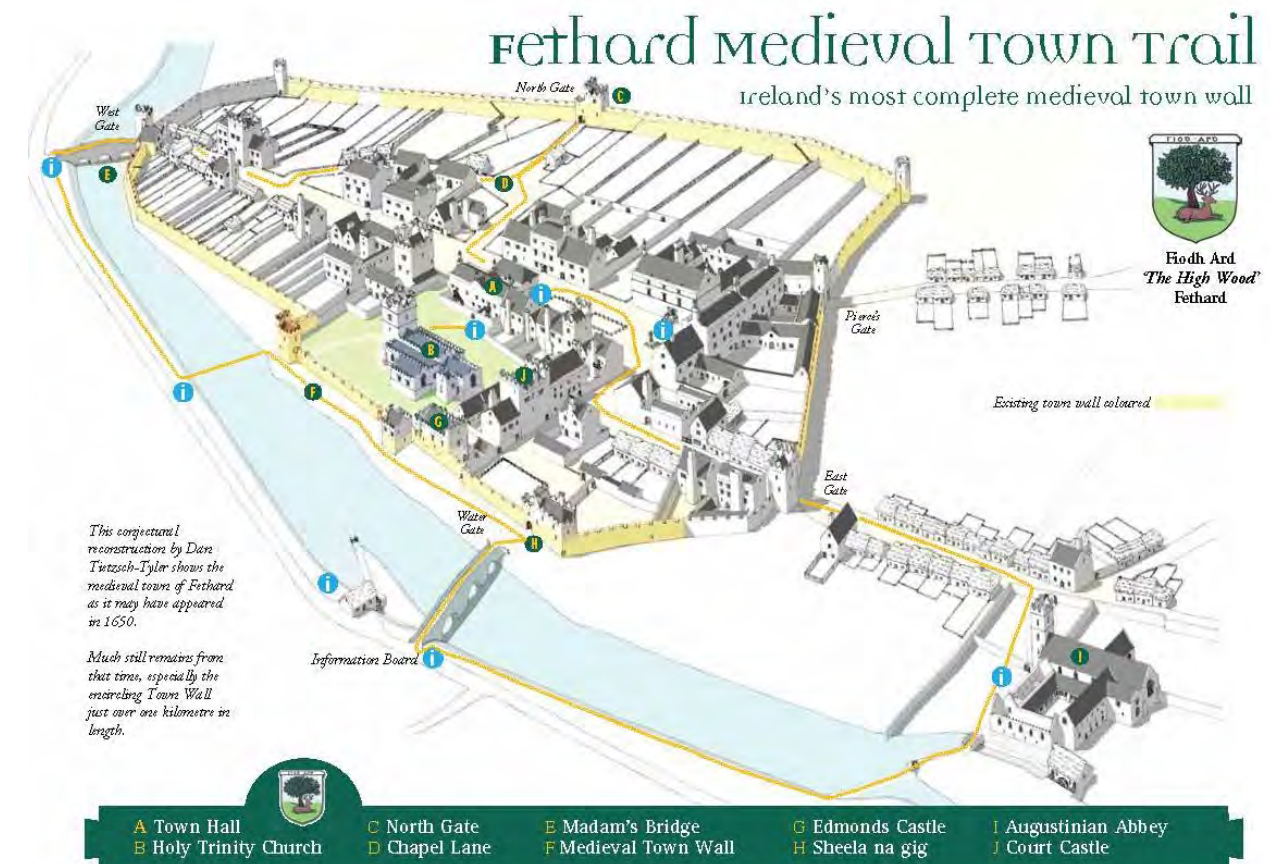


Figure 6: Brochure for Fethard Town Trail (Copyright of the Fethard Historical Society)

The historic walled town of Fethard is designated as an Architectural Conservation Area for the purpose of maintaining its unique medieval character. The Architectural Conservation Area 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 Architectural Conservation Area, 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 the Plan.

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 river 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 to:

- 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 the Plan and will be encouraged as part of new development.

7.0 Transport and Infrastructure

7.1 Sustainable Transport

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 Fethard Public Realm Plan 2008.

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.

The maintenance, safe operation and 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. 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. Development will be required to conform to **the design standard as set out in 'Design Manual for Urban Roads and Streets' (DTTS and DHPLG, 2019)** to support and encourage more sustainable travel patterns around the town.

7.2 Water Services

The town is serviced by a waste water treatment plant and public sewer. 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 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.

7.3 Flooding

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 Assessment has been carried out which has identified some areas in the town are liable to flood. The Council, in accordance with the Flood Risk Management Guidelines for Planning Authorities, 2009 (DEHLG) has taken a precautionary approach to the zoning of lands, and where appropriate, will seek the preparation of flood risk assessments as part of any development proposal.

8.0 Specific Objectives

The Council, as opportunities arise and subject to resources will seek to support and implement the following objectives, over the lifetime of the Plan.

Town Centre and Public Realm

- SO1:** To implement the specific initiatives of the Public Realm Plan for the Walled Town of Fethard 2008 in conjunction with the local community, business groups and stakeholders
- SO2:** To encourage and facilitate the regeneration and reuse of derelict and disused sites and take action under the appropriate statutory legislation where appropriate
- SO3:** To enhance the Fethard Town Trail as a key tourism amenity in the town through improvement to the sites along the route, walkways, and supporting branding and interpretative measures, in conjunction with **Fáilte** Ireland.
- SO4:** To enhance Jesuits Walk as a local access and as an extension to the Fethard Town Trail.

Sustainable Communities

- SO5:** To work in partnership with local bodies to secure the delivery of a purpose-built community and health facility, additional playing fields and recreational space on lands at the Rocklow Road/Strylea Lane area (Fethard Park).
- SO6:** To Identify land for the future expansion of the burial ground on the Killenaule Road to incorporate and facilitate new access arrangements.
- SO7:** 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.
- SO8:** To seek the development of high-quality neighbourhoods with an appropriate mix of house types, amenities and services to cater for housing needs of the community.

Tourism and Economic Development

- SO9:** 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.**
- SO10:** To 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.

SO11: To support the expansion of existing industrial lands at the Killenaule Road and to support the development of new industry at this location, including small scale enterprise start-ups.

SO12: To seek to implement the recommendation of the '**Greenway and Trail Strategy**' for Tipperary.

Built and Natural Heritage

SO13: To 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.

SO14: To seek to ensure the continued enhancement and management of the character and visual appearance of the Architectural Conservation Area, in order that it may function as an important visitor experience for the town.

SO15: To seek the protection of trees and natural hedgerows in the village, and to seek their retention, subject to traffic safety, as part of new development proposals.

SO16: To ensure that any flood relief measures proposed are carried out in a manner that respects the unique archaeological and architectural heritage of the town and the amenity of its riverside areas.

Transport and Infrastructure

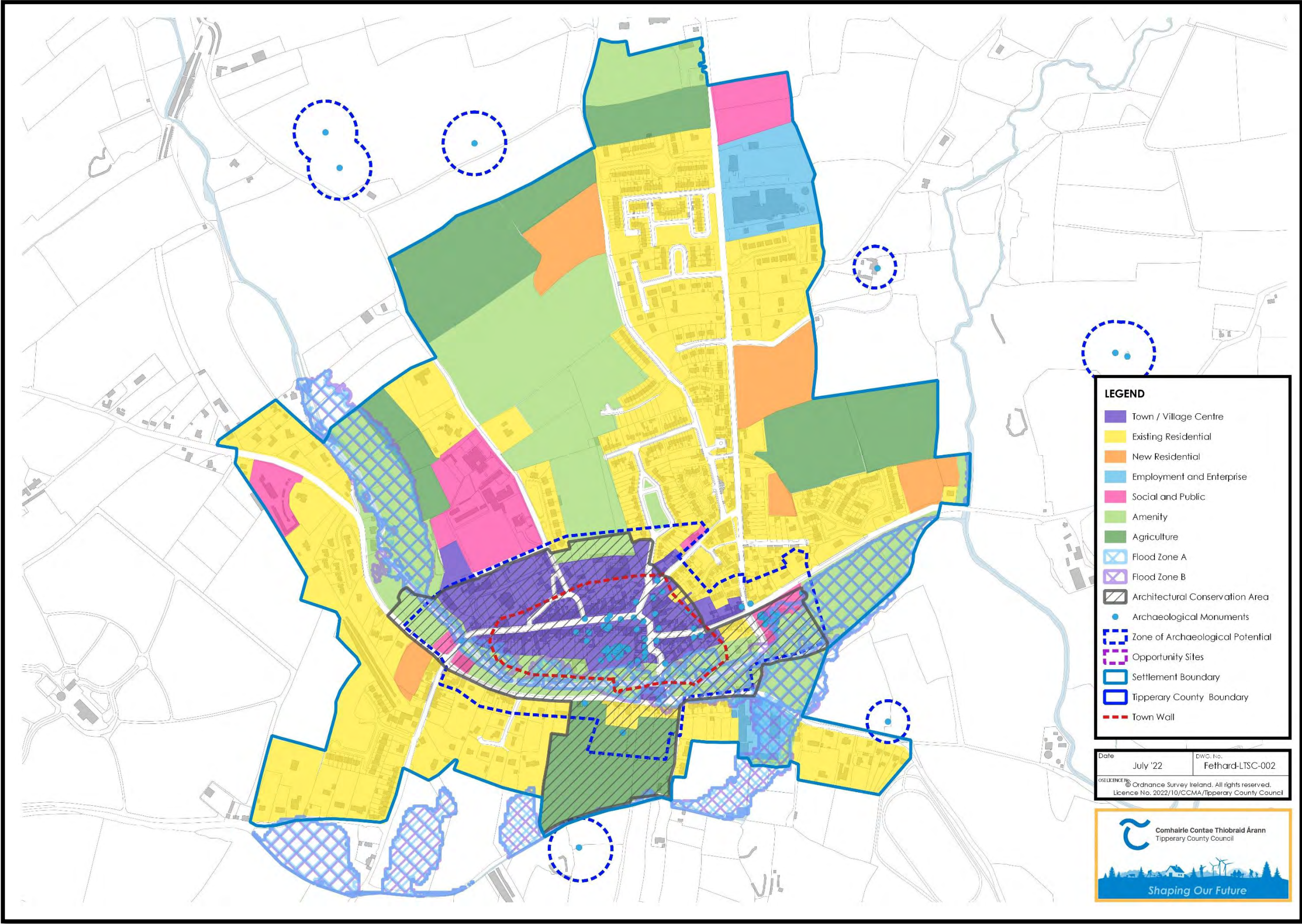
SO17: To encourage more sustainable travel patterns in urban areas and to reduce pressure on the Medieval town core from local vehicular movement.

SO18: To improve safety and reduce congestion at the eastern end of Barrack Street through road / footpath widening and regulation of on street parking.

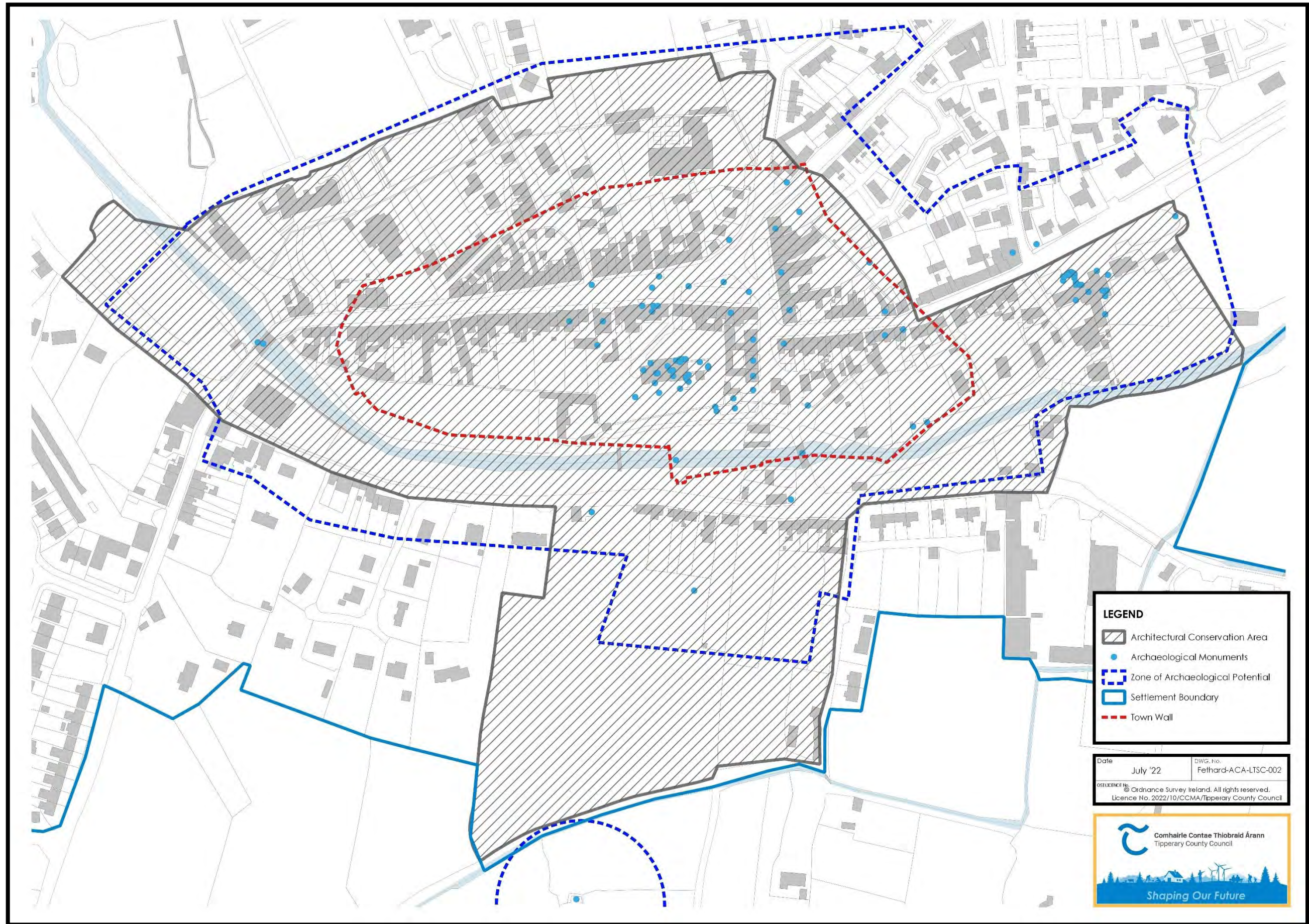
SO19: To examine appropriate measures of traffic control such as signage and protective barriers to prevent further damage to the towns historic North Gate from large vehicles.

SO20: To improve and provide for public footpaths, as resources permit.

SO21: To support Irish Water in the upgrade of the Water Services network and treatment capacity of Fethard Town.



Fethard Land Zoning Map



Fethard Built and Archeological Heritage Map

3. Newport

1.0 Introduction

1.1 Settlement Context

Newport (Port Nua) is located in the north west of the County, close to the Limerick county border and approximately 18km west of Limerick City. The town is situated in an area of natural beauty, lying west of the Silvermines and Slievefelim Mountain and in the foothills of Keeper Hill. The town developed in the 19th century, and its square and Main Street has retained its historic character to the present day. Newport is also characterised by riverside setting, with the Mulkear River flowing through the centre of the town, intersected by the Cully River. In recent decades, due largely to its proximity to Limerick City, the town has seen significant residential expansion along all approach roads.

1.2 Population and Socio-Economic Profile

Newport, as illustrated in the table below, has more than doubled in population since the late 1990s and in particular experienced strong growth during the economic boom. Newport has attracted significant population growth due to its proximity to Limerick City, providing affordable housing and a high quality of life for residents who commute for employment to the city on a daily basis.

Year	Population	% Change
1996	873	-2.3%
2002	887	+1.6%
2006	1286	+57%
2011	1806	+40%
2016	1995	+10.5%

Newport's growth and development is significantly influenced by Limerick City, to which many residents commute daily for employment. Commuting patterns and the absence of larger format employers explain the relative low number of jobs in the settlement⁸.

2.0 Strategic Planning Context & Vision

Newport is a designated Local Town in the Plan, and as such is targeted for growth at an appropriate scale to service its local hinterlands, to consolidate housing, local employment, public transport and provide a range of services.

Newport also, from a strategic planning context, lies within the zone of influence of Limerick City, which will **continue to influence the town's growth and development**. The growth and development of the Limerick City region will be critical to the success of the National Planning Framework, and towns such as Newport, will offer opportunities to attract population growth and offer a high quality of life for residents. This must be achieved in a balanced and sustainable manner, and the Council will seek to ensure that development takes place in a phased manner, supported by community and public infrastructure to maintain a high quality of life for existing and future residents. The surrounding countryside, quality of the built environment, tranquil setting of the town, and proximity to the Clare Glens, Silvermines, Keeper Hill and Lough Derg offer opportunities to enhance the tourism potential of the town.

The vision for Newport is therefore as follows:

“Newport will provide an **attractive, dynamic and accessible town, centred around Newport's wealth of natural and built heritage**, as an inviting place to live, work and visit. The town will harness its strategic location within the hinterland of Limerick to facilitate balanced sustainable growth, while addressing the challenges and opportunities of climate change.”

2.1 General Objectives for the Future Development of the Town

Having regard to Newport's **role in the County** Settlement Hierarchy the following are key objectives which will guide development over the lifetime of the Plan.

1. To support the sustainable growth and development of Newport as part of the Limerick City Region, ensuring phased residential growth is supported by community infrastructure and services.
2. To seek the development of high-quality residential schemes, which provide a range of house types to meet the needs of the population, supported by community provision and services.
3. To facilitate the development and enhancement of the town centre through the implementation of the Newport Enhancement Plan and to encourage the development of vacant and derelict sites for a range of retail, tourism, residential and complementary uses.
4. To encourage and support large scale indigenous industries, small scale foreign direct investment and enterprises on land identified for such development.
5. To support and work in partnership with the community in the development of community recreational facilities, including the development of a Town Park.
6. To improve the experience of the town centres through the creation of an attractive and functional public realm, incorporating built and natural heritage and the development of blue and green infrastructure in the town.
7. To reinforce the town identity through the promotion of high-quality design in the built environment

⁸ Source NPF: There were 331 jobs in Newport in 2016

8. To improve traffic management and the parking strategy for the town and walking and cycling as the primary modes of moving around the town
9. To support the delivery of an upgraded Waste Water Treatment Plan to facilitate new development⁹

3.0 Town Centre and Regeneration

Newport as a designated Local Town in the Settlement Hierarchy, plays an important role as a centre for retail and service provision for its rural hinterland and the town centre is the focus for these activities.

Town Centres by their nature are multi-faceted, incorporating a range of business and services and a public realm for locals and visitors to enjoy. Newport in this respect has retained much of its historical character, in its streetscapes and buildings, and has a range of retailing and other business operating along the square and the main street. However, the level of vacancy is noteworthy, and in this regard, the Council will seek to support re-development through legislative mechanisms and incentives (such as the Commercial Incentive Scheme, Painting Schemes etc.) over the lifetime of the Plan.

The Council has commissioned an Enhancement Plan for Newport, to develop specific recommendations for future development works and leverage investment for the regeneration of the town. Recent works to the historic Courthouse have already utilised funding from the 'Historic Structures Fund' (DHLGH) to refurbish this historic and important civic building in the town.



Figure 7: Concept Public realm enhancements (source: Newport Enhancement Plan)

The delivery of the Town Park is an important piece of infrastructure that will enhance the attractiveness of the town centre and provide amenity spaces to support the local community and businesses. The development of the town park offers an opportunity to further develop amenity paths along the river and pedestrian and cycle connections across the river.

The Plan will also seek to encourage and facilitate the re-use and re-development of existing premises and back lands to enhance and expand the retailing and commercial offering in the town, in accordance with **Newport's function** as a Local Town. The Council will investigate the feasibility of developing a **farmer's market** in the town, to improve the vibrancy of the town centre. The Council will also encourage the re-purposing of properties in the town centre for residential use and will seek to promote best practice design options, in accordance with *Bringing Back Homes – Manual for Existing Buildings* (DHPLG, 2018).

⁹ Planning Application ref 201540, submitted by Irish Water to Tipperary County Council, was granted planning permission to provide an upgrade of the capacity of the water treatment plant from 1,900 population equivalent (PE) to 4,500PE

4.0 Sustainable Communities

Newport, as outlined above, has seen significant population growth over the past two decades, and while significant new housing development has not taken place in the recent past, demand for further housing will return as the economy recovers.

The land use zoning framework, provides for almost 6ha of land for residential use. Residential lands have been identified on the basis of predicted need to provide variety and choice to accommodate new development, noting that all land will not be available over the lifetime of the Plan. The Plan also includes the identification of opportunity sites in the Town Centre, which should be developed in a phased and co-ordinated manner to consolidate the town centre, while making provision for commercial and community services.

Development in the town will be dependent on the delivery of an upgrade of the Waste water treatment system, operated by Irish Water. An upgraded waste water treatment plant has recently received planning permission and the Council will work with Irish Water over the lifetime of the Plan to seek the delivery of this critical infrastructure.

Residential development will be required to comply with the County Housing Strategy and policies and development management guidelines set out in Chapter 4 and Volume 3 of the Plan. Accordingly, proposals for residential development should include an analysis of the housing, community and service needs, and house types to meet the demand should be incorporated at the design stage of development, as well as Development Impact Assessment where required.

Newport is very well served by educational facilities including two primary schools (Covent of Mercy Primary School and the Boy's National Schools) and two second level schools (St. Mary's Secondary School and St. Joseph's College). These schools serve a significant rural catchment, and the Council will support proposals to enhance and expand the facilities of these schools, as needs arise over the lifetime of the Plan.

The town also has a very strong community base with groups including the Newport Development Association, Tidy Towns and Historical Society and sports clubs. Community facilities in the town include a community centre, Credit Unit, GAA, rugby, soccer and handball clubs and facilities. The Council will seek to work in partnership with these groups and the community of Newport over the lifetime of the Plan, to support, enhance and develop existing community facilities, as opportunities for funding arise.

The new Town Park will bring a new recreation and community amenity to Newport and a destination for new visitors. The development of the park also presents opportunities to link this area with the town as part of an overall town centre and open space enhancement strategy.

5.0 Tourism and Economic Development

The Council also recognises that in order for Newport to be more self-sustaining, business and enterprise should be promoted and facilitated. In this respect, the town can seek to attract new businesses by harnessing its location within the zone of influence of Limerick City, proximity to Nenagh and connectivity to the M7. The Local Economic and Community Plan has identified Newport as a town in the county to be promoted and supported for large scale indigenous investment and smaller-scale foreign investment. The land use planning framework has also provided for the designation of lands on the Limerick Road, which are considered suitable for development for an Enterprise and Development park to support new business including start up units.

Newport, also has significant tourism potential given its location close to Limerick and Silevefelim-Silvermines mountains and the Clare Glens. The Council will support the enhancement of tourism facilities in the town, the development of multi-activity trails with Newport as the trailhead and seek to support opportunities for clustering of activities as part of the national Ireland's Ancient East.

The land use zoning framework has identified land to the east of the Town Centre to support its future expansion, whereby proposals for high quality mixed used development which consolidate the existing core of the town will be encouraged and facilitated. The feasibility of developing a Digital Hub to support remote working, in line with the objectives of 'Our Rural Future: Rural Development Policy 2021-2025' (DRCD, 2021) will also be investigated.

6.0 Built and Natural Heritage

Newport has a rich built and natural heritage, and a public realm which has a strong and unique character which is to be valued, protected and enhanced for the benefit of local residents and visitors to the town.

The history of the town can be traced back to the 19th century, when Robert Joselyn gave land for the first public buildings in Newport, including the old Catholic Church and first Gaol and Courthouse. By 1822 a garrison was located in the town and the Barracks was constructed in c. 1830. The 19th century hosted many shopkeepers and traders and saw the establishment of the first Catholic National School at the site of the existing ball alley. Newport today has retained much of this original character, and the Main Street and Town Square is designated an Architectural Conservation Area on this basis. In this area, the Council will seek, in particular, the protection of the character of existing buildings, details such as traditional shopfronts, doors, windows, cornices, cast iron gutters etc. The Council will also seek to ensure



that any new development in this area is of a high quality respects the form, design and unique character of the area.

Newport is also characterised by its setting on the Mulkear and Cully Rivers. The Mulkear River, which rises in the Slievefelim-Silvermines Mountains, is a part of the Lower Shannon SAC and is particularly important fisheries habitat. The Council will seek to protect and enhance the ecological status of this river, and where appropriate, will require the submission of natura impact statements, to facilitate the assessment of development. The riverside also provides an important amenity for the town. In this respect, the development of a town park will open up the river to all residents in Newport and will provide new opportunities for the development of a circuitous riverside park and heritage trail around the town. The Plan also identifies the **'Riverside Area' as an opportunity site** for which the Council will seek to develop a master plan over the lifetime of the plan, to provide a framework for and to encourage its development, for the benefit of the town as a whole.

Newport's history, built and natural heritage provide a strong basis for enhancement of the town and a coherent strategy for creating new public spaces. The Council intends to build on this heritage, and identify opportunities through the Urban Enhancement Plan to improve the public realm around the town.

7.0 Transport and Infrastructure

7.1 Roads and Sustainable Transport

The Plan has identified land to facilitate the development of the town, and in particular a number of opportunity sites to expand the town centre, to facilitate business and employment opportunities and to link open spaces and heritage sites. The Council in the development of these sites, will seek to ensure that there is maximum connectivity throughout the town and provision will be sought, as appropriate for pedestrian and cycling facilities. Development will be required to conform to the design standards as set out in 'Design Manual for Urban Roads and Streets' (DTTS and DHPLG, 2019) to support and encourage more sustainable travel patterns in urban areas.

The Council will also seek, as opportunities arise, to maintain and enhance streetscape provision, and will seek to improve public facilities for pedestrian and cyclists. Sustainable transport within the town will also be a key consideration as part of the preparation of a public realm plan for the town.

7.2 Water Services

The town is serviced by a waste water treatment plant and public network. The existing sewage treatment plant has limited capacity. A planning application has recently been granted for the upgrade of this WWTP and the Council will support the delivery of this infrastructure to facilitate new development in the town.

The town is served by Newport Regional Water Supply which has sufficient capacity is in place to cater for any future development.

7.3 Flooding

Newport, has been considered as part of the Shannon Flood Risk Management Catchment Study. The Council, in accordance with the Flood Risk Management Guidelines for Planning Authorities, (DEHLG, 2009) has zoned lands which are liable to flood for open space/amenity purposes, and where appropriate, will seek the preparation of flood risk assessments as part of any development proposal.

A Stage 1 Flood Risk Assessment has been carried out which has identified some areas in the town are liable to flood. The Council, in accordance with the Flood Risk Management Guidelines for Planning Authorities, (DEHLG, 2009) has taken a precautionary approach to the zoning of lands, and where appropriate, will seek the preparation of flood risk assessments as part of any development proposal.

8.0 Specific Objectives

The Council, as opportunities arise and subject to resources will seek to support and implement the following objectives, over the lifetime of the Plan.

Town Centre and Public Realm

- SO1:** To seek the development of high-quality neighbourhoods with an appropriate mix of house types, amenities and services to cater for the housing needs of the community.
- SO2:** To encourage the development of serviced sites and low-density housing development as part of large-scale housing schemes.
- SO3:** To implement the recommendation and objectives of the Newport Enhancement Plan to support the regeneration of the town and the quality of the public realm.
- SO4:** To seek to encourage and facilitate local community groups, as resources permit, in the enhancement and development of the town.
- SO5:** To support and work in partnership with the local community and stakeholders, as resources permit, in the development of land or buildings for economic, community and recreational facilities.
- SO6:** To deliver the development of a Town Park south of the town centre on the Murroe Road; through consultation with the community, to provide recreational facilities for all age groups within the town and a new destination for visitors to the town.

Tourism and Economic Development

- SO7:** To implement the objectives of the Shannon Tourism Master Plan and Lough Derg Visitor Experience Destination Plan.
- SO8:** To facilitate the expansion and development of new tourism infrastructure and activities, and facilities for walking and cycling.
- SO9:** To seek to implement the recommendation of the Green and Blue Infrastructure Masterplan Road Map for Tipperary upon completion.

- SO10:** To facilitate the comprehensive consolidation of the town’s retail core and, where appropriate, expansion to the backland areas of the town.
- SO11:** 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.
- SO12:** To investigate the feasibility of development a Digital Hub in the town to promote and facilitate remote working.
- SO13:** To encourage and facilitate the regeneration and re-use of vacant, disused and derelict sites and to take action, where appropriate, through legislative mechanisms.
- SO14:** To encourage and support the development of tourism infrastructure and development and to enhance linkages with walking and cycling routes including the Silvermines-Slievefelim and the Clare Glens.
- SO15:** To promote tourism opportunities as part of the Ireland’s Ancient East destination proposition.

Built and Natural Heritage

- SO16:** To prepare a comprehensive public realm plan for the town, to enhance the built and natural heritage of the town.
- SO17:** To undertake a feasibility study to develop a heritage trail and riverside walkway supporting linkages of existing and new open space areas.
- SO18:** To seek the protection and enhancement of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO19:** To ensure the ecological protection of Lower Shannon SAC and to require the preparation of Natura Impact Statements, as necessary, in assessment of any impacts on this Natura 2000 site.
- SO20:** To seek the protection of trees and natural hedgerows in the village, subject to traffic safety, as part of new development proposals.
- SO21:** To seek to support the development of blue and green infrastructure of the town, including the enhancement and development of ecological corridors and wildlife as part of new development proposals and public realm projects and trails.
- SO22:** To seek the protection and enhancement of the Architectural Conservation Area including traditional shop fronts and architectural features.
- SO23:** To support and facilitate the re-development and enhancement of the Ball Alley site.

Sustainable Transport, Infrastructure and Flooding

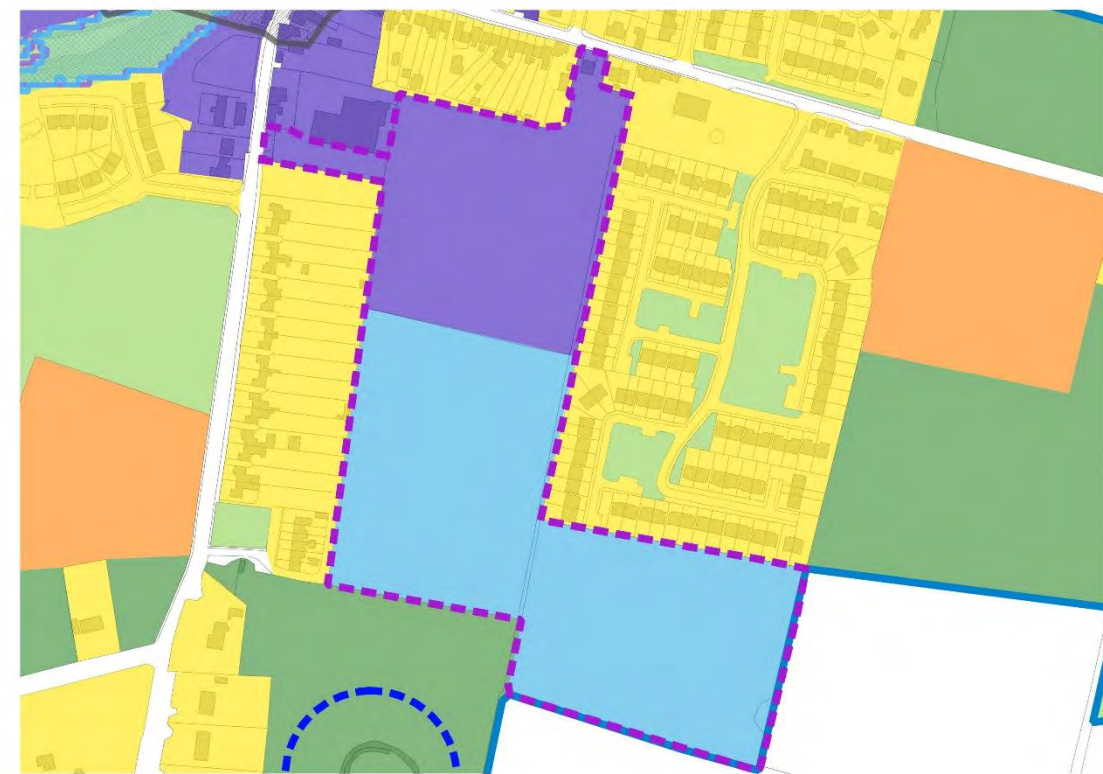
- SO24:** To work with Irish Water to deliver the up-grade of the waste water treatment plant, to provide for the future development of the town in accordance with its role in the County Settlement Hierarchy.
- SO25:** To make provision, as opportunities arise, for enhanced pedestrian and cycle transport facilities in the town, including the development of pedestrian and cycle bridge(s) across the Mulkear River.
- SO26:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

- SO27:** To work with the OPW in the implementation of flood relief measures as may be identified as part of the Shannon Catchment Management Plan.

9.0 Opportunity Sites

Newport has a number of key sites in the town which if developed have a role to play in the prosperity, proper planning, and sustainable development of the town.

Proposals for development shall comply with the overarching policies and objectives of the Plan. The Council will encourage and support the development of these sites and has prepared development briefs for each site as below to guide future development.



Opportunity Site 1: Tullow Area

Opportunity Site 1: Town Centre Development: 'Tullow Area'	
Site Area	8.5ha
Zoning	Town Centre / Employment and Enterprise
Site Context	This site is located to the east of the town centre and has been identified as area in which to expand the town centre, over the lifetime of previous Local Area Plans. This site remains strategically important for the development of the Town and to support consolidated and co-ordinated expansion of development. However, it is considered that development of the lands should be carried out in a phased

	<p>manner, to allow for the socio-economic and physical integration of development and to comply with the Core Strategy of the Plan.</p> <p>The Council, in the assessment of development proposals in this area, will require the preparation of an overall Master Plan and an associated phasing programme. This will require the co-operation of landowners on this site. The development brief below set out a guide for key planning criteria to be considered as part of any development.</p>
Development Framework	<p>To re-develop the site for town centre, commercial, start-ups, and housing.</p> <p>The design and layout should seek to expand the town centre, reflecting the urban grain and pattern of town centre. The residential mix should include for universal design and age friendly housing.</p>
Site Strategy	<ol style="list-style-type: none"> To provide for the expansion of the town centre to include a supermarket, shops and other necessary town centre uses. To provide for off street car park for proposed and future development. To provide for a phased development and provide for a mix of house types based on an assessment of the town needs including provision for elderly residents. To provide for a traffic, cycling and pedestrian link between the Cork Road and Murroe Road in accordance with the Design Manual for Urban Roads and Streets (and any review thereof). To provide for public open spaces that provide for active and passive recreational use and incorporate community facilities as may be identified in by the Development Impact Assessment.
Development Management	<p>The Council, having regard to the development proposals may request the follow reports to enable the assessment of the proposed development.</p> <ol style="list-style-type: none"> Masterplan and Design Statement Traffic Management Statement and Road Safety Audits Phasing Programme Development Impact Assessment.
Towards Compact Growth	<ul style="list-style-type: none"> Creating an attractive place to live & enhance the amenities and recreational offer of the town Providing an anchor for co-ordinated investment in infrastructure Activating a key strategic and long under-utilised town centre site by providing a viable and deliverable development opportunity Demonstrating that compact growth can be delivered with appropriate densities Connecting the place into its surrounding and providing opportunities for new connections and sustainable mobility

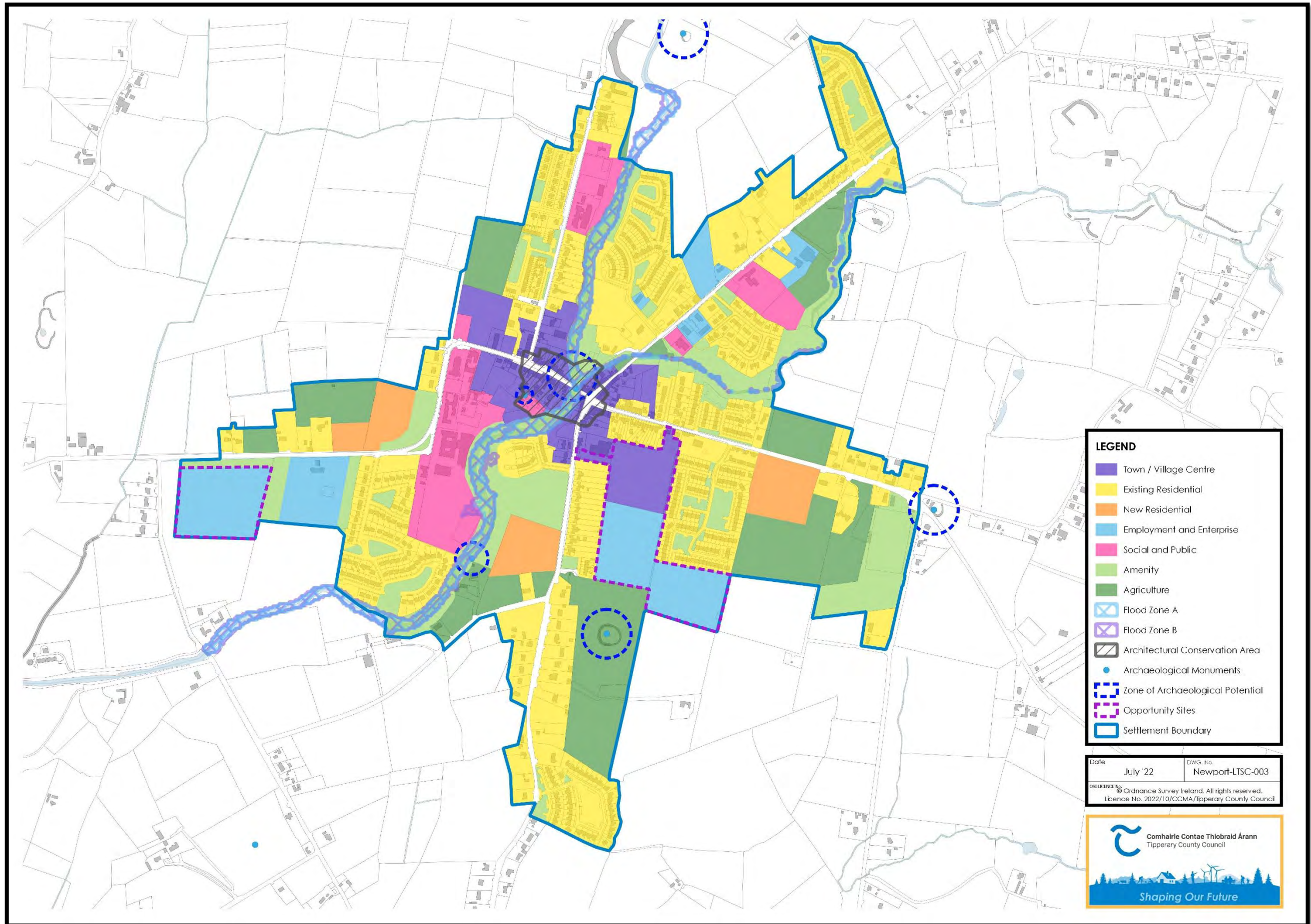
Opportunity Site 2: Town Centre Development: Riverside Park	
Site Area	Not quantified
Zoning	Amenity
Site Context	<p>The site is strategically located close to the centre of the town and alongside the Mulkear River, which is part of the Lower Shannon River SAC and it includes historic buildings which are included in the Record of Protected Structures (Convent House and School and the Church of the Most Holy Redeemer). The site presents an opportunity, through careful design, to open up backland areas for development, together with the re-use of land for religious, educational, amenity and recreational purposes and link to the new Town Park. Land ownerships in the area are piecemeal. However, some of the land is in public ownership.</p>
Development Framework	<p>The Council intends over the lifetime of the plan to prepare a Masterplan for this area. The Masterplan will seek to analyse development opportunities, and provide an urban design framework for the co-ordinated development of these lands.</p>
Site Strategy	<ol style="list-style-type: none"> Assess the future potential and opportunities for the Development of Lands and Buildings – Educational, Religious, Historical. To optimise connectivity between the town centre and the river. To make provision for amenity spaces and linkages to and from the town centre. To examine the feasibility of a new pedestrian bridge. To provide design criteria for the redevelopment of new streetscapes, and physical improvements to the area.
Towards Compact Growth	<ul style="list-style-type: none"> Creating an attractive place to live through the improvement of local amenities



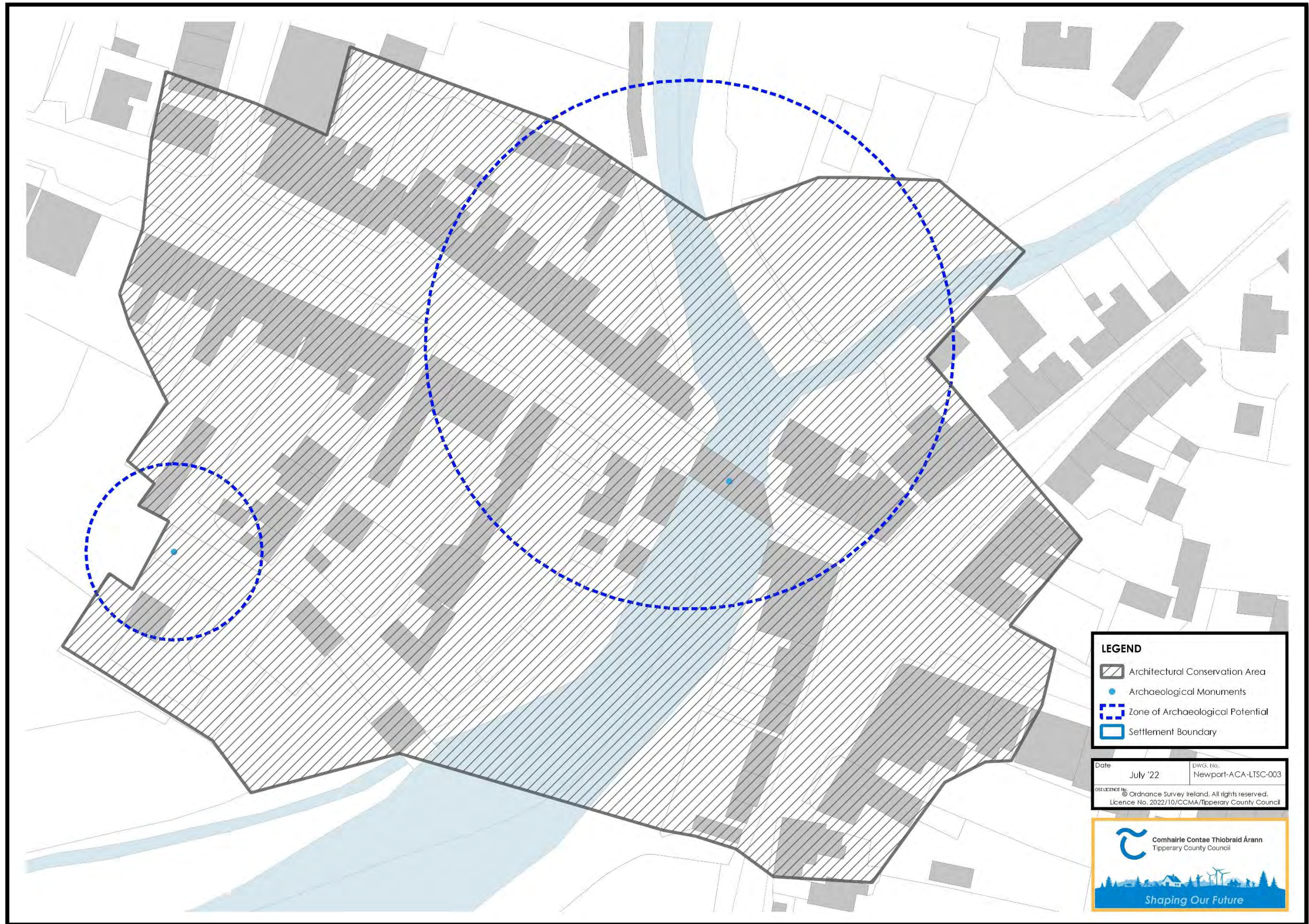
Opportunity Site 3: Limerick Road

	2. Traffic Management Statement and Road Safety Audits
Towards Compact Growth	<ul style="list-style-type: none"> • Creating an attractive place to work, by providing opportunities for indigenous and micro-businesses in the locality • Connecting the place into its surrounding and providing opportunities for new connections and sustainable mobility

Opportunity Site 3: Business Park: Limerick Road	
Site Area	3.58 ha
Zoning	Employment and Enterprise
Site Context	This site is located on the Limerick Road between Mulkear Manor and the Petrol Station. The site's location would support its development as a business park for enterprise development.
Development Framework	To re-develop the site to provide for commercial and office units, start-up and incubators
Site Strategy	<ol style="list-style-type: none"> 1. A high quality design of buildings and site layout, which will reflect the prominent location of the site as you enter the town. 2. The use of high quality materials, for buildings and site boundaries, especially when viewed from the public road, together with landscaping throughout the site. 3. Provide and landscape amenity lands along the site boundaries with the Limerick Road (R503), Local Road (L-6003), the southern boundary with the Mulkear River and the eastern boundary with the Mulkear Manor Housing Estate. 4. Provide for a pedestrian route through site and along the Mulkear River for the width of the site.
Development Management	<p>The Council, having regard to the development proposals may request the follow reports to enable the assessment of the proposed development.</p> <ol style="list-style-type: none"> 1. Masterplan and Design Statement



Newport Land Zoning Map



Newport Built and Archaeological Heritage Map

‘Service Centres’ Settlement Plans

1. Ardfinnan

1.1 Settlement Context

Ardfinnan (**Ard Fhionáin**) is situated on the banks of the River Suir at a junction of the R665 and R670. The village is circa 12km south-west of Clonmel and 7km south of Cahir. The village has traditionally developed on the river crossing and the construction of Ardfinnan Castle with the current village 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 village in recent years including the development of **'Blueway' infrastructure on the river. The River Suir is a designated SAC.**

1.2 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

1.3 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 and objectives set out in Volume 1, Chapter 5, the Development Management Standards in Volume 3 and in the **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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, **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 Suir Blueway Tipperary 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 village and adjacent to the River Suir. Elsewhere in the village are community facilities and playing fields for GAA and Soccer.

1.4 Specific Objectives

It is a Specific Objective of the Council:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To seek to protect and further enhance the existing village green and playing pitches
- SO5:** To support the continued use and development of the Suir Blueway Tipperary and associated infrastructure. To promote the future development of tourism and local recreational uses associated with the River Suir.

Village 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 village 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 **village's** 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:

- SO6:** 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.
- SO7:** 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.
- SO8:** To **facilitate the comprehensive consolidation of the village's retail core and, where appropriate, expansion to the backland areas of the village.**
- SO9:** 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 defines the village and provides quality amenity space. The river is a designated Natura 2000 site.

It is a Specific Objective of the Council:

- SO10:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO11:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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:

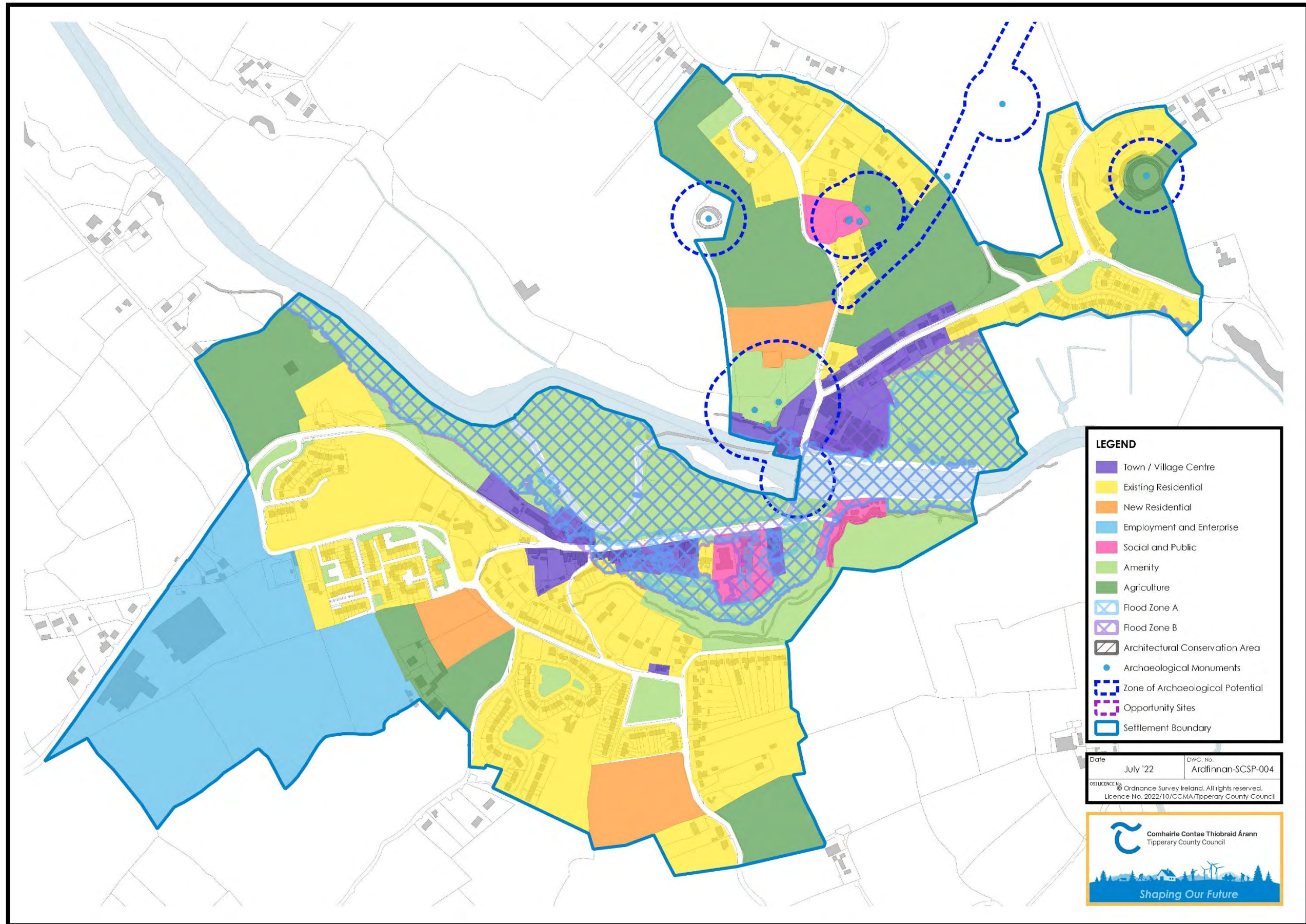
- SO12:** To support the expansion of public infrastructure within the village.
- SO13:** The Council will investigate the feasibility of installing a public footpath across the bridge to calm traffic and to enhance pedestrian safety subject to funding being approved.

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:

- SO14:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Ardfinnan Land Zoning Map

2. Ballyclerihan

2.1 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.

2.2 Population

The population of Ballyclerihan has increased dramatically over the last three census periods, with an increase in the 2002-2006 inter-censal 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-censal period.

Year	Population	% Change
1996	Figures not available	
2002	408	
2006	678	+66.2%
2011	807	+19.0%
2016	862	+6.8%

2.3 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 and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'. 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 students 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:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO2:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO3:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO4:** 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.

SO5: To support the provision of a playing pitch at the rear of Clerihan 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 RPS.

It is a Specific Objective of the Council:

SO8: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO9: To prepare an Enhancement Plan for the village and programme of enhancement works.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

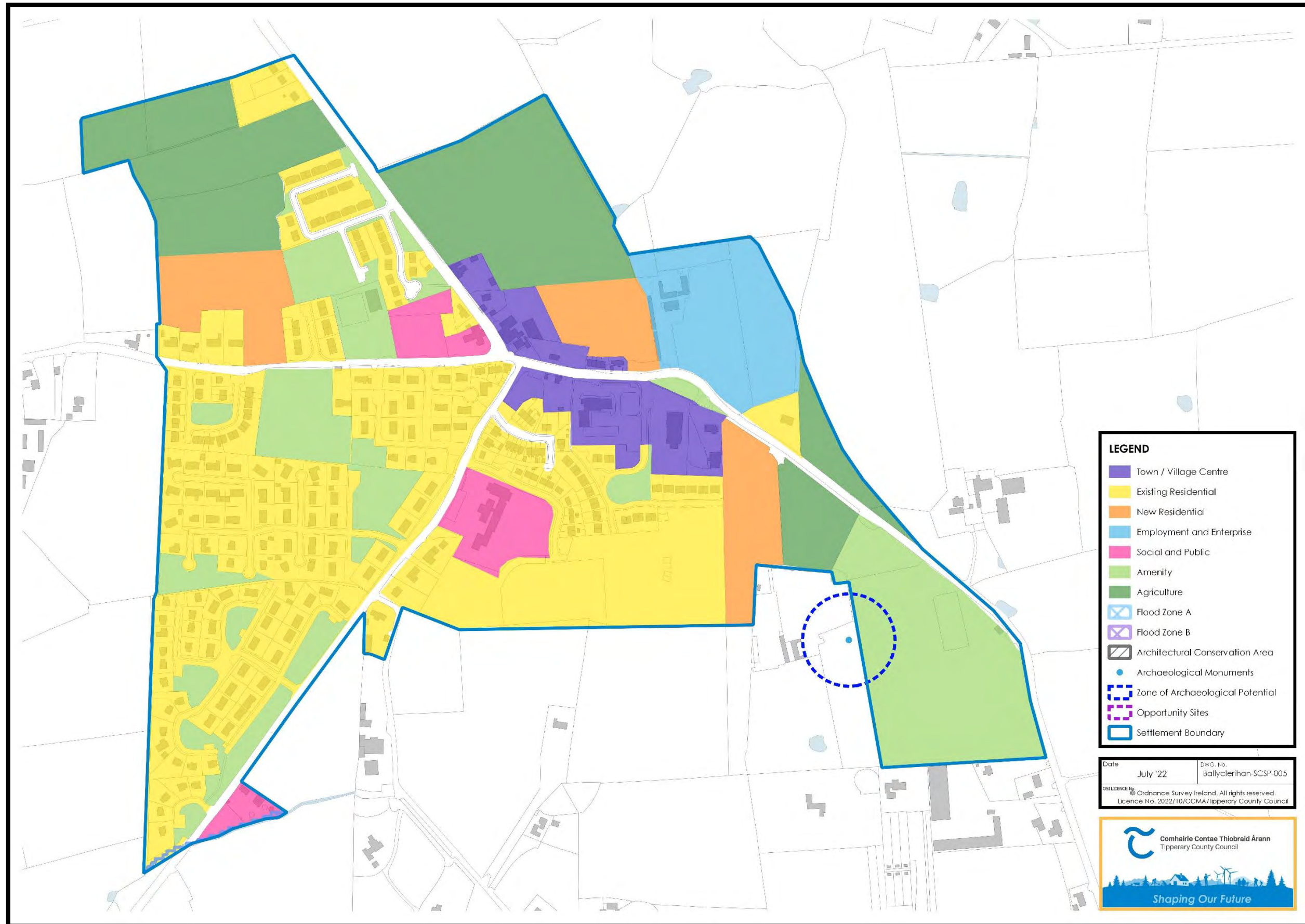
Water Supply: The village is serviced by a public water supply

It is a Specific Objective of the Council:

SO10: 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.



Balyclerhian Land Zoning Map

3. Borrisokane

3.1 Settlement Context

Borrisokane (Buiríos Uí Chéin) is situated to the north of the county on the N52/65 between Nenagh and Portumna and the N52 between Nenagh and Birr. The village has traditionally developed largely in a linear fashion along the N52. More recent development has taken place on the local road network radiating from the village. 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 denoted with fine examples of Georgian and Victorian architecture which frame the wide street. The Ballyfinboy river traverses the town. Significant public realm and street improvement works to the N52 through the village which improves the quality and appearance of the street have recently been completed.

3.2 Population

The population of Borrisokane increased by 17.1% to 964 in the 2006-2011 inter-censal period. This is well above the national average of 10.8% and marks a stark contrast with the population stagnation that took place during the previous inter-censal period up to 2006 and the slight decline which took place prior to that. A population decline of -2.3% took place in the 2011-2016 inter-censal period.

Year	Population	% Change
1996	850	-
2002	832	-3.2%
2006	832	0
2011	964	+17.1%
2016	942	-2.3%

3.3 Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings and limited apartment development. The main housing areas are located to the south of the village off the R490 and local road L1100-0. In more recent years a number of private residential developments have been constructed to the south and south west of the village.

New residential development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'. 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

Borrisokane has a primary school and a second level educational facility with an integrated Autism Spectrum Disorder Unit. The school is a stand-alone, co-educational facility serving a large rural catchment and operates under the Tipperary Education and Training Board. It has undergone extensive renovation and extension in recent years. There are also a number of childcare/crèche facilities in the village.

Community Facilities and Services

Borrisokane 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. Borrisokane enjoys well developed community facilities and services. It is served by a Garda Station, post office and credit union. There are also a number of churches, a library facility and community hall. There are local shops, pubs and cafes within the village.

Open Space

Borrisokane town park and playground is located to the north west of the town and contains modern play equipment, a riverside park and pathway, duck pond and public benches. There is an additional riverside amenity space adjacent to the Main Street at the Ballyfinboy River crossing. Elsewhere in the village are community facilities and playing fields for GAA, Soccer and Cricket.

It is a Specific Objective of the Council:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To seek to protect and extend the existing riverside park and, subject to resources and opportunities for development as an amenity for the village.

Town Centre and Economic Development

Borrisokane 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. Borrisokane also has a significant amount of passing traffic on the N52 and N62 and this has an impact on the village centre in terms of economic activity generated by this traffic. It is important that new retail development is encouraged in the village, conforms to Borrisokane's role in the retail hierarchy and its role as a Service Centre, so that it provides an appropriate level of comparison and convenience retail for its surrounding hinterland, and passing trade.

There are also opportunities on sites off 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.

The village in its service function for the surrounding area generates employment, in the schools, retail outlets, hospitality sector and other services provided. There are also a number of micro-enterprises and business operating within the village. Borrisokane's location close to Lough Derg and its location on two of **Tipperary's cycle routes offers potential to expand** the tourism base of the village and tourism related development on lands which support such uses.

It is a specific objective of the Council:

- SO5:** To support the development and re-vitalisation of the village centre, including the facilitation and re-development of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO6:** 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.
- SO7:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO8:** To facilitate tourism development and to promote the development of the village in respect of its location and proximity to Lough Derg.
- SO9:** To facilitate the comprehensive consolidation of the village retail core and, where appropriate, expansion to the backland areas of Main Street and Harbour Street.
- SO10:** To identify suitable locations for the provision of cycle racks within the village.

Built and Natural Heritage

The streets of Borrisokane 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 Terrace and the AIB Bank building 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 twenty-one protected structures within the boundary of the village.

The village is intersected by the Ballyfinboy River. This gives this area a high visual quality and 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:

- SO11:** 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 Architectural Conservation Area;
- SO12:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO13:** To seek to carry out enhancement works along the N52/ N62 including public realm works and improved lighting provision subject to resources being available.
- SO14:** Access to lands north east of the village, zoned for Enterprise and Employment and Agricultural uses shall be from the Ballyhayden road only.

Water Services

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Upgrade works are underway to augment existing supply.

It is a Specific Objective of the Council:

- SO15:** To support the expansion of public infrastructure within the village.

Flooding:

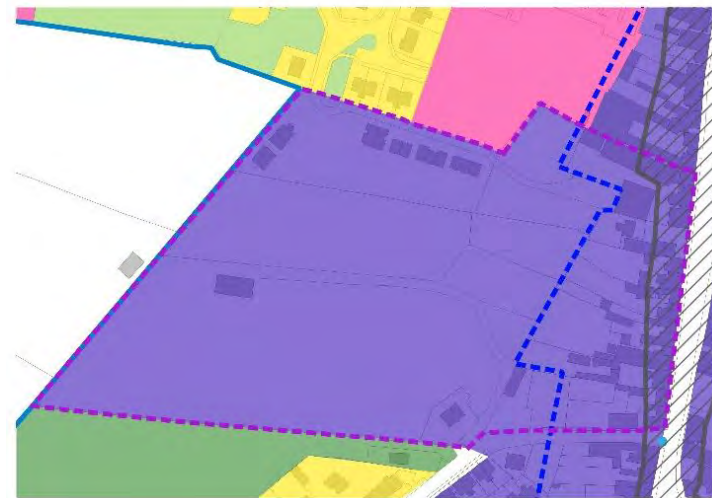
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which **are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

- SO16:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.

Opportunity Site

The Council has identified a key site in the village centre that if developed would improve 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: West of Main Street

Opportunity Site 1: West of Main Street	
Site Area	6.36ha
Zoning	Town/Village Centre
Site Context	The site encompasses the backlands of properties fronting onto Main Street. The site includes lands in agricultural use, outbuildings and ancillary buildings to the premises on Main Street. The site has frontage onto the Finnoe Road. Carriage arches on Main Street may provide access to portions of this land.
Development Framework	<p>To re-develop the site to create a high quality residential-led mixed used development, incorporating energy efficient homes, commercial and civic uses.</p> <p>The design and layout should seek to expand the village centre, reflecting the urban grain and pattern of historic town centre. The residential mix should include for universal design and age friendly housing.</p>
Site Strategy	<ol style="list-style-type: none"> 1. Access to the backlands shall be via a new entrance on the Finnoe Road and/or through existing carriage arches on the 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

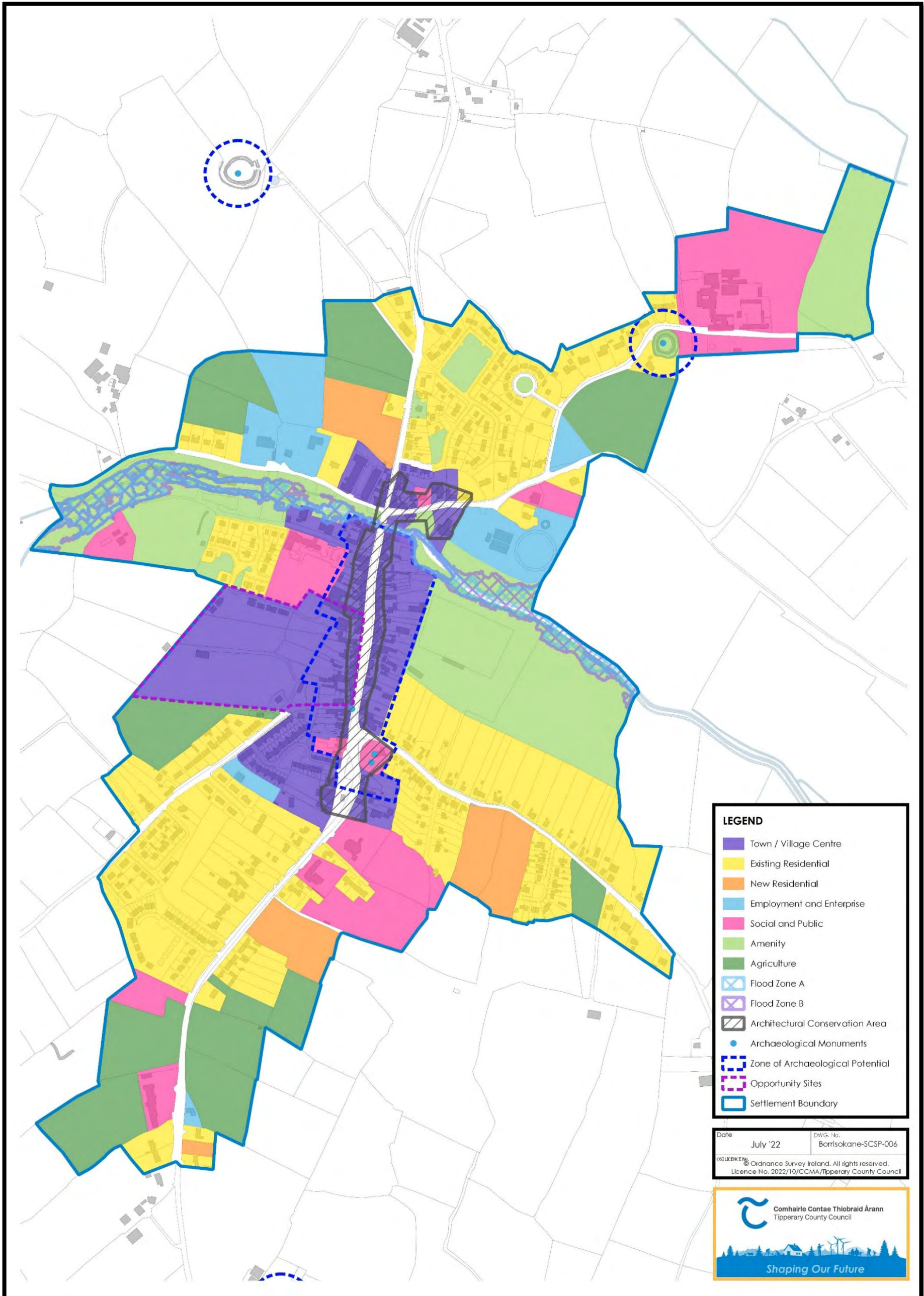
Area and individual Protected Structures within the Architectural Conservation Area.

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 town/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 a high-quality landscaped setting with excellent pedestrian/and cycle linkages with the features set out above. An appropriate mix of house types shall be delivered in consultation with the Housing Section of the Council.

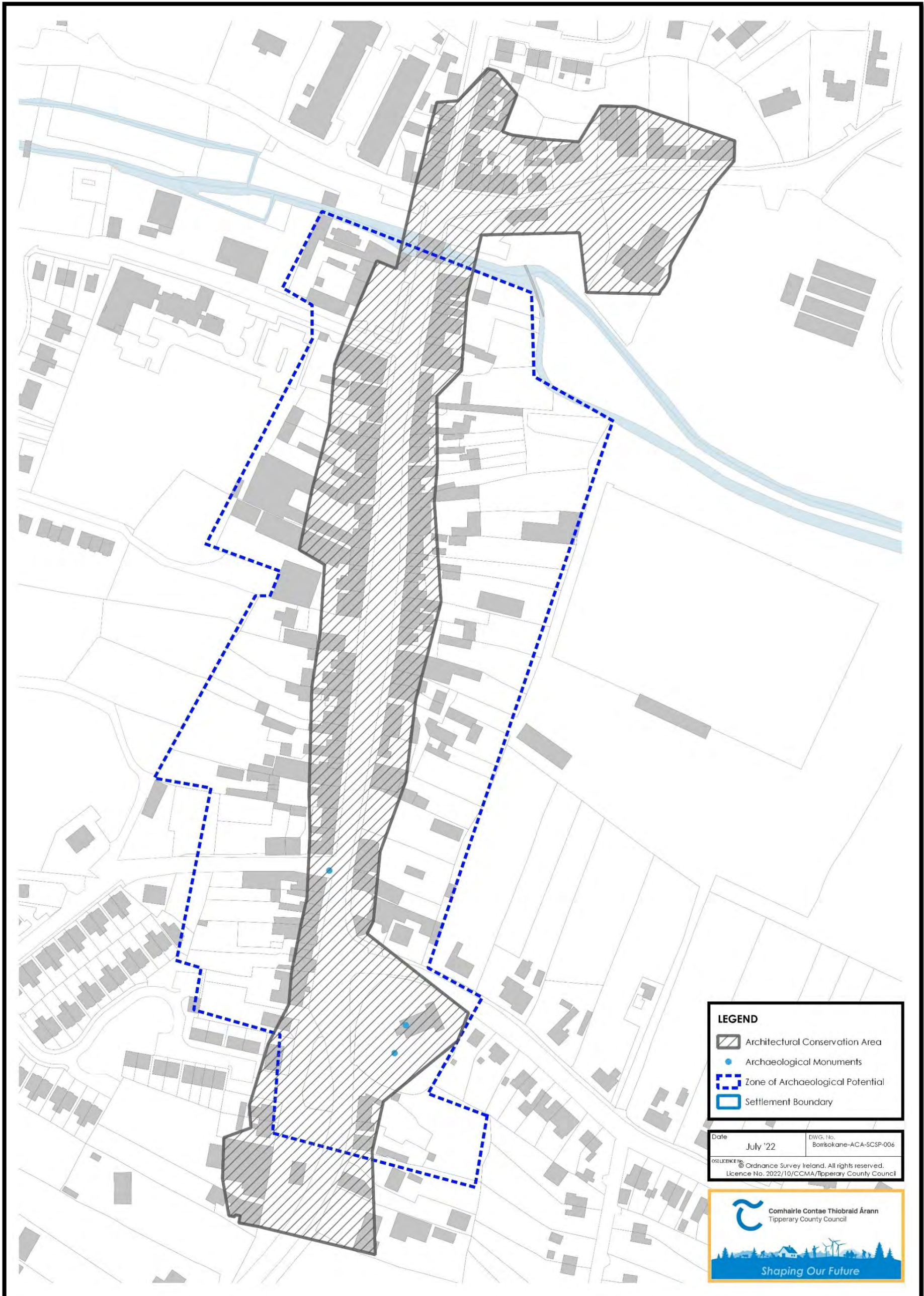
Development Management The Council, having regard to the development proposals may request the follow reports to enable the assessment of the proposed development.

1. Masterplan of the site to ensure that a co-ordinated approach the development of these lands.
2. Architectural Impact Assessment
3. Design Statement
4. Development Impact Assessment
5. Traffic Impact Statement and Road Safety Audits.

- Towards Compact Growth**
- Creating an attractive place to live, work and enjoy within the heart of the village
 - Providing an anchor for co-ordinated investment in infrastructure in the village
 - Activating a key strategic and long under-utilised village centre site by providing a viable and deliverable development opportunity
 - Demonstrating that compact growth can be delivered with appropriate densities
 - Connecting the place into its surrounding and providing opportunities for new connections and sustainable mobility



Borrisokane Land Zoning Map



Borrisokane Built and Archaeological Heritage Map

4. Borrisoleigh

4.1 Settlement Context

Borrisoleigh (Buiríos Ó Luigheach) is situated on the Regional Road, R498 between Nenagh and Thurles.

The village has developed in a linear pattern, with the Catholic Church providing the focal point in the village centre beside McDonagh Square. There has been significant development in recent years, particularly in the townlands of Cappanilly, Knockanevin and Castlequarter. The village has a strong commercial and residential function and acts as a service centre for the local agricultural hinterland. The main street is well defined and has a consolidated built environment, a strong streetscape comprising both residential and commercial buildings and is a designated Architectural Conservation Area.

4.2 Population

The population of Borrisoleigh has increased by +13.5% in the inter-censal period 2006-2011, from 626 to 708 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 1996. The increase in population corresponds to an increase in the housing stock in the village, which has seen a rise to 349 houses in 2011.

Year	Population	% Change
1996	564	
2002	598	+6%
2006	626	+4.5%
2011	708	+13.5%
2016	679	-4.1%

4.3 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 village, with other smaller pockets to the north-east and north-west. 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'. 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

Borrisoleigh has a large co-educational primary school, owing to the amalgamation of the previously single-sex boys and girls schools. The village also has a secondary school, adjacent to the primary school, which has also undergone expansion in recent years. The secondary school services the parish of Borrisoleigh but also surrounding areas including Drom, Upperchurch, Templeberry and Gortagarry. There is one preschool in the village. However, **there are no formal crèche facilities.**

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 health centre, doctor surgery, garda station (limited hours), post office, veterinary surgery and creamery. There are a number of pubs and shops, including the service station on the village edge and also a hairdresser, a butcher and a chemist. The village is well serviced socially also with a cafe, community centre, parish hall and GAA facilities.

Open Space

There is a Town Park in the south-east of the village, adjacent to the GAA Club. The GAA facilities comprise the existing GAA clubhouse together with pitches. A number of works have recently been completed and works are on-going. There are also a number of additional facilities including the tennis courts, playground and a walking track. The site extends over an area of approximately 10ha. The Cromogue River flows through the village and could also be further developed as an amenity feature. 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 and also attention to the entry points to the village.

It is a Specific Objective of the Council:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To seek to develop a riverside walk and amenity area within the village centre.

Village Centre and Economic Development

Borrisoleigh is 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. It is a key development principle of the Plan. Borrisoleigh village centre is characterised by a strong vernacular streetscape, centred around McDonagh Square which also functions as a car park. The Plan has identified lands for the expansion of development within the village centre and will support the redevelopment and re-use of vacant and underutilised properties and backland area, to enhance its commercial and social function. The Council will also support, as opportunities arise, the enhancement of the public realm, including initiatives by the local community. Employment in the village is supported by its retail and service offering in the village together with educational facilities. The Council will support re-use and re-development of this site for appropriate employment facilities.

It is a Specific Objective of the Council:

- SO5:** 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.
- SO6:** To facilitate and encourage the redevelopment of vacant industrial factory sites within the village should be encouraged.
- SO7:** To **facilitate the comprehensive consolidation of the village's retail core and, where appropriate, expansion to the backland areas of the village.**
- SO8:** To support the preparation of an Enhancement Scheme for Borrisoleigh, which includes a focus on the Village Square, enhancement of entry points to the village and also definition of core area by way of paving, street lighting, street furniture etc, which include enhanced sustainable transport measures, subject to resource being available.
- SO9:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Built and Natural Heritage

The village includes a number of archaeological sites with the Village Centre designated as a Zone of Archaeological Potential. The main street has a strong streetscape comprising both residential and commercial buildings and is a designated Architectural Conservation Area. There are a number of protected structures within the village centre, with some examples of traditional shop fronts. The Church in the village square dates from 1892. The village is intersected by the Cromogue River close to the northern boundary of the village.

It is a Specific Objective of the Council:

- SO10:** 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 Architectural Conservation Area;
- SO11:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

Water Services

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public Water Supply available.

It is a Specific Objective of the Council:

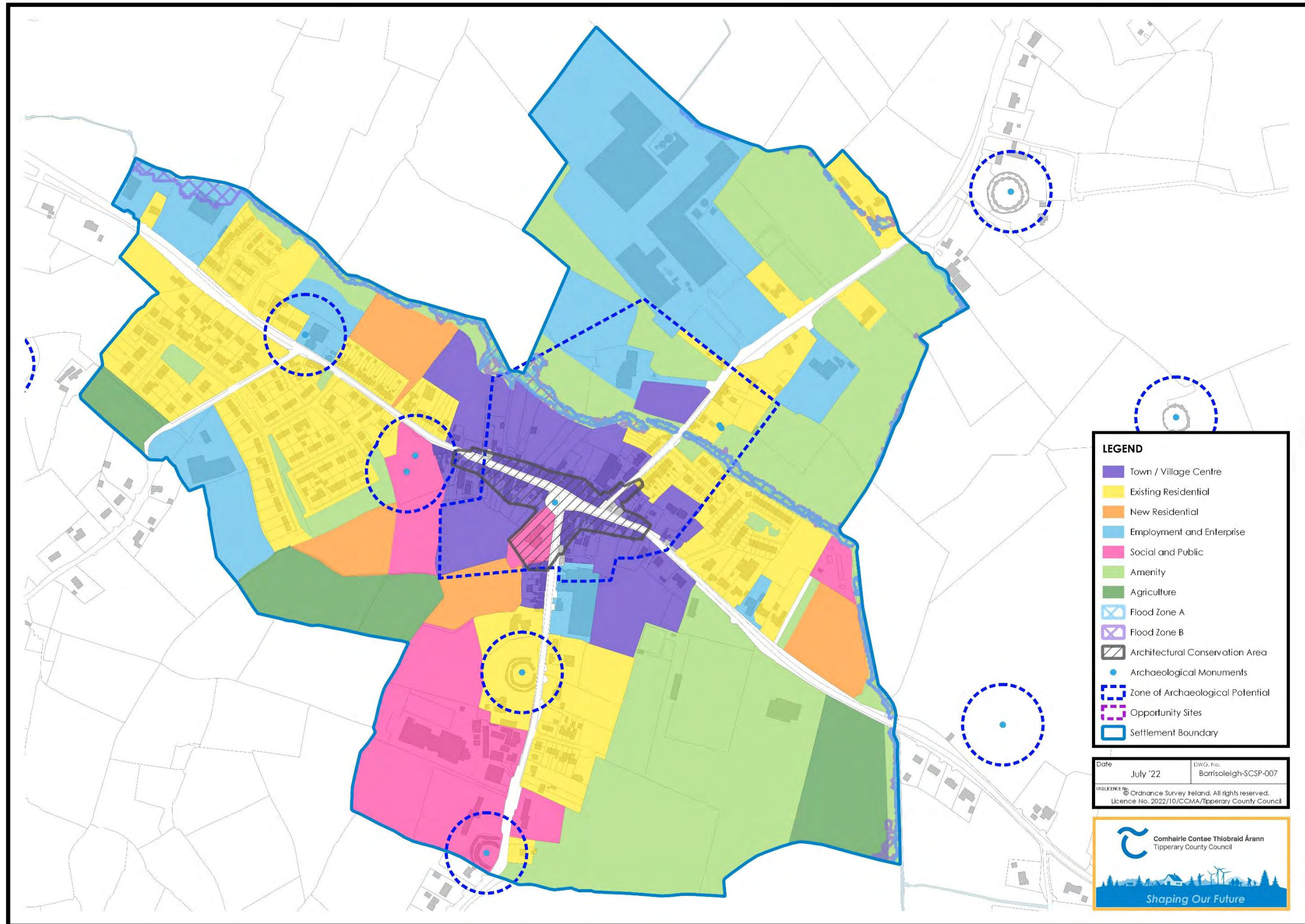
- SO12:** To support the expansion of public infrastructure within the village.
- SO13:** To ensure that new residential development protects existing wayleaves and provides appropriate buffer zones adjacent to public waste water infrastructure, having regard to the requirement and standards of the Environmental Protection Agency.

Flooding

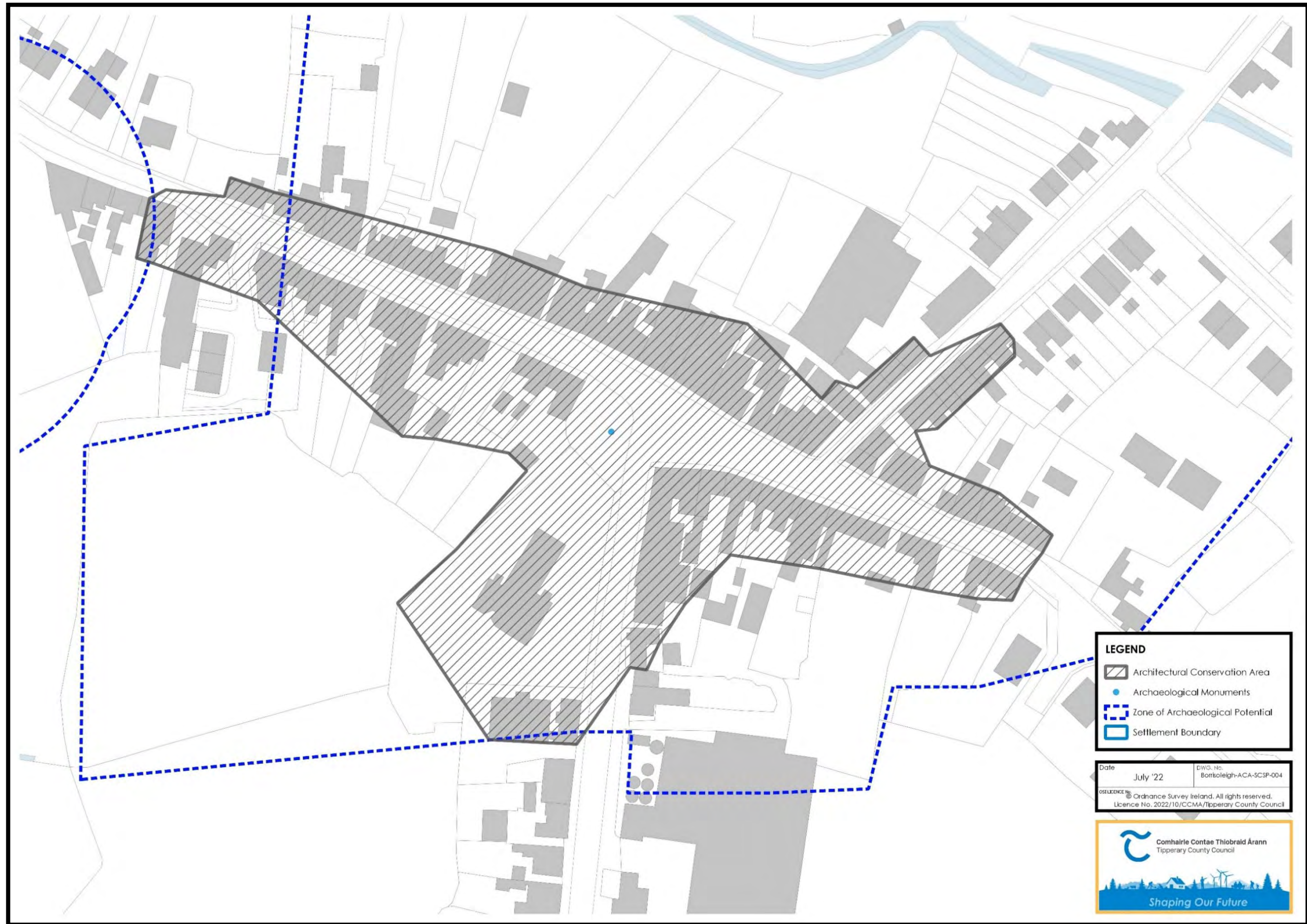
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to flood risk, **the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

- SO14:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Borrisoleigh Land Zoning Map



Borrisoleigh Built and Archaeological Heritage Map

5. Clogheen

5.1 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 Galtee 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.

5.2 Population

The population of Clogheen has decreased over the last three census periods following an increase of 6.18% in 1996-2002 inter-censal 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-censal period of 10.8%. A further population decline of 2.6% was experienced in the 2011-2016 inter-censal period.

Year	Population	% Change
1996	518	
2002	550	+6.18%
2006	509	-7.45%
2011	491	-3.5%
2016	478	-2.6%

5.3 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'. 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 hardware store, pharmacy, restaurants and accommodation providers. The village has a number of community facilities including a school, church and graveyard, health centre and day care centre **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:

- SO1:** To support the development of lands for residential developments during the lifetime of the Plan largely within and around the village 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.

- SO2:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO3:** To support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**
- SO4:** To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.
- SO5:** To seek to protect and extend the existing riverside park and, subject to resources and opportunities, develop as an amenity for the village.
- SO6:** To identify suitable locations for the provision of cycle racks within the village.
- SO7:** Residential development of lands adjoining Clashaphoca House will be required to ensure that:
- i. Lands to the front of the main house are 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 single vehicular access shall be provided

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:

- SO8:** 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.
- SO9:** To facilitate the comprehensive consolidation of the village retail core and, where appropriate, expansion to the backland areas of the village.
- SO10:** 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.
- SO11:** To support the preparation of a Public 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.
- SO12:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO13:** 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

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.

It is a Specific Objective of the Council:

- SO14:** 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 Architectural Conservation Area;
- SO15:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO16:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: The village is serviced by public water supply

SO17: To support the expansion of public infrastructure within the village.

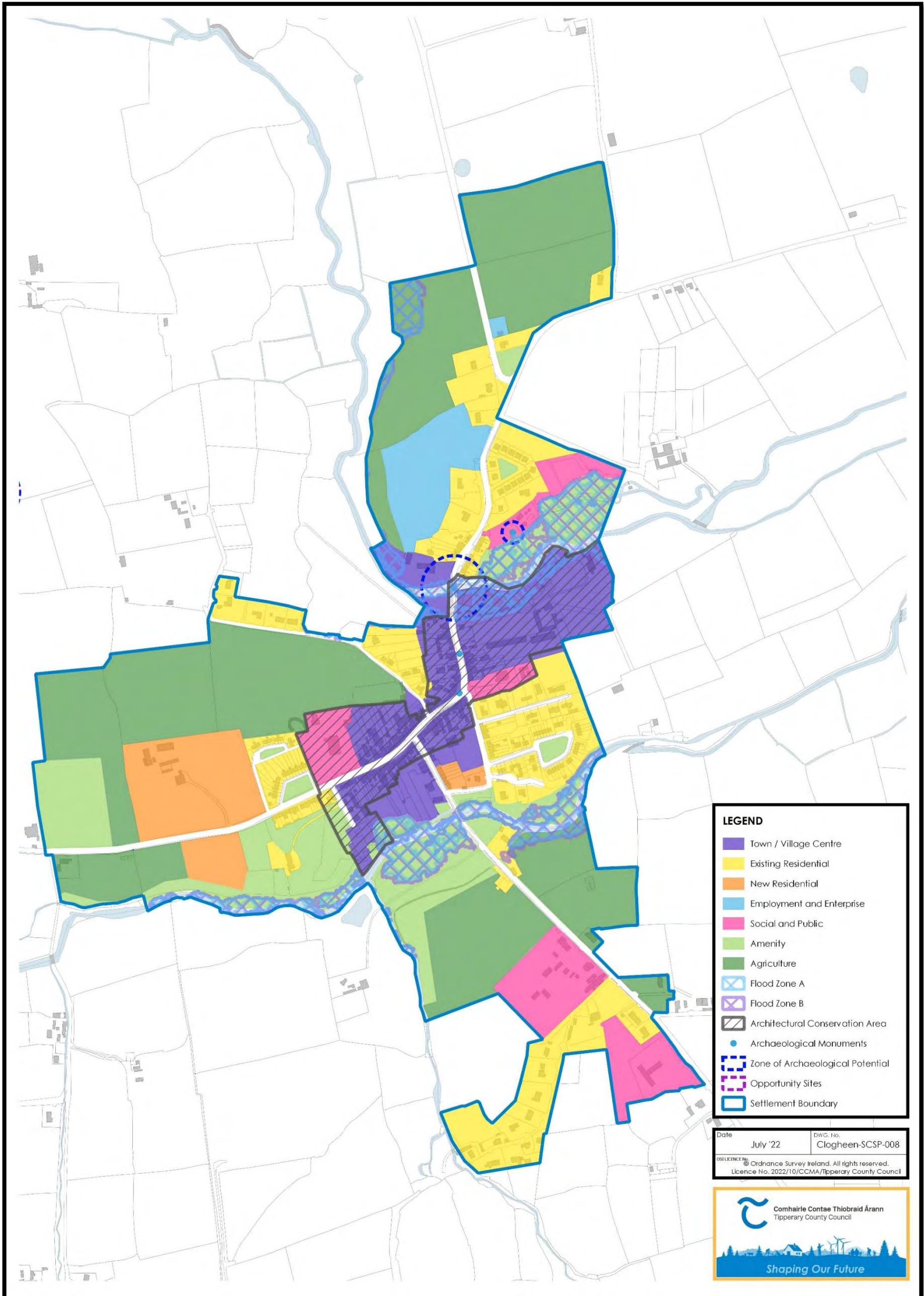
SO18: To support the provision of a bus stop in the village.

Flooding

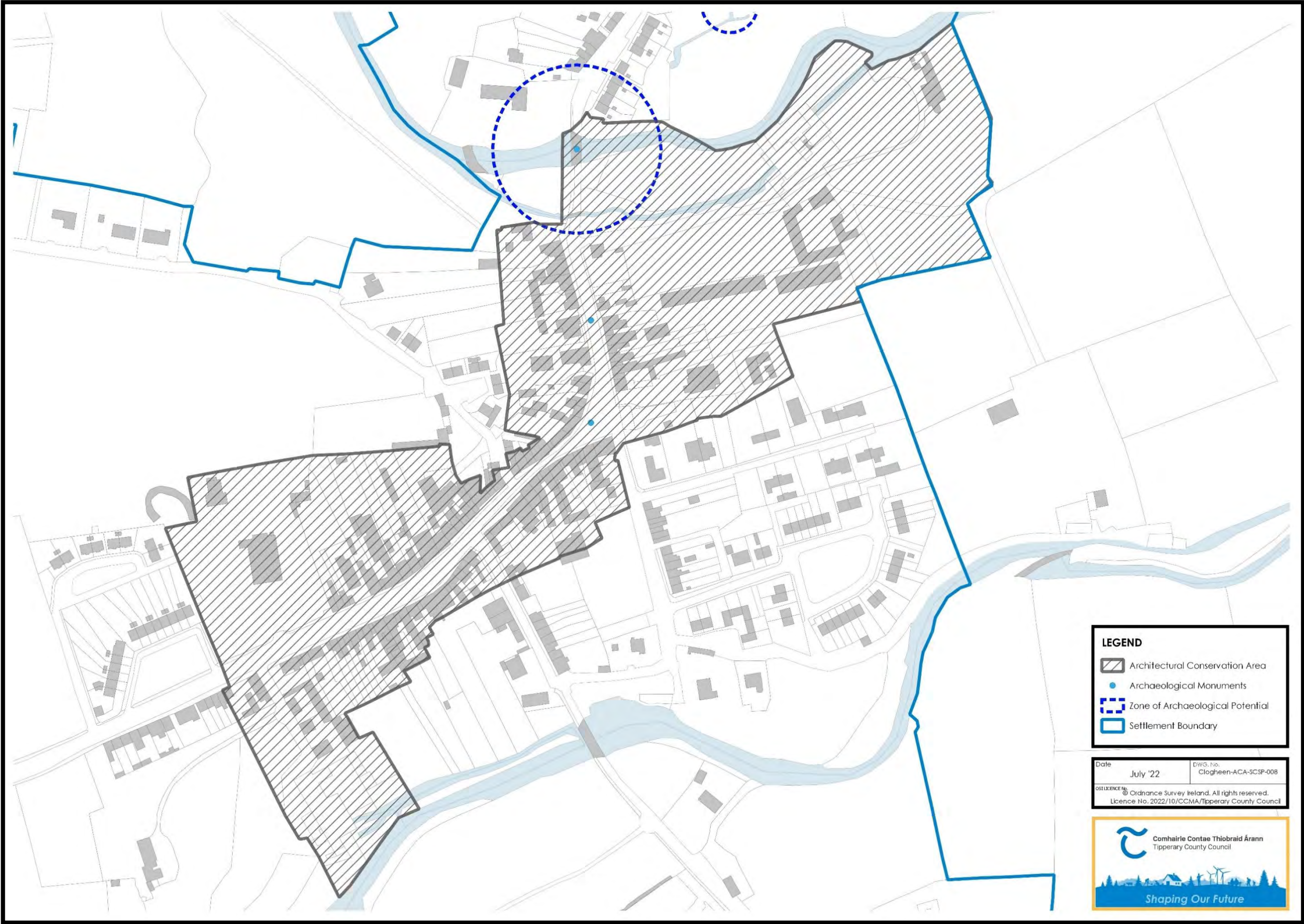
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which **are liable to Flood Risk, the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

SO19: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Clogheen Land Zoning Map



Clogheen Built and Archeological Heritage Map

6. Cloughjordan

6.1 Settlement Context

Cloughjordan (Cloch Shiurdáin) is a market village located to the north of the county close to the border with Offaly. It is located on the junction of two regional roads – the R490 and R491. The village has traditionally developed largely in a linear fashion, predominantly along the R490. The village, being primarily residential in character, functions as a service centre for the local agricultural hinterland. The main street is designated as an Architectural Conservation Area denoted with fine examples of Georgian and Victorian architecture which frame the wide street.

The village is home to the Cloughjordan Eco-Village; a vibrant community who are committed to ecological, social and economic sustainability located on a 67 acre site behind the Main Street in the village.

6.2 Population

The population of Cloughjordan decreased by 3.6% in the inter-censal period between 1996 and 2002 with further decline of 8.6% between 2002 and 2006. However, there has been a marked change in the population change pattern in the last inter-census period where an increase of 117 persons or 22.9% took place. 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 periods. A similar increase in population took place in the 2011-2016 inter-censal period.

Year	Population	% Change
1996	447	-
2002	431	-3.6%
2006	394	-8.6%
2011	511	+22.9%
2016	612	+19.8%

6.3 Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings and limited apartment development. New residential developments have taken place over the last 10 years predominantly to the east of the town and within the Eco-Village to the north of Main Street. New Residential Development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter

5 of the Plan, Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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

Cloughjordan has two primary schools. Cloughjordan National School has a Catholic ethos while Cloughjordan No. 1 National School has a Church of Ireland ethos. There is no secondary school in the village and students travel to Nenagh, Roscrea, Borrisokane or Birr to complete their second level education. **There are also a number of childcare/crèche facilities in the** village with a new childcare facility located adjacent to Cloughjordan 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. Cloughjordan enjoys well developed community facilities and services, including the Cloughjordan Amphitheatre and recent community-led development of a multi-use games area and play area. It is served by a garda station, post office, credit union and library. It is also home to the Thomas MacDonagh Heritage Centre. In addition, there are a number of local shops, pubs and cafes within the village.

Open Space

Cloughjordan has a small park located at the heart of the village adjacent to the Church of Ireland church. The park is bordered by a stone wall and mature lime trees. Elsewhere in the village are community facilities and playing fields for GAA and Soccer.

It is a Specific Objective of the Council:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the community.
- SO4:** To support the provision of playground facilities subject to resources being available.

Village Centre and Economic Development

Cloughjordan 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, and the Plan provides a framework to maintain and improve the vitality and vibrancy of the village centre. There are significant opportunities within the village centre for further development of backlands immediately to the rear of Main Street. These backlands may be suitable for development depending on all other relevant site specific considerations.

Infill development will be facilitated and encouraged where it can be demonstrated that the proposed development will positively enhance the streetscape. Employment in the village is supported by the village retail and service offering and educational facilities. There are a number of small or micro-enterprises within the village which trade successfully and generate local employment. The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the town.

It is a Specific Objective of the Council:

- SO5:** 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.
- SO6:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO7:** To facilitate the further development of the tourism potential of the village and capitalise on its unique tourism offers such as the Eco-Village and the Thomas MacDonagh Heritage Centre.

Built and Natural Heritage

The built form of the Main Street in Cloughjordan incorporates carriage arches and access laneways, with wide streets which 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, Methodist Church and the Church of Ireland, the Military Barracks/Terrace and Cloughjordan House. The Catholic Church contains a five light, Harry Clarke stained glass window. The Main Street has been designated an Architectural Conservation Area in recognition of its strong character. There are a number of recorded monuments located within the village boundary.

It is a Specific Objective of the Council:

- SO8:** 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 Architectural Conservation Area.

Services and Infrastructure

- Waste Water:** Waste water treatment system, operated by Irish Water. The system will require upgrade works to service the growth 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:

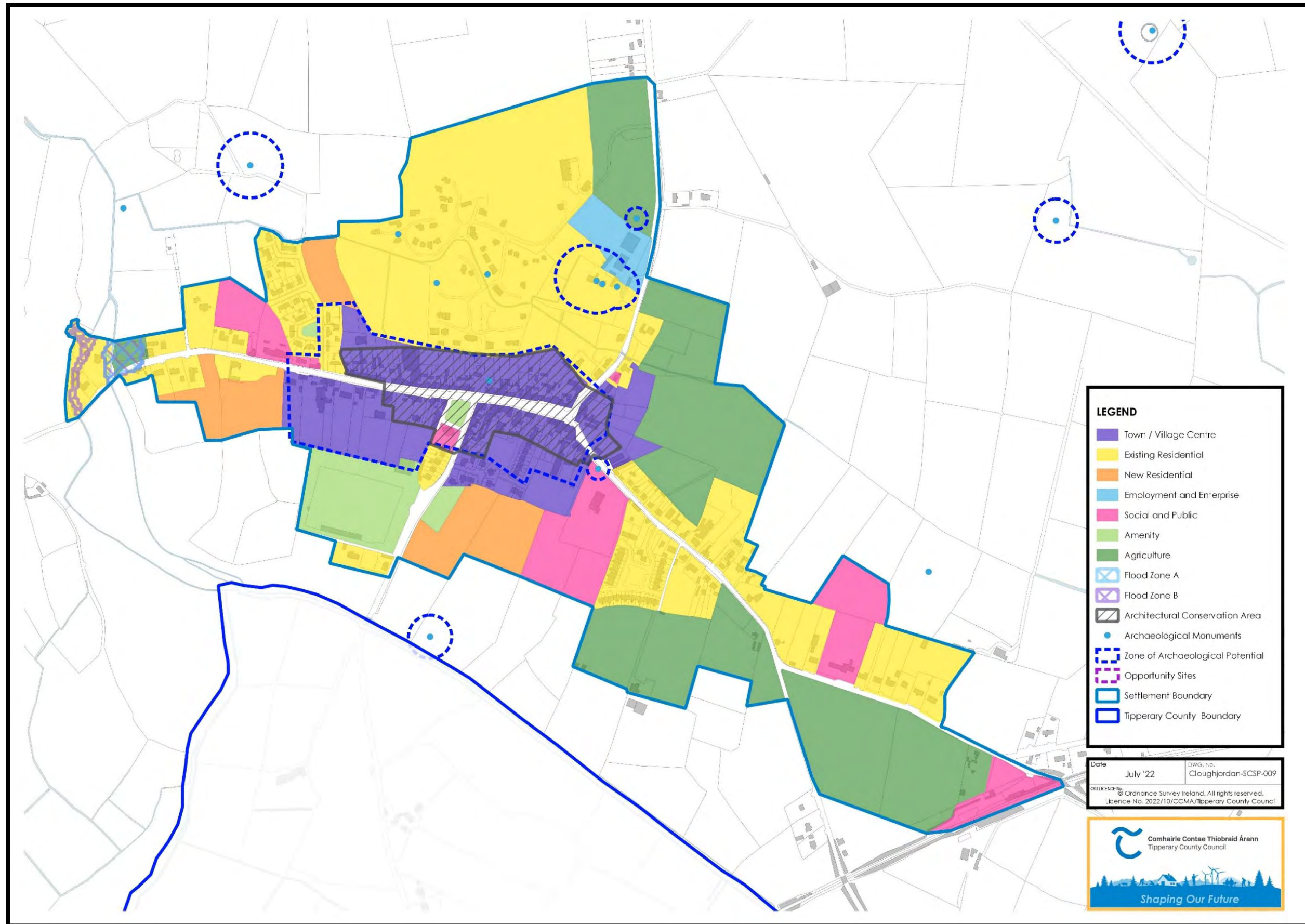
- SO9:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO10:** To support the expansion of public infrastructure, and in particular, waste water infrastructure where there are recognised constraints, within the village.

Flooding

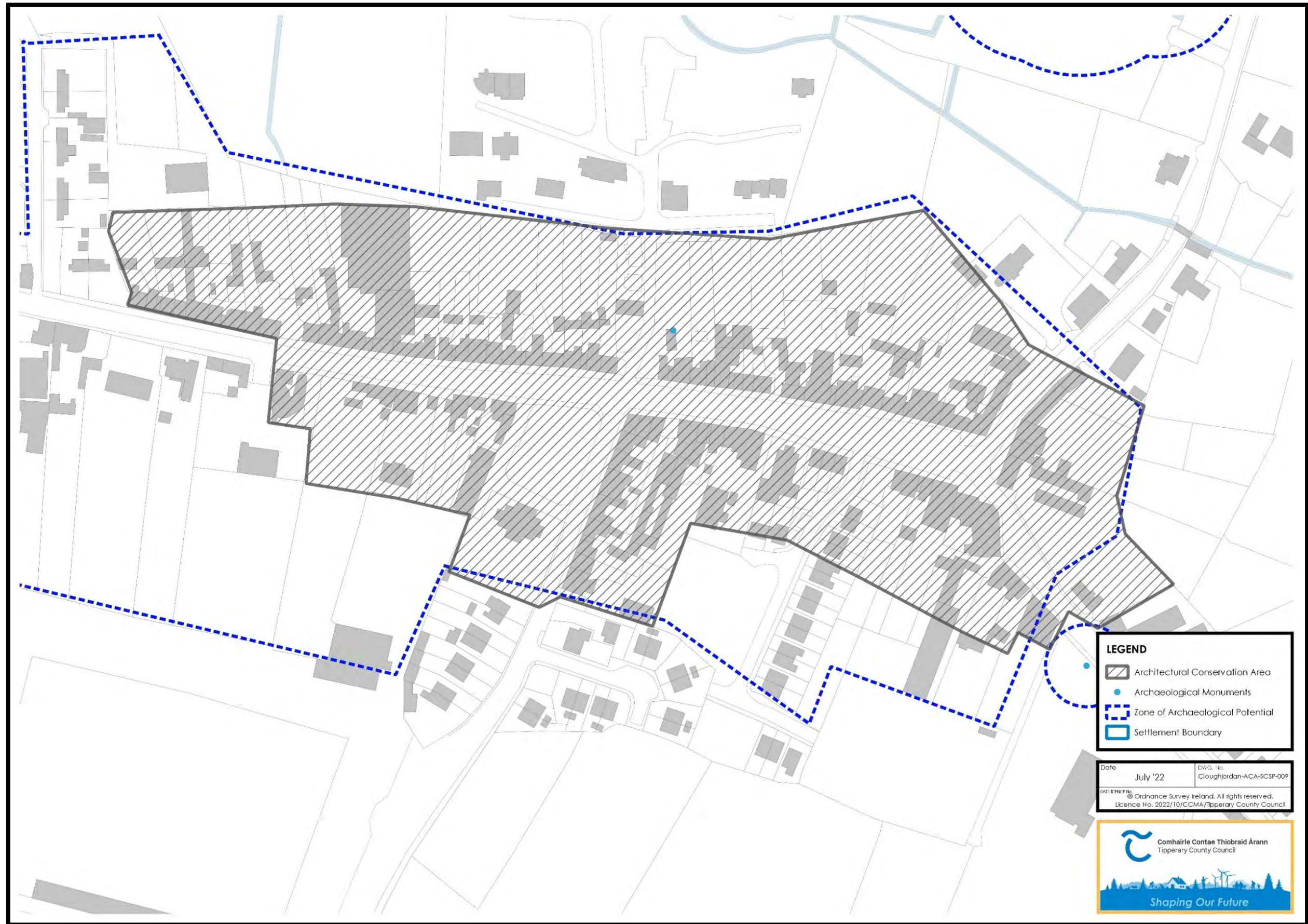
The Ballyfinboy River bounds the village to the south and west. The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which are liable to Flood Risk, the Council will require any proposed **developments to comply with the “The Planning System and Flood 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.

It is a Specific Objective of the Council:

- SO11:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands liable to flood.



Cloughjordan Land Zoning Map



Cloughjordan Built and Archeological Heritage Map

7. Holycross

7.1 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.**

7.2 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	+0.1%

7.3 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 will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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

Scoil Naisiunta Micheal Naofa in Holycross 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, along with a recently developed village park.

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:

- SO1:** 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.
- SO3:** To support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO4:** To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.
- SO5:** 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 Draft 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 a tourism hub and 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:

- SO6:** 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.
- SO7:** 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.
- SO8:** To promote the village as a key tourism destination and to support the provisions of **Ireland's** Ancient East as they relate to Holycross.
- SO9:** To support the development of the ecclesiastical heritage of the village as a tourism base within the village.
- SO10:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas of the village.
- SO11:** To support the village as an important centre for the provision of convenience goods, retail services and the hospitality industry.
- SO12:** 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.
- SO13:** 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:

- SO14:** To ensure the protection and enhancement of Holycross Abbey and its setting.

SO15: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO16: To maintain the integrity of the Lower River Suir SAC and to carry out Appropriate Assessments where necessary and appropriate.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public Water Supply available.

It is a Specific Objective of the Council:

- SO17:** To support the expansion of public infrastructure within the village.

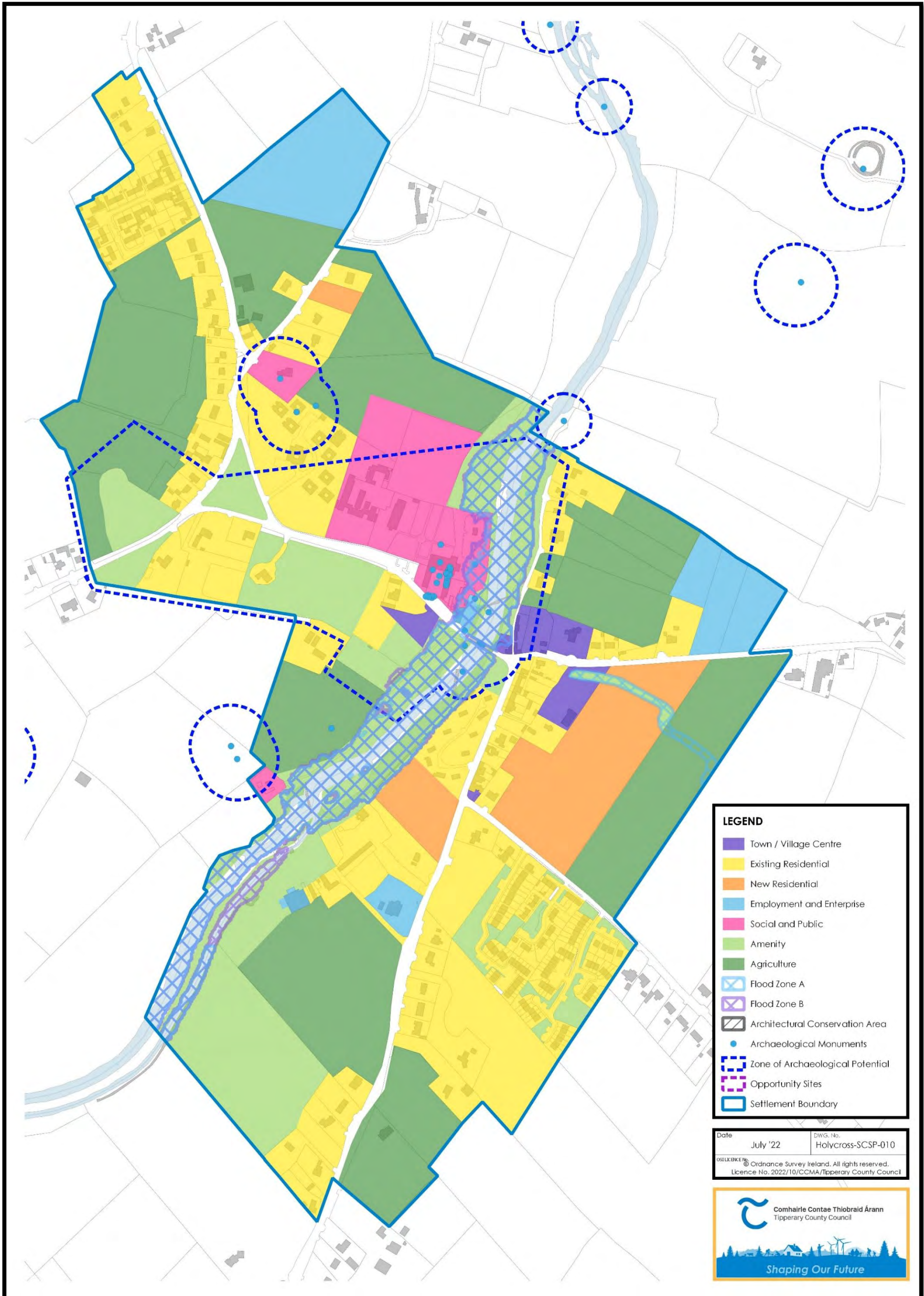
Flooding

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:

SO18: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.

SO19: To support the OPW in the development and implementation of flood alleviation works.



Holycross Land Zoning Map

8. Killenaule

8.1 Settlement Context

Killenaule (**Cill Náile**) 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, 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.

8.2 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%

8.3 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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. **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:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** 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:

- SO5:** 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.
- SO6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO7:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO8:** To require the provision of masterplans prior to the development of Employment and Enterprise land to the east of Bailey Street to avoid the piecemeal development of these lands.

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, **Quinn's** shop, Geoghan's, the Heritage Centre on River Street which contributes 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. 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:

- SO9:** 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 Architectural Conservation Area;

SO10: To ensure the protection of protected structures, historic buildings and buildings/ structures of archaeological significance.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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:

SO11: To support the expansion of public infrastructure within the village.

Flooding

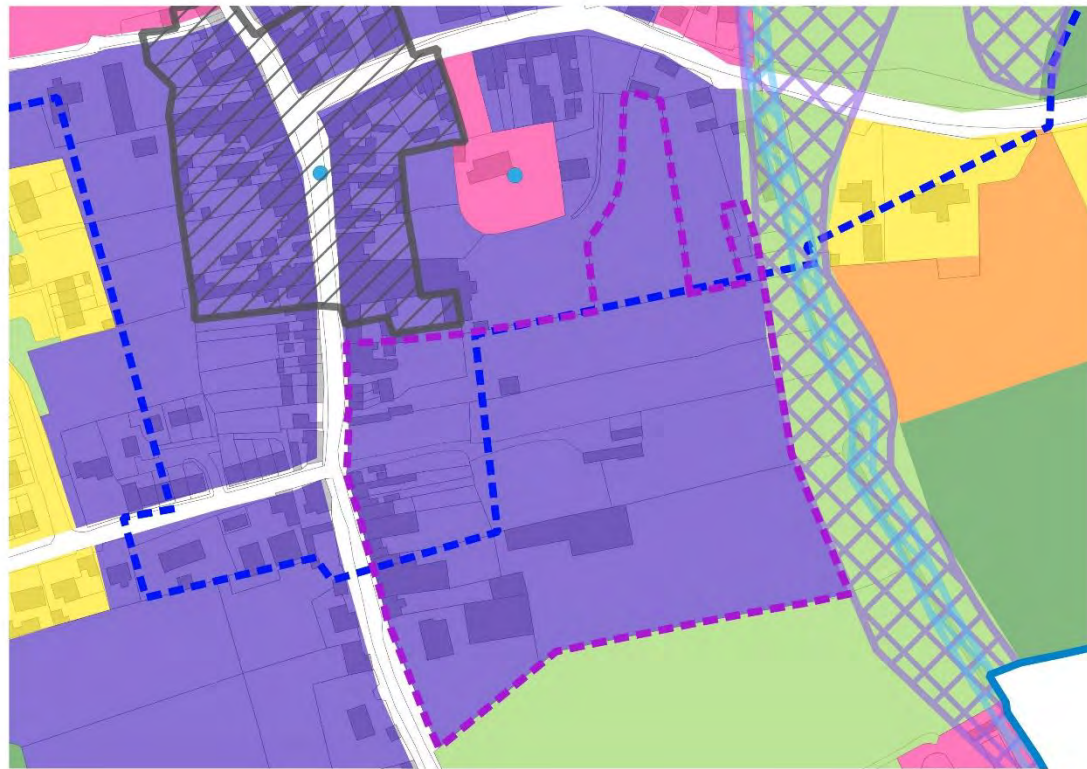
The SFRA has identified that some lands within the village are prone to Flooding. In respect of lands which **are liable to Flood Risk, the Council will require any proposed developments to comply with "The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

SO12: 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 a key site 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

Opportunity Site 1: East of Main Street	
Site Area	3.68ha
Zoning	Village Centre
Site Context	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 Framework	To re-develop the site to create a high quality residential-led mixed used development, incorporating energy efficient homes & commercial uses. The design and layout should seek to expand the town centre, reflecting the urban grain and pattern of historic town centre. The residential mix should include for universal design and age friendly housing.
Site Strategy	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.

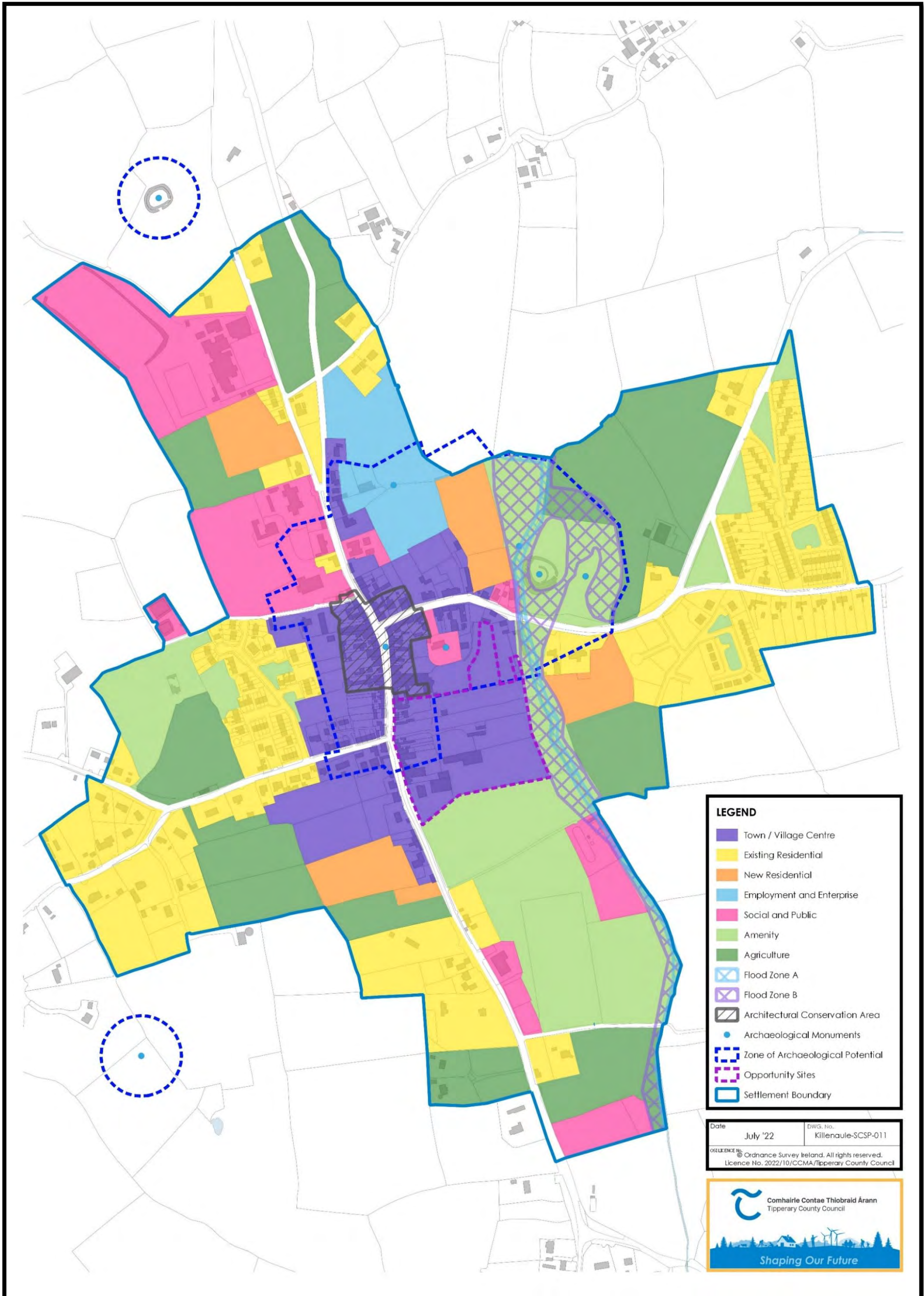
2. Existing outbuildings and ancillary buildings to the rear of Main Street should be incorporated into the overall design approach and shall be re-used within development proposals. Removal of these buildings should only be considered in exceptional circumstances.
3. Proposals should provide for an 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 a high-quality landscaped setting with excellent pedestrian/and cycle linkages with the features set out above. 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 Development Impact Assessment to the satisfaction of the Planning Authority in accordance with the provisions of the Plan.

Development Management The Council, having regard to the development proposals may request the follow reports to enable the assessment of the proposed development.

1. Architectural Impact Assessment
2. Development Impact Assessment

Towards Compact Growth

- Creating an attractive place to live, work and enjoy within the heart of the town
- Providing an anchor for co-ordinated investment in infrastructure in the town
- Activating a key strategic and long under-utilised town centre site by providing a viable and deliverable development opportunity
- Demonstrating that compact growth can be delivered with gentle but appropriate densities
- Connecting the place into its surrounding and providing opportunities for new connections and sustainable mobility.



Killenaule Land Zoning Map



Killenaule Built and Archeological Heritage Map

9. Kilsheelan

9.1 Settlement Context

Kilsheelan (Cill Sionáin) 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. 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.

9.2 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%

9.3 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. 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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.

The Council has secured funding through the Rural Regeneration Development Fund to support the provision of serviced sites at the western gateway to Kilsheelan and to demonstrate good quality cluster housing in rural villages.

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 East Munster Way way-marked trail which passes to the south of the settlement. 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. Kilsheelan Tidy Towns Group have recently leased the site and to date have undertaken some remedial and landscaping works. As part of the funding secured through the RRDF application referenced above, funding was secured to purchase the site, and to create a new enhanced amenity space with a sensory garden and dedicated wildflower planting. The park and cluster housing scheme will be linked by a wildlife/bio-diversity corridor. This corridor is currently being put in place by the Tidy Town committee, with **the implementation of an 'edible landscaping' programme along the roadway.**

It is a Specific Objective of the Council:

- SO1:** 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.
- SO2:** To support and facilitate the provision of infrastructure for, and development of, cluster housing schemes in accordance with the **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO3: To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.

SO4: To facilitate streetscape enhancement works subject to resources being available.

SO5: To identify suitable locations for the provision of cycle racks within the village.

SO6: To support the implementation, delivery and expansion of the riverside park as an amenity.

Village Centre and Economic Development

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 route of **Ireland's Ancient East**. 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:

SO7: 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.

SO8: 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.

SO9: To maintain and enhance the tourism potential of the village and improve links between Kilsheelan and other key tourism destinations within **Ireland's Ancient East**.

SO10: To capitalise on Kilsheelan's location on the River Suir and to facilitate 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:

SO11: To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

SO12: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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

It is a Specific Objective of the Council:

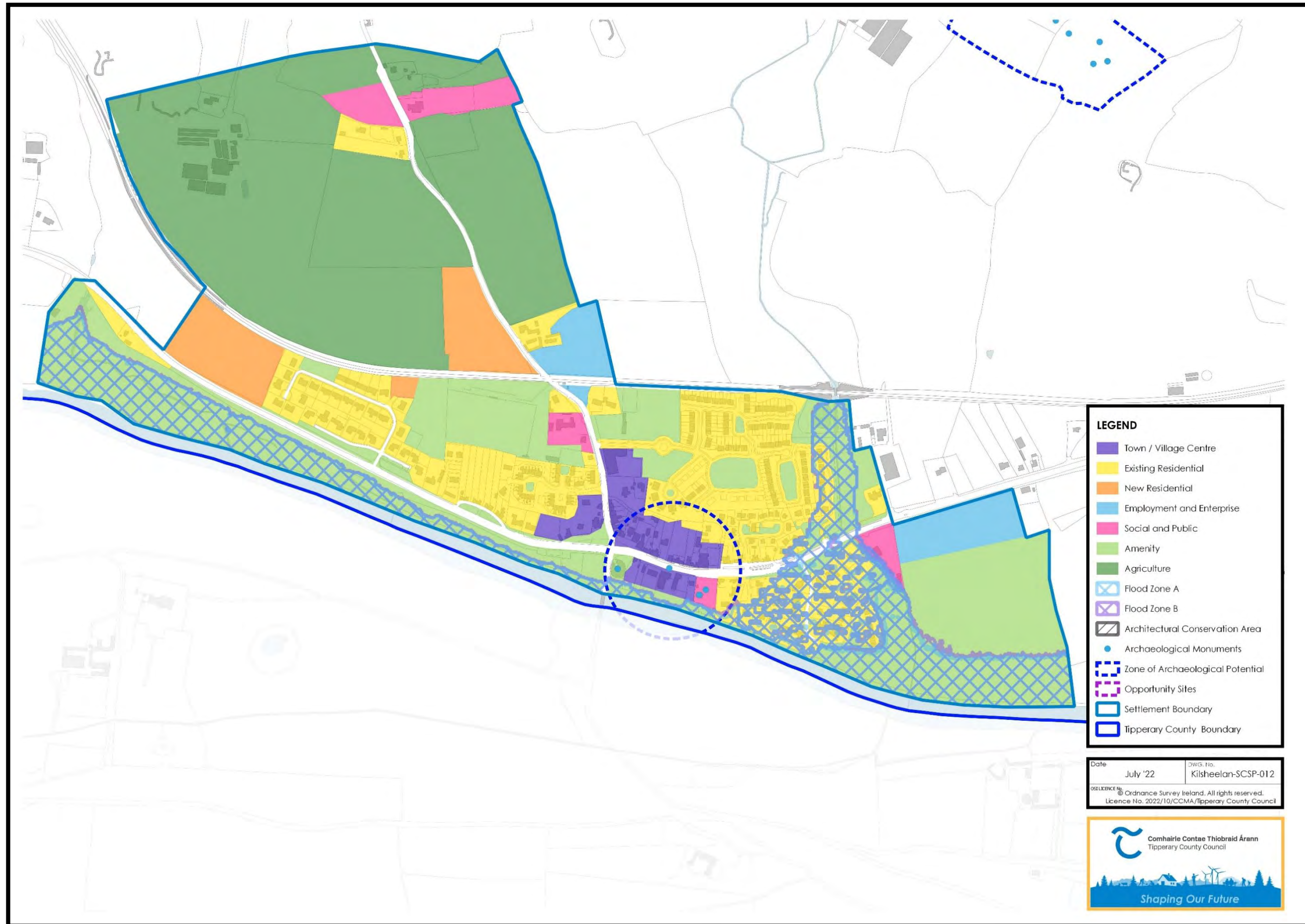
SO13: To support the expansion of public infrastructure within the village.

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.**

It is a Specific Objective of the Council:

SO14: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Kilsheelan Land Zoning Map

10. Mullinahone

10.1 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.

10.2 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%

10.3 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 will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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 it housing developments. A new playground facility has been developed at Killagh Street. Elsewhere in the village there is and soccer club and associated pitches and GAA club.

It is a Specific Objective of the Council:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** 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 predominantly 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:

- SO5:** 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.
- SO6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO7:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO8:** 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.

- SO9:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO10:** To seek prepare and Enhancement Plan for the village and created of programme of Enhancement works.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water. The system will require upgrade works to service the growth 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:

SO11: To support the expansion of public infrastructure within the village.

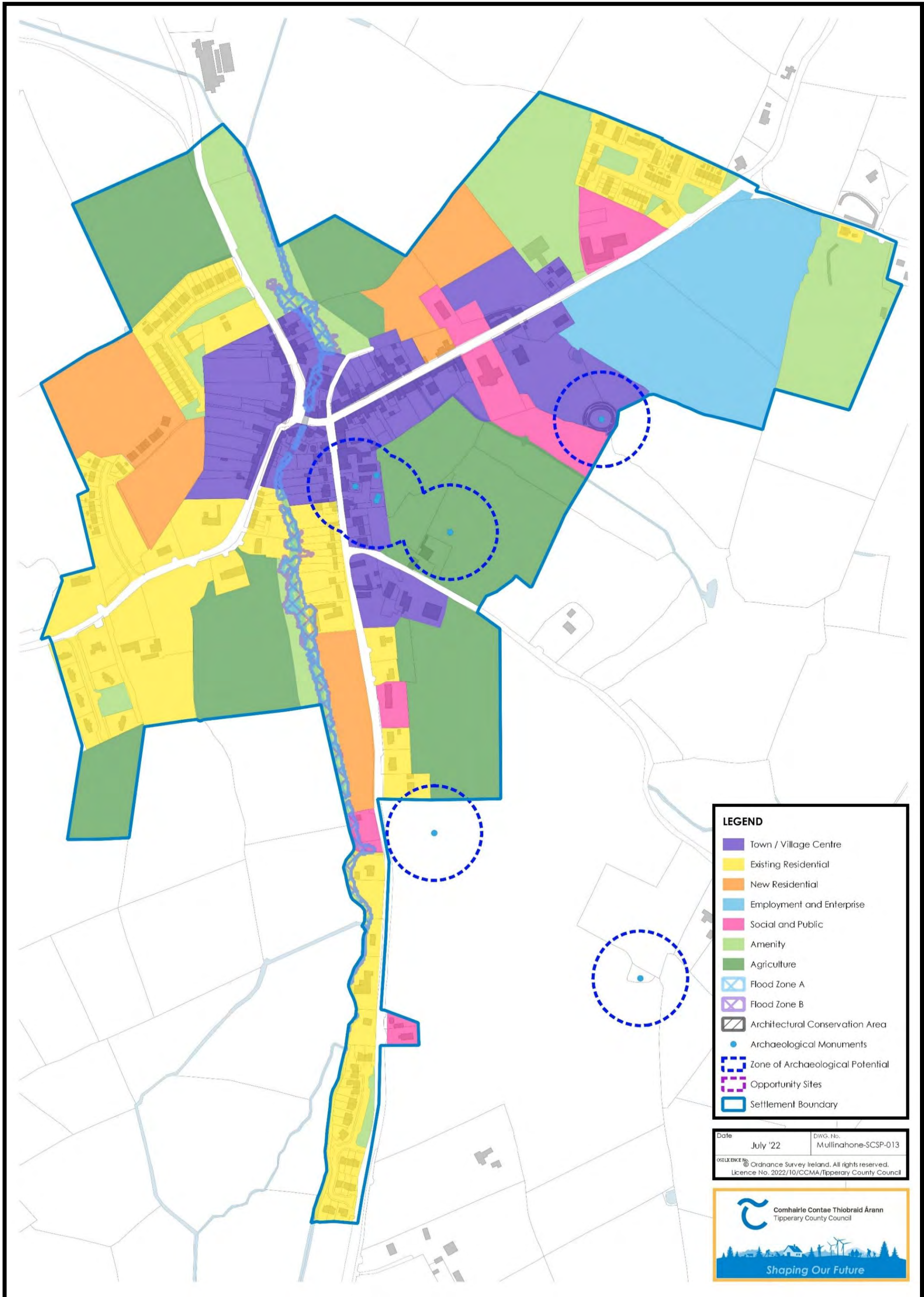
SO12: To ensure that new residential development protects existing wayleaves and provides appropriate buffer zones adjacent to public waste water infrastructure, having regard to the requirement and standards of the Environmental Protection Agency.

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:

SO12: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Mullinahone Land Zoning Map

11. Portroe

11.1 Settlement Context

Portroe (An Port Rua) is an attractive village at the foot of the Arra Mountains, located on the Regional Road R494 approximately 10km west of Nenagh and just 2.5km south of Lough Derg. The village benefits from easy access to the lake from the quay at neighbouring Garrykennedy. 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. In the past, the village development benefited from the success of the now closed Portroe slate quarries.

11.2 Population

The population of Portroe has remained relatively constant in the inter-census period from 2006-2011 with an increase of just 3.1% (14 people), following a significant increase in population of 13.2% during the previous inter-census period. Portroe experienced a small population decline in the 2011-2016 inter-census period.

Year	Population	% Change
1996	411	-
2002	401	-2.4%
2006	454	+13.2%
2011	468	+3.1%
2016	461	-1.5%

11.3 Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings. There are two estates within the settlement, Drom Slinne to the south of the Regional Road, and Ardarra to the north.

New Residential Development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'. 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

Scoil Mhuire National School in Portroe is a co-educational primary school. There is no secondary school in the village and students generally travel to Nenagh or Ballina to complete their second level education. There is a pre-school facility in the village, Portroe Community Preschool which is facilitated in the local Community Hall.

Community Facilities

The main role of this village in terms of services is to provide for the everyday needs of the local community. The village provides a mainly residential function. However, both social/community and commercial services are also provided. The village has a church, shop, service station, post office, two public houses, health centre, community hall and garda station (limited hours). The village also accommodates the GAA complex which includes the clubhouse with pitches and hurling wall.

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 opportunities. The local GAA and soccer 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:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster housing schemes in accordance **with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To support the provision of playground facilities subject to resources being available.

Village Centre and Economic Development

Portroe has been designated a 'Service Centre' in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. Employment within the village of Portroe relies primarily on a small number of retailers within the settlement. The village in its service function for the surrounding area generates some employment in the school, retail outlets and the hospitality sector. The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the town. There are significant opportunities within the village centre for the creation of a streetscape, along the regional road. The location of the village on the Nenagh Cycle Hub loop and its

proximity to the Lough Derg, the Lough Derg Trail and also to Tountinna provides opportunities for tourism providers in this area.

It is a Specific Objective of the Council:

- SO5:** 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.
- SO6:** To facilitate the comprehensive consolidation of the village core.
- SO7:** To promote and support the development of tourism infrastructure and facilities within the village as a key tourism destination on Lough Derg, in accordance with the provisions of the Lough Derg Visitor Development Plan 2020-2024, Tourism Masterplan for the Shannon 2020-2030 and as part of the **Ireland's Ancient East and Ireland's Hidden Heartlands brands**.
- SO8:** To improve links between Portroe and other key tourism destinations along Lough Derg.
- SO9:** To support the provisions of **Ireland's Ancient East** as they relate to Lough Derg.
- SO10:** To facilitate the redevelopment of underused village centre sites
- SO11:** To facilitate the further development of the tourism potential of the town and capitalise on its location and proximity to Lough Derg and the Arra Mountains
- SO12:** To support the preparation of an Enhancement Scheme for Portroe 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.
- SO13:** To identify suitable locations for the provision of cycle racks within the village.
- SO14:** In the public interest, the Planning Authority will look at all options for the renewal or regeneration of obsolete or neglected areas or land, within the village, and in particular the development known as Schoolhouse Row, including the use of Part XIV of the Planning and Development Act 2000 (as amended).

Built and Natural Heritage

Portroe is an attractive village overlooking Lough Derg with the Arra Mountains with Tountinna providing an attractive backdrop to the settlement. The village has a number of attractive buildings, which are included on the Record of Protected Structures, including the Roman Catholic Church which was built in 1872. The village is also situated close to the Lough Derg Trail (within 500m).

It is a Specific Objective of the Council:

- SO15:** To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.

Services and Infrastructure

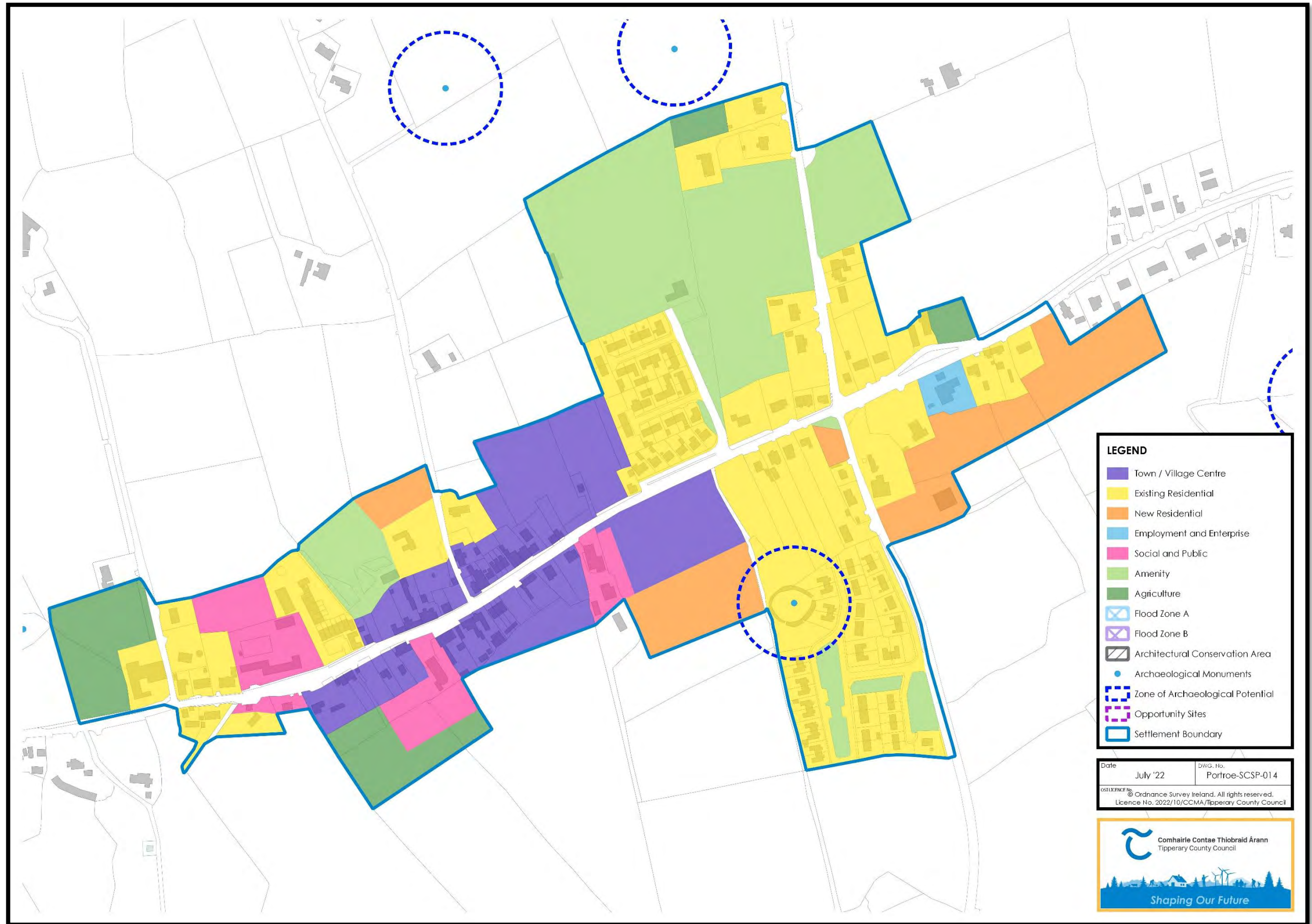
- Waste Water:** Waste water treatment system, operated by Irish Water.
- Water Supply:** The village has an existing public water supply however same may require upgrade works to serve the future needs of the village

It is a Specific Objective of the Council:

- SO16:** To facilitate the carrying out of streetscape enhancement works subject to availability of resources.
- SO17:** 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.



Portroe Land Zoning Map

12. Two-Mile-Borris

12.1 Settlement Context

Twomileborris (Buiríos Léith) is situated in the east of the county on the local road, L4202, adjacent to the national road, N75. The village, which is situated approximately 7 km east of Thurles, is easily accessible from the M8 at a distance of less than 1km. The village has developed around the T-junction in the village centre and the historic centre includes the Catholic Church and a cluster of vernacular houses and buildings. The village has a primarily residential function with a large number of houses constructed north of the local road in recent years.

12.2 Population

The population of Twomileborris has declined over the course of the last 4 census periods, from 602 people in 1996 to 548 in 2011. There was a significant increase in the census period 1996 – 2002 where the population peaked at 728. The current dependency ratio in the village is relatively small with 9.31% of the population under 5 years of age and 10.58% of the population over 65. The village experienced a population growth of 4.4% in the 2011-2016 inter-census period.

Year	Population	% Change
1996	602	
2002	728	+20.9%
2006	550	-24.5%
2011	548	-0.4%
2016	572	4.4%

12.3 Sustainable Communities

Housing

Housing in the village comprises a mix of housing, primarily estate developments and one off dwellings with a small number of on-street houses. The main housing areas are located to the north of the local road, with the exception of Fanning Park. The main street accommodates primarily detached dwellings, with a small no. of detached buildings in the village centre. The village housing comprises a good mix of both privately and publicly provided dwellings.

New Residential Development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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

Scoil Mochaomhóg Naofa is a co-educational facility servicing the village and rural catchment. The school is well resourced within an extensive site area, including green area/pitch, parking area and a large hardstanding/court area. The school also has a special class for pupils with Emotional and Behavioural Disturbance.

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 limited range of both social/community and commercial services for its population with a number of pubs and shops, a garage and a B&B. A new community-led sensory garden has been developed in the local primary school.

Open Space

There are limited amenity/open space areas within the village, with the exception of the green areas within the residential estates. There are however large undeveloped greenfield sites close to the centre with potential for development and also the proximity of the Black River to the western boundary provides opportunities for development of a riverside walk.

It is a Specific Objective of the Council:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To seek to develop a riverside walk from the village centre along the Black River to the west of the settlement
- SO5:** To support the development of playground facilities in the village subject to resources being available.

Village Centre and Economic Development

The role of the village for the provision of services, social and community infrastructure and commercial/retail facilities for the surrounding area is recognised. This plan will provide a framework for to support and improve the vitality and vibrancy of the village centre. There are opportunities for commercial development within the

village centre, particularly the redevelopment of existing underutilised and vacant properties. There is also an opportunity for the development of along the main street and in the backland areas, and the use of these lands for village centre uses including commercial uses. These backlands may be suitable for development depending on all other relevant site specific considerations. Infill development should be facilitated and encouraged where it can be demonstrated that the proposed development will positively enhance the streetscape.

Employment within Twomileborris is supported by the retail and service offering in the village, including the shop, pubs, garage and school. The local Ballyduff Creamery, situated at approximately 2km north of the village is the main local employer. The village itself fulfils a mainly residential function, with a proportion of the residents commuting to their place of employment, which facilitates by easy access to the motorway.

It is a Specific Objective of the Council:

- SO6:** 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.
- SO7:** 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.
- SO9:** To facilitate the carrying out of streetscape enhancement works subject to availability of resources.
- SO10:** To support the preparation of an Enhancement Scheme for the village, which includes a focus on providing safe and green transport links to the local schools, 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

The village centre includes a number of significant monuments including the castle tower house and church ruins. The B&B in the village is constructed adjacent to the Castle Tower from which it takes its name. The village also accommodates the Catholic Church which provides a focal point in the centre. This church dates from between 1820-1840 and is included on the Record of Protected Structures.

It is a Specific Objective of the Council:

- SO11:** To ensure the protection of historic buildings and buildings/structures of archaeological significance.

Water Services

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public Water Supply available (Templemore Regional Water Supply Scheme)

It is a Specific Objective of the Council:

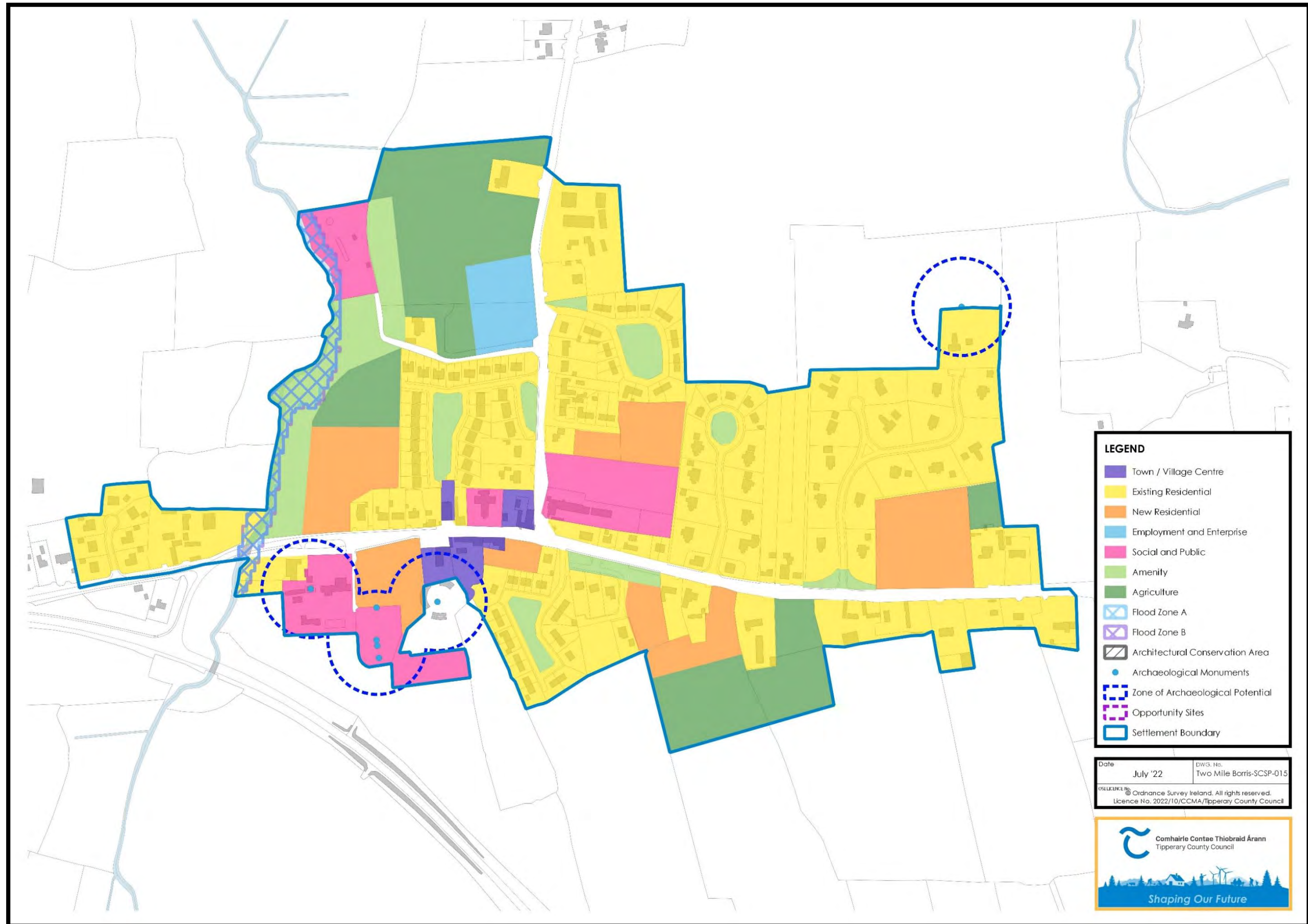
- SO12:** To support the expansion of public infrastructure within the village.

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:

- SO13:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Two Mile Borris Land Zoning Map

13. Ballingarry

13.1 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.

13.2 Population

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

13.3 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’**. 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 and garda station (limited hours). 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:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’**.
- SO3:** 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:

- SO4:** 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.
- SO5:** To facilitate encourage the consolidation of the village core and redevelopment underused and vacant properties in the village centre
- SO6:** To **facilitate the comprehensive consolidation of the village’s retail core and, where appropriate, expansion to the backland areas of the village.**

SO7: 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 availability of resources.

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. The Ballingarry War-house, 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:

SO8: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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.

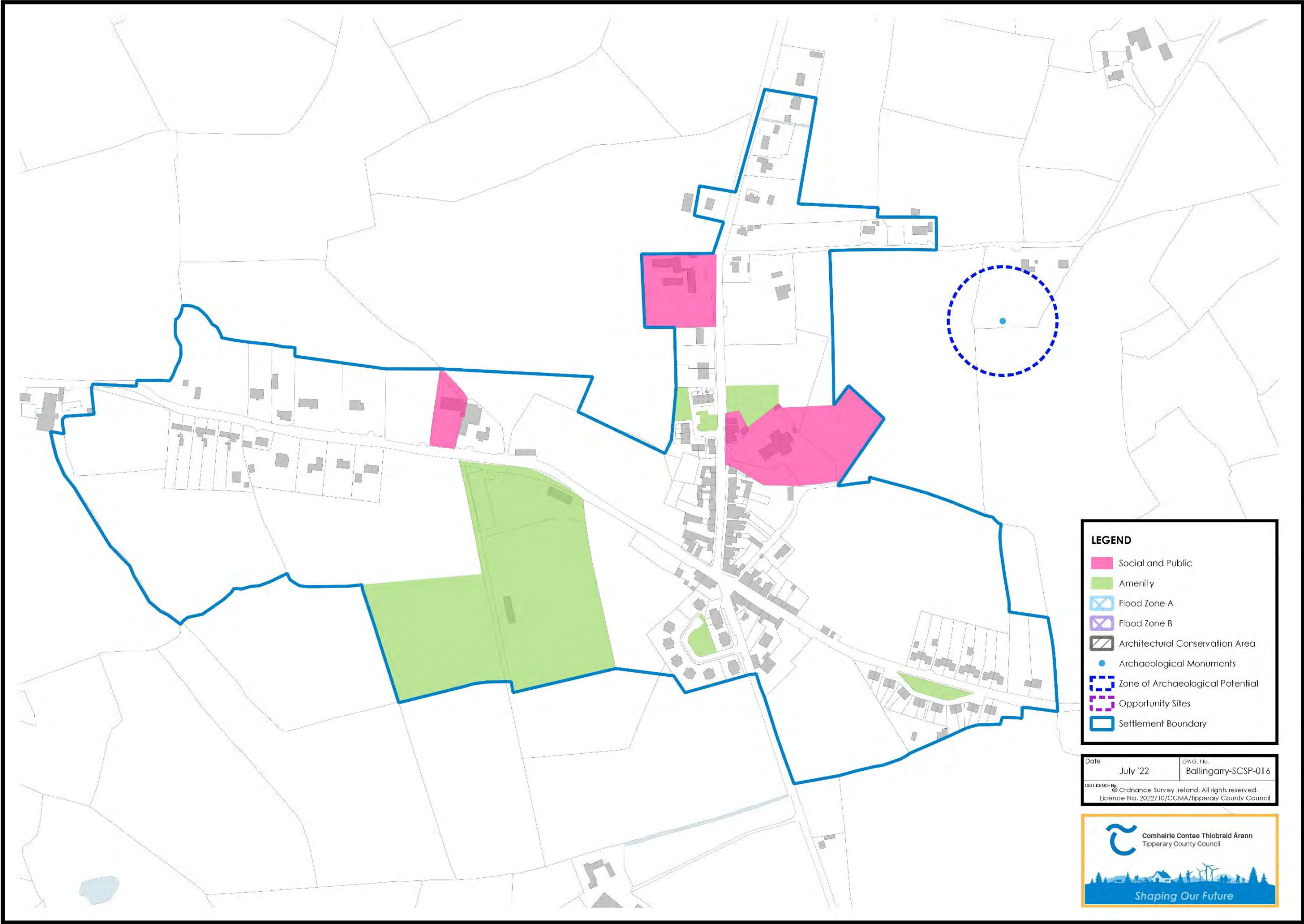
It is a Specific Objective of the Council:

SO9: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO10: 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.



Ballingarry Land Zoning Map

14. Ballyporeen

14.1 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 Valley** 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 part of the Lower River Suir Special Area of Conservation.

14.2 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%

14.3 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 and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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 students travel primarily to Cahir or Mitchelstown to complete their second level education. **Crèche** facilities are also provided for in the village.

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. 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:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.

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 Draft 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:

- SO4:** 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.
- SO5:** 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.
- SO7:** 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
- SO8:** 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 part of the Lower River Suir SAC 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:

- SO9:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO10:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.
- SO11:** To seek the preparation of an Enhancement Plan for the village and create a programme of Enhancement works.
- SO12:** To seek to develop a riverside walk and amenity area within the village centre.

Services and Infrastructure

- Waste Water:** Waste water treatment system, operated by Irish Water.
- 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:

- SO13:** 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:

- SO14:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Ballyporeen Land Zoning Map

15. Bansha

15.1 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 west of the village.

15.2 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%

15.3 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 and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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. Enhancement works have been undertaken with new lighting, paving and planting having been undertaken. The location of the Village Green on the main thoroughfare through the village makes it an impressive and defining feature of the village. 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:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To support the provision of playground facilities subject to resources being available.
- SO5:** 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. The upgrade of the N24¹⁰ is likely to significantly alter the character of the village, in terms of movement through the town.

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 every summer.

It is a Specific Objective of the Council:

- SO6:** 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.
- SO7:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO8:** **To support the development of the lands to the south west of the village for appropriate 'dry-industry' and employment.**
- SO9:** To facilitate the further development of the tourism potential of the village and capitalise on its location and proximity to the Glen of Aherlow.
- SO10:** 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:

- SO11:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO12:** 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:** Waste water treatment system, operated by Irish Water.
- 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:

- SO13:** To support the expansion of public infrastructure within the village.

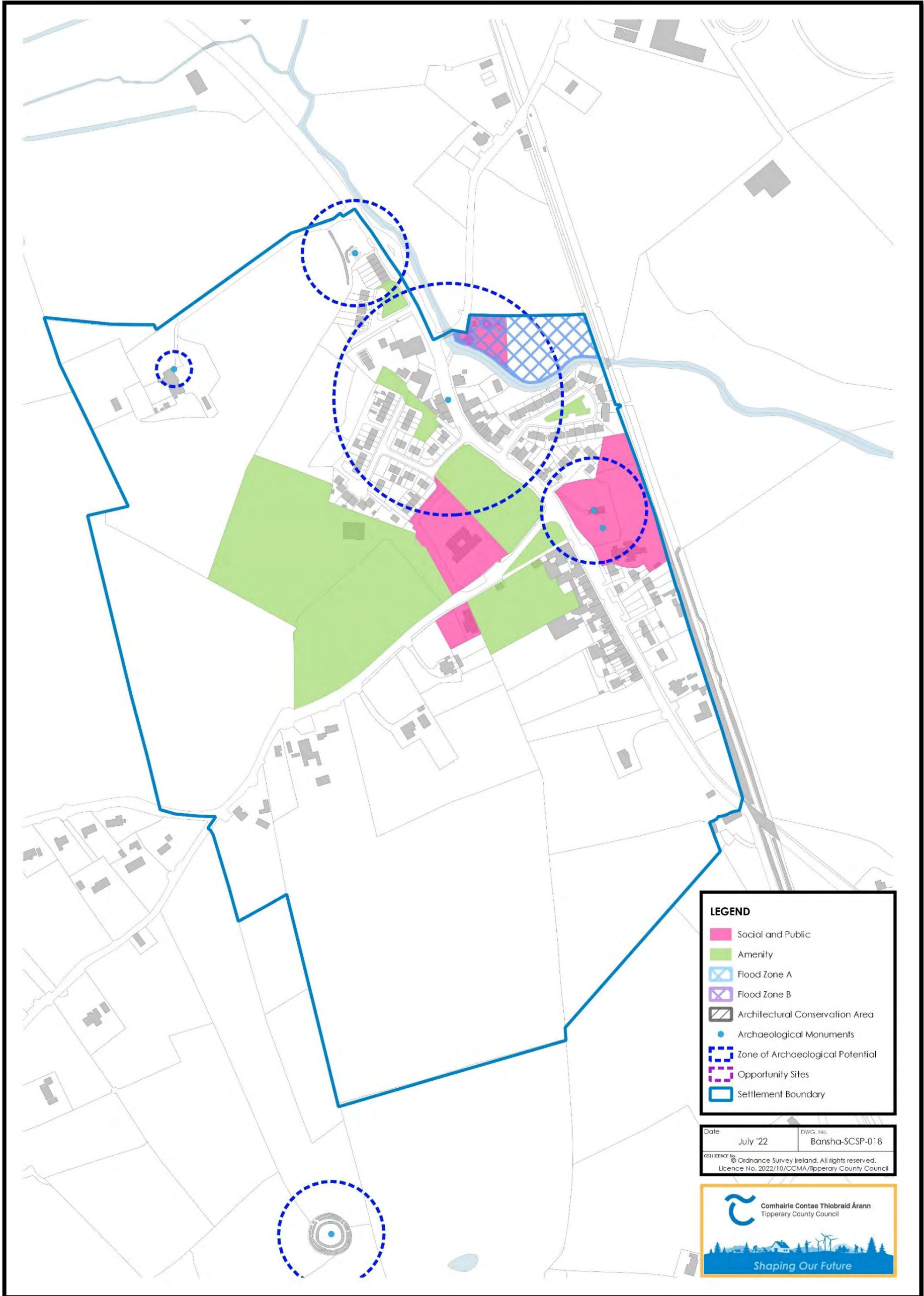
Flooding

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:

- SO14:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.

¹⁰ Construction on Phase 3 'Preferred Transport Solution' on the N24 Cahir to Limerick section of the N24 was completed in May 2022.



Bansha Land Zoning Map

16. Boherlahan

16.1 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.

16.2 Population

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

16.3 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 of the village.

New Residential Development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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 Cashel to complete their second level education

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. Boherlahan has a shop, 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:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4: 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:

- SO5: 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.
- SO6: To facilitate the comprehensive consolidation of the village core.
- SO7: 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 R660. 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:

- SO8: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO9: To seek prepare and Enhancement Plan for the village and create a programme of Enhancement works.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water. 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:

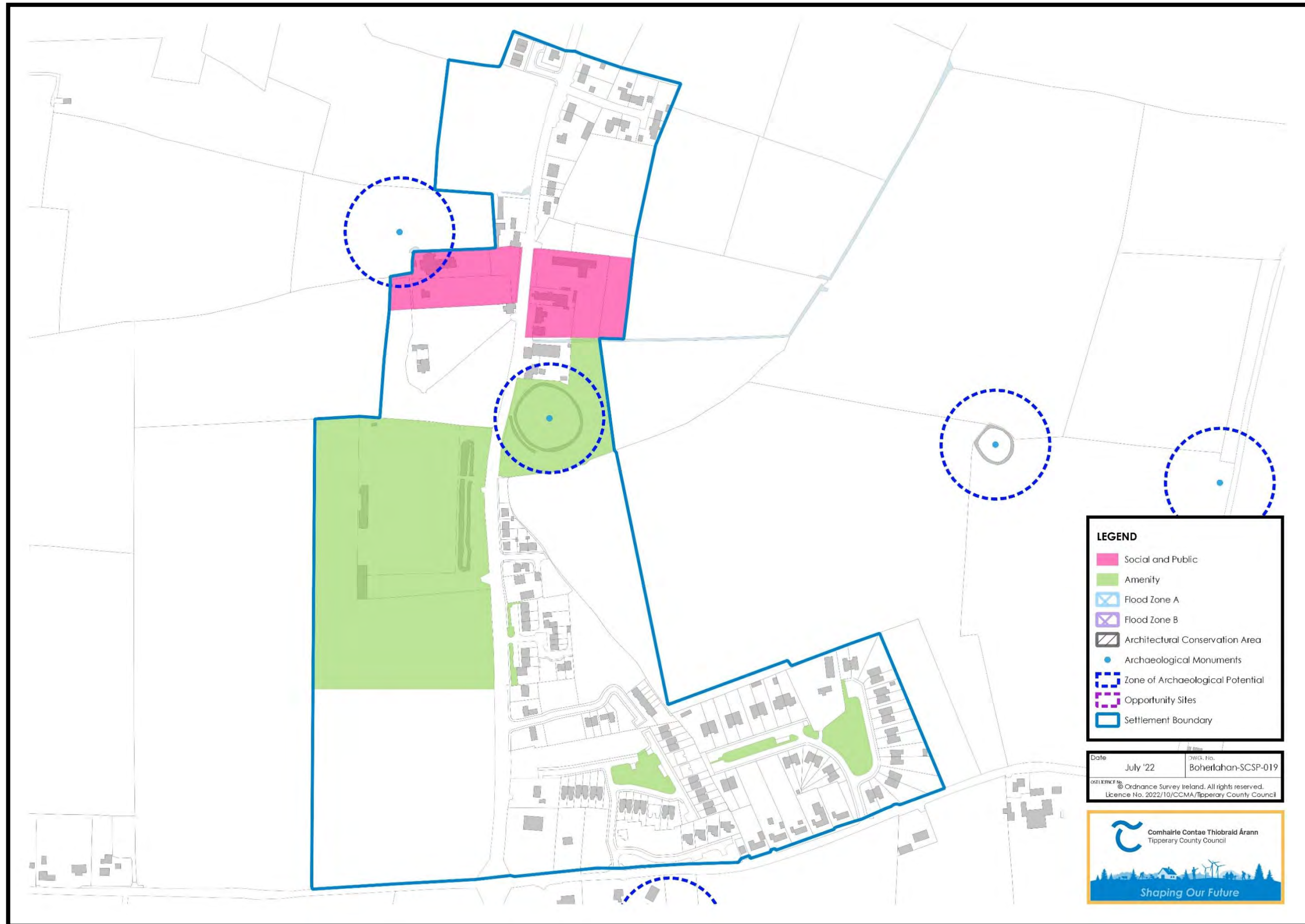
SO10: To support the expansion of public infrastructure within the village.

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:

SO11: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Boherlahan Land Zoning Map

17. Cappawhite

17.1 Settlement Context

Cappawhite (An Cheapach) is located on the R505 circa 20km north-west of Cashel and 12km north of Tipperary Town. The village is nestled in the foothills of the Slievefelim 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.

17.2 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%

17.3 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 will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'. 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 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. 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 Education and Training Board 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:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4: To support the provision of playground facilities subject to resources being available.
- SO5: 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:

- SO6:** 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.
- SO7:** 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
- SO8:** 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.
- SO9:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO10:** To facilitate the further development of the tourism potential of the village and capitalise on its location and proximity to the Slievefelim 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.

It is a Specific Objective of the Council:

- SO11:** 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 Architectural Conservation Area;
- SO12:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO13:** To seek to prepare an Enhancement Plan for the village and create of programme of Enhancement works.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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:

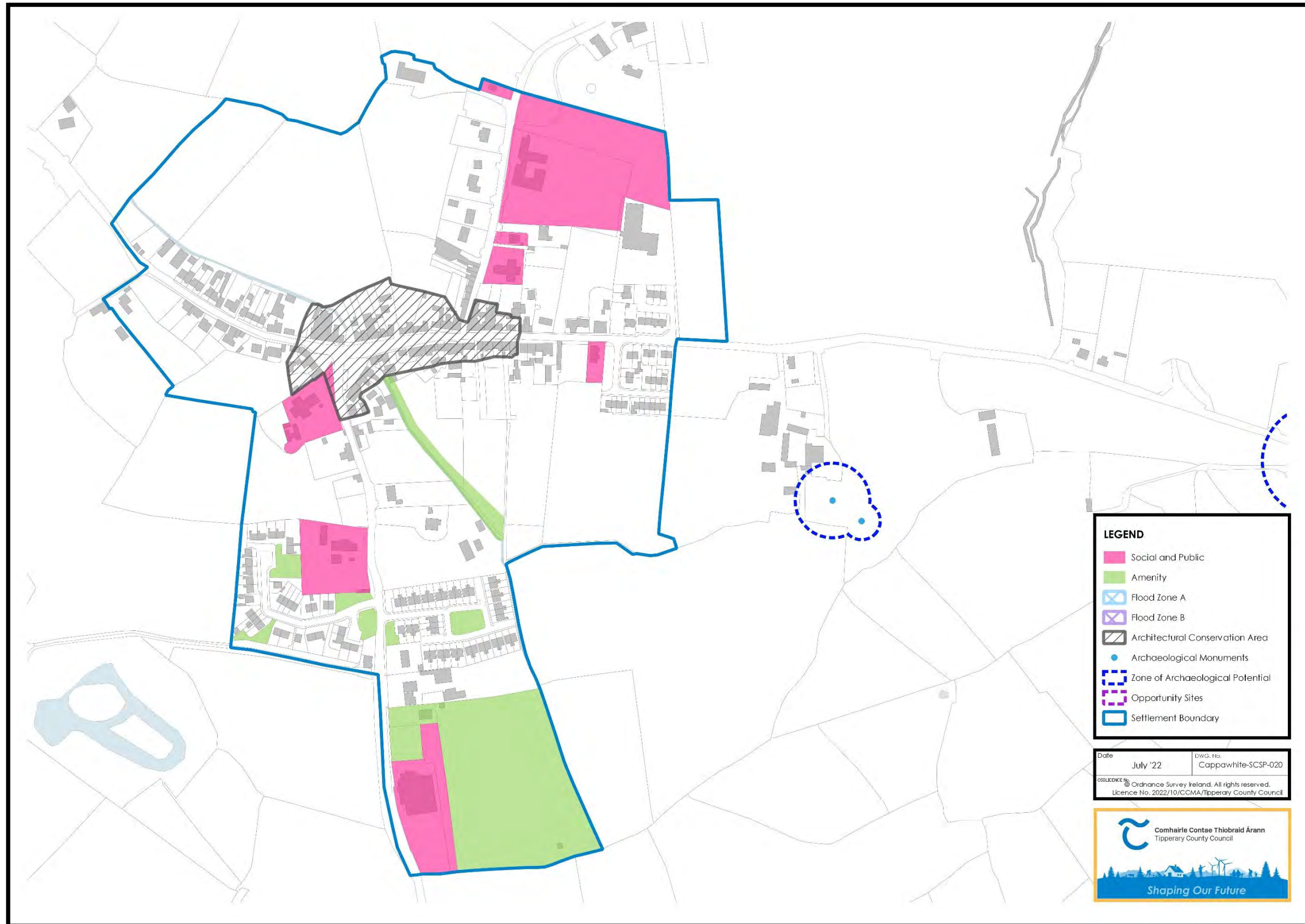
- SO14:** To support the expansion of public infrastructure within the village.

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:

- SO15:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Cappawhite Land Zoning Map

18. Dundrum

18.1 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.

18.2 Population

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%

18.3 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 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’**. 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 preschool/**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 west 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:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.

SO4: To support the provision of playground facilities subject to resources being available.

SO5: 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. 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:

SO6: 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.

SO7: To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.

SO8: To facilitate the further development of the tourism potential of the village and capitalise on its proximity to the local hotel and golf course

SO9: To support the development of the lands to the north of the village for **appropriate 'dry-industry' and employment.**

SO10: To support the redevelopment of the significant village centre site which accommodates the **now vacant 'Golden Vale' building**

SO11: 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:

SO12: To ensure the protection of protected structures, historic buildings and buildings/ structures of archaeological significance.

SO13: To support the preparation of an Enhancement Plan for the village including a programme of Enhancement works subject to resources being available.

SO14: 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: Waste water treatment system, operated by Irish Water.

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:

SO15: To support the expansion of public infrastructure within the village.

SO16: 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:

SO17: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Dundrum Land Zoning Map

19. Emly

19.1 Settlement Context

Emly (Imleach) is a picturesque village situated in the south-west of the County. 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

19.2 Population

The population of Emly has increased steadily over the last 3 census periods. The population has increased 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%

19.3 Sustainable Communities

Housing

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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'. 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

St. Ailbe's 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.

Community Facilities and Services

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.

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 opportunities. The local GAA fields are also situated within the village boundary.

It is a Specific Objective of the Council:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4: 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 number of retailers with the settlement. There is also an engineering company located on the edge of the village. There are opportunities for development within the village centre, including a number of vacant/underused factory buildings

It is a Specific Objective of the Council:

- SO5:** 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.
- SO6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses
- SO7:** 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. Ailbe's Catholic Church.

It is a Specific Objective of the Council:

- SO8:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO9:** 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;

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

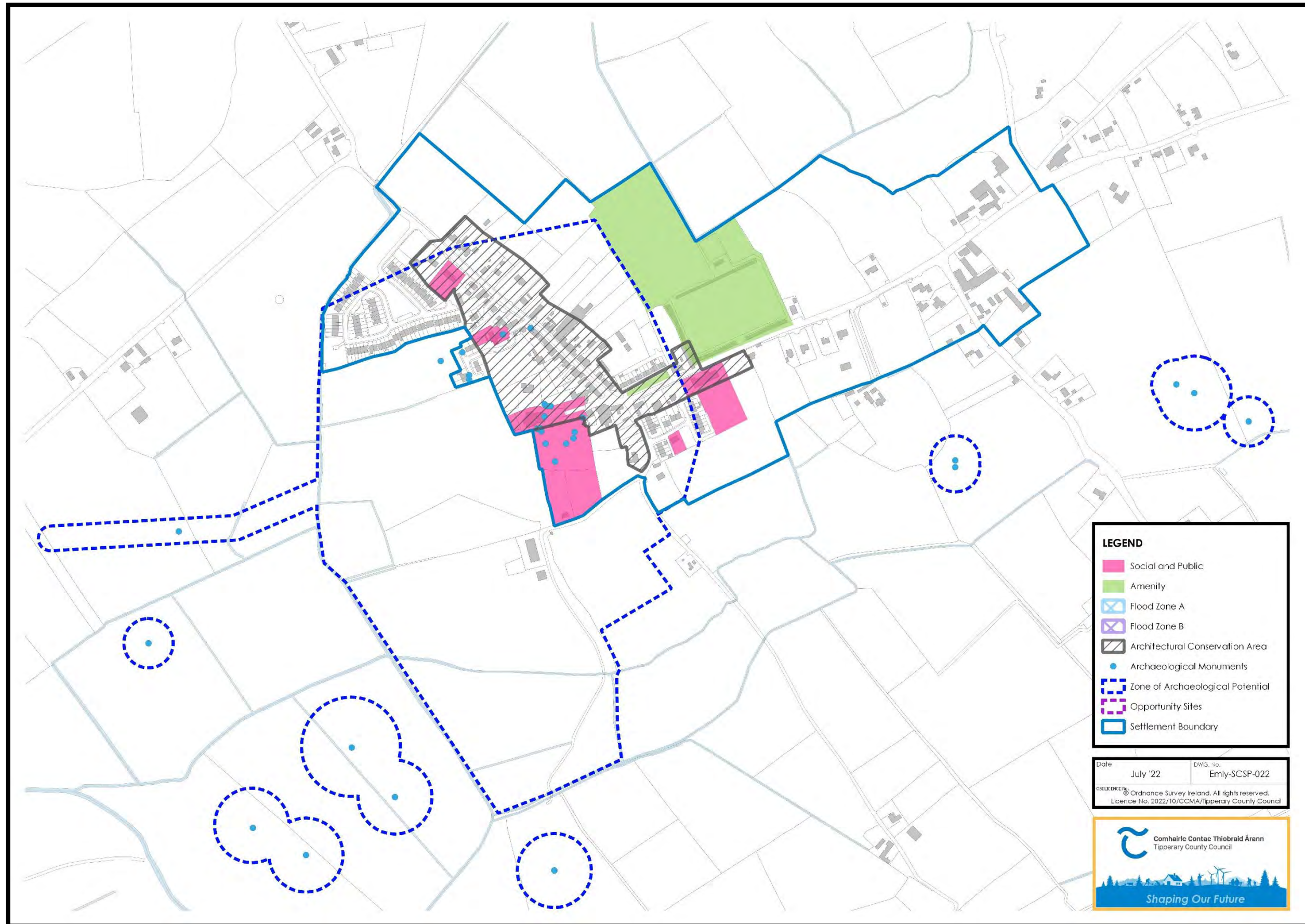
Water Supply: Public Water Supply available.

It is a Specific Objective of the Council:

- SO10:** 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.



Emly Land Zoning Map

20. Golden

20.1 Settlement Context

Golden (An Gabhailín) is a large village in the south of Tipperary. The village is 6km south-west of Cashel and is easily accessible. It is situated on the N74 between Cashel and Tipperary town. Golden village is dissected by the River Suir, which forms a small island in the centre 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.

20.2 Population

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%

20.3 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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 east of the village along the N74. The village does not have a **secondary school. There are childcare/crèche facilities located within the village.**

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:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To support the provision of playground facilities subject to resources being available.
- SO5:** To seek to develop an amenity area within the village centre
- SO6:** 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:

- SO7:** 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.
- SO8:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO9:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO10:** 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 Special Area of Conservation. 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:

- SO11:** To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.
- SO12:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO13:** 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.
- SO14:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: The village is serviced by public water supply

It is a Specific Objective of the Council:

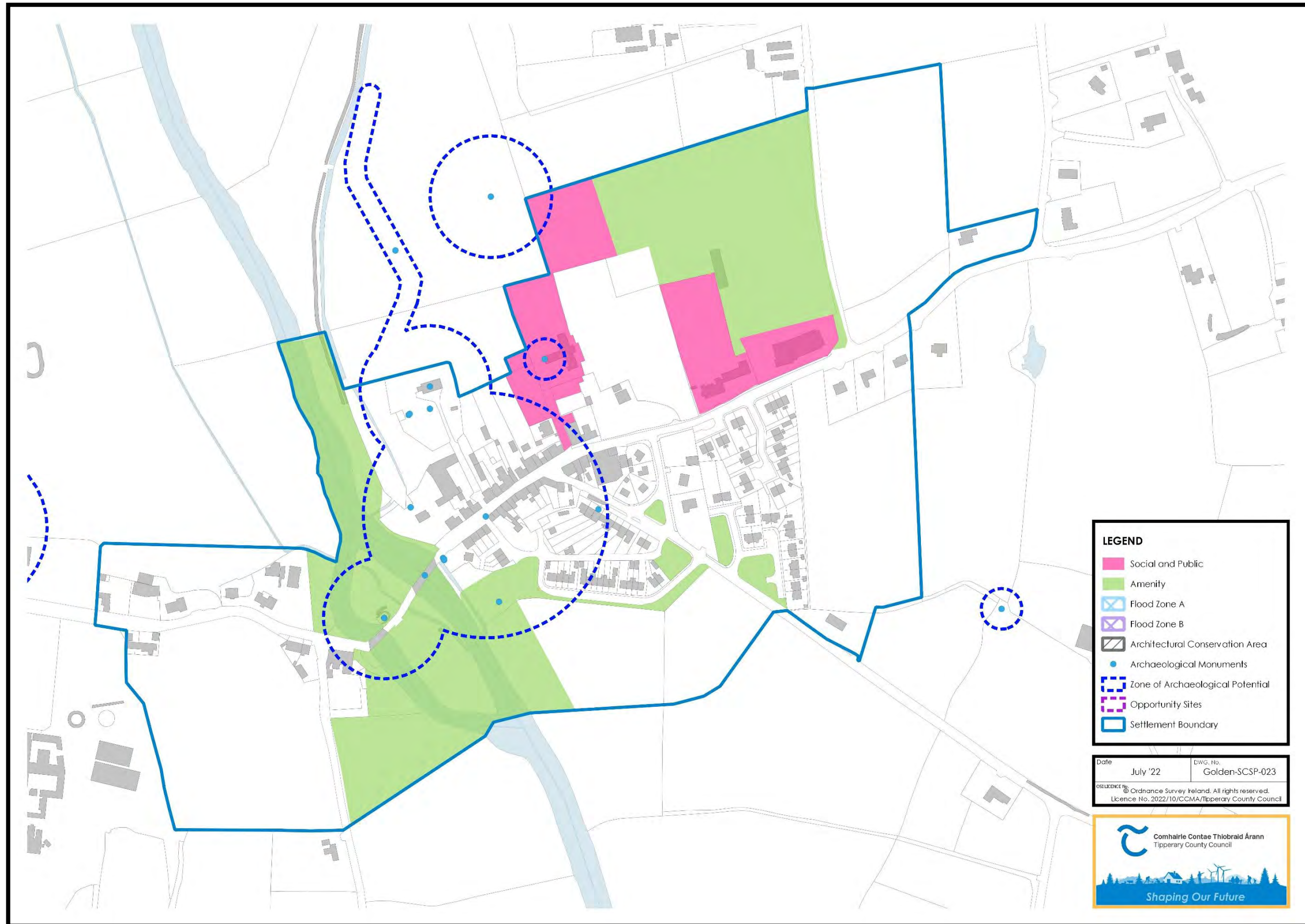
- SO15:** To support the expansion of public infrastructure within the village.
- SO16:** To identify suitable locations for the provision of cycle racks within the village.

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:

- SO17:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Golden Land Zoning Map

21. Gortnahoo

21.1 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.

21.2 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. Gortnahoo 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%

21.3 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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

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 and Services

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, Catholic Church, graveyard and a recently installed playground.

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:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4: To support the preparation of an Enhancement Scheme for the village.

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:

- SO5:** 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.
- SO6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO7:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO8:** 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:

- SO9:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO10:** To seek prepare and Enhancement Plan for the village and create a programme of Enhancement works.

Water Services

Waste Water: Waste water treatment system, operated by Irish Water.

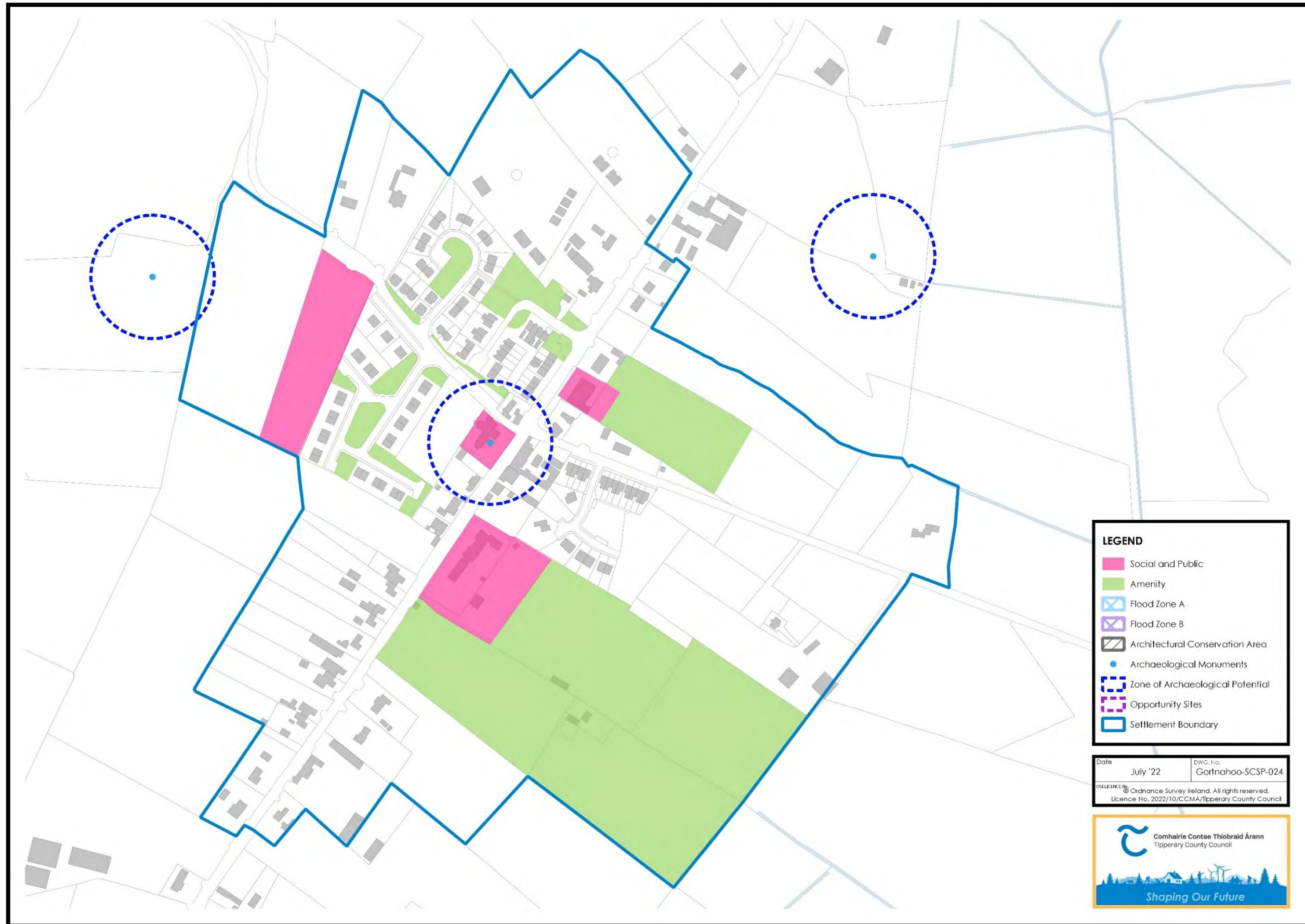
Water Supply: Public Water Supply available.

It is a Specific Objective of the Council:

- SO11:** 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.



Gortnahoo Land Zoning Map

22. Hollyford

22.1 Settlement Context

Hollyford (**Áth an Chuilinn**) is a small village located in the foothills of the Slievefelim 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 Beara 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.

22.2 Population

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

22.3 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’**. 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:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To support the provision of playground facilities subject to resources being available.
- SO5:** 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 to the north of the village.

It is a Specific Objective of the Council:

SO6: 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.

SO7: 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.

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 Special Area of Conservation. 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 Beara 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:

SO9: To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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:

SO10: To support the expansion of public infrastructure within the village.

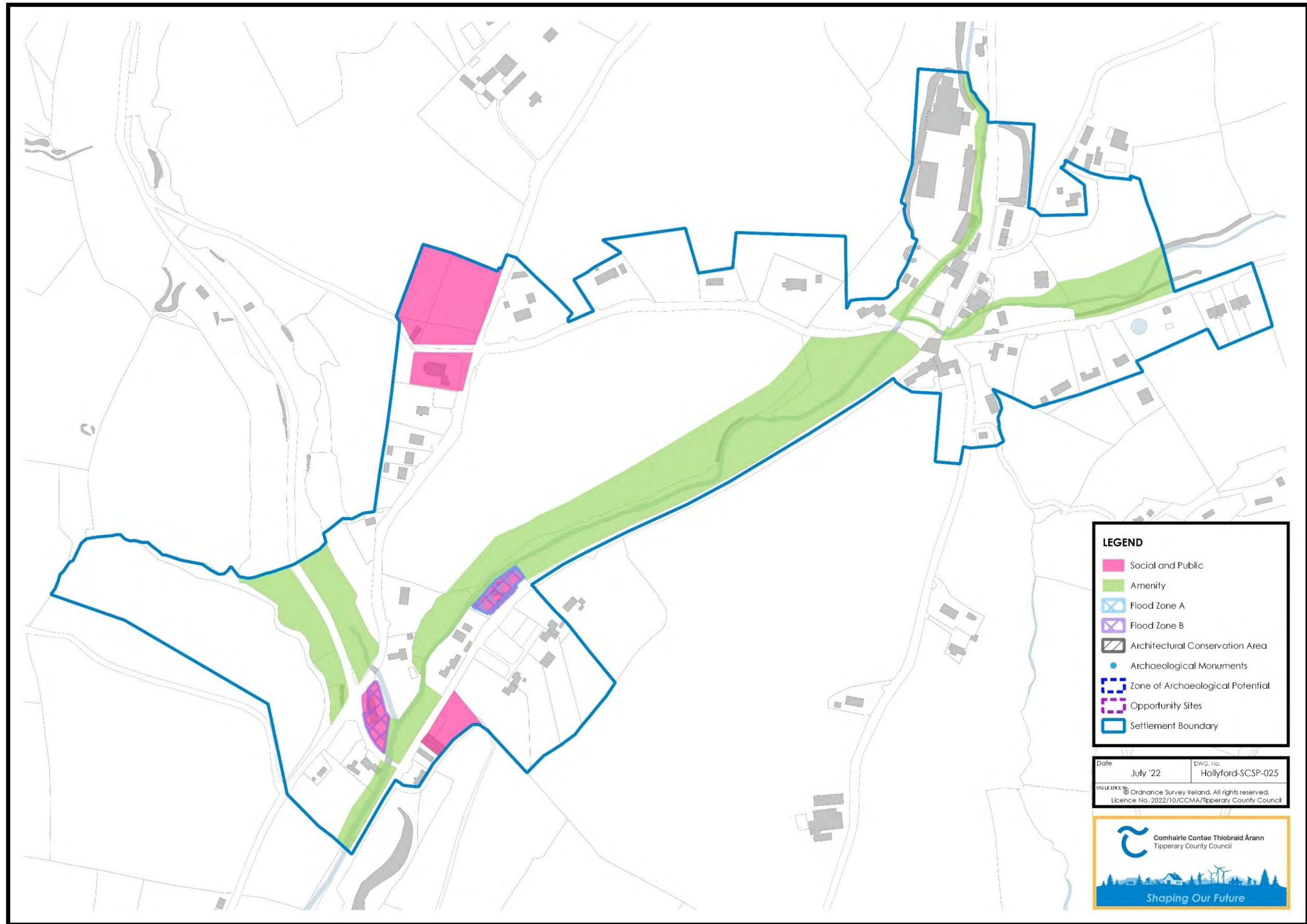
SO11: To support the provision of a bus stop in the village

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:

SO12: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Hollyford Land Zoning Map

23. Limerick Junction

23.1 Settlement Context

Limerick Junction is strategically 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.

23.2 Population

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

23.3 Sustainable Communities

Housing

Housing in the village is principally concentrated around the railway. New Residential Development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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

Limerick Junction has no dedicated educational facilities, but educational services are available in neighbouring Monard and Tipperary Town.

Community Facilities and Services

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. The village has a golf club and hotel, racecourse and associated facilities and a pub.

Open Space

Limerick Junction has limited public open spaces but extensive open space at the racecourse and Ballykisteen Golf Course. Tipperary Racecourse, in conjunction with Horse Racing Ireland has begun the process of developing the racecourse at Limerick Junction into an equine centre of excellence, providing community amenities and developing the facility as a tourism resource. The development of the racecourse would be centred around providing a new all-weather racetrack (just the second such racetrack in Ireland) but would also provide a range of community services, amenities and tourism attractions.

It is a Specific Objective of the Council:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4: To support the delivery of a Masterplan to redevelop the Limerick Junction racecourse complex to provide for a range of public amenities and services.

Village Centre and Economic Development

Limerick Junction has been designated as a Service Centre in the Settlement Hierarchy for the County. In recognition of strategic potential of the village to provide services, social and community infrastructure, as well the strategic role of the train station for the surrounding hinterlands. It is important that vitality and vibrancy of the village centre is enhanced and protected. The racecourse, hotel and golf course generate significant employment for the surrounding areas, and the development of these assets will be supported to provide employment opportunities.

It is a Specific Objective of the Council:

- SO5: 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.
- SO6: To facilitate and support the development of lands in the vicinity of the Railway station for uses associated with passenger and freight rail infrastructure, in accordance with the aims and objectives of the Iarnród Éireann Rail Freight Strategy 2040 and support the expansion of passenger rail services. The Council will actively liaise with Irish Rail and Transport Infrastructure Ireland to promote and develop Limerick Junction as a multimodal transport hub.
- SO7: To facilitate the future development of the Tipperary Racecourse lands in accordance with the following principles:
 - a) A plan-led and evidence-based strategy is agreed in accordance with the Section 28 **guidelines 'Spatial Planning and National Roads: Guidelines for Planning Authorities'** (2012), prior to the submission of any subsequent planning application.

- b) A single access point shall be provided from the N24 and shall cater for the entire area. A traffic impact assessment and road safety audit will be required to demonstrate that the proposed development is acceptable in the context of impact on the carrying capacity of the National Route.
- c) The design and layout of development proposals for the site shall consider the character of the village and the visual amenity of the area.
- d) Proposals shall include a comprehensive phasing plan for the overall development of the lands.
- e) 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.

SO8: To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses

SO9: To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.

Built and Natural Heritage

There are opportunities in the village to provide street definitions and enhance open space provision.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water – upgrading works and network improvement are required.

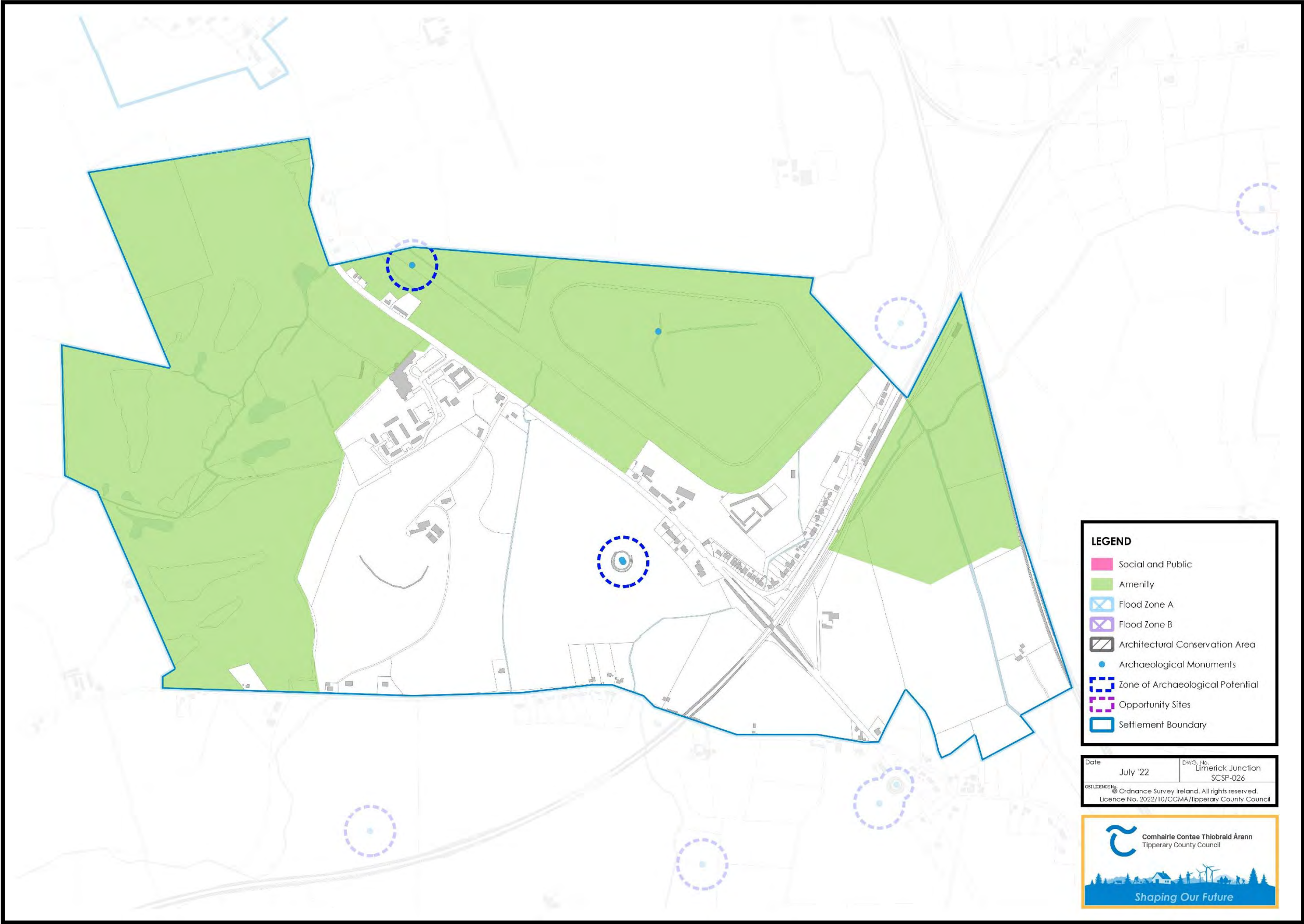
Water Supply: Public supply available.

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.

It is a Specific Objective of the Council:

SO10: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Limerick Junction Land Zoning Map

24. Littleton

24.1 Settlement Context

Littleton (An Baile Beag) is situated on the Regional Road, R639 between Cashel and Urlingford. The village has a mainly residential function, with much of the village housing being developed to the south-east of the cross roads. The school, Church of Ireland and the new community centre are also located in this area. The village acts as a Service Centre for the local agricultural hinterland. However, it is noted that the commercial function relies on a small number of businesses. The main street is well defined and has a consolidated built environment. The streetscape on the main street includes a long terrace of 2 story buildings, with some good examples of vernacular houses.

24.2 Population

The population of Littleton has decreased by 11.4% in the inter-census period 2006-2011, from 463 to 410 people. This is in contrast to the national trend, where the average increase in population is +10.8%. This follows on from a sustained population decrease in each census period since 1991 and shows a drop from 566 people in 1991 to 410 in 2011, i.e. a decrease of 27.56%. Housing stock in the village has remained constant in recent years, with very little development within the settlement boundary. A further population decline of 3.9% took place in the 2011-2016 inter-census period.

Year	Population	% Change
1996	544	
2002	500	-8.1%
2006	463	-7.4%
2011	410	-11.4%
2016	394	-3.9%

24.3 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 south of the village, with much of the housing comprising public housing units. New residential development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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

Littleton has a co-educational primary school, which serves the parish of Littleton but also surrounding areas. The school has been extended and refurbished in recent years, including the provision of additional car parking. The school site, while adequate in size is quite restricted with development having taken place on all adjoining sites. **St. Kevin's National School also accommodates 'Baile Beag Montessori Pre-School'**

Community Facilities and Services

The village provides a range of both social/community and commercial services for its population with a number of pubs and shops, a garda station, post office and a creamery/hardware and tractor/machinery parts /servicing. The village also accommodates the newly constructed Moycarky-Borris Community Centre which facilitates community meetings etc. and has a Catholic Church and Church of Ireland within its boundaries and also a Jehovah Witness place of worship.

Open Space

There is very limited open space in the village of Littleton. However, the main street includes a large hardstanding area adjacent to the regional road which has the potential for enhancement works. The street accommodates a small landscaped area close to the junction in the village centre. The GAA complex includes two large pitches and a small complex to the north of the village, while the newly built Moycarky-Borris community centre is built on an expansive site with potential for development works.

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 and also attention to the entry points to the village.

It is a Specific Objective of the Council:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.

Village Centre and Economic Development

Littleton 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. The Council will seek to facilitate development to improve the vitality and vibrancy of 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.

The Council will also support and facilitate employment generating developments within the village boundary.

It is a Specific Objective of the Council:

- SO4:** 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.
- SO5:** 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.
- SO7:** To support the preparation of a Wastefor Littleton, 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.

Built and Natural Heritage

The main street has a strong streetscape comprising both residential and commercial buildings. There are a number of attractive buildings within the village centre which add to the character of the settlement. The village is also home to the ruins of the old Castle/Tower situated to the rear of the Garda Station which is a recorded monument. The Church of Ireland in the village square dates from 1786 and is a good example of a 'Board of First Fruits' Gothic Revival architecture.

It is a Specific Objective of the Council:

- SO8:** To ensure the protection of protected structures and historic buildings and buildings/structures of archaeological significance.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public Water Supply available

It is a Specific Objective of the Council:

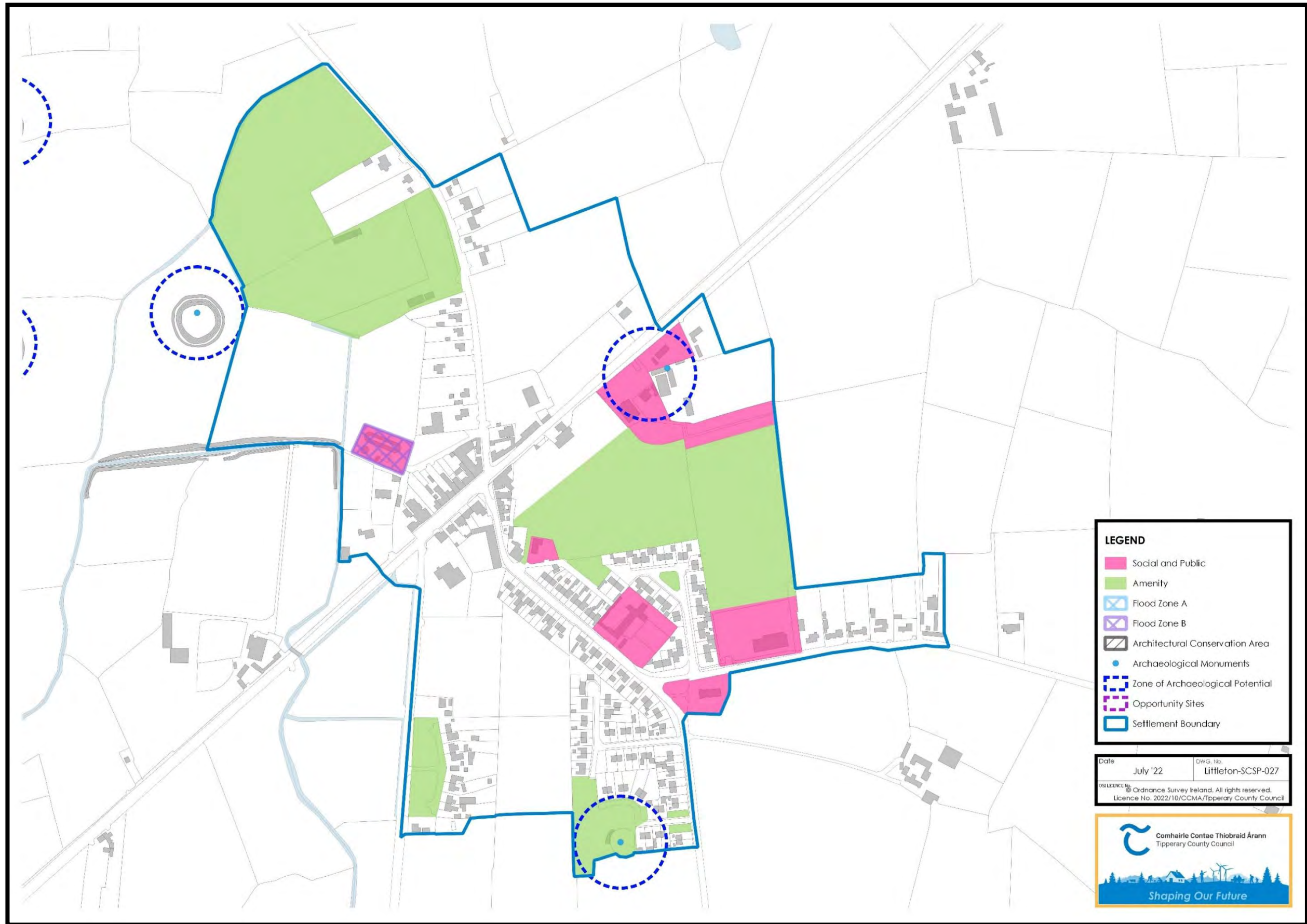
- SO9:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO10:** To support the expansion of public infrastructure within the village.

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:

- SO11:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Littleton Land Zoning Map

25. Newcastle

25.1 Settlement Context

Newcastle (**An Caisleán Nua**) is a traditional market village located 12km south-west 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).

25.2 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 developments 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%

25.3 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 Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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:

- SO1:** 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 facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO3:** To support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO4:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO5:** To seek to develop a riverside walk and amenity area within the village
- SO6:** 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:

- SO7:** 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.
- SO8:** To facilitate the comprehensive consolidation of the villages retail core and support the development of tourism initiatives as part of the East Munster Way and Munster Vales development brands.
- SO9:** 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.
- SO10:** 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.
- SO11:** 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.

It is a Specific Objective of the Council:

- SO12:** 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 Architectural Conservation Area;
- SO13:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO14: To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: The village is serviced by public water supply

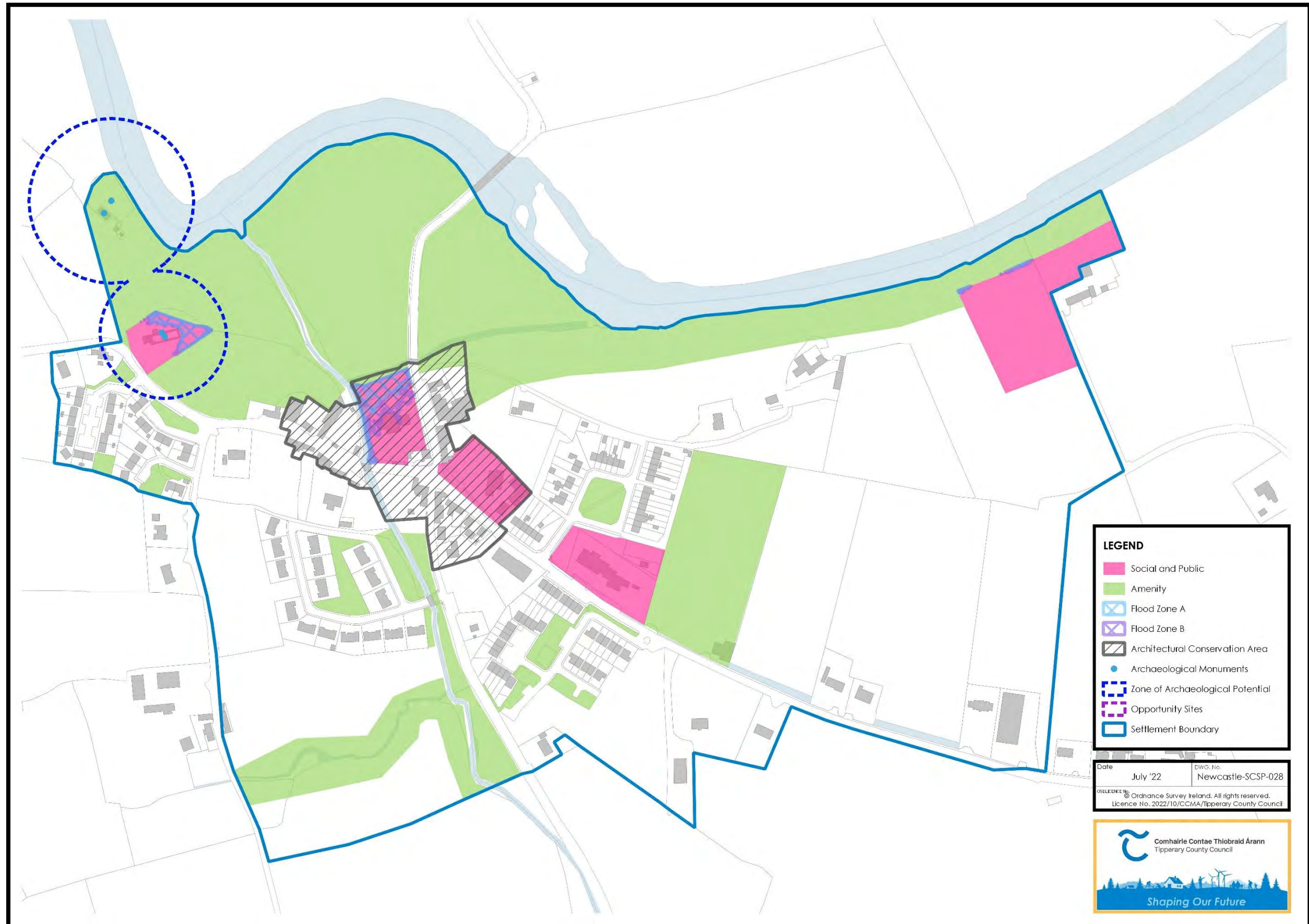
SO15: To support the expansion of public infrastructure within the village.

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:

- SO16:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Newcastle Land Zoning Map

26. Newtown

26.1 Settlement Context

Newtown (An Baile Nua) is a small village located on the Regional Road R494. The village is located just 2.5km from Lough Derg making it a very attractive place to live. The village has traditionally developed largely in a linear fashion, predominantly along the R494 with a distinctively dispersed building form.

26.2 Population

The population of Newtown increased by 55% 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 two private housing developments within the village. Newtown experienced a population increase of 4.4% in the 2011-2016 inter-census period.

Year	Population	% Change
1996	-	-
2002	-	-
2006	191	-
2011	296	+55
2016	309	+4.4%

26.3 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 north of the village along the L-6052-0.

New Residential Development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'. 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

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

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. The village provides both social/community and commercial services for its population although these are limited. The village has a post office and two public houses. The Roman Catholic Church is located to the west of the village on the regional road.

Open Space

The village has no formal public open space area but has good open space provision within it housing developments. Elsewhere in the village there is a soccer club and associated pitches. 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 and also attention to the entry points to the village.

It is a Specific Objective of the Council:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4: To seek to reserve land and develop a riverside park within the village along the banks of the Newtown River.
- SO5: To support the provision of playground facilities subject to resources being available.
- SO6: To support the preparation of an Enhancement Scheme for Newtown, which includes a focus on providing definition to the village centre and reducing vehicular speed through the village by way of traffic calming, paving, street lighting, street furniture etc. etc subject to resource being available.

Village Centre and Economic Development

Newtown 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, and the Plan provides a framework to maintain and improve the vitality and vibrancy of the village centre. The village has 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 in the village centre.

The village in its service function for the surrounding area generates some employment in the school, post office, 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 town.

It is a Specific Objective of the Council:

- SO7:** 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.
- SO8:** To facilitate the comprehensive consolidation of the village core.
- SO9:** To facilitate the further development of the tourism potential of the town and capitalise on its location and proximity to Lough Derg.
- SO10:** To identify suitable locations for the provision of cycle racks within the village.

Built and Natural Heritage

The village has traditionally developed along the R494. The former school and Roman Catholic Church are notable buildings within the village, while just to the south of the village an old Mill, with functioning mill wheel remains intact and in situ.

- SO11:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO12:** To seek to prepare and Enhancement Plan for the village and develop a programme of Enhancement works subject to resources being available.

Services and Infrastructure

- Waste Water:** Waste water treatment system, operated by Irish Water.
- Water Supply:** The existing public water network is adequate to cater for the needs of the town over the lifetime of the Plan.

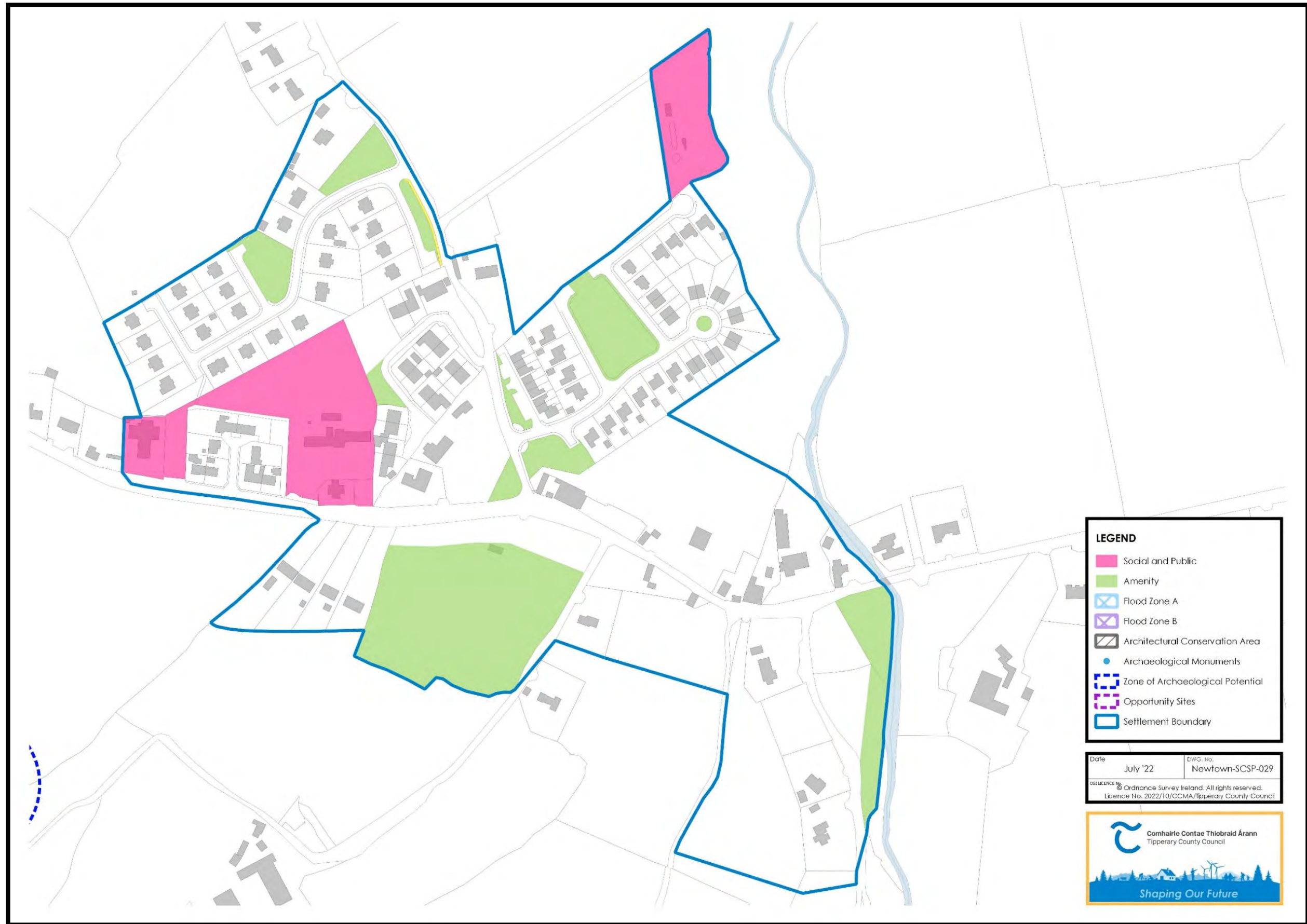
- SO13:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO14:** To support the expansion of public infrastructure within the town.

Flooding

The Newtown River bounds the town to the south and west. 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.

It is a Specific Objective of the Council:

- SO15:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Newtown Land Zoning Map

27. Puckaun

27.1 Settlement Context

Puckaun (Pocán) village is located circa 7.5km north of Nenagh town on the R493. The village is located just 2.5km from Lough Derg making it a very attractive place to live. The village has traditionally developed largely in a linear fashion, predominantly along the R493. The village has a strong, defined street comprising a mixture of single and two storey vernacular and modern dwellings. There are a number of thatched properties in the village and a number of holiday rental properties.

27.2 Population

The population of Puckaun increased by 14.2% to 273 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. Puckaun experienced further population increase in the 2011-2016 inter-census period.

Year	Population	% Change
1996	235	-
2002	269	+14.5%
2006	239	-11.2%
2011	273	+14.2%
2016	250	-8.4%

27.3 Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments and one off dwellings including a number of holiday rental properties. The main housing area is located to the west of the village and comprise both public and private housing.

New Residential Development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'. 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

Puckaun has a primary school with an integrated ASD Unit. The school is a stand-alone, co-educational facility serving a large rural catchment. It has undergone extensive renovation and extension in recent years. There is no secondary school in the village and students travel to Nenagh or Borrisokane to complete their second level education. It is noted that there are no childcare/crèche facilities in the village.

Community Facilities and Services

Puckaun provides services for the everyday needs of the local community, both within the settlement and also within its hinterlands. The village provides social, community and commercial services for its population, which includes one shop, two pubs, B&B and self-catering facilities in the village. The local GAA grounds and club house are situated to the west of the village while the tennis club and courts are located to the north west of the village. The Roman Catholic Church is located to the south of the village on the regional road.

Open Space

Puckaun is a very picturesque village with a well-defined and distinctive character. There are a number of small amenity areas within the village including a green area to the rear of the church and school. A larger amenity area is located on the lands immediately adjacent to the tennis club.

It is a Specific Objective of the Council:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4: To support the provision of playground facilities subject to resources being available.

Village Centre and Economic Development

Puckaun 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, and the Plan provides a framework to maintain and improve the vitality and vibrancy of the village centre. The village has developed in a linear fashion along the regional road. This provides opportunities to consolidate 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 providers. The role of the rural hinterland and opportunities in agriculture, tourism, energy, forestry, cannot be underestimated for job creation within the town.

It is a Specific Objective of the Council:

- SO5:** 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.
- SO6:** To facilitate the comprehensive consolidation of the village core.
- SO7:** To facilitate the further development of the tourism potential of the town and capitalise on its location and proximity to Lough Derg.
- SO8:** To identify suitable locations for the provision of cycle racks within the village.

Built and Natural Heritage

Puckaun village has largely developed in a linear fashion along the regional road and the L6105. The physical character of the village is dominated by cottages, stone wall boundaries, mature trees and holiday developments. The number of thatched properties in the village add to its picturesque character. The church, located to the south of the village, was built in 1859 and includes a Harry Clarke studio stained glass window of interest.

It is a Specific Objective of the Council:

- SO9:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO10:** To seek to prepare and Enhancement Plan for the village and implement a programme of Enhancement works subject to resources being available.
- SO11:** To ensure that proposals for new development in the village have regard to the Puckaun Village Design Statement.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

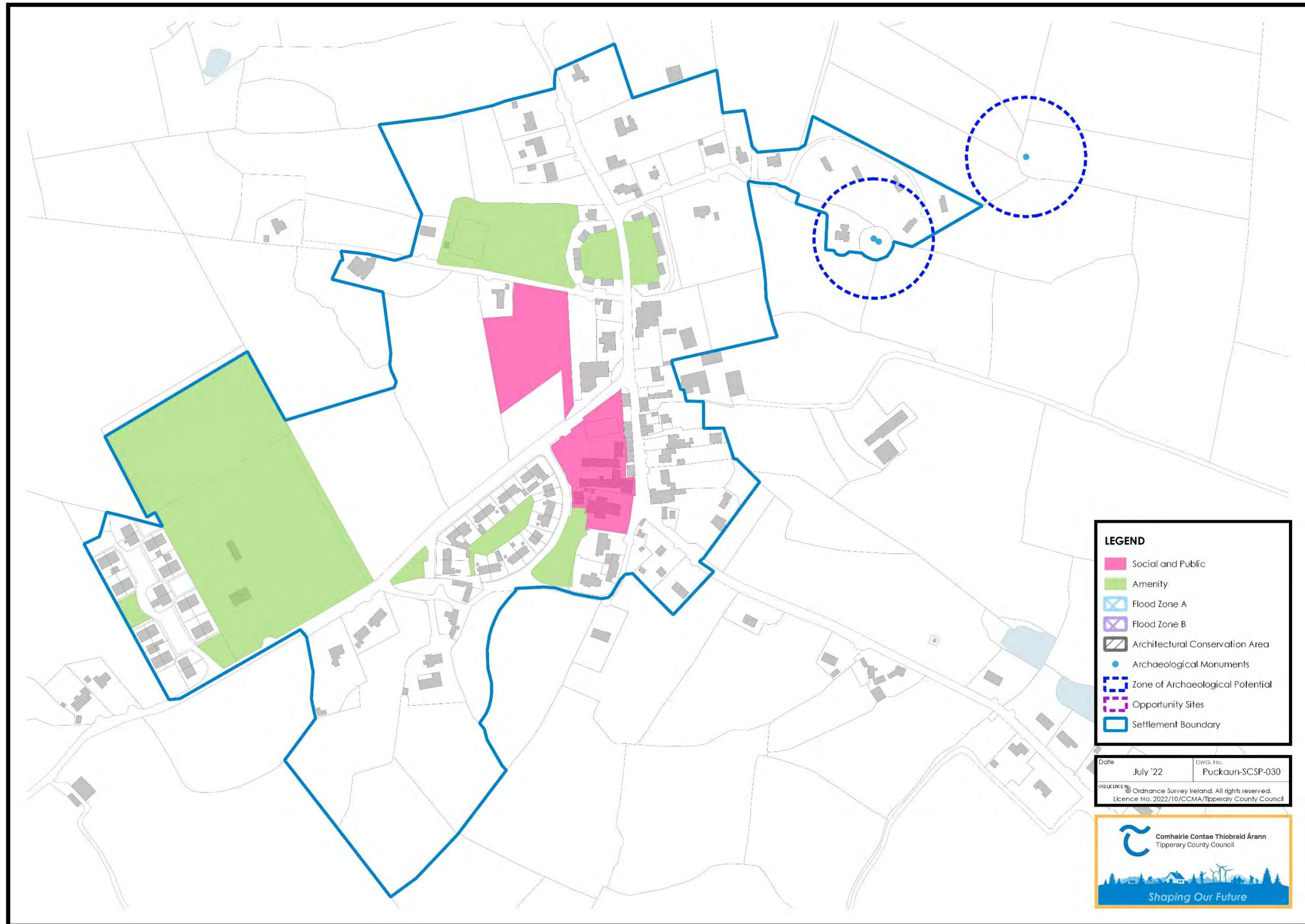
Water Supply: The village is served by an existing public water supply.

It is a Specific Objective of the Council:

- SO12:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO13:** To support the expansion of public infrastructure within the town.

Flooding

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



Puckaun Land Zoning Map

28. Silvermines

28.1 Settlement Context

Silvermines (Béal Átha Gabhann) is a picturesque village situated at the foot of the Silvermine Mountains.

The settlement is situated approximately 9km south west of Nenagh at the junction of the two regional roads, R499 and R500. The village is primarily residential in character and functions as a service centre for the local agricultural hinterland.

28.2 Population

The population of Silvermines increased by 6.6% to 288 in the 2006 to 2011 inter-census period. This is below the national average of 10.8%. Silvermines experienced a further population increase in the 2011-2016 inter-census period.

Year	Population	% Change
1996	202	-
2002	257	+27%
2006	269	+4.7%
2011	288	+6.6%
2016	310	+7.6%

28.3 Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate developments, one off dwellings and on-street residences. The main housing areas are located to the west of the village and comprise both public and private housing. There are a number of attractive dwellings along the main Street which form part of the Silvermines Architectural Conservation Area. There have been no private housing estates constructed in the village.

New Residential Development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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

Silvermines has a new primary school which has been constructed within the village centre. The school is a stand-alone, co-educational facility serving a large rural catchment. It is noted that there are no **childcare/crèche facilities in the village.**

Community Facilities and Services

Silvermines provides services for the everyday needs of the local community, both within the settlement and also within its hinterlands. The village provides some social/community and commercial services for its population, including one shop, one pub and a B&B and Self Catering facilities. There is also a community hall in the village. The local GAA grounds and club house are situated outside the village in the neighbouring settlement of Dolla.

Open Space

Silvermines is a very picturesque village with the backdrop of the Silvermines Mountains to the south. The village has a number of amenity areas within the settlement boundary including a nature trail along the eastern boundary which includes a river walk and picnic area. The village also includes a trailhead for the Slievefelim Way looped walk and also the Keeper Hill Drive. There are a number of smaller amenity areas within the village including a green area in front of the school and as well as two landscaped areas, one which accommodates a grotto and one dedicated to the villages mining heritage.

It is a Specific Objective of the Council:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To support the provision of playground facilities subject to resources being available.

Village Centre and Economic Development

Silvermines has been designated a Service Centre in the Settlement Hierarchy and as such its role and function for its residents and hinterland is important. Employment within the village relies primarily on a small number of retailers with the settlement. The village in its service function for the surrounding area generates some employment in the school. There are also a number of small businesses in Silvermines including a pub, shop, B&B and Self-Catering accommodation. The role of the rural hinterland and opportunities in agriculture, tourism, energy and forestry should also be considered for job creation within the village. There are significant opportunities within the village for development, particularly the utilisation of underused or

vacant properties in the village centre. There are also opportunities for the development of backlands to the rear of Main Street, in both an east and west direction. The achievement of vehicular accesses to backland sites should not be to the detriment of the existing attractive streetscape, particularly within the Architectural Conservation Area.

It is a Specific Objective of the Council:

- SO5:** 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.
- SO6:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO7:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment
- SO8:** To support the development of the mining heritage of the area for tourism and local recreational uses.

Built and Natural Heritage

Silvermines is an attractive village in a picturesque setting at the foothills of the Silvermine Mountain. The wide main street comprises a strong, attractive streetscape characterised by vernacular two storey buildings. In recognition of the character created by this streetscape, it has been designated an Architectural Conservation Area.

The village accommodates a well-developed natural amenity area along the eastern boundary of the settlement which has been developed along the banks of the stream. This area provides a pleasant recreational area in the village.

The mining history of the village, from which it gets its name, is central to the village identity and heritage. The recent development of an amenity area in memory of the mining past is further testament to this heritage.

It is a Specific Objective of the Council:

- SO9:** 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 architectural conservation areas
- SO10:** To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water. Works are required to upgrade the waste water treatment plant.

Water Supply: The village is served by an existing public water supply.

It is a Specific Objective of the Council:

- SO11:** To identify a suitable location(s) for the provision of cycle racks within the village.
- SO12:** 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 “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and any amendment thereof.**

It is a Specific Objective of the Council:

- SO13:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Silvermines Land Zoning Map

29. Templetuohy

29.1 Settlement Context

Templetuohy (Teampall Tuaithe) is situated in the north-east of the county on the Regional Road, R502. The village is close to both the Laois and Kilkenny borders at a distance of approximately 2km from each. The main street has some good examples of vernacular buildings. The village has a commercial and residential function and acts as a service centre for the local agricultural hinterland.

29.2 Population

The population of Templetuohy has remained constant at approximately 320 people since 2002. The dependency ratio in the village is relatively low with just 3.7% of the population under 5 years of age and 14.5% of the population over 65. The village has witnessed limited development in the last 10 years. The village has experienced population decline in the 2011-2016 inter-census period.

Year	Population	% Change
1996	293	
2002	325	+9.85%
2006	322	-0.9%
2011	323	+0.3%
2016	282	-12.7%

29.3 Sustainable Communities

Housing

Housing in the village comprises a mix of housing estate, one off dwellings, and on-street housing. The main housing areas are located on the village peripheries, i.e. at the village edges on the Johnstown, Templemore and Clonmore roads. The main street accommodates a significant number of residential units, with single and two storey dwellings, and also detached and semi-detached dwellings. Much of the housing in the village has been provided by the local authority. New Residential Development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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

The Holy Family National School is a small co-educational facility servicing the village and rural catchment. The school is well resourced with an extensive site area, including green areas, hardstanding area and the recently developed **children's** playground. The school has undergone a significant extension in recent years.

Community Facilities and Services

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 limited range of both social/community and commercial services for its population with a number of pubs and shops, a community centre, a medical centre, post office and a fast food outlet. The village also has a central community centre, located on the Main Street which has undergone refurbishment in recent years. This facility is situated on an extensive site which could be further developed for community use.

Open Space

There is a small village green at the entrance to the village from the Templemore Road. The School grounds also accommodate a playground which has been recently developed by the Community Playground Committee. The village also has extensive GAA facilities including a clubhouse, pitches, hurling wall etc.

Aside from these areas, there is limited amenity/open space within the village, however the generous proportions of the main street lends itself to development of features such as outdoor seating, landscaped areas, green pockets. etc. The village centre also accommodates the Community Centre which is constructed within an expansive site with potential for development as an amenity/green area.

It is a Specific Objective of the Council:

- SO1: 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 support and facilitate the provision of infrastructure for, and development of, cluster **housing schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO3: To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4: To support the provision of playground facilities, subject to resources being available.

Village Centre and Economic Development

Templetuohy 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, and the Plan provides a framework to maintain and improve the vitality and vibrancy of the village centre. There are

opportunities for commercial development within the village centre, particularly the redevelopment of existing underutilised and vacant properties.

There is also an opportunity for the development of along the Main Street and also in the backland areas, and the use of these lands for village centre uses including residential and commercial uses. These backlands may be suitable for development depending on all other relevant site specific considerations. Infill development will be facilitated and encouraged where it can be demonstrated that the proposed development will positively enhance the streetscape.

Employment within Templeuohy is supported retail and service offering in the village, including the shops, pubs, medical centre and school. There are a number of businesses in the vicinity of the village which provide employment locally including Templeuohy Foods and Templeuohy Farm Machinery. The village centre includes a number of vacant/derelict buildings and land to provide for future business and employment opportunities.

It is a Specific Objective of the Council:

- SO5:** 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.
- SO6:** To facilitate the redevelopment of underused, vacant and derelict sites, buildings and outbuildings within the village for appropriate uses.
- SO7:** To support the preparation of an Enhancement Scheme for the village, which includes a focus on the Village Centre and also the enhancement of entry points to the village.
- SO8:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

Built and Natural Heritage

The main street has a well-defined streetscape comprising both residential and commercial buildings, on the main street. There are a number of attractive vernacular buildings which add to the character of the village.

The village centre includes the graveyard which occupies a prominent position at the apex of the 'T'. The graveyard is situated adjacent to the site of a Church dating back to the 5th Century. The Catholic Church currently in use in the village is situated to the south of the main street and is a protected structure.

It is a Specific Objective of the Council:

- SO9:** To ensure the protection of historic buildings and buildings/structures of archaeological significance.

Water Services

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public Water Supply available (Templemore Regional Water Supply Scheme)

It is a Specific Objective of the Council:

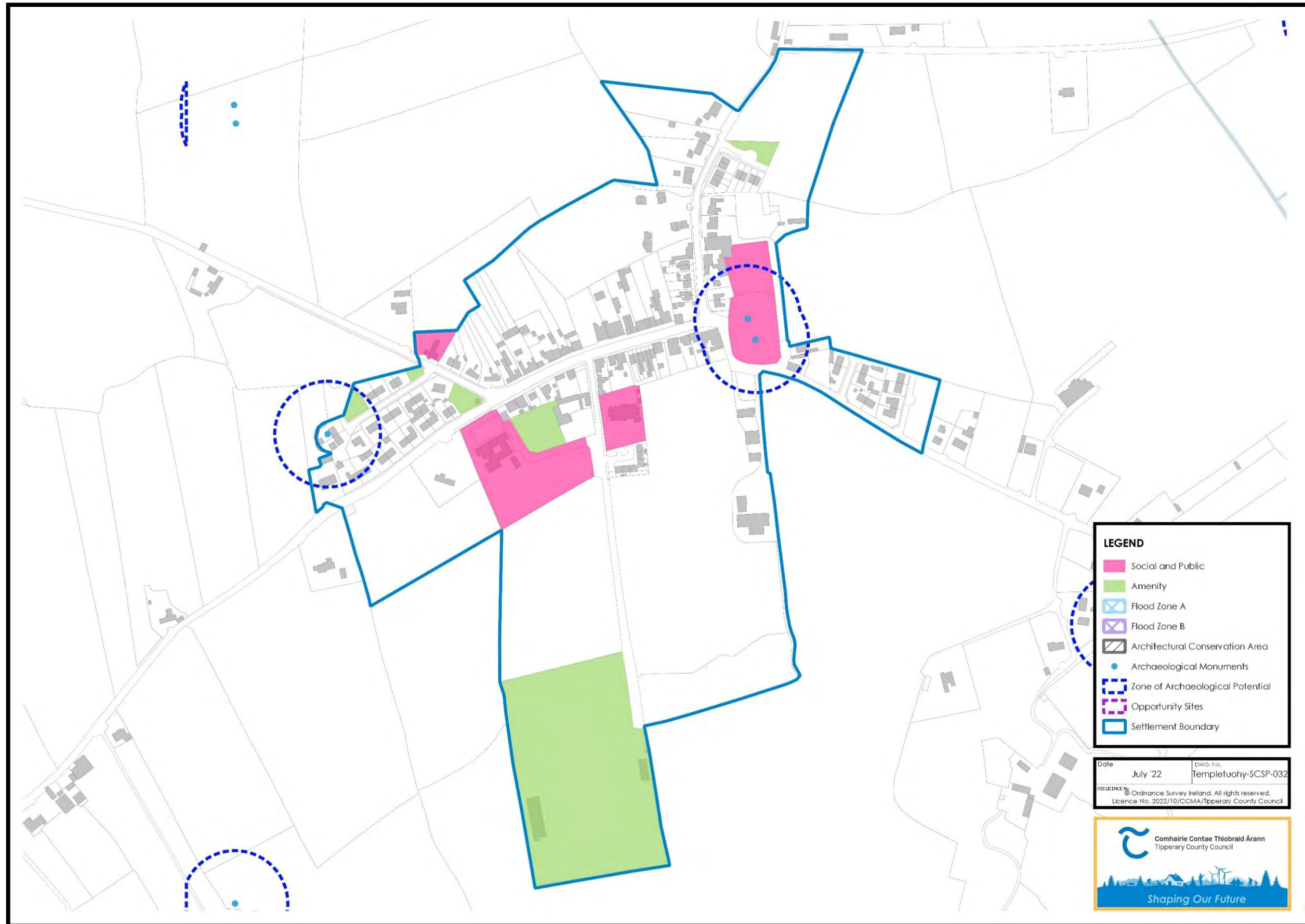
- SO10:** To support the expansion of public infrastructure within the village.

Flooding

The SFRA has identified that some lands along the south-west boundary within the village are prone to **flooding. In respect of lands, 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.**

It is a Specific Objective of the Council:

- SO11:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



LEGEND

- Social and Public
- Amenity
- Flood Zone A
- Flood Zone B
- Architectural Conservation Area
- Archaeological Monuments
- Zone of Archaeological Potential
- Opportunity Sites
- Settlement Boundary

Date	DWG. No.
July '22	Templetuohy-SCSP-032
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Templetuohy Land Zoning Map

30. Toomevara

30.1 Settlement Context

Toomevara (Tuaim Úi Mheára) is situated in the north of the county on the Regional Road, R445 between Nenagh and Roscrea. The village was originally laid out around the wedged shaped Green in the centre of the village, which today accommodates the remains of the old Church and Graveyard. The village centre contains a number of archaeological sites, dating from the 12th Century including the Augustinian Priory, and is a designated Zone of Archaeological Potential. The village which has developed along the regional road and the local road to the south east, has a mainly residential character and functions as a service centre for the local agricultural hinterland. The main street which is well defined and has a consolidated built environment, has a strong streetscape comprising mainly residential buildings. The Ballintotty river traverses the village.

30.2 Population

The population of Toomevara has increased by 8.74% in the last census period from 286 to 311 people, however this is less than the national average increase of +10.8%. Despite the increase however, the population of the village remains considerably less than 1996 census period, following on from two periods of population decline over the census periods to 2002 and 2006. The population remains at 14% below 1996 figures when the population of the village was at 362. Toomevara experienced a population decline of 10% in the 2011-2016 inter-census period.

Year	Population	% Change
1996	362	
2002	321	-11.35%
2006	286	-10.9%
2011	311	+8.74%
2016	280	-10%

30.3 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 south of the village, to the rear of the Church and School. There has been no development of private residential estates in the village. New residential development will be considered in accordance with the policies and objectives set out in Volume 1, Chapter 5 of the Plan, the Development Management Standards in Volume 3 of the Plan and **'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**. 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

Toomevara has a primary school which also facilitates a preschool and after school childcare. The school is accommodated within a large site and includes both soft and hardstanding play areas and a basketball court. The school is a stand-alone, co-educational facility serving a large rural catchment.

Community Facilities and Services

The main role of the village is to provide services for the everyday needs of the local community, both within the settlement and also within its hinterlands. The village provides both social/community and commercial services for its population although these are limited. The village has a health centre, garda station (limited hours) and post office. There are also a number of shops and pubs, including the service station on the village edge and a chemist in the village centre. The village centres around the local community hall, however the use of same is restricted.

Open Space

Toomevara has a well-developed GAA facility which accommodates playing fields, hurling wall and a large clubhouse. The site extends over an area in excess of 4ha. Aside from the GAA facilities however, there is limited amenity/open space within the village. The village centres around the village green, which is hidden behind the community hall and is not immediately visible from the regional road. This space provides a passive amenity area, however has not been landscaped or furnished. The village centre is rich in archaeological heritage. However, these assets have not been exploited to their full potential. The Ballintotty river flows through the village and could also be further developed as an amenity feature. 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:

- SO1:** 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 support and facilitate the provision of infrastructure for, and development of, cluster housing **schemes in accordance with the 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages.'**
- SO3:** To encourage and support the development of local facilities and services to meet the needs of the local community.
- SO4:** To support the provision of playground facilities subject to resources being available.

Village Centre and Economic Development

Toomevara 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 is also a kitchen manufacturing company and a grain mill within the village boundaries. Abbey Machinery has developed an agri-park facility which lies to the east of the village on the Regional Road, at a distance of approximately 1km from the village centre. There are significant opportunities within the village centre for development through the reuse of underused and vacant properties and the development of backlands, and the use of these lands for village centre uses including residential and commercial uses. These backlands may be suitable for development depending on all other relevant site-specific considerations.

It is a Specific Objective of the Council:

- SO5:** 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.
- SO6:** To facilitate the comprehensive consolidation of the village core and, where appropriate, expansion to the backland areas.
- SO7:** To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment
- SO8:** To support the preparation of an Enhancement Scheme for Toomevara, 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.

Built and Natural Heritage

The main street has a strong streetscape comprising both residential and commercial buildings. Toomevara also has a wealth of archaeological sites within the village centre, which provides a heritage interest for locals and visitors alike. The Ballintotty River runs through the village centre.

It is a Specific Objective of the Council:

- SO9:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO10:** To ensure new development adjacent to the Ballinatotty River takes opportunities to expose / deculvert the river.

Services and Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water. However, upgrade works are required to cater for additional development

Water Supply: The village is served by an existing Public Water Supply.

It is a Specific Objective of the Council:

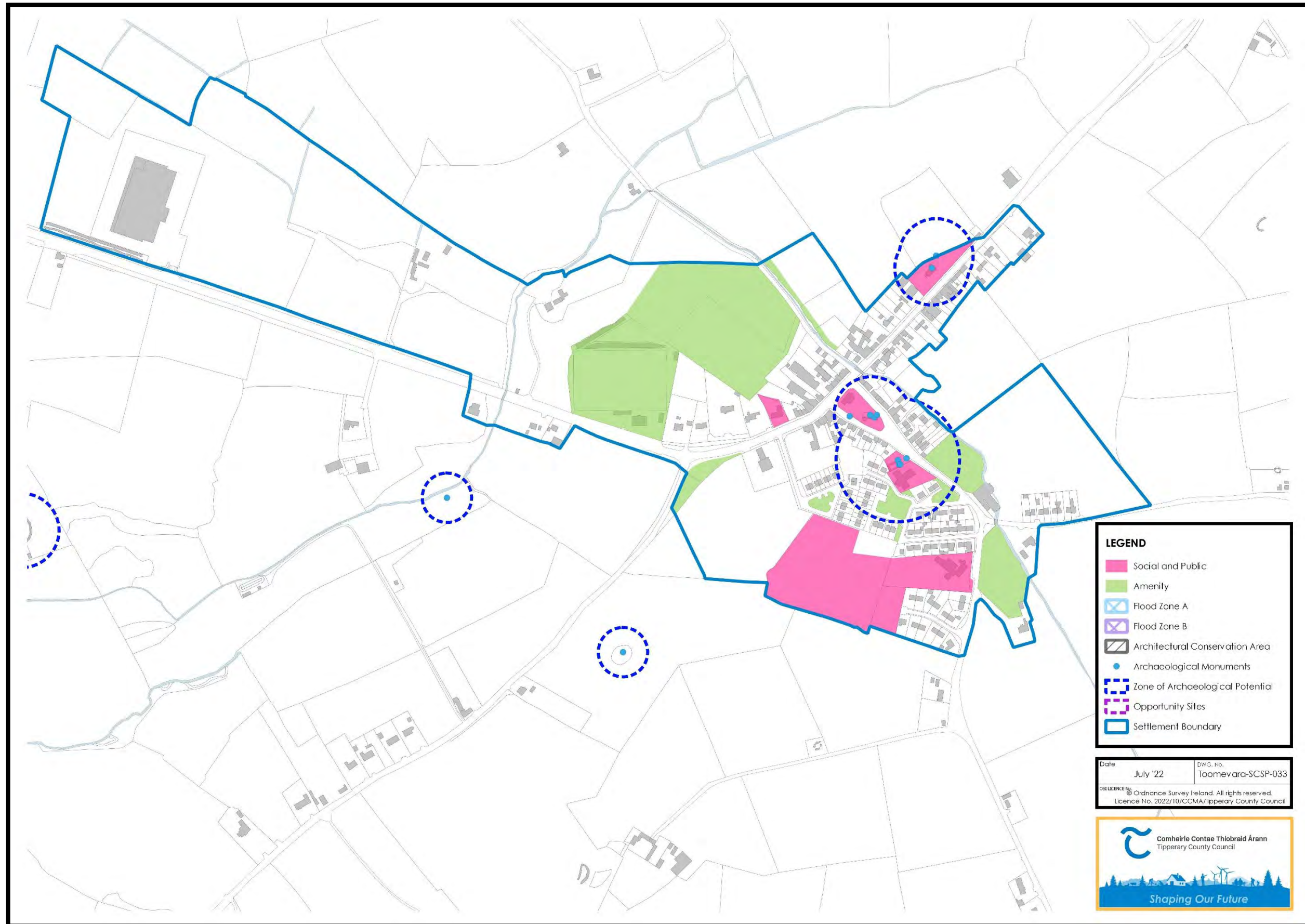
- SO11:** To identify suitable locations for the provision of cycle racks within the village.
- SO12:** To support the expansion of public infrastructure within the village.
- SO13:** To support the provision of a bus stop in the village.

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.**

It is a Specific Objective of the Council:

- SO14:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Toomevara Land Zoning Map

‘Local Service Centres’ Settlement Plans

1. 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

Waste Water: Waste water treatment system, operated by Irish Water.

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.

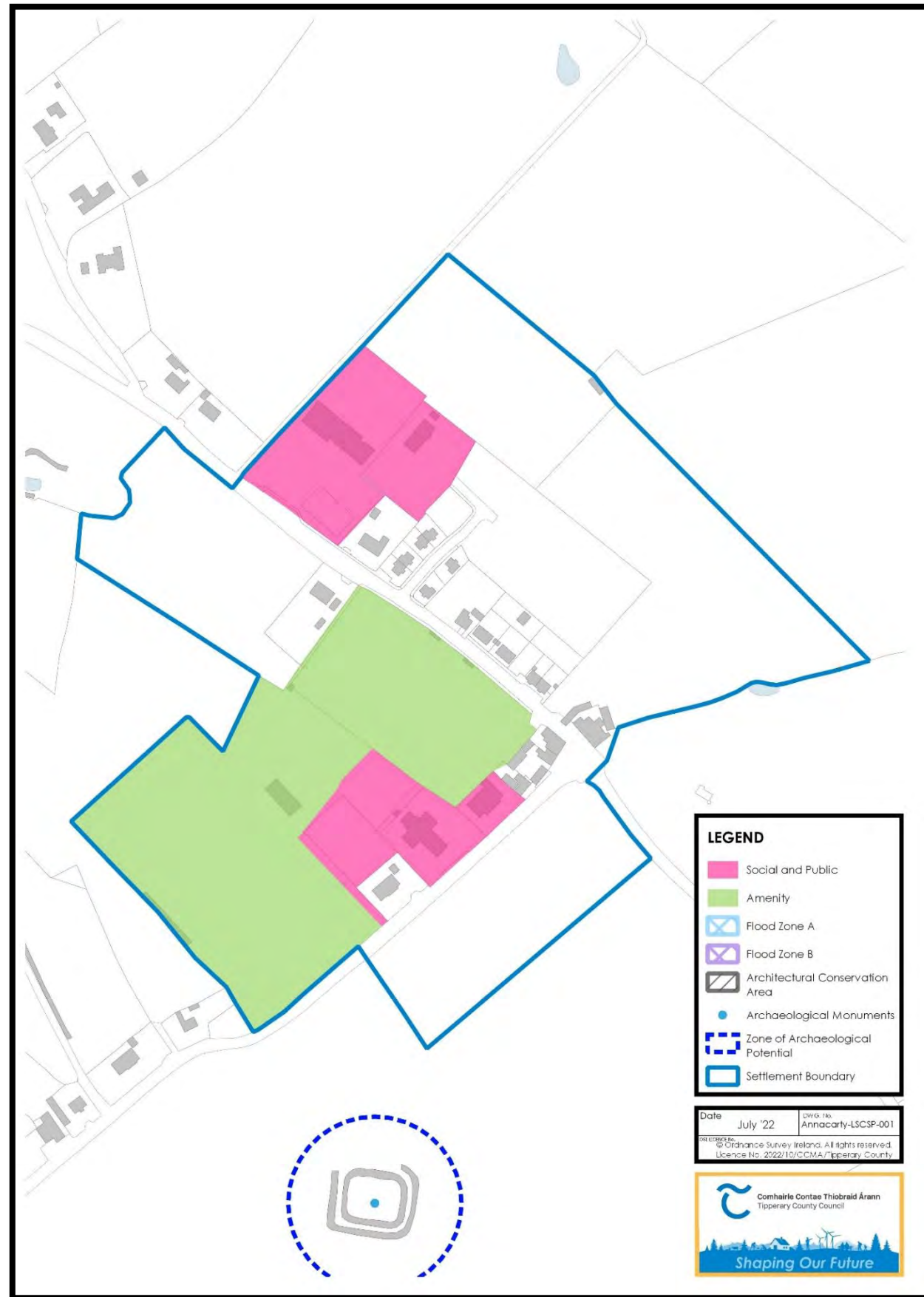
Objectives:

- GO1:** 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**
- SO1:** To facilitate the development of village centre sites and to ensure that access is reserved to facilitate such developments. The Council will require the integration of new development into the existing village centre through the erection of an appropriate section of streetscape.
- SO2:** 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.
- SO3:** 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.
- SO4:** 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.

SO5: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO6: To support the provision of a public amenity area in the village subject to resources being available.

SO7: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Annacarthy Land Zoning Map

2. Ardcroney

Settlement Context

Ardcroney (**Ard Cróine**) is located on the national secondary road, the N52, Nenagh to Borrisokane road circa 6km north of Nenagh. The village centres on a set of cross roads and can be characterised as having a dispersed building pattern. A comprehensive traffic calming, and enhancement scheme has been carried out in the village and a pedestrian crossing has been provided close to the school.

Infrastructure

Waste Water: Waste water treatment system, operated by the Municipal District.

Water Supply: Group water supply available.

Community Facilities: The village has a church and graveyard, a school, community hall, playing fields a garage with car sales showroom and a shop. The village is also located on the Nenagh/ Athlone bus corridor and there is a stop in the village.

Flooding

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

Objectives:

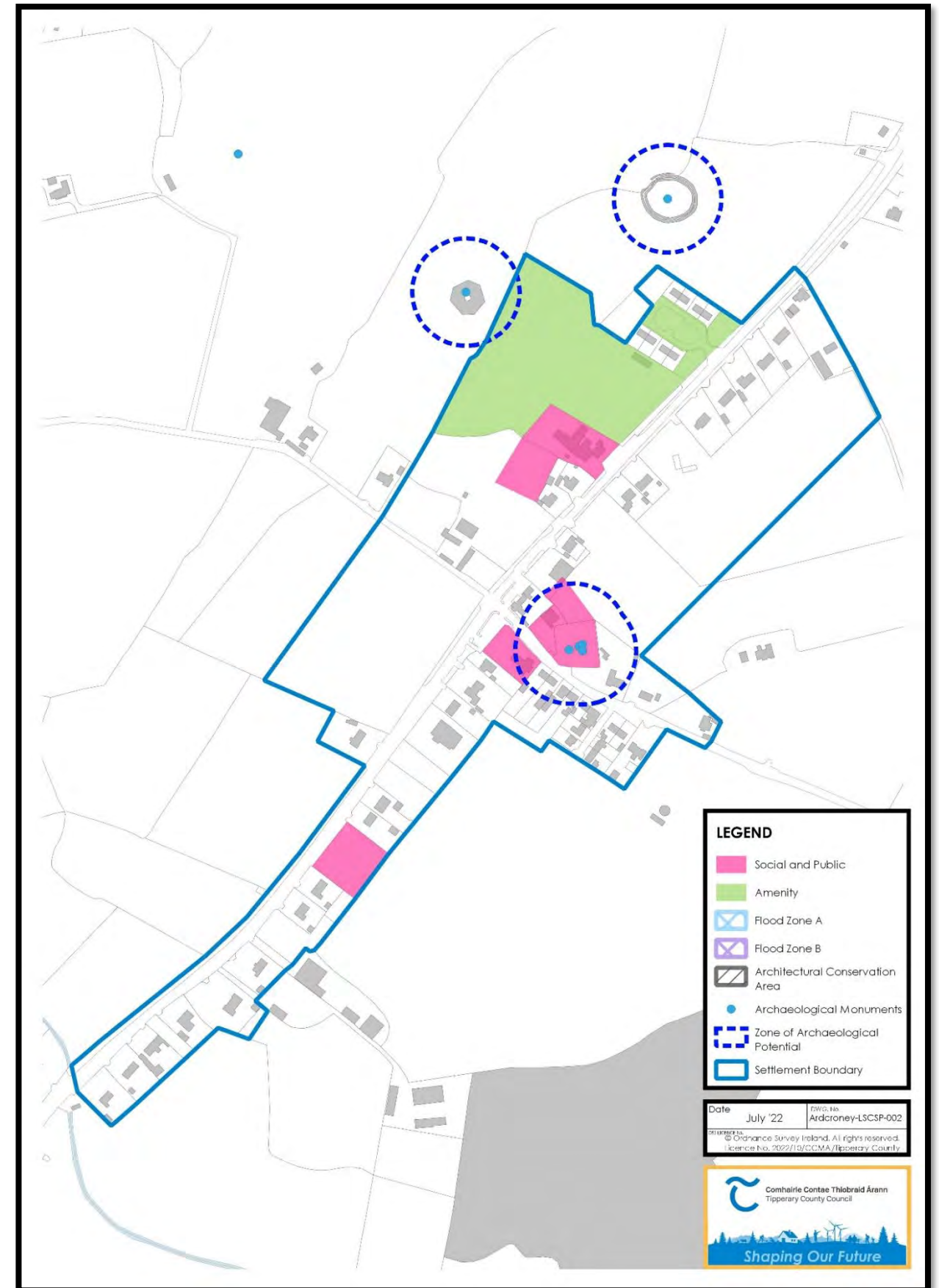
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable **development, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To protect access to the backland areas from inappropriate development so as to ensure that future development potential of these lands is not undermined.

SO2: To encourage the use of the lands to the southwest of the school to facilitate the expansion of the school and/or playing fields/playground facilities.

SO3: To facilitate the redevelopment of underused village sites. The Council will support and encourage the re-use of the former public house within the village for appropriate use.

SO4: To identify suitable locations for the provision of cycle racks within the village.



Ardcroney Land Zoning Map

3. Ballycommon

Settlement Context

Ballycommon (**Baile Uí Chomáin**) village is located on a crossroads on the R495 circa 3km north west of Nenagh. The village is just 5km south of Dromineer and Lough Derg. The village has a public house, restaurant, the local shop/service station and garage with the school and church outside the village boundary.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

Community Facilities: There is a petrol station, shop, pub and restaurant, and community hall in the village. The church and primary school are located outside the village boundary to the north 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.

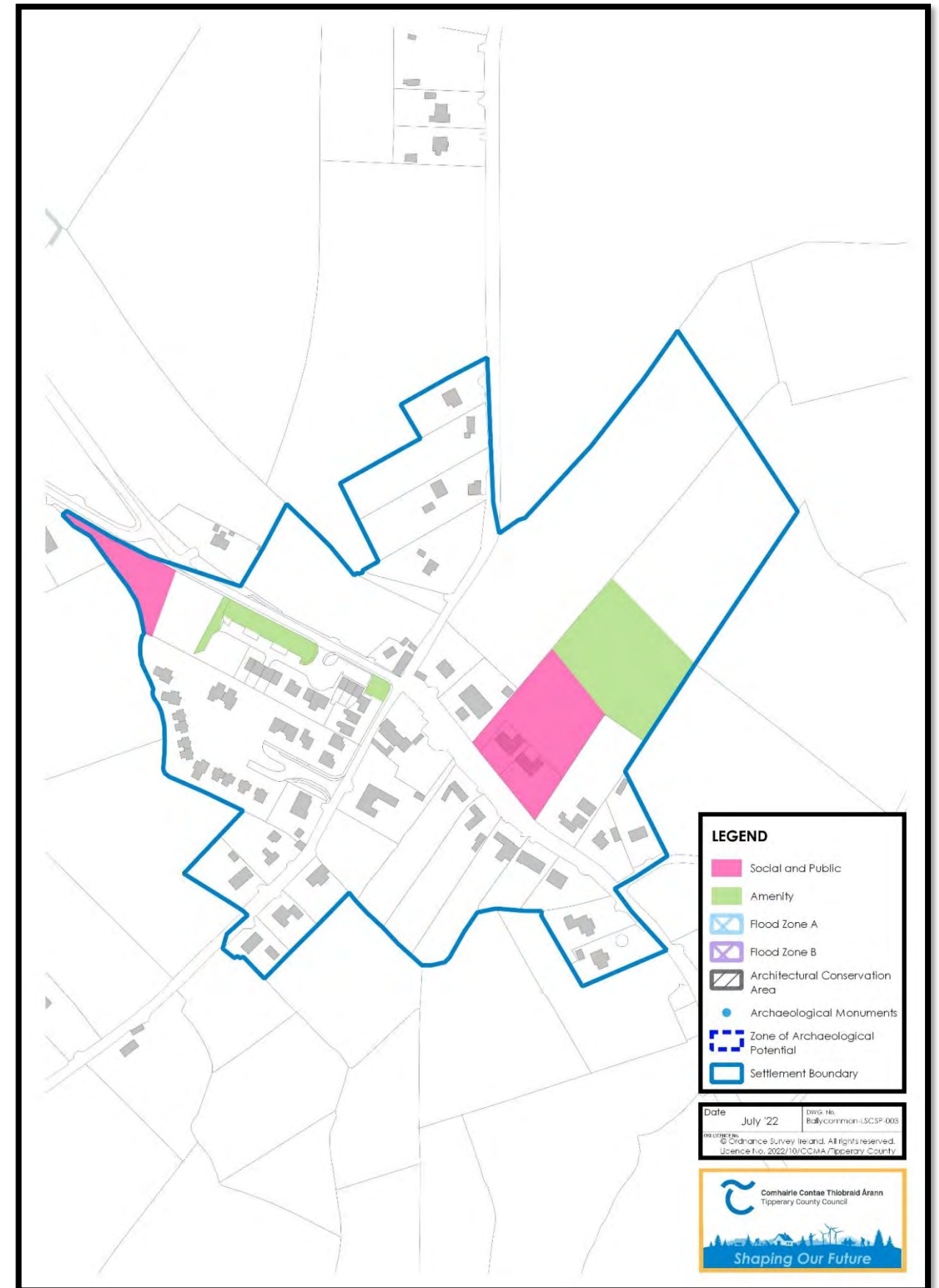
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate and support the development of tourism infrastructure. To promote the future development of tourism and local recreational uses, having regard to the **“Lough Derg Destination Development Plan 2020-2024” and “Tourism Masterplan for the Shannon 2020-2030”**

SO2: To identify suitable locations for the provision of cycle racks within the village.

SO3: To require the submission of Flood Impacts Statement as appropriate, in respect of lands which are liable to flood.



Ballycommon Land Zoning Map

4. 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

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public supply available.

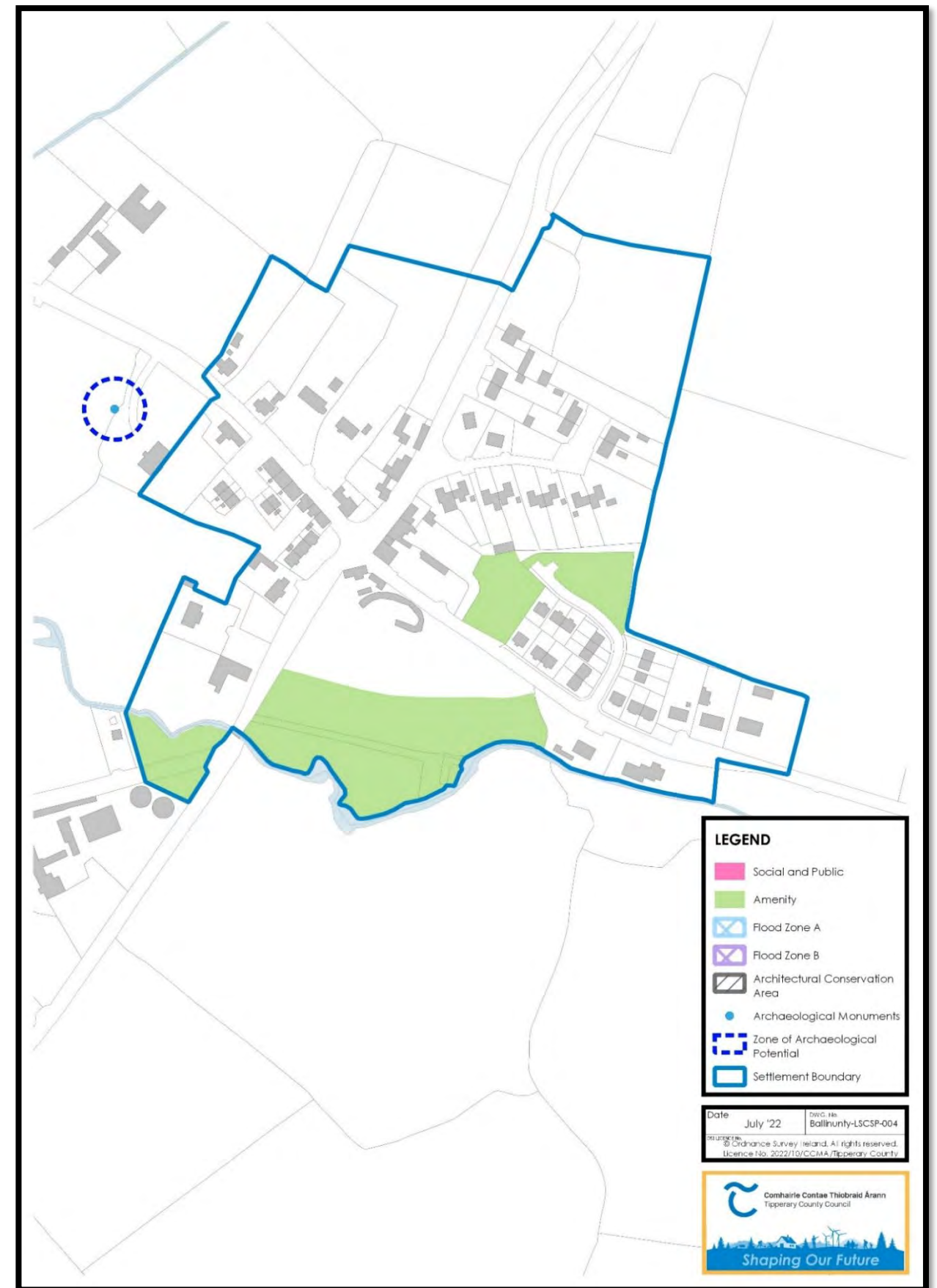
Community Facilities: The village has a shop and filling station. There are also bring bank facilities within the settlement.

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.

Objectives:

- GO1:** 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**
- SO1:** To require the integration of the new development into the existing village centre through the erection of an appropriate section of streetscape
- SO2:** 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.
- SO3:** To support improvements, where possible, to the cross roads junction at the centre of the village through improved definition
- SO4:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO5:** To support the provision of a public amenity area to the south of the village subject to resources being available.
- SO6:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



5. Ballypatrick

Settlement Context

Ballypatrick (**Baile Phádraig**) is a small, scenic village in the foothills of Slievenamon.

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.

Objectives:

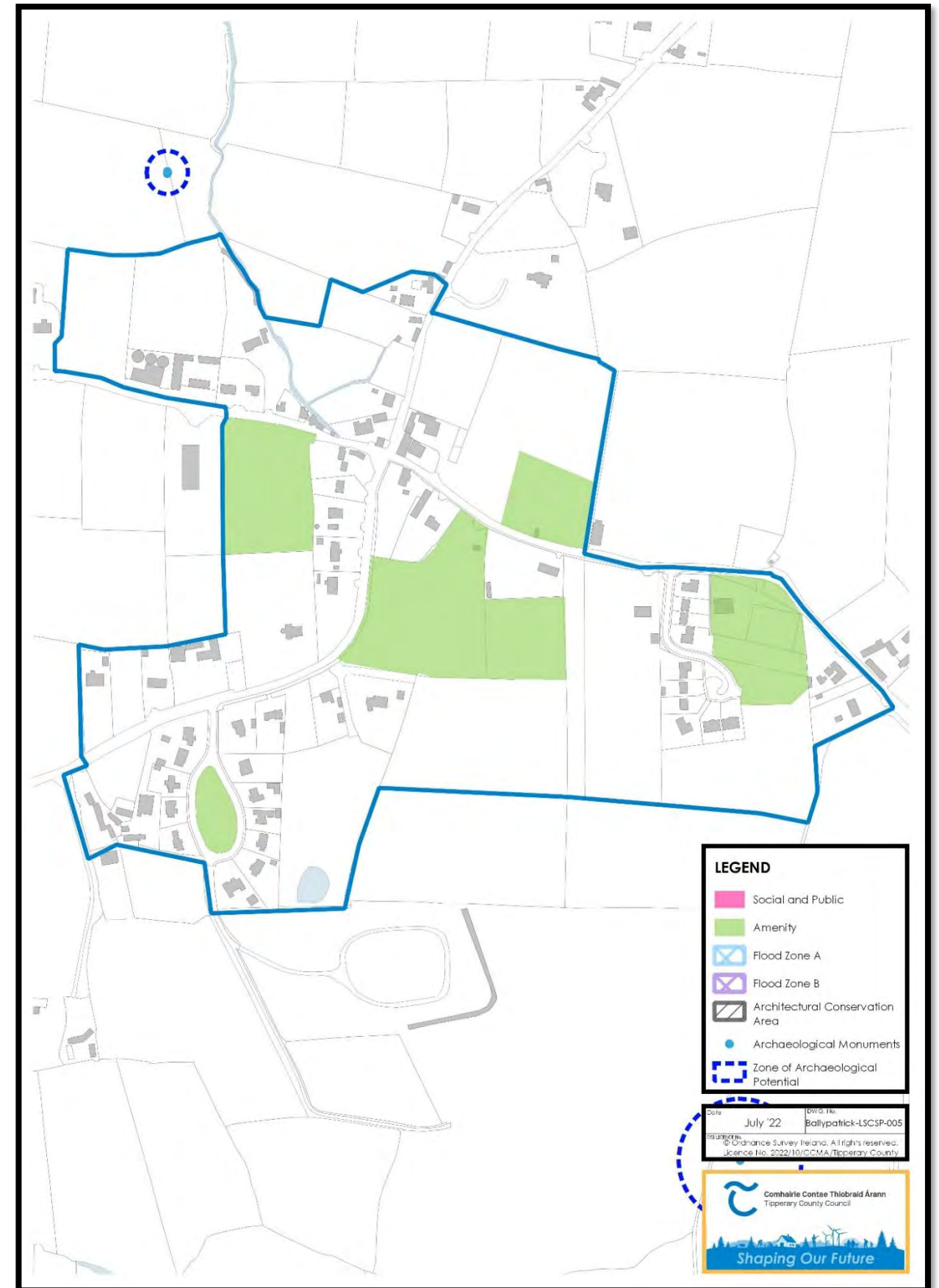
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.

SO1: 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.

SO2: To support Improvements, where possible, to the cross roads junction at the centre of the village through improved definition

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO4: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Ballypatrick Land Zoning Map

6. Burncourt

Settlement Context

Burncourt (An Chúirt Dóite) is located in the south-west of the County in the foothills of the Galty Mountains 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 is 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 centred between the Shanbally River to the south and the Burncourt River to the north.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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.

Objectives:

GO1: 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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

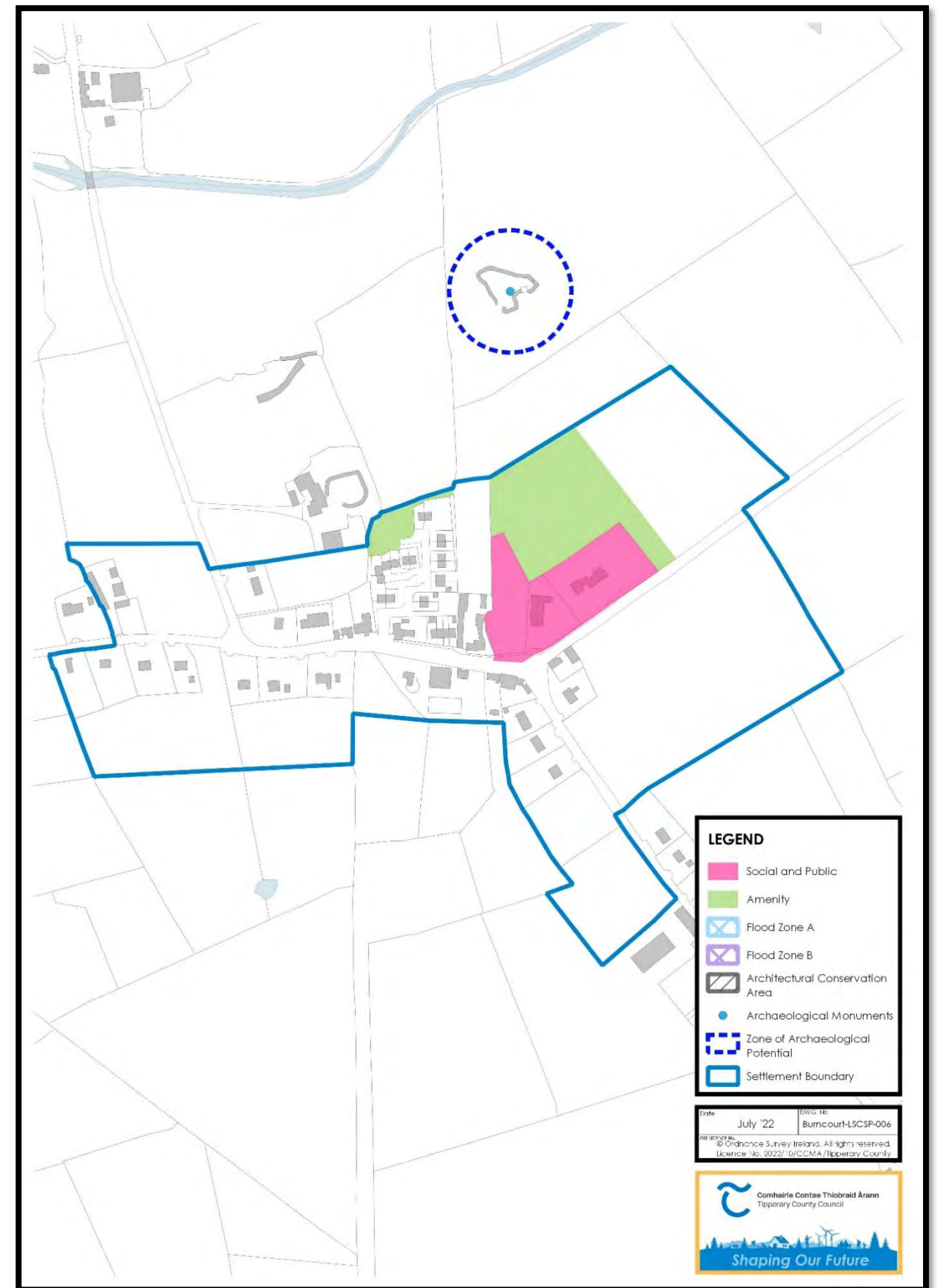
SO1: To support the preparation of an Enhancement Scheme for Burncourt which includes a focus on enhancement of entry points to the village and also definition of the core area by way of paving, street lighting, street furniture etc.

SO2: To support improvements, where possible, to the junction at the centre of the village through improved definition.

SO3: To support the provision of additional passive and active amenity spaces subject to resources being available.

SO4: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO5: 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.



Burncourt Land Zoning Map

7. Cloneen

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

Waste Water: Waste water treatment system, operated by Irish Water.

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.

Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the development of village centre sites and to ensure that access is reserved to facilitate such developments. To require the integration of new development into the existing village centre through the erection of an appropriate section of streetscape.

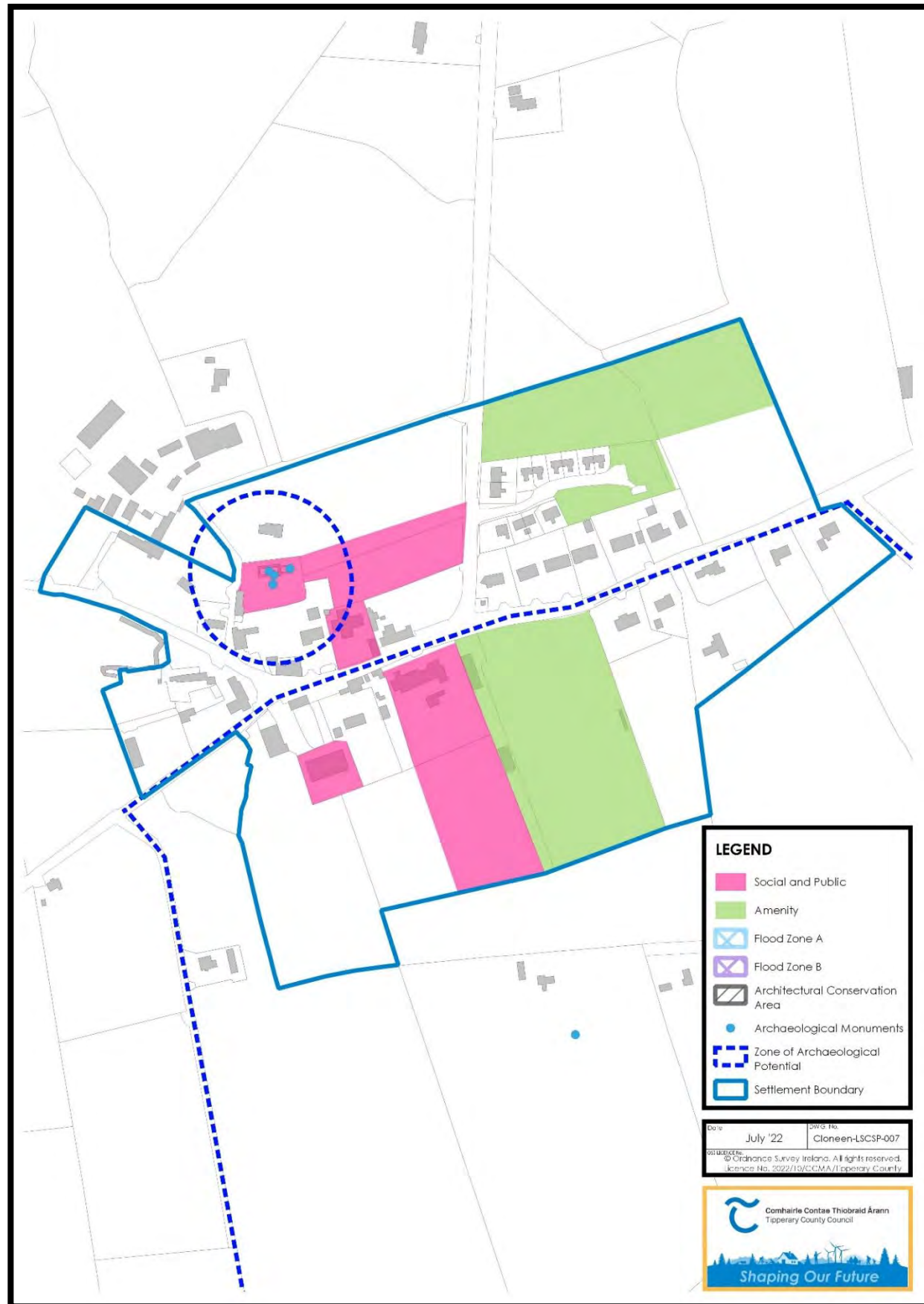
SO2: To support the preparation of an Enhancement Scheme for Cloneen which includes a focus on enhancement of entry points to the village and also definition of core area by way of paving, street lighting, parking provision, street furniture etc.

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO4: 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.

SO5: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO6: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Cloneen Land Zoning Map

8. Clonmore

Settlement Context

Clonmore (Cluain Mór) is situated approximately 5km north east of Templemore town. The natural centre point of the village is defined by the church, community centre and pub.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water. .

Water Supply: Public water supply available

Community Facilities: There is a public house, community centre, school, playground, and church 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.

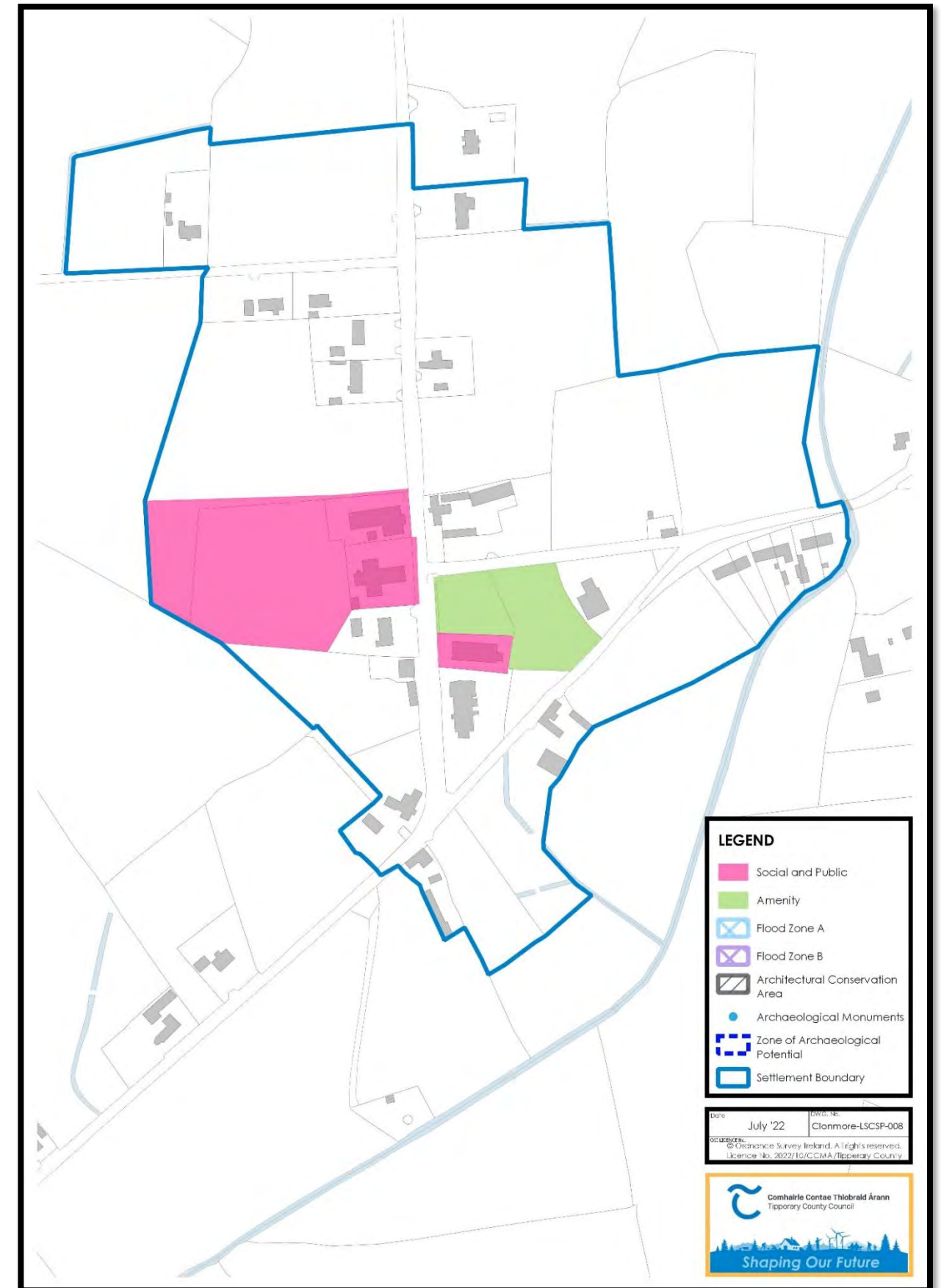
Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To support the preparation of an Enhancement Scheme which includes a focus on enhancement of entry points to the village and the definition of the village centre.

SO3: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Clonmore Land Zoning Map

9. Clonoulty

Settlement Context

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; Waste water treatment system, operated by Irish Water. .

Water Supply; Public water supply available.

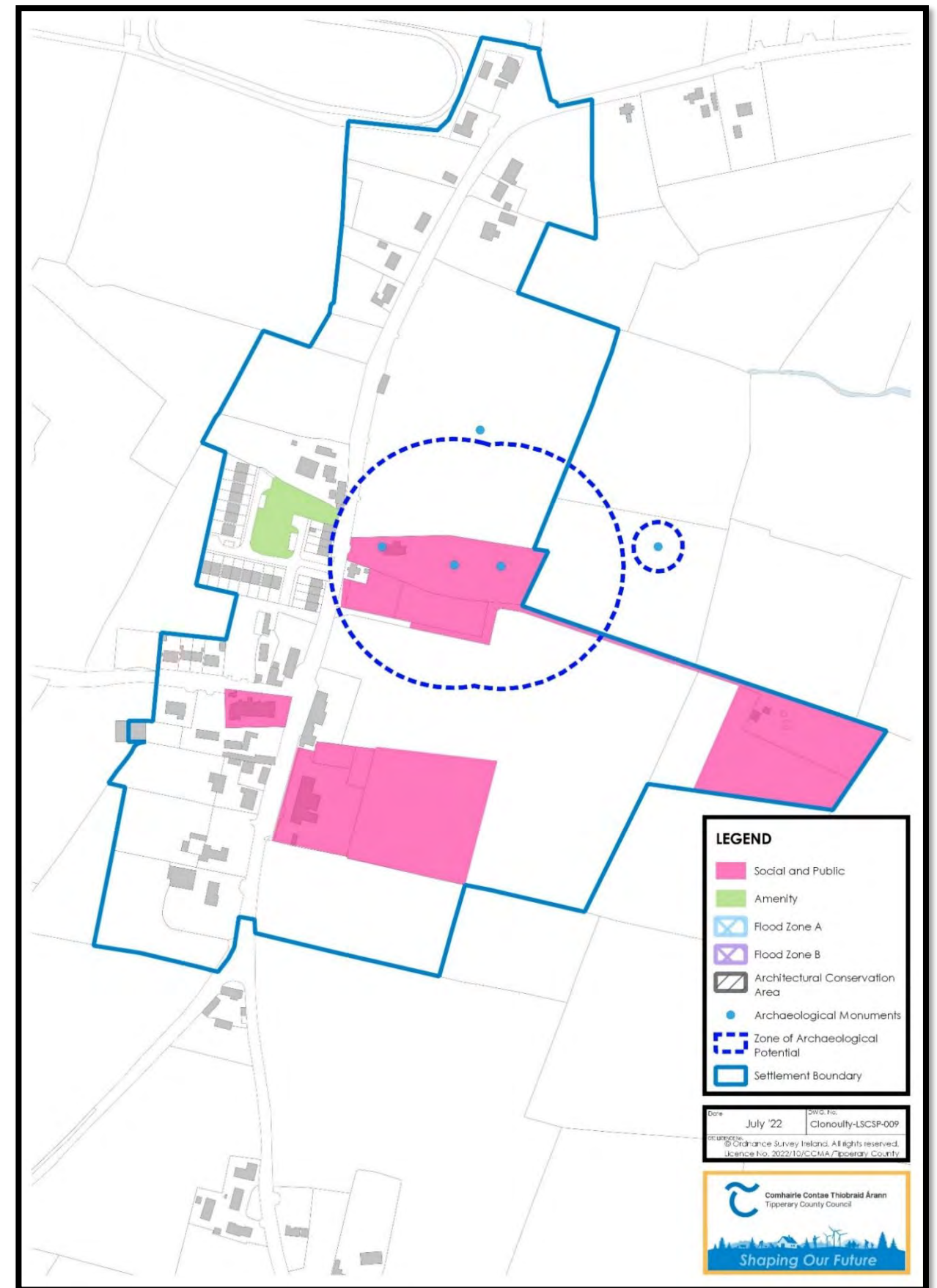
Community Facilities: The village has a school, shop with post office facilities, church and graveyard, community centre and butcher shop. Two pubs serve the village. The GAA grounds are located outside the village to the north and have a walk and playground facilities.

Flooding

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

Objectives:

- GO1: 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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO1: To require the integration of new 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.
- SO2: 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.
- SO3: 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.
- SO4: To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO5: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO6: To support the provision of a public amenity area in the village subject to resources being available.
- SO7: 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.



Clonoulty Land Zoning Map

10. 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

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

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

Flooding

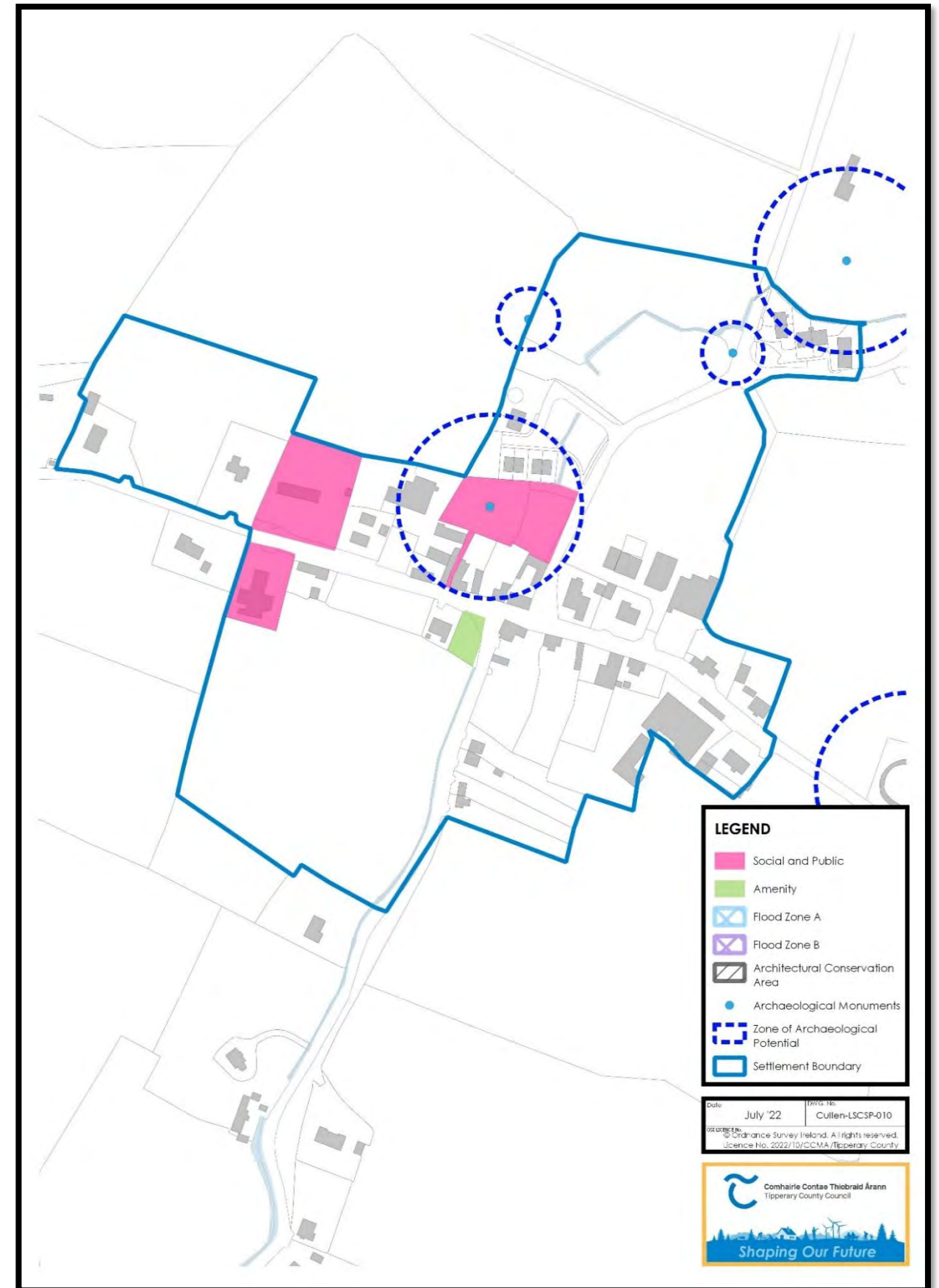
The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

Objectives:

GO1: 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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: 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.



Cullen Land Zoning Map

11. 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

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

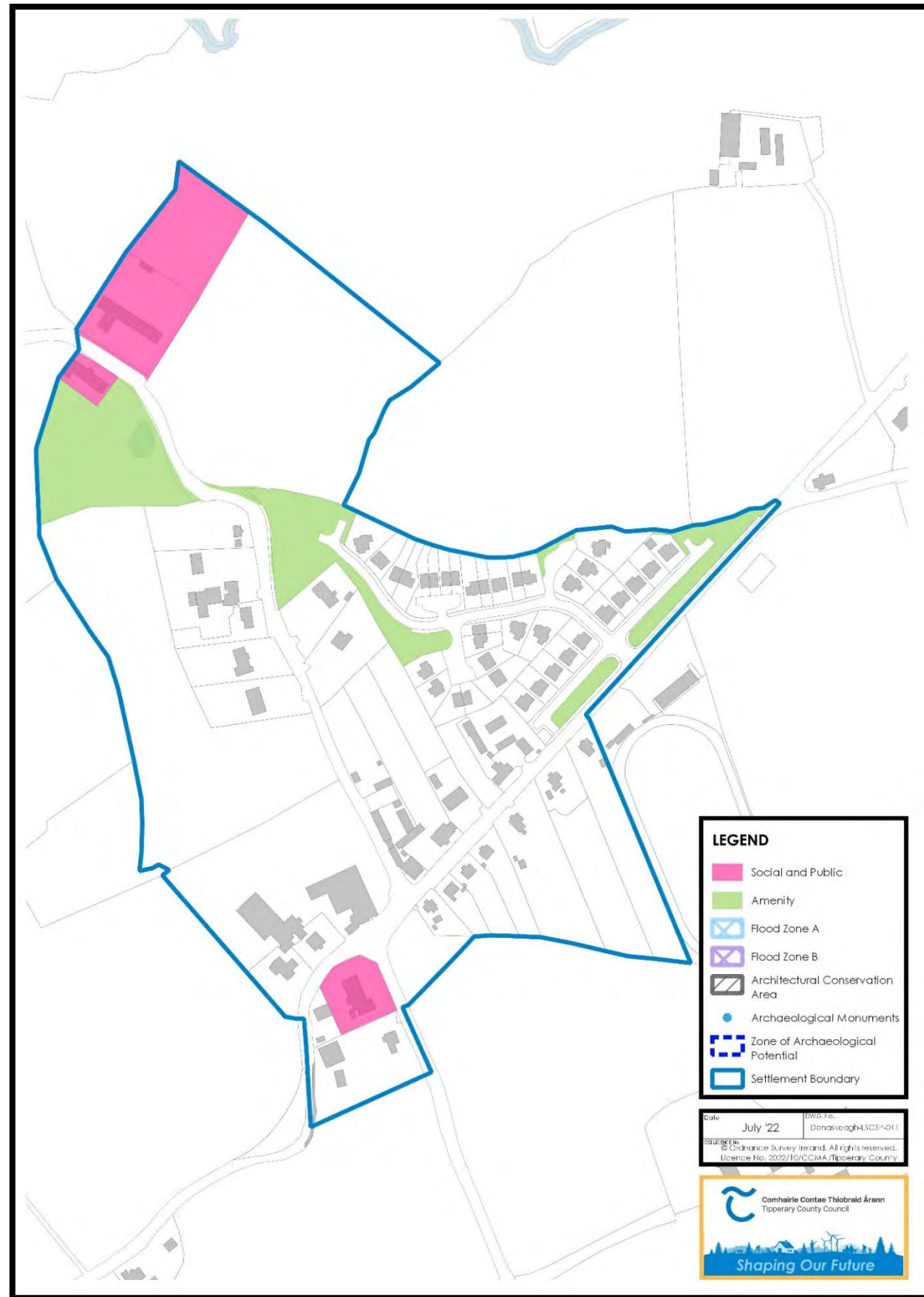
The SFRA has identified that some lands within the village are prone to flooding. In respect of lands which are liable to flood risk, **the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

Objectives:

- GO1:** 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**
- SO1:** To require the integration of new 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.
- SO2:** 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.
- SO3:** 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.
- SO4:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO5: To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.

SO6: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Donaskeagh Land Zoning Map

12. Donohill

Settlement Context

Donohill (**Dún Eochaille**) is a small village situated approximately 6km north 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

Waste Water; Waste water treatment system, operated by Irish Water.

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.

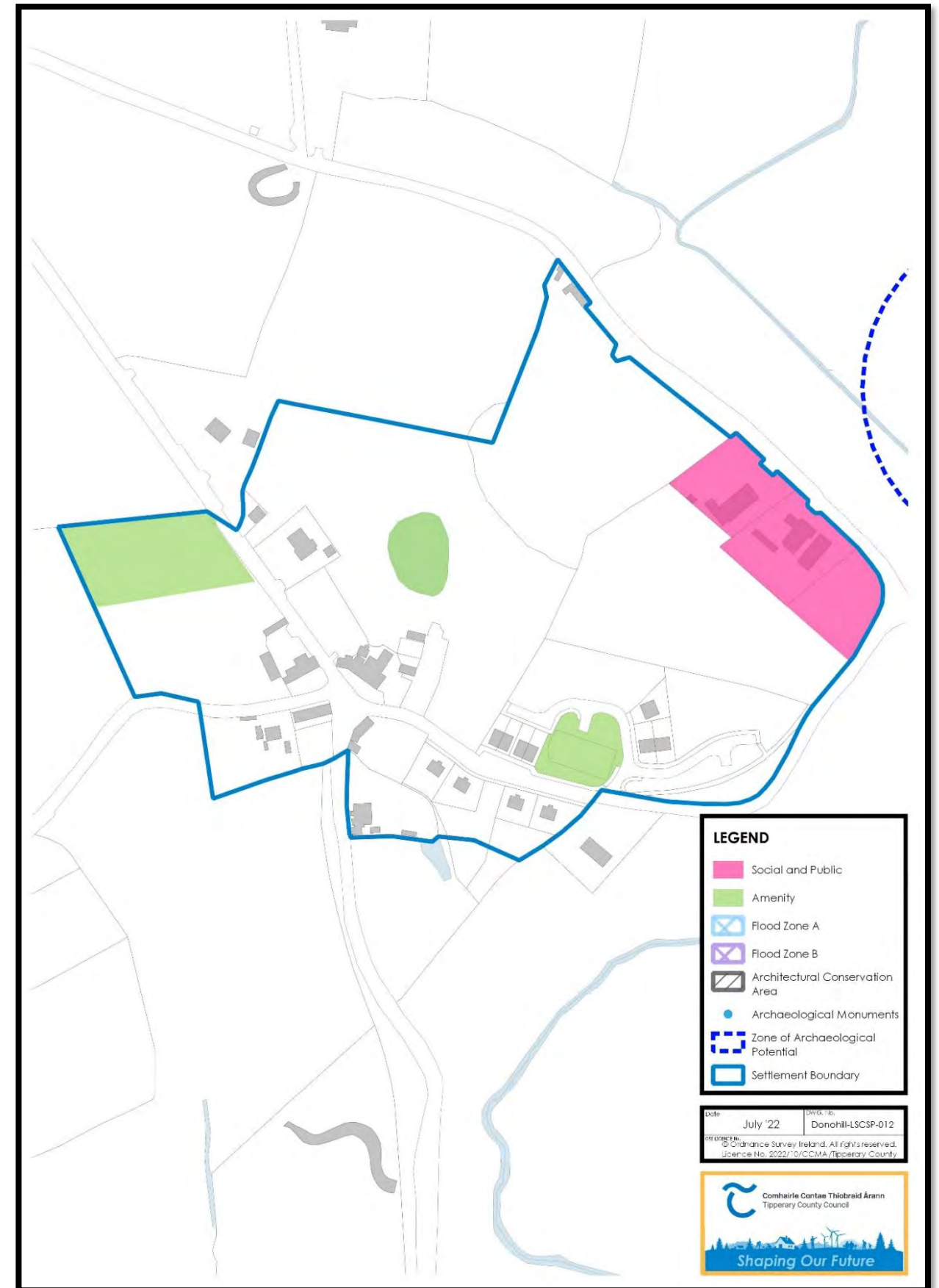
Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO3: 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.

SO4: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Donohill Land Zoning Map

13. 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.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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 flooding.

Objectives:

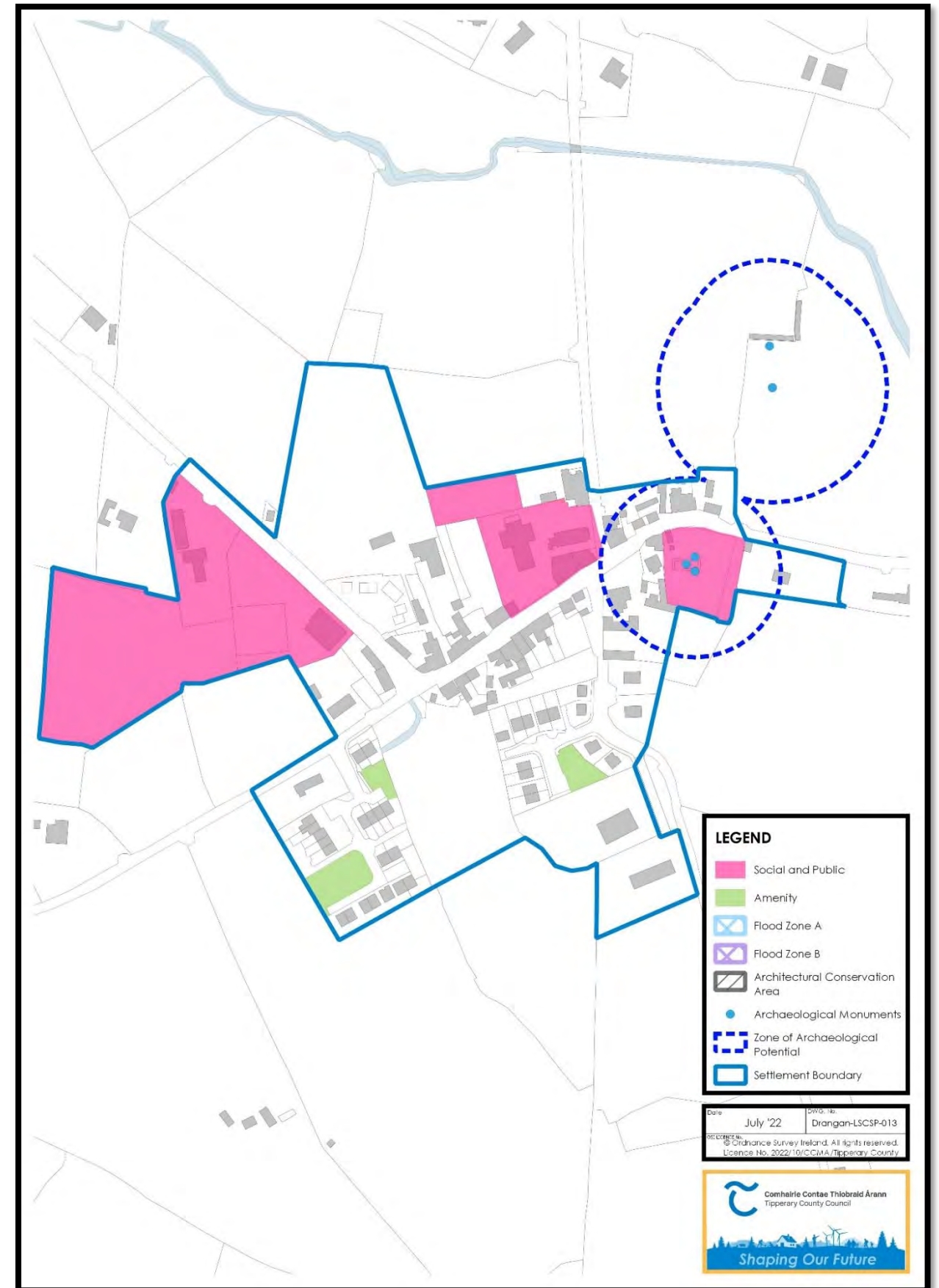
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.

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.

SO2: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO3: The Council will seek the removal of the disused petrol pumps as opportunities arise.

SO4: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



Drangan Land Zoning Map

14. Dromineer

Settlement Context

Dromineer (Drom Inbhir) is a lake side village situated on the shores of Lough Derg on the River Shannon. The village developed at the confluence of the Nenagh River and Lough Derg and is fronted **by a 'beach'**, an impressive public harbour and a slipway. There are private harbour facilities within the village also. Dromineer, with its marina, is a popular destination with the boating fraternity, tourists and locals. Recent improvements to the harbour, the provision of changing facilities, refurbishment of the playground and the completion of village enhancement works have significantly added to the attractiveness of the village. The very successful Dromineer Literary Festival is held in Dromineer every year. The village is also home to the Lough Derg Yacht Club which runs sailing competitions throughout the season. The former Dromineer Bay Hotel is located in the village centre and the site offers an opportunity for redevelopment.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

Community Facilities: The village has a marina, changing facilities, a seasonal shop, playground, public house and restaurant. The village also has holiday accommodation.

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.

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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

SO1: To promote the village as a key tourism destination on Lough Derg, in accordance with the provisions of the Lough Derg Visitor Development Plan 2020-2024 and Tourism Masterplan for the Shannon 2020-2030.

SO2: To improve links between Dromineer and other key tourism destination along Lough Derg.

SO3: To support the provisions of **Ireland's Ancient East** and **Ireland's Hidden Heartlands** as they relate to Lough Derg.

SO4: To facilitate the redevelopment of underused village centre sites. The Council will support and encourage the redevelopment of the former Hotel site within the village centre for appropriate use acknowledging that the existing parking area to the north of the hotel site, and the adjacent holiday houses form part of the hotel property.

SO5: To support the redevelopment of the former Dromineer Bay Hotel site for uses that include, but which are not restricted to; mixed uses including commercial and tourism enterprise, event space, residential and short-stay tourism accommodation and supporting amenities and facilities including commercial retail uses where such uses either individually or in totality, are in accordance with the objectives of Chapter 9 of the Development Plan, and/or where a case is made that the development and activities contribute to the implementation of the Lough Derg Visitor Experience Development Plan 2020-2024 and/or with other tourism destination strategies as they develop for the County.

SO6: To support the preparation of an Enhancement Scheme for Dromineer, 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 protect the existing amenity facilities within the village, both land and water based, and support their development in a sustainable manner.

SO8: To promote Dromineer as a centre of excellence for water based leisure activities.

SO9: To support the continued use and development of the Lough Derg Canoe trail.

SO10: To identify suitable locations for the provision of cycle racks within the village.

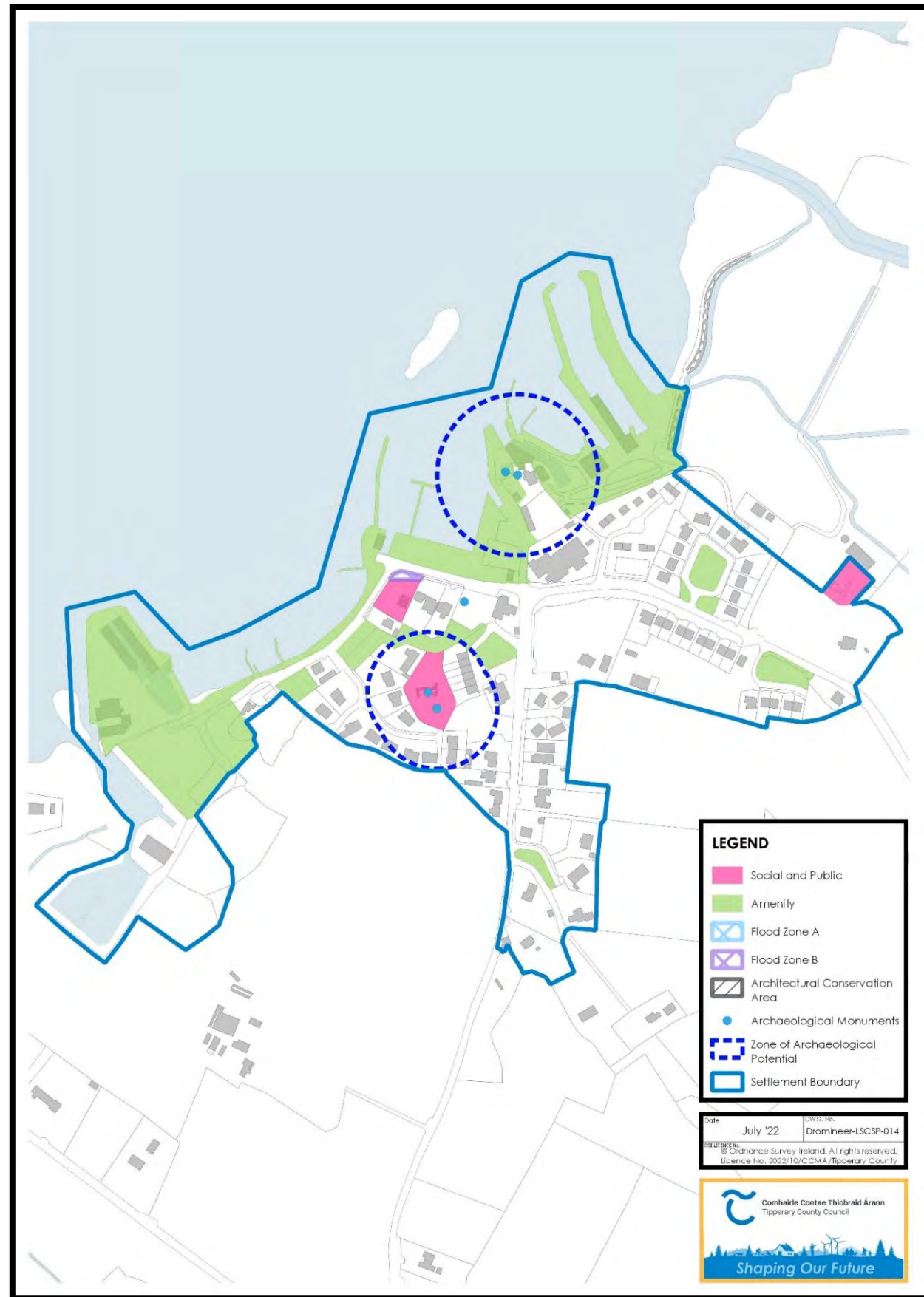
SO11: To support the enhancement of existing walking trails within the village and the provision of new trails along Lough Derg.

SO12: To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.

SO13: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO14: To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.

SO15: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Dromineer Land Zoning Map

15. Dualla

Settlement Context

Dualla (Dumha Aille) is a small linear village located in the south-east of the County on the regional road, R691 between Cashel and Killenaule. The village is situated approximately 5.5km north-east of Cashel and has grown around the Church which is the focal point of the village.

Infrastructure

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

Water Supply: Public Water Supply to be upgraded.

Community Facilities: The village has a school, church and graveyard, public house, community hall and tennis courts

Flooding

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

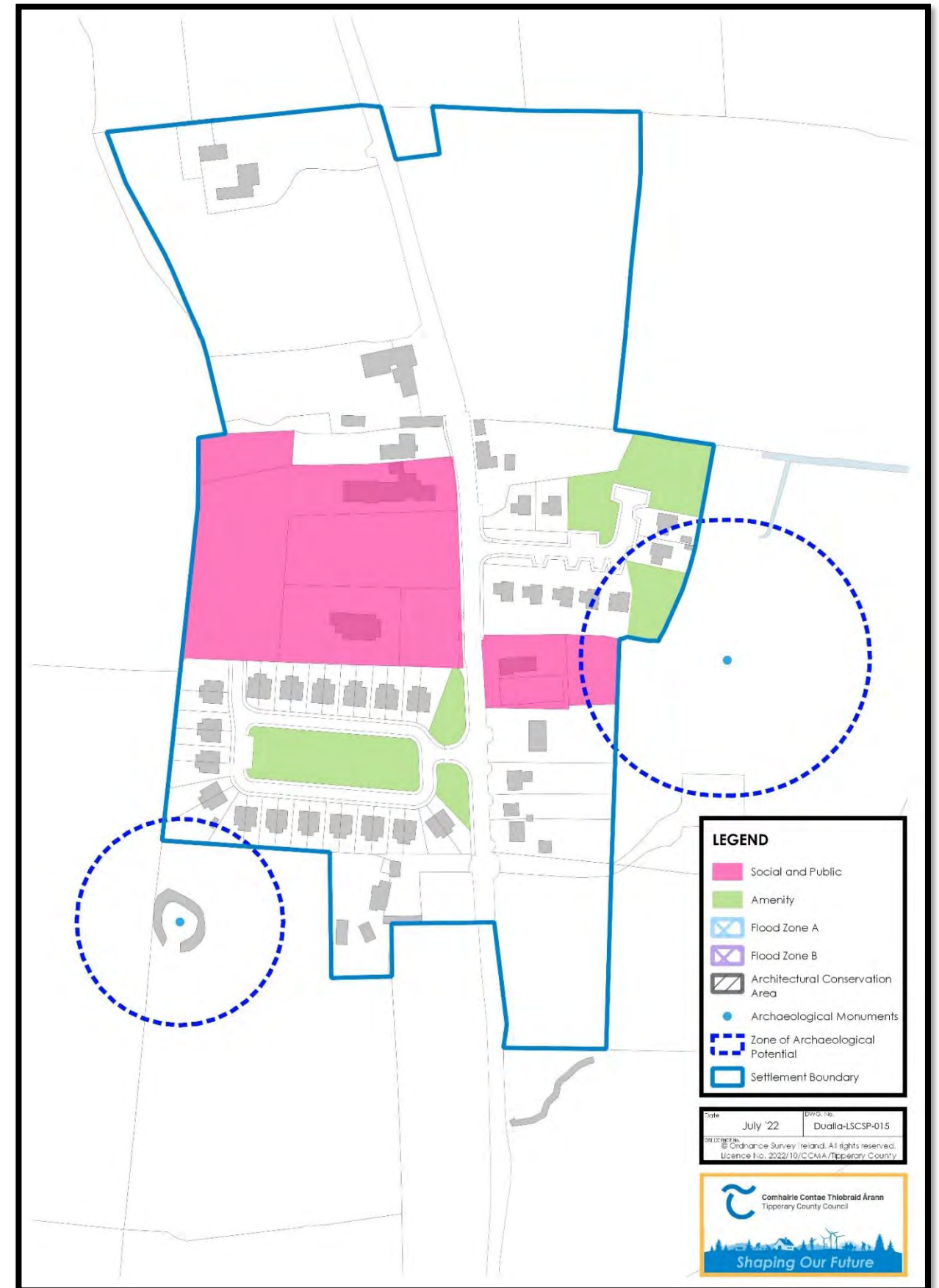
Objectives:

GO1: 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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

SO1: To seek to enhance the existing community facilities and facilitate the provision of additional facilities within the village.

SO2: To support the preparation of an Enhancement Scheme for Dualla 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.

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.



Dualla Land Zoning Map

16. Faugheen

Settlement Context

Faugheen (Faichín) is located north of Carrick-on-Suir, close to the border with County Kilkenny.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public Water Supply

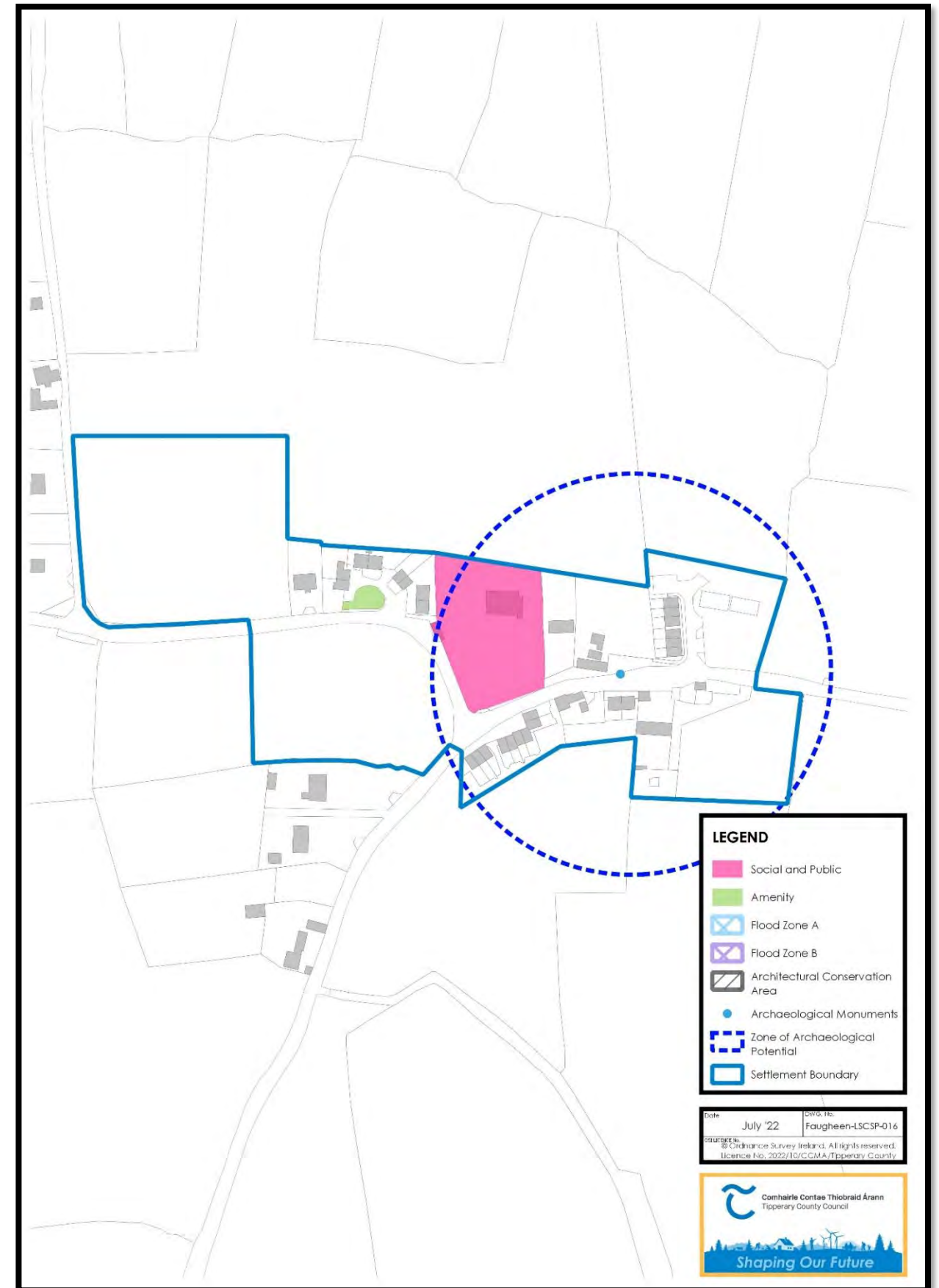
Community Facilities: The village has a church and graveyard, shop, parish hall, and public house

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.**

Objectives:

- GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**
- SO1: To ensure adequate access is provided to all lands proposed for development. The scale, design and layout of any development shall enhance the individual rural character of the village and not seriously detract from existing views
- SO2: To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO3: 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.
- SO4: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO5: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Faugheen Land Zoning Map

17. Garrykennedy

Settlement Context

Garrykennedy (Garraí Uí Chinnéide) village is a small lakeside settlement on the shores of Lough Derg on the River Shannon. The ruins of Garrykennedy Castle sit on the **water's** edge alongside the quay. Garrykennedy is circa 10km northwest of Nenagh town. There is an impressive public harbour and a slipway in the village with private harbour facilities also. There are two public houses in the village with one offering restaurant facilities. Garrykennedy is a popular destination with the fishing and boating fraternity, tourists and locals. Recent improvements to the harbour, the provision of changing facilities, and amenity walks to the woodlands to the north-west of the village have significantly added to the attractiveness of the village. In addition, Garrykennedy is a designated trailhead on the Lough Derg Canoe trail and facilities for same will be provided in the village.

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 two pubs – one with a restaurant. There are mooring facilities; public and private and recently constructed changing facilities, picnic areas, playground and public toilets. There is also public car parking in the village.

Flooding

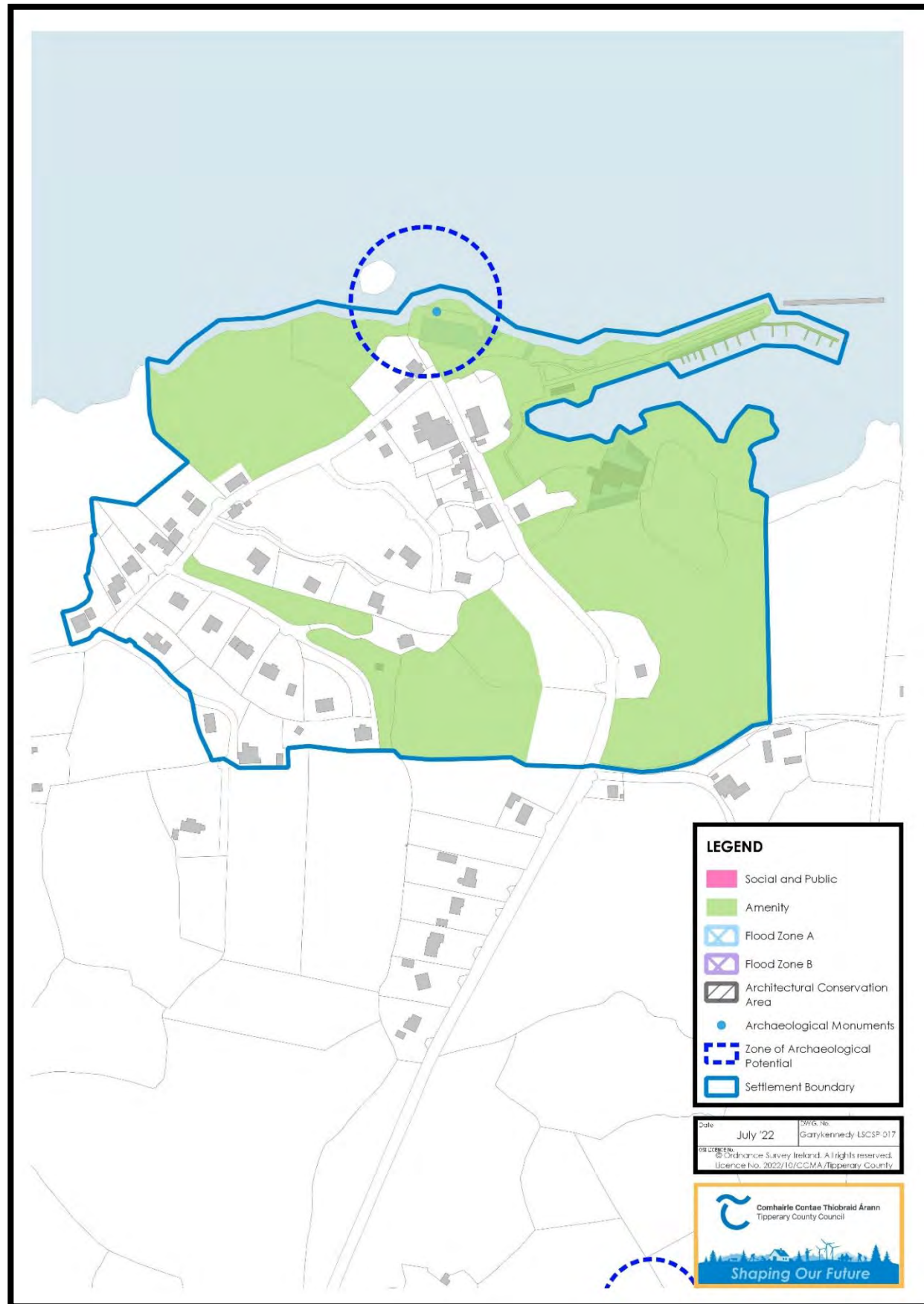
The SFRA has identified that some lands within the village are prone to flooding. In respect of lands which are liable to flood risk, **the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

Objectives:

- GO1:** 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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.
- GO2:** To ensure that new development within the settlement has regard to the principles and objectives set out in the Garrykennedy Village Design Statement 2007.
- SO1:** To promote and support the development of tourism infrastructure and facilities within the village as a key tourism destination on Lough Derg, in accordance with the provisions of the Lough Derg Visitor

Development Plan 2020-2024, Tourism Masterplan for the Shannon 2020-2030 and as part of the **Ireland's Ancient East and Ireland's Hidden Heartlands brands.**

- SO2:** To support linkages between Garrykennedy and other key tourism destinations along Lough Derg.
- SO3:** To protect the support the enhancement of existing amenity facilities within the village, both land and water based, and support their development in a sustainable manner
- SO4:** To support the continued use and development of the Lough Derg Canoe trail.
- SO5:** To identify suitable locations for the provision of cycle racks within the village.
- SO6:** To support the enhancement of existing walking trails within the village and the provision of new trails along Lough Derg.
- SO7:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.
- SO8:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.
- SO9:** To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.
- SO10:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Garrykennedy Land Zoning Map

18. Glengoole

Settlement Context

Glengoole (Gleann an Ghuail) also known as New Birmingham is a small linear village on the regional road, R689 between Ballynonty and Ballysloe, approximately 9km east of Horse and Jockey.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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.

Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

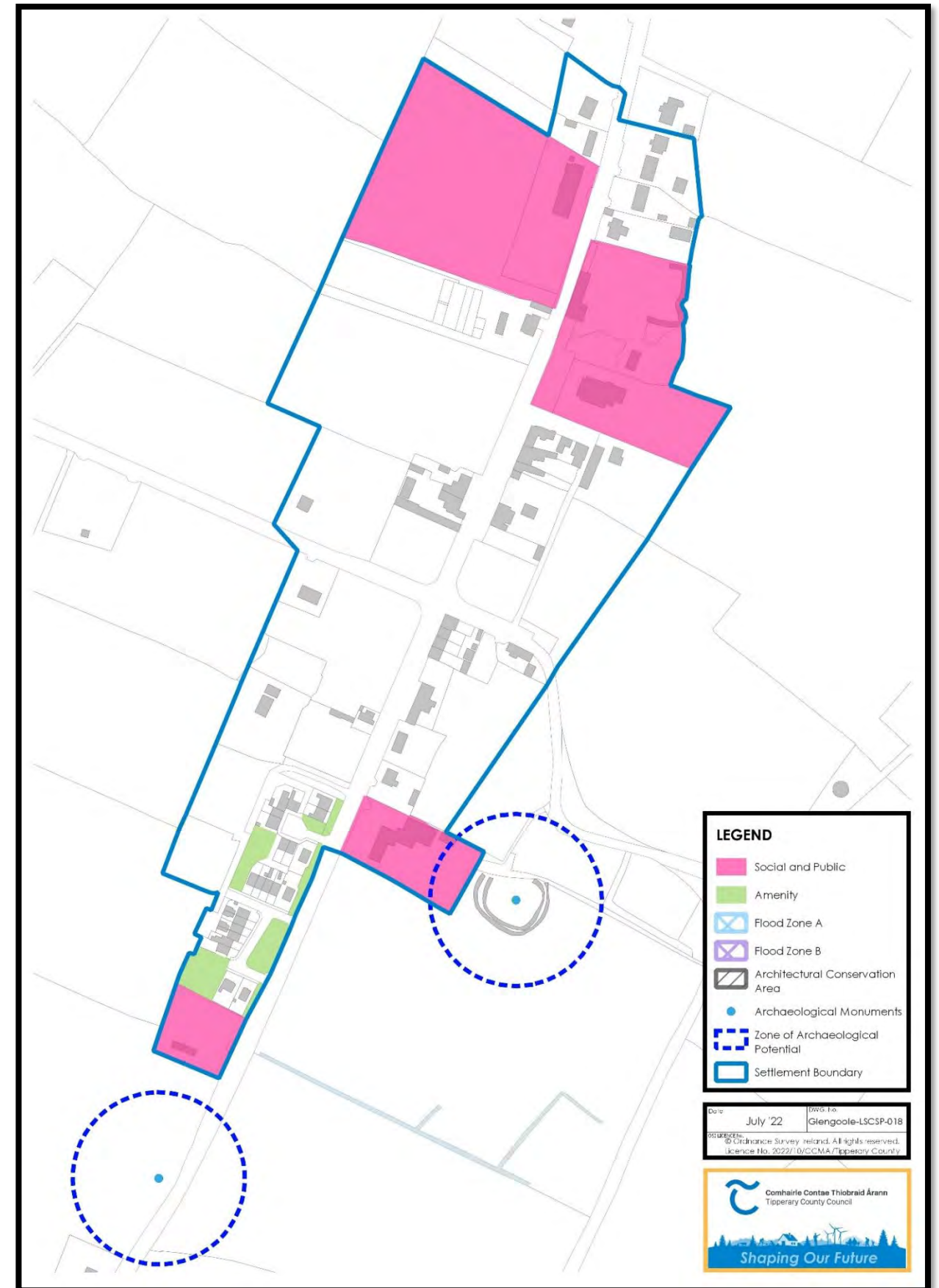
SO1: Development proposals at the village crossroads should ensure a streetscape is created at the junction.

SO2: 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.

SO3: To support the provision of new footpaths and consolidate existing footpaths and public lighting in the village subject to resources being available.

SO4: To encourage the development of the disused quarry for amenity use.

SO5: To support the development of tourism based uses to facilitate the development of Lough Derryvilla and the Littleton Bog Complex.



Glengoole (New Birmingham) Land Zoning Map

19. Grangemockler

Settlement Context

Grangemockler (Gráinseach Mhóicléir) is located on the foothills of Slievenamon.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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.

Specific Objectives:

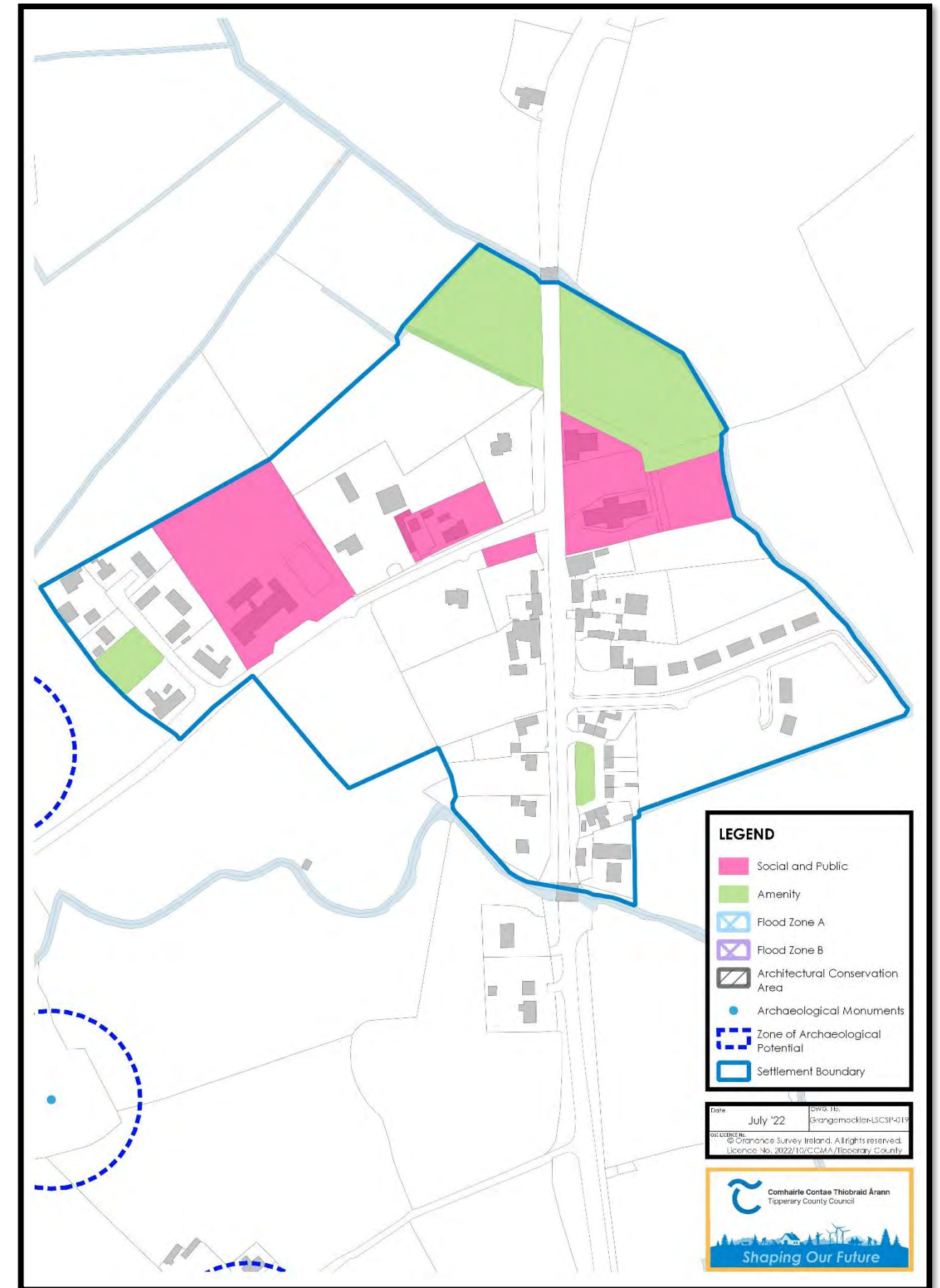
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.

SO1: To require the integration of new development into the existing village centre through the erection of an appropriate section of streetscape

SO2: 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.

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO4: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Grangemockler Land Zoning Map

20. 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

Waste Water: Waste water treatment system, operated by Irish Water.

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.

Objectives:

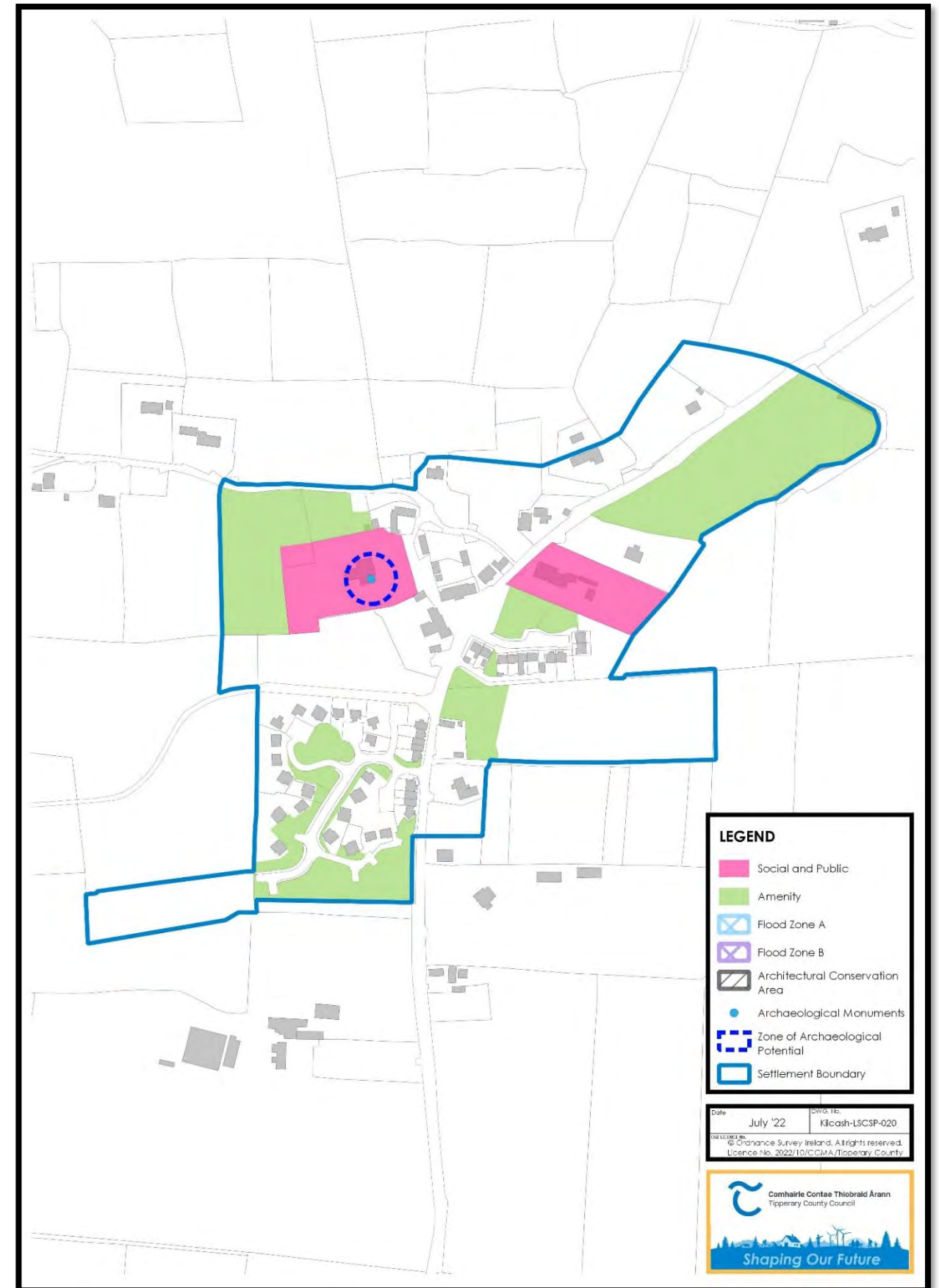
GO1: Facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities within the settlement boundary in accordance with the principles of proper planning and sustainable development, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: 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.

SO2: 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.

SO4: Support the preparation of an Enhancement Scheme for Kilcash which includes a focus on enhancement of entry points to the village.



Kilcash Land Zoning Map

21. 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

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.

Objectives:

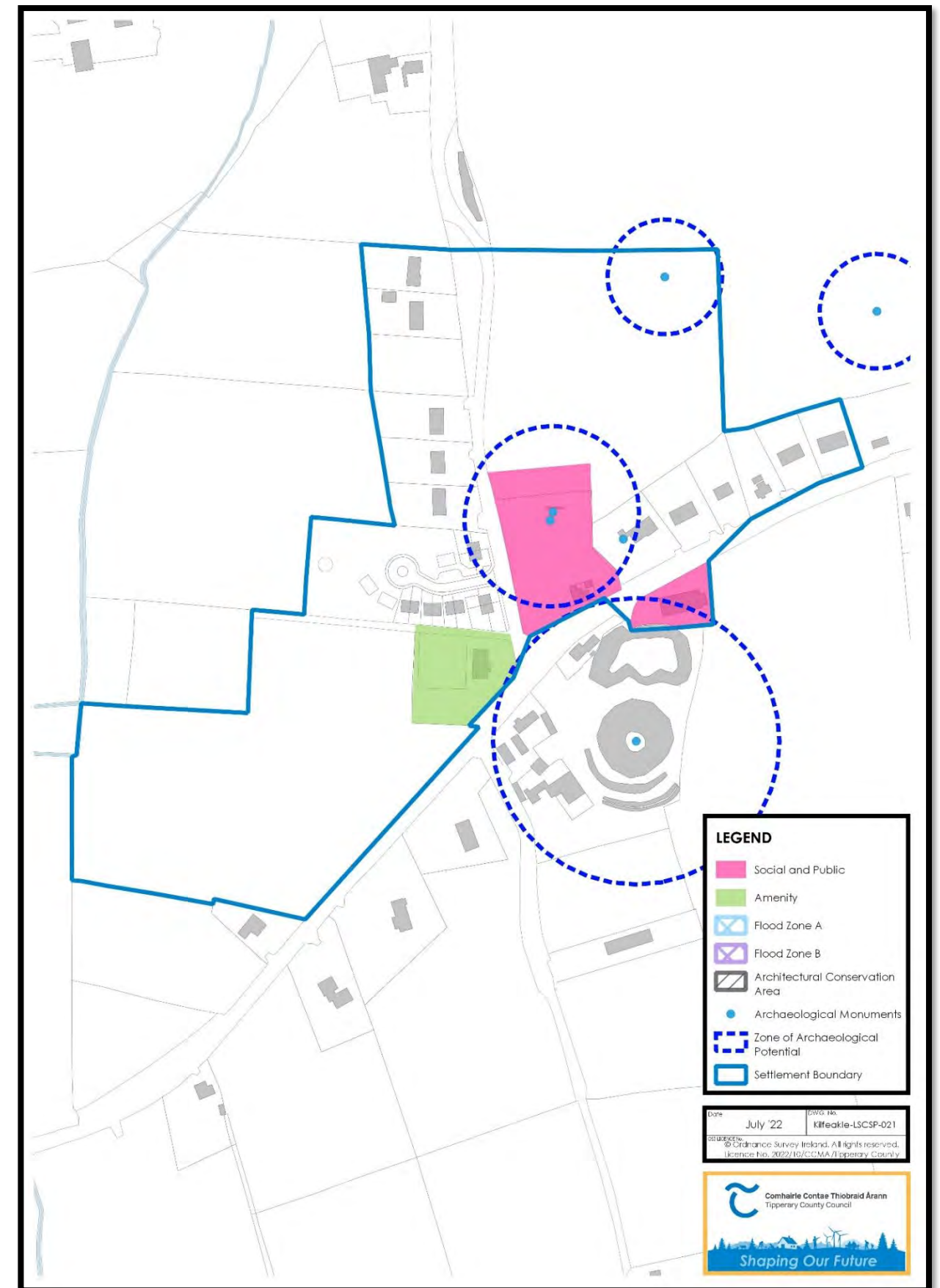
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

SO1: 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.

SO2: To support improvements, where possible, to the cross roads junction at the centre of the village through improved definition subject to resources being available.

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO4: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance



Kilfeakle Land Zoning Map

22. 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

Waste Water: Waste water treatment system, operated by Irish Water.

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.

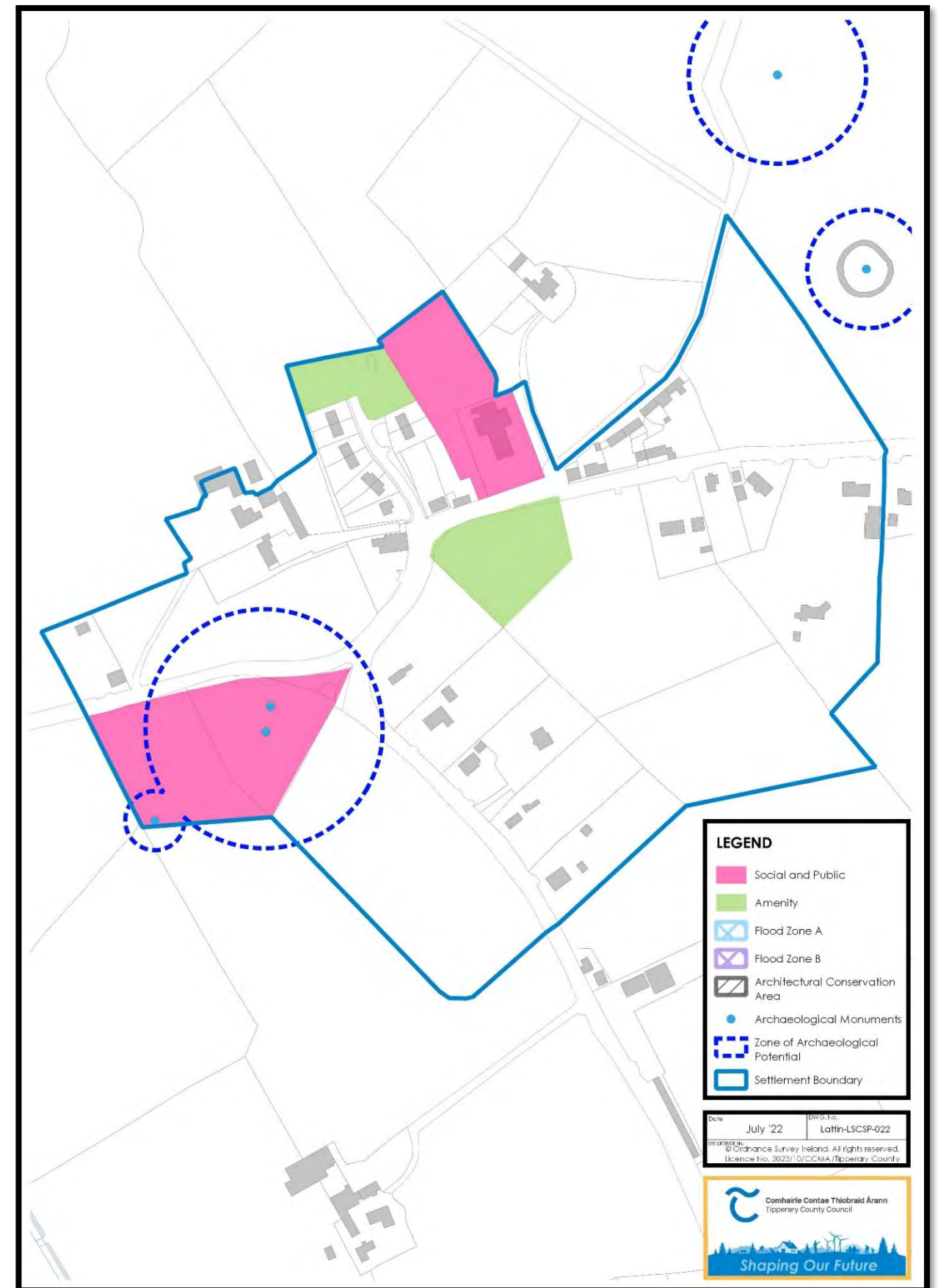
Objectives:

GO1: 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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

SO1: 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.

SO2: To support improvements, where possible, to the cross roads junction at the centre of the village through improved definition subject to resources being available.

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.



Lattin Land Zoning Map

23. 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.

Infrastructure

Waste Water; Waste water treatment system, operated by Irish Water.

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.

Objectives:

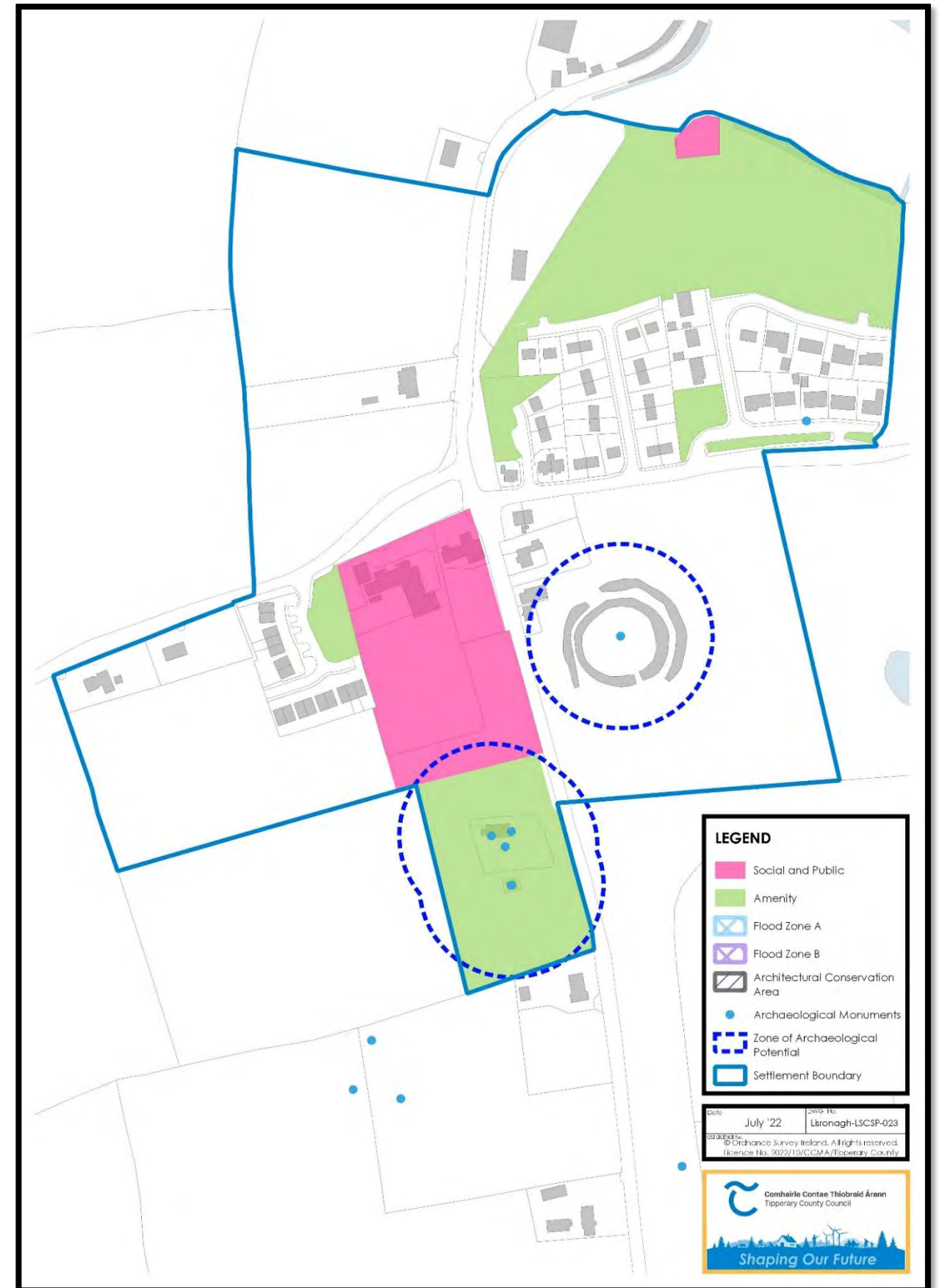
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable **development, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: 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.

SO2: To support the provision of additional passive and active amenity spaces subject to resources being available.

SO3: To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.

SO4: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



Lisronagh Land Zoning Map

24. Lisvarrinane

Settlement Context

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

Infrastructure

Waste Water; Waste water treatment system, operated by Irish Water. May require upgrade.

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.

Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To support the consolidation of the village core.

SO2: To support the preparation of an Enhancement Scheme for the village subject to resources being available.

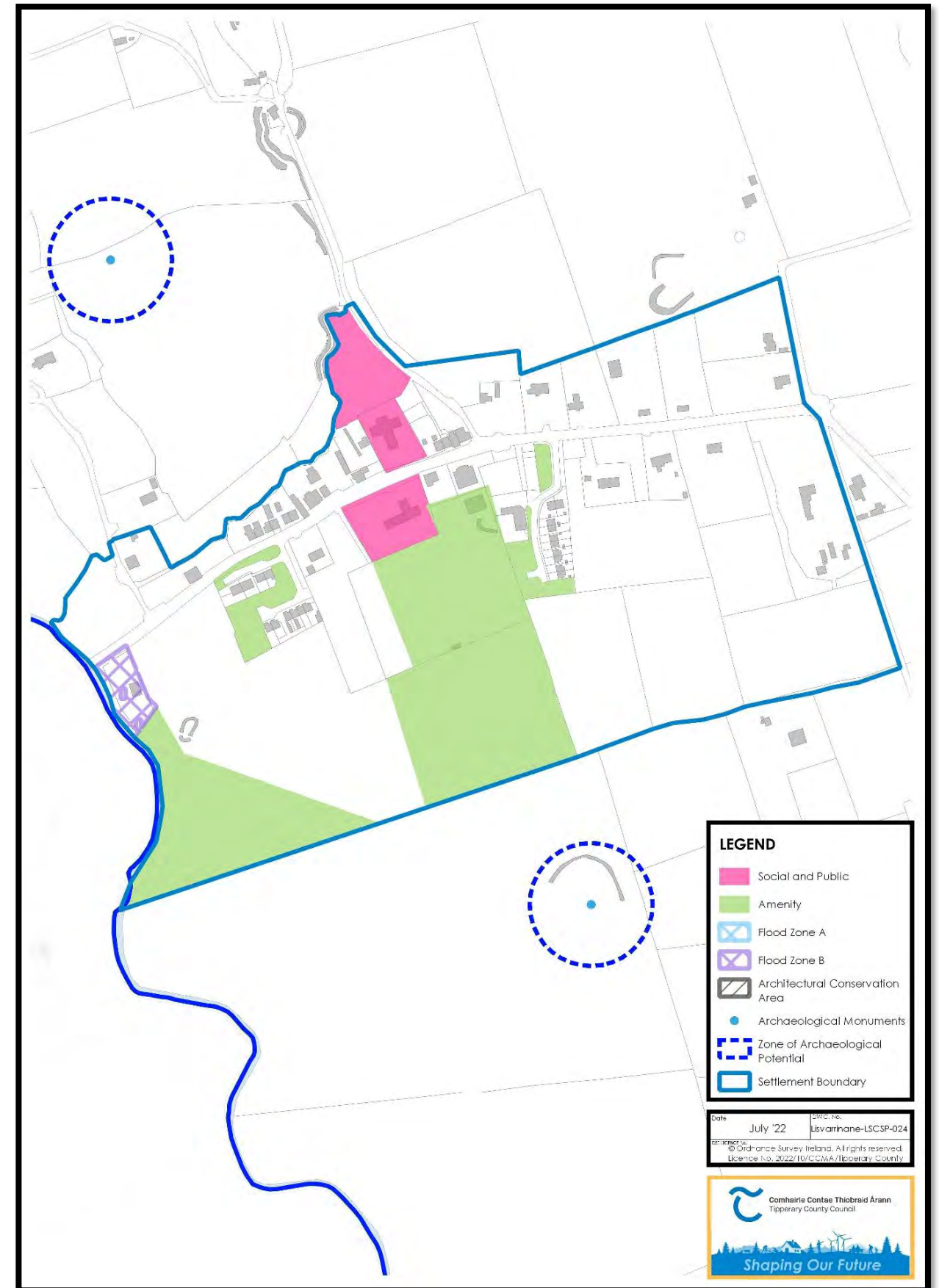
SO3: To protect the existing sporting amenity facilities within the village and support their development in a sustainable manner.

SO4: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO5: To facilitate the completion of the Enhancement Scheme in the village.

SO6: To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.

SO7: To require the submission of Flood Impact Statements, as appropriate, for lands liable to flood.



Lisvarrinane Land Zoning Map

25. Lorrha

Settlement Context

Lorrha (Lothra) is a small village located to the north of the county circa 5km east of Portumna. Lorrha is steeped in ecclesiastical history evidenced by the significant archaeological remains throughout the village and this provides an opportunity for tourism development in **Ireland's Ancient East** and **Ireland's Hidden Heartlands**. The village has developed in a linear pattern along its main spine route, the L-1082-20. A newly constructed town park and playground is located within the village. The Lorrha/Rathcabbin Community Action Plan 2016-2019 was prepared by the local community with support from North Tipperary Leader Partnership.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

Community Facilities: The village has a School, church and graveyard, shop, public house, garda station (limited hours) and community hall.

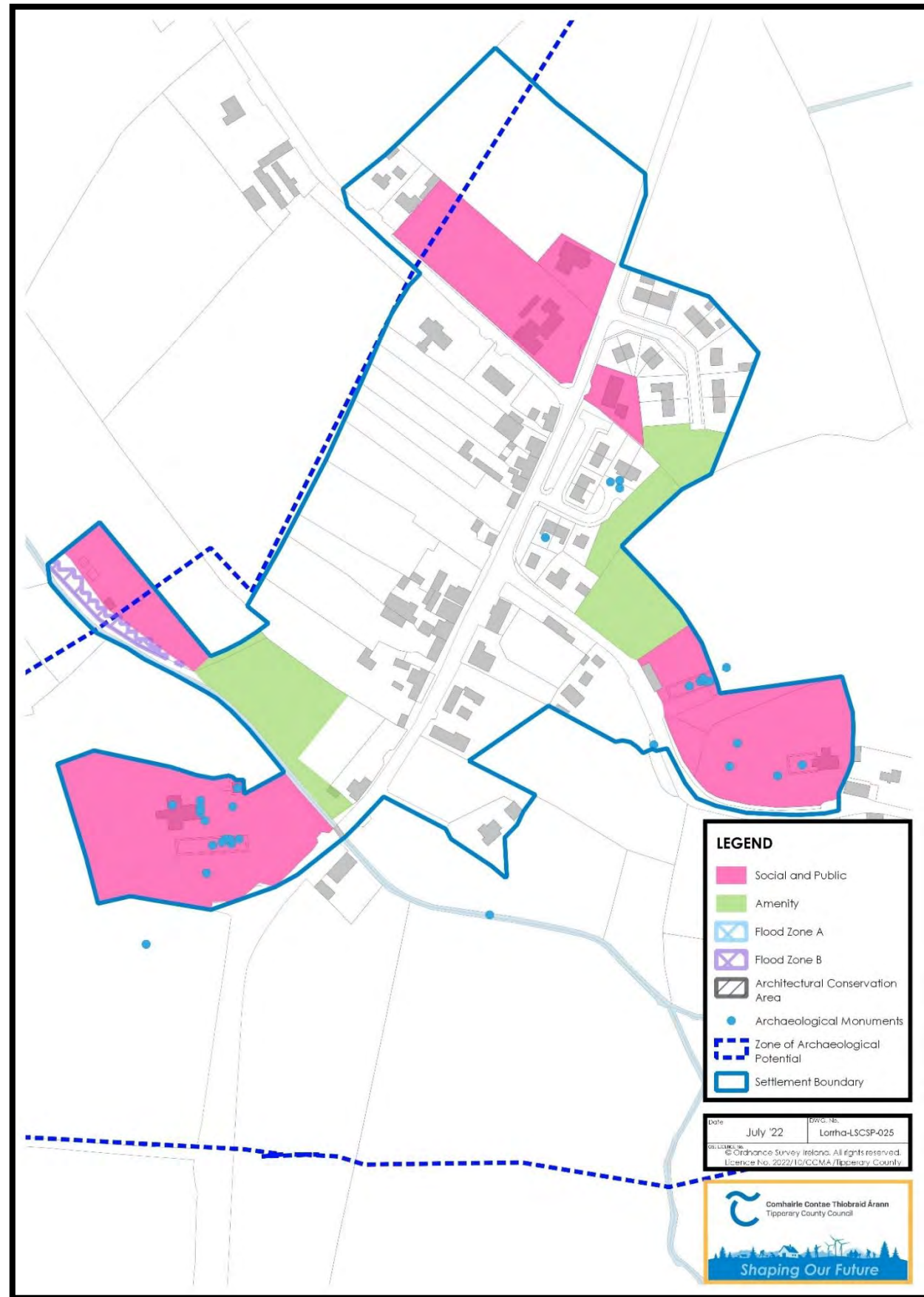
Flooding

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.

Objectives:

- GO1:** 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 provisions of the Lough Derg Visitor Destination Plan 2020-2024, **Ireland's Ancient East** and **Ireland's Hidden Heartlands** as they relate to Lorrha.
- SO2:** To support and encourage the redevelopment of underused village centre sites for appropriate use.
- SO3:** To protect the ecclesiastical heritage of the village and support the development of this as a tourism base within the village.
- SO4:** To support the provision of the required infrastructure such a signage, wayfinding, interpretation or similar facilitates to develop the tourism offer of the village.
- SO5:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.

- SO6:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance
- SO7:** To support the preparation of an Enhancement Scheme for the village subject to resources being available.
- SO8:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Lorrha Land Zoning Map

26. Loughmore

Settlement Context

Loughmore (Luach Maigh) village is located approximately 4.5km south of Templemore town. The village has developed in a linear fashion along the local road and is adjacent to the River Suir. The river would appear to have played a role in the development of the village with the presence of an old ruinous mill and other architecturally and archeologically significant buildings and structures. Loughmore Castle is located prominently on the river bank just outside the village. The village is within a Zone of Archaeological Potential.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available

Community Facilities: There is a public house, shop, community centre, community tea rooms, school, church and graveyard 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.

Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.

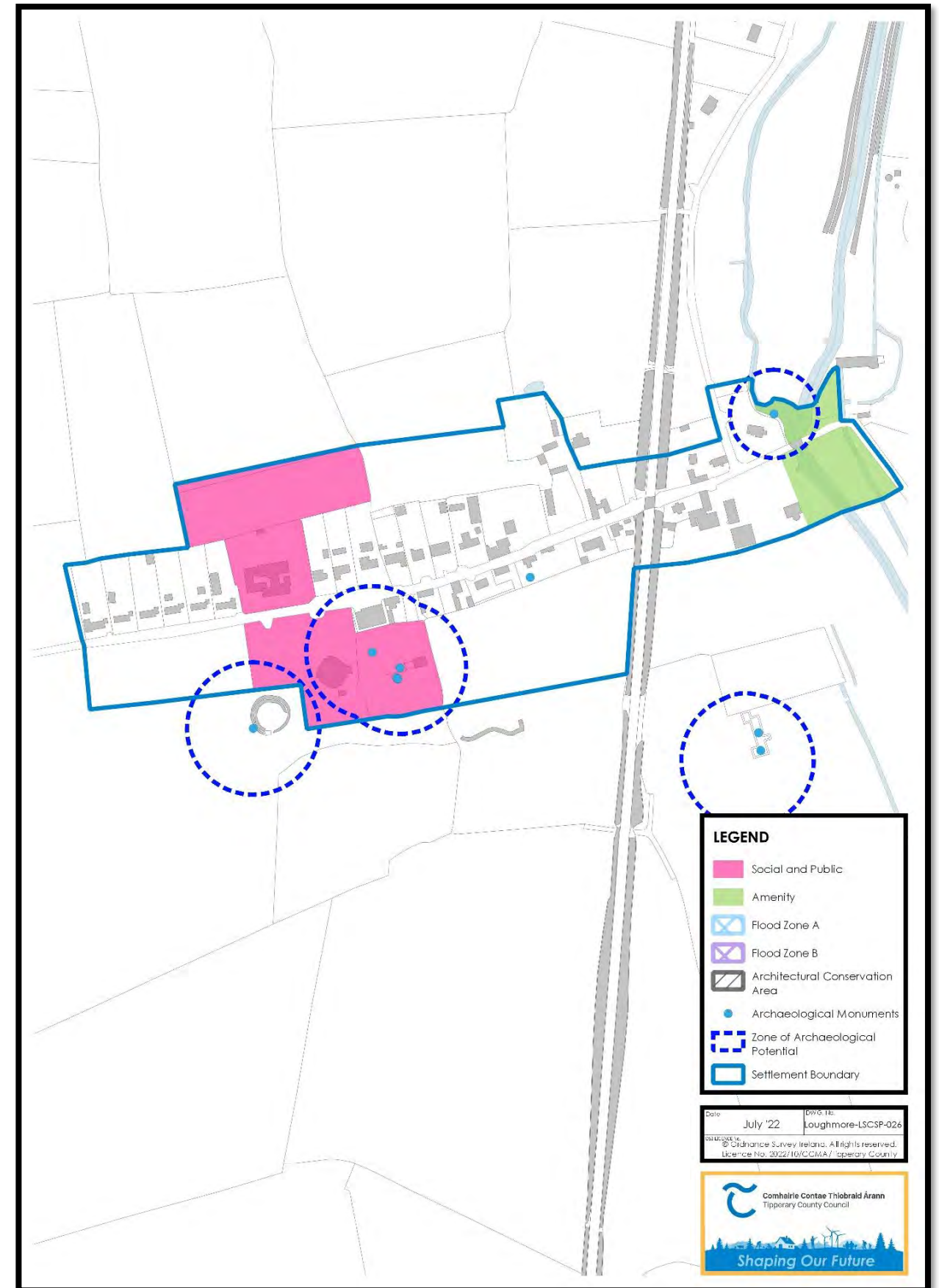
SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To support the preparation of an Enhancement Scheme which includes a focus on enhancement of entry points to the village and the definition of the village centre

SO3: To preserve the amenity value of the river and to encourage the enhancement of this asset in the village centre.

SO4: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO5: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Loughmore Land Zoning Map

27. Marfield

Settlement Context

Marfield (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 Marfield estate and the associated distillery. Agriculture is the predominant use in the settlement plan area, which is also characterised by a compact village centre, Marfield **House, Marfield Lake and St. Patrick's Well. Marfield's** historic buildings, natural sloping landscape, mature trees and setting on the River Suir all contribute to a picturesque village setting.

The Council recognised that the Marfield area is a desirable residential area and is vulnerable to excessive development. Therefore, the settlement plan has incorporated an agricultural and amenity zoning to ensure that a buffer is maintained to protect the village and landscape character of the area. The remaining areas of land within the village may accommodate new residential or other uses.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

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

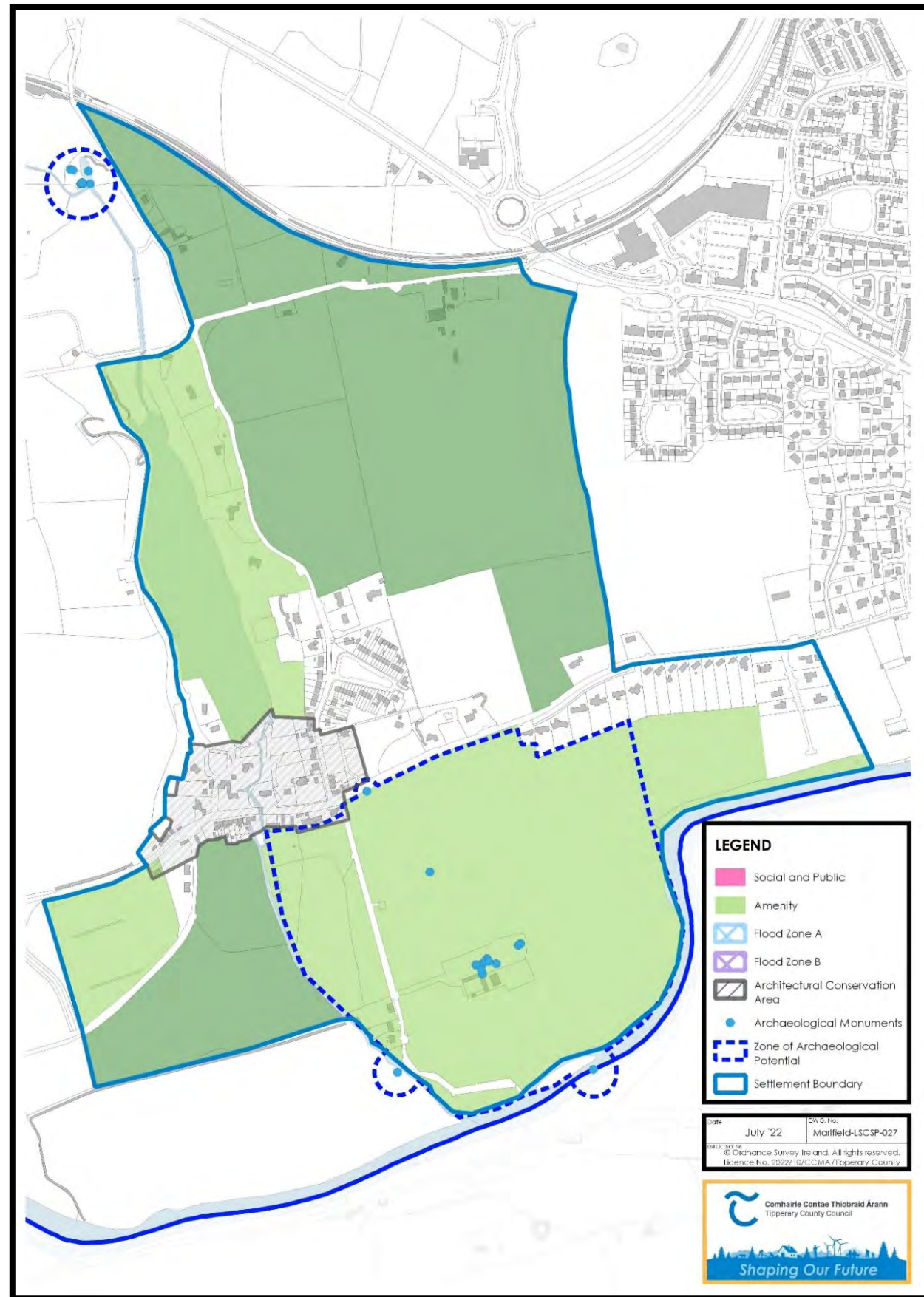
Flooding

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.

Objectives:

GO1: 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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

- SO1:** To facilitate the carrying out of streetscape enhancement works and subject to resources being available.
- SO2:** 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.
- SO3:** To support the preparation of an Enhancement Scheme for Marfield 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.
- SO4:** To support the provision of additional passive and active amenity facilities, and in particular to support the development of a walkway between Marfield and Clonmel subject to resources being available.
- SO5:** To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.
- SO6:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.
- SO7:** 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.



Marlfield Land Zoning Map

28. 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

Waste Water: Waste water treatment system, operated by Irish Water.

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.

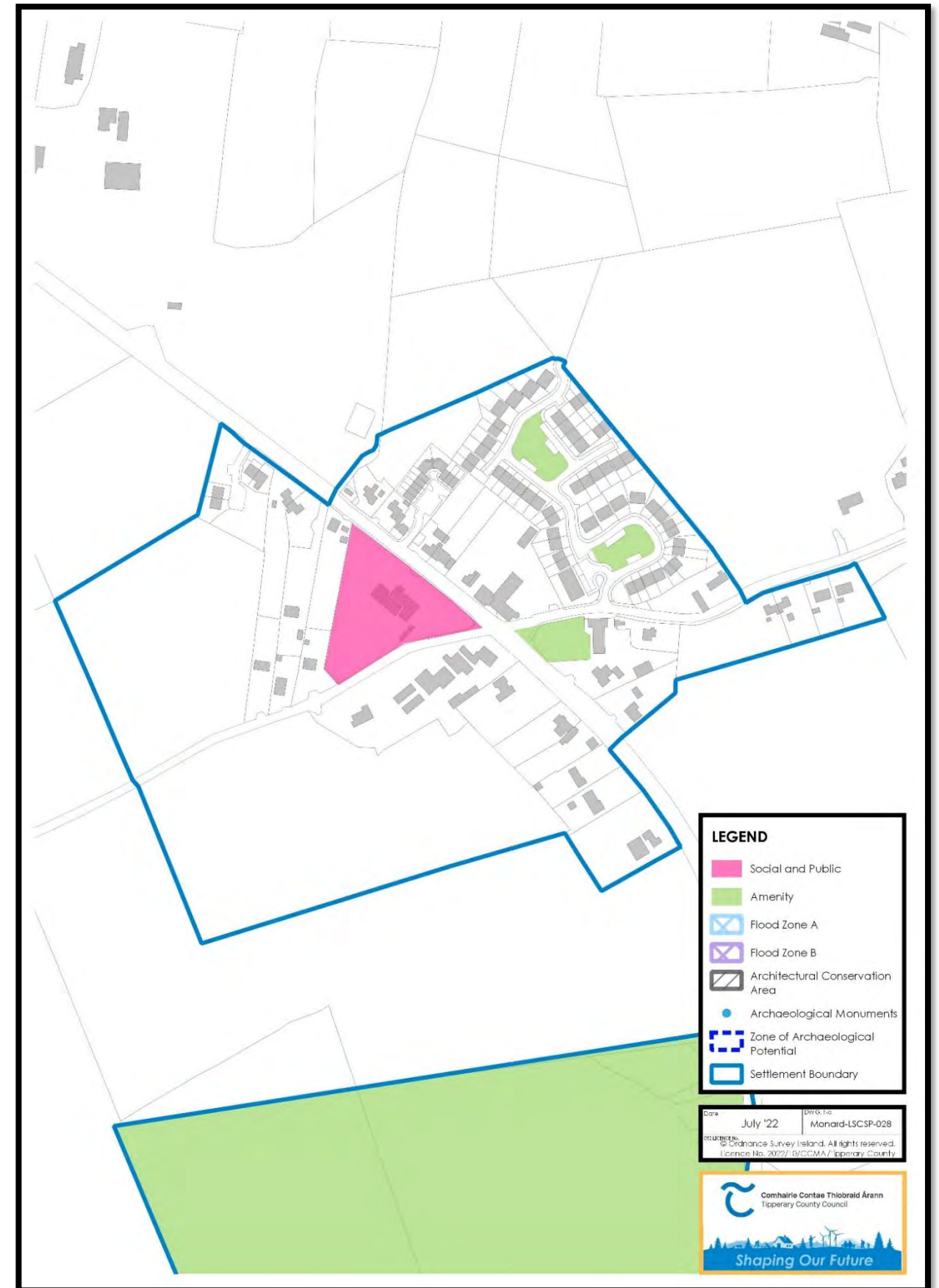
Objectives:

GO1: 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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

SO1: 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.

SO2: To support the provision of a public amenity area in the village subject to resources being available.

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.



Monard Land Zoning Map

29. 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

Waste Water: Waste water treatment system, operated by Irish Water.

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.

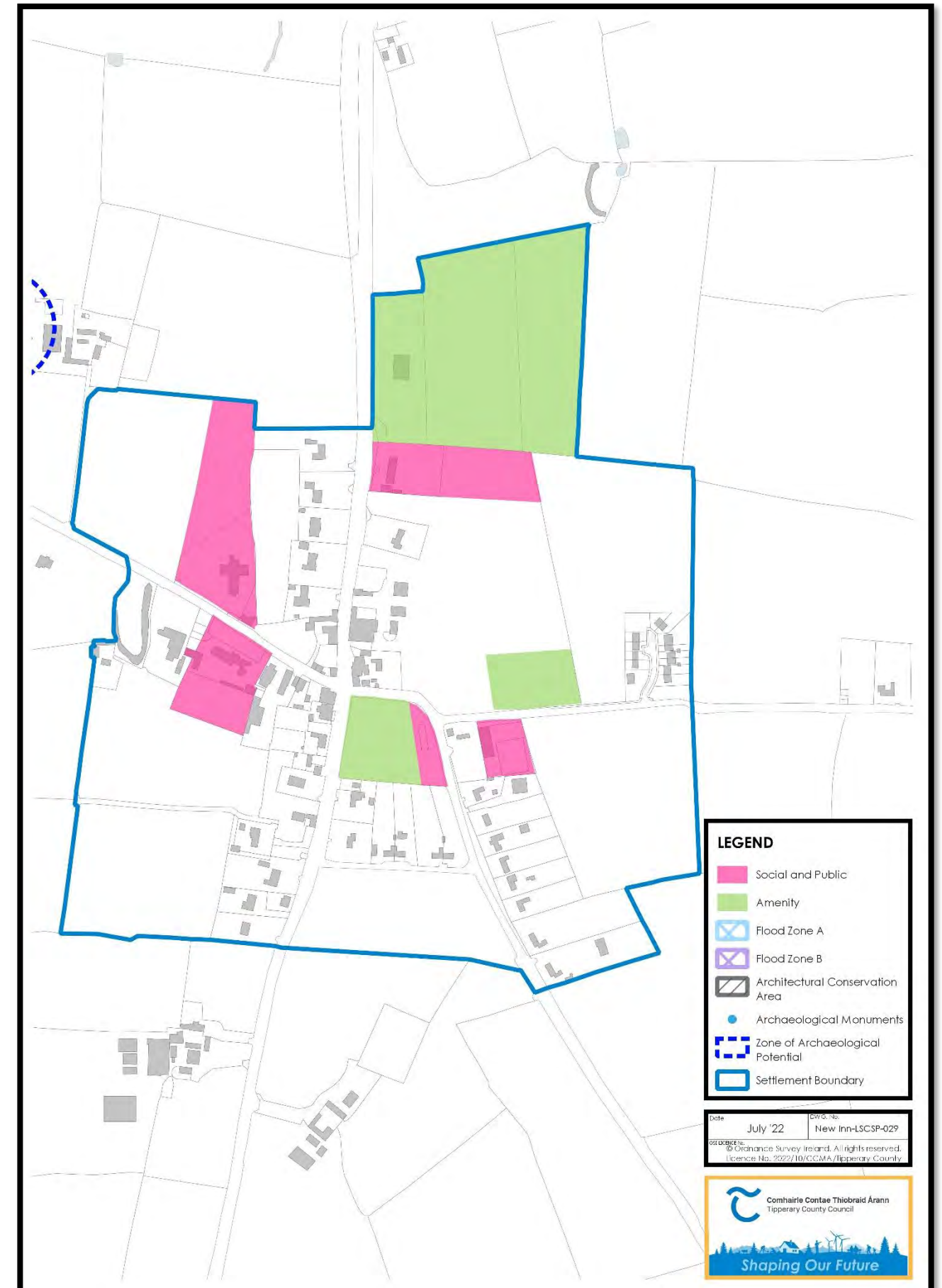
Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: 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.

SO2: To support the provision of a public amenity area in the village centre subject to resources being available.

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.



New Inn Land Zoning Map

30. Rathcabbin

Settlement Context

Rathcabbin (Ráth Cabáin) is a small village nestled in the country side to the north of the County. The village is dispersed in nature with a number of residential developments taking place to the north while the village centre focuses on the junction of the local roads L5046-14 and the L5048-0. A sensory garden has been recently developed within the village.

Infrastructure

Waste Water; Waste water treatment system, operated by Irish Water.

Water Supply; Public supply available.

Community Facilities: The village has a School, church and graveyard, shop, public house and community hall.

Flooding

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

Objectives:

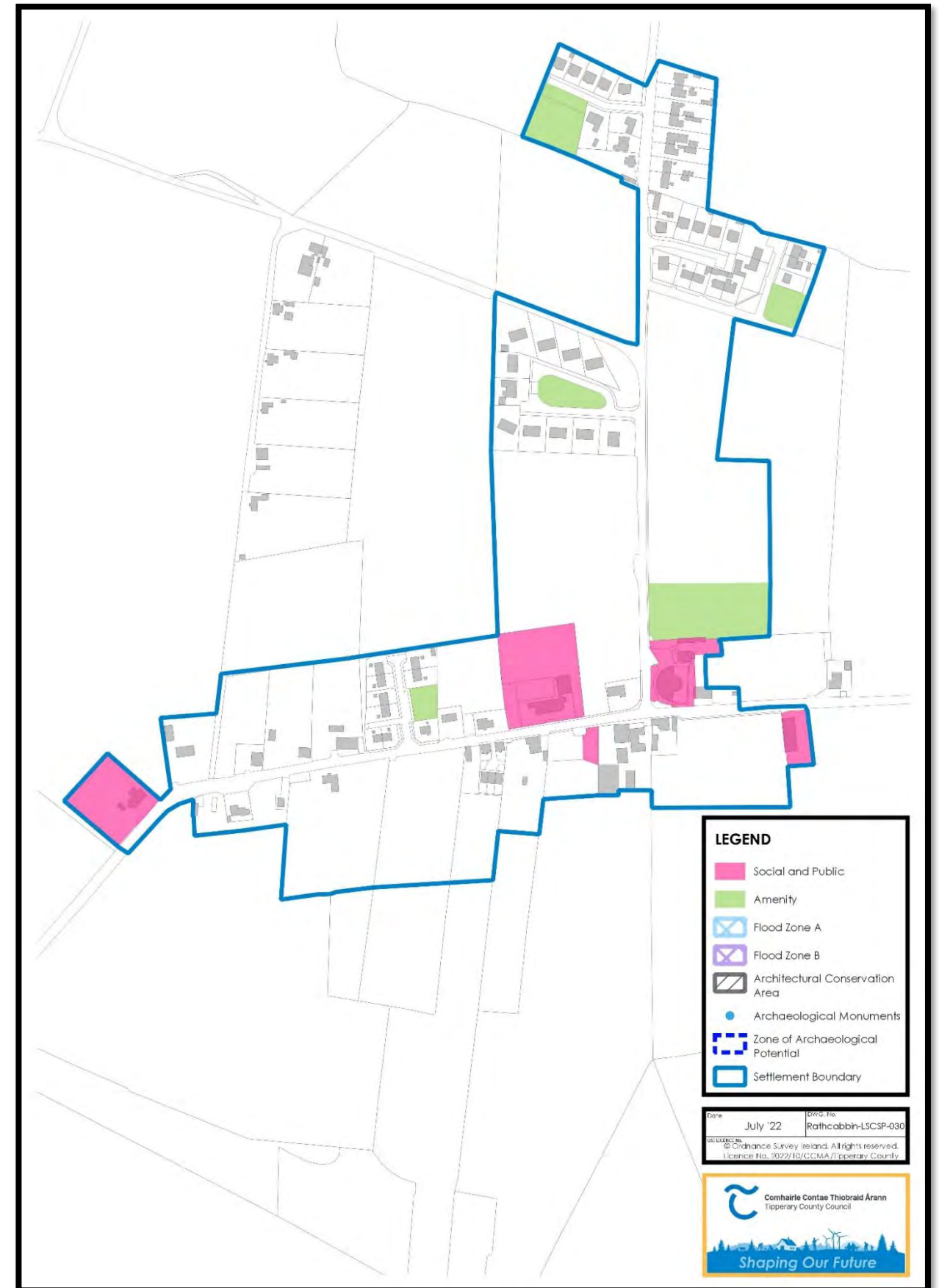
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'.

SO1: To support the consolidation of the village core.

SO2: To facilitate and support the implementation of a village enhancement scheme prepared by the Rathcabbin Development Group subject to resources being available.

SO3: To support the provision of new and consolidate existing footpaths and public lighting in the village subject to resources being available.

SO4: To support the provision of appropriate signage at village entry points subject to resources being available.



Rathcabbin Land Zoning Map

31. Rearcross

Settlement Context

Rearcross (Crois na Rae) is located on the Thurles to Newport regional road R503. It is a small village, dispersed in nature having a linear pattern along the regional road. The village is home to the North Tipperary Food Enterprise Centre. There is a significant presence of pre-historic monuments in the general area with the notable Shanballyedmond Court Tomb located to the south of the village. Part of the village and most of its hinterland is designated an SPA - the Slievefelim to Silvermine Mountains SPA. The Lower River Shannon SAC lies in close proximity to village also.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

Community Facilities: **The village has a school, crèche, church and graveyard**, shop, public house, community hall and small playground. 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.

Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To support the consolidation of the village core.

SO2: To support the preparation of an Enhancement Scheme for the village subject to resources being available.

SO3: To protect the existing sporting and amenity facilities within the village and support their development in a sustainable manner.

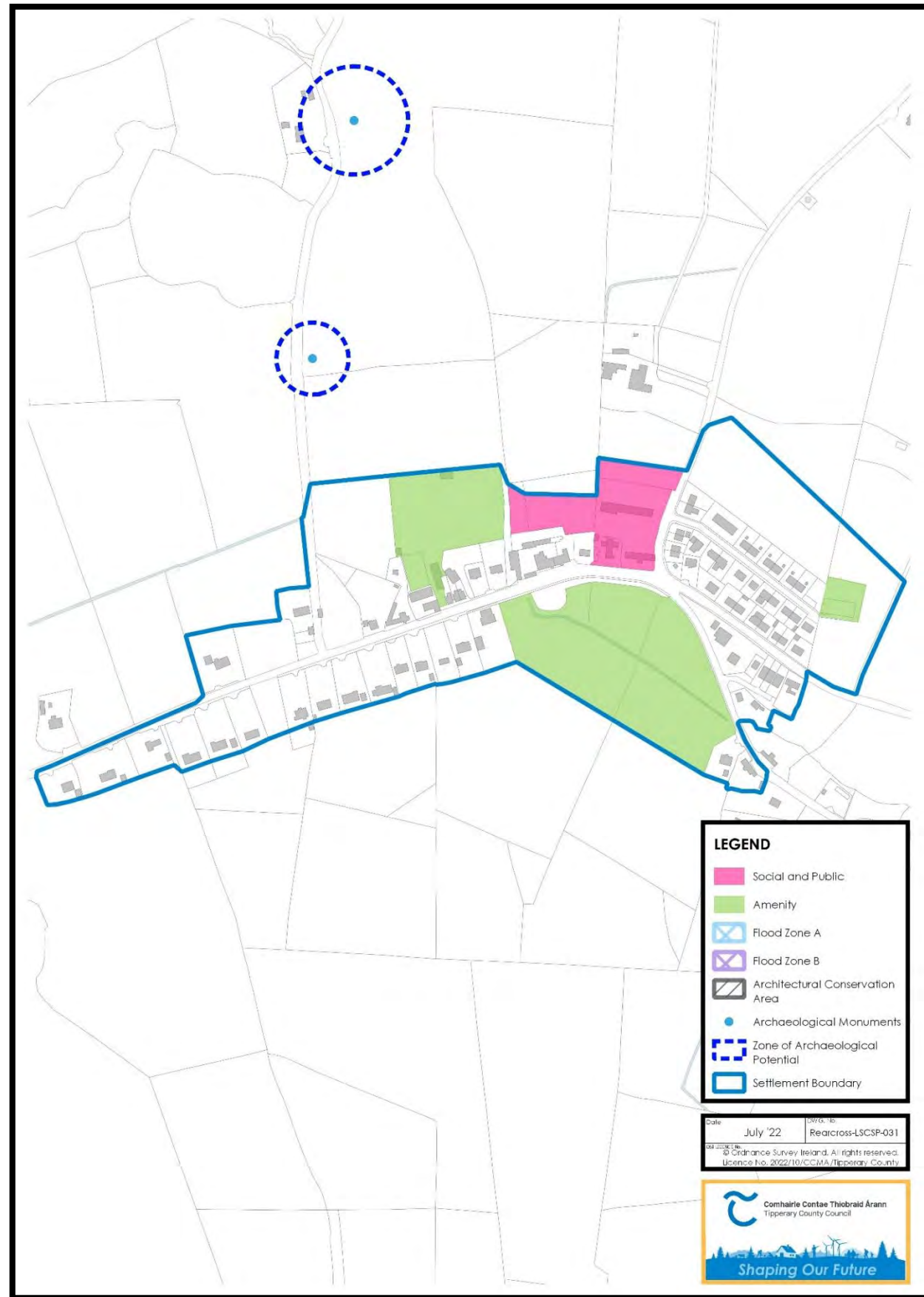
SO4: To support the continued use and development of the North Tipperary Food Enterprise Centre.

SO5: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO6: To support the provision of appropriate signage at village entry points subject to resources being available.

SO7: To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.

SO8: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Rearcross Land Zoning Map

32. Riverstown

Settlement Context

The village of Riverstown (**Baile Uí Lachnáin**) is located on the N52 and the R489 just 1.5km south of Birr town. The village has a strong core with a well-formed streetscape of terraced houses which are designated as an Architectural Conservation Area. The Little Brosna River transects the village forming the boundary between Offaly and Tipperary.

Infrastructure

Waste Water: No public waste water treatment system.

Water Supply: Public water supply available

Community Facilities: There village has a pub and a restaurant. There is a primary school located to the west of the village on the R489.

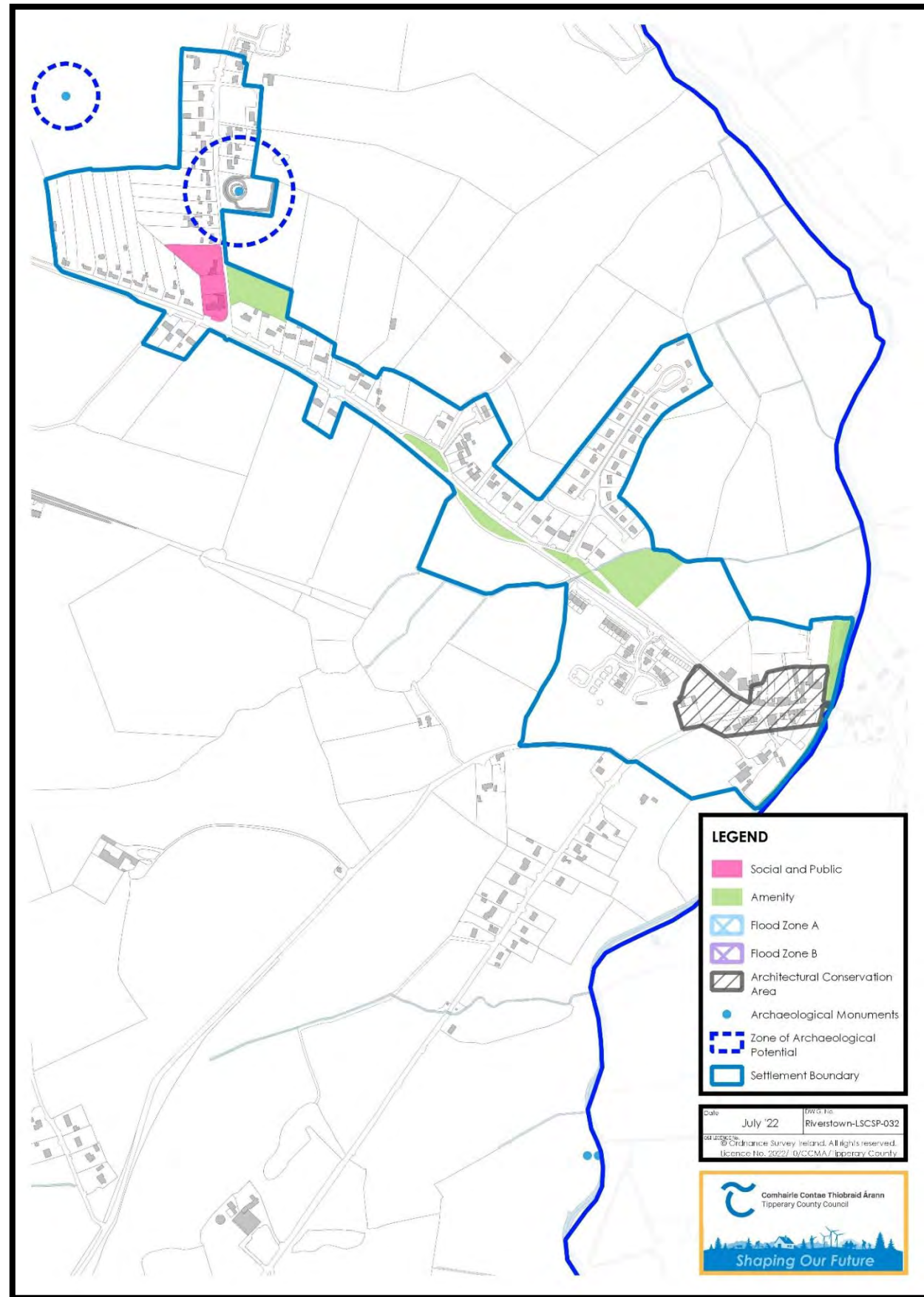
Flooding

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.

Objectives:

- GO1:** 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**
- SO1:** To facilitate the carrying out of streetscape enhancement works subject to resources being available
- SO2:** Where development is proposed on lands adjacent to Farmleigh, access will only be permitted through the existing estate.
- SO3:** To encourage the provision of commercial and employment development within the village which will maintain and enhance the vitality of the village centre.
- SO4:** To support the preparation of an Enhancement Scheme for the village.
- SO5:** To support the preparation and implementation of a traffic calming scheme for the village subject to resources being available.
- SO6:** To seek to protect the area of land adjoining the river from development. The river shall be maintained as an amenity area within the village.

- SO7:** To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.
- SO8:** To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.
- SO9:** To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Riverstown Land Zoning Map

33. Rosegreen

Settlement Context

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

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available

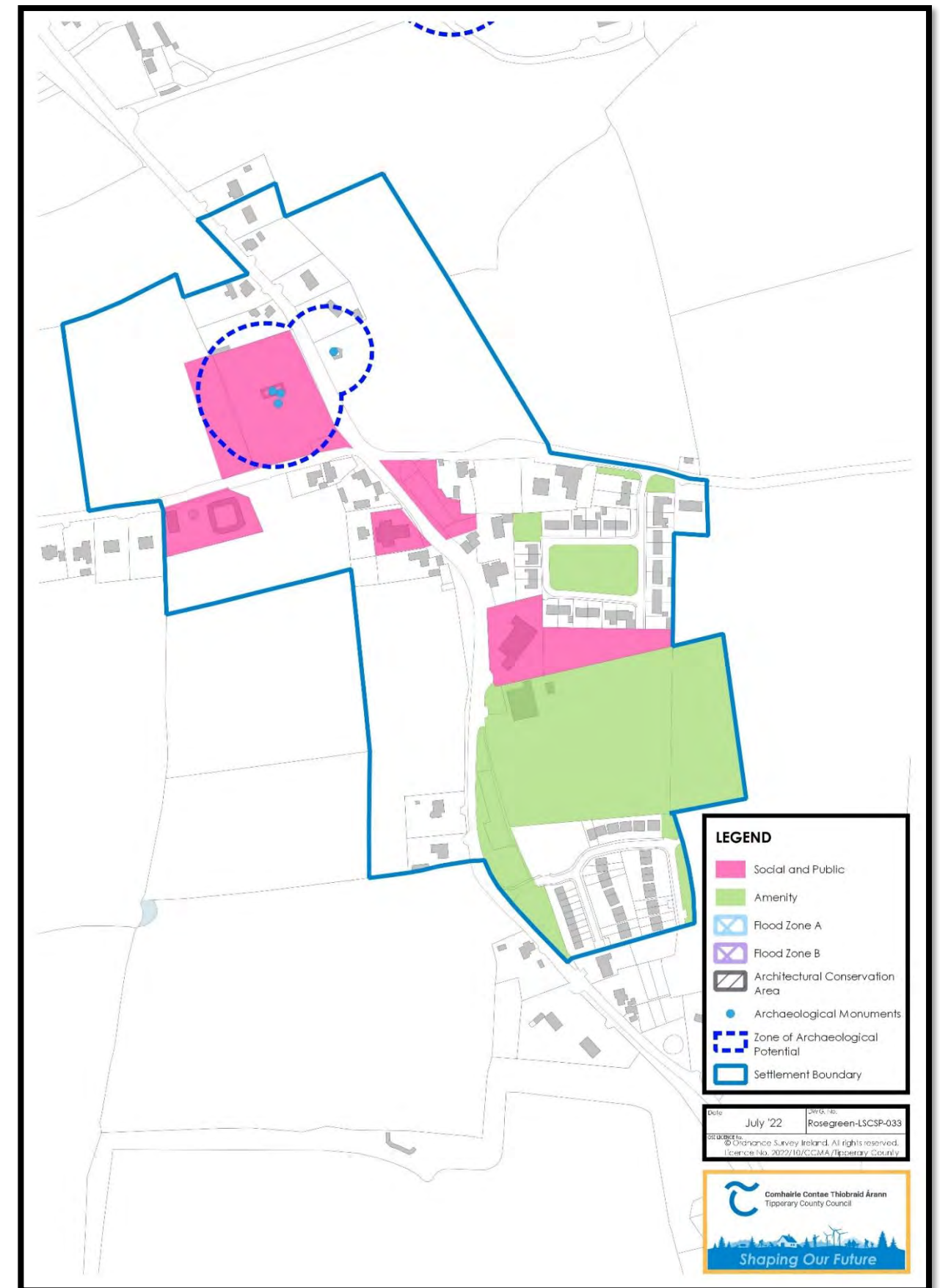
Community Facilities: The village has a school, church, public houses, shop and filling station, community hall and sports pitches

Flooding

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

Objectives:

- GO1:** 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, and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.
- SO1:** To require the integration of new 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
- SO2:** To support the preparation of an Enhancement Scheme for Rosegreen
- SO3:** To facilitate the carrying out of streetscape enhancement works subject to resources being available.
- SO4:** To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance
- SO5:** 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.



Rosegreen Land Zoning Map

34. Terryglass

Settlement Context

Terryglass (**Tír Dhá Ghlas**) is a small lake side village situated on the north east shores of Lough Derg on the River Shannon. The village has impressive public and private harbours and a slipway which make Terryglass a popular destination with the boating fraternity, tourists and locals. Recent improvements to the harbour, the provision of changing facilities, and picnic & barbeque areas and village enhancement works have significantly added to the attractiveness of the village. The village also accommodates a number of holiday rental properties. The village is host to the very successful Terryglass Arts Festival annually and has been a winner of the national Tidy Towns competition.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

Community Facilities: The village has a school, church and graveyard, shop, two public houses with restaurants, and community hall. Public and private marina facilities are available and there is a playground adjacent to the lakeshore

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.

Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO 1: To promote the village as a key tourism destination on Lough Derg, in accordance with the Lough Derg Visitor Development Plan 2020-2024, **Tourism Masterplan for the Shannon and the Irelands’ Ancient East and Ireland’s Hidden Heartlands** brands.

SO2: To improve links between Terryglass and other key tourism destination along Lough Derg.

SO3: To support the provisions of **Ireland’s Ancient East** as they relate to Lough Derg.

SO4: To support the consolidation of the village core and encourage the redevelopment of underutilised sites within the village centre for appropriate use.

SO5: To protect the existing amenity facilities within the village, both land and water based, and support their development in a sustainable manner

SO6: To support the continued use and development of the Lough Derg Canoe trail.

SO7: To identify suitable locations for the provision of cycle racks within the village.

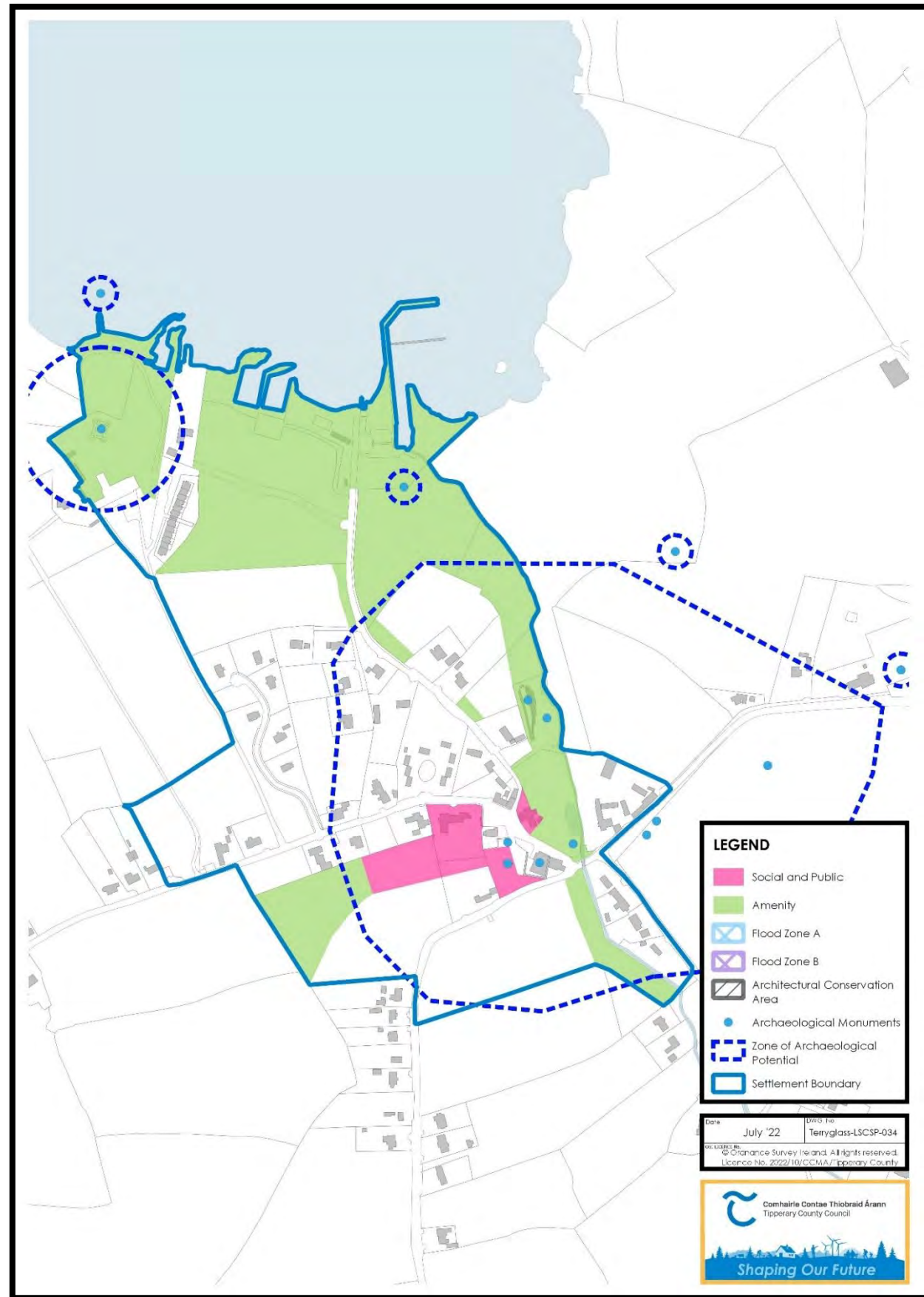
SO8: To seek to provide a public amenity area along the banks of the stream which enters Lough Derg with access point provided along Shannon Lane.

SO9: To encourage the provision of commercial and employment development within the village which will maintain and enhance the tourism base in the village.

SO10: To seek to ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO11: To maintain the integrity of the Natura 2000 sites and to carry out Appropriate Assessments where necessary and appropriate.

SO12: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Terryglass Land Zoning Map

35. The Commons

Settlement Context

The Commons (An Coimín) is located on the foothills of the Slieveardagh Hills. The settlement developed as a result of the housing needs associated with the local coal mines.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

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.

Objectives:

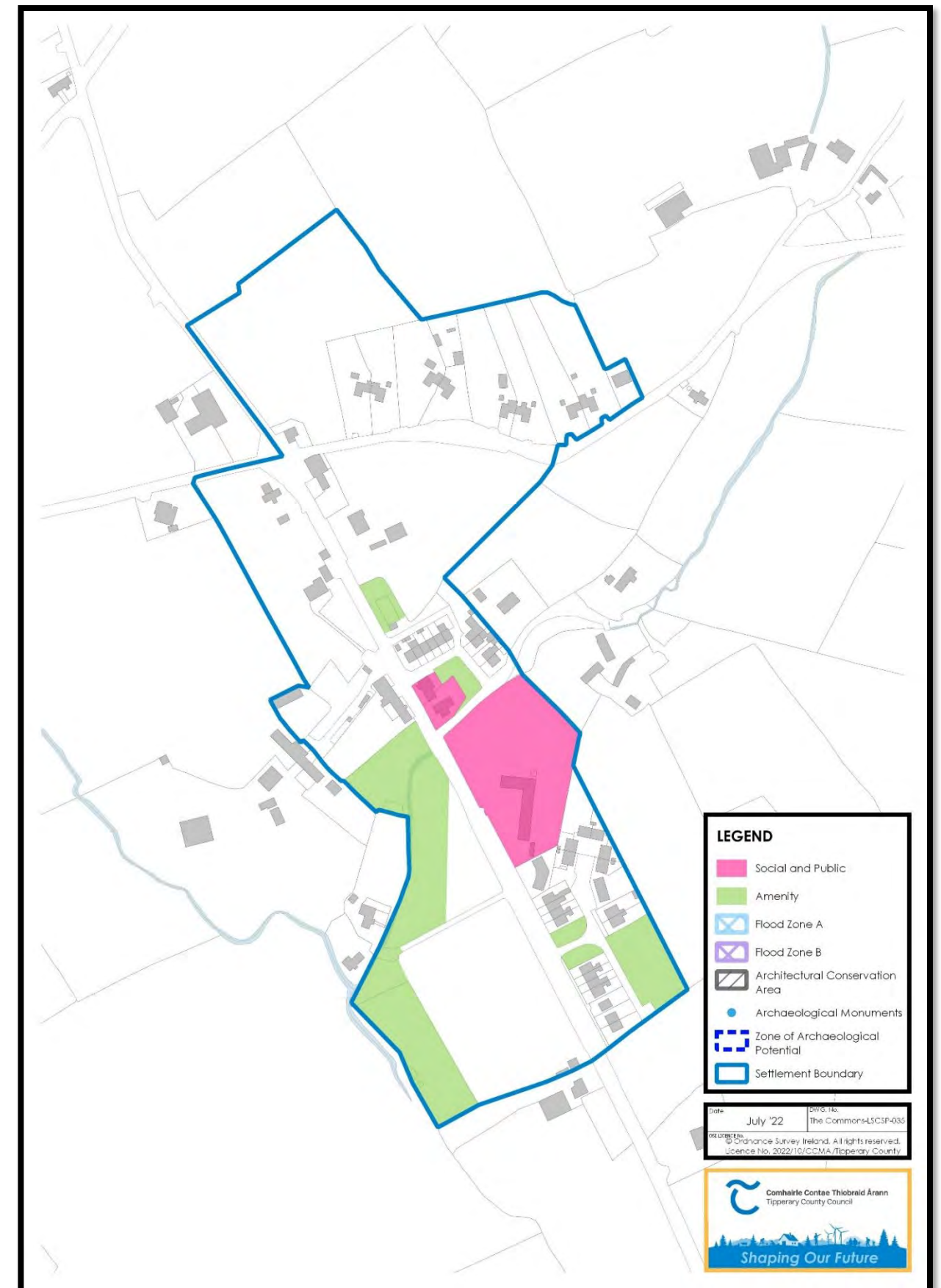
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.

SO1: To support the preparation of an Enhancement Scheme for The Commons.

SO2: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO3: 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.

SO4: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



The Commons Land Zoning Map

36. Upperchurch

Settlement Context

Upperchurch (An Teampall Uachtarach) is a scenic, upland village located in the heart of the Slievefelim Hills. It is located approximately 14km north west of Thurles and 5km southwest of Borrisoleigh. The village is approximately 400m north of Pendys Cross (junction of local road L4137 with the Regional Road, R503 which runs west to Limerick). The village developed around the cross roads with the Church being the focal point and from which Upperchurch derives its name.

Infrastructure

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

Community Facilities: **The village has a School, crèche, church and graveyard, shop/post office, 3 public houses, B&B, community hall and climbing wall.** The village also has a Genealogy Centre/Tourist Office in the village centre. Upperchurch is a hub for upland walking routes which are signed from the village centre.

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.

Objectives:

GO1: 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, and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: Where development is proposed on land in the village centre, the Council will seek the following:

- i. The scale, design and layout of any development shall enhance the individual rural character of the village and not seriously detract from existing views
- ii. The integration of the development into the existing village centre through the erection of an appropriate section of streetscape

SO2: To support the provision of a public amenity area in the village centre as part of new residential development within the site south-east of the local road, L-4137.

SO3: Encourage the provision of commercial and employment development within the village and in particular the provision of opportunities for small scale start-up enterprises

SO4: To facilitate the redevelopment of underused village centre sites and in particular to encourage the reuse of derelict/unused commercial sites opposite the church and opposite the school.

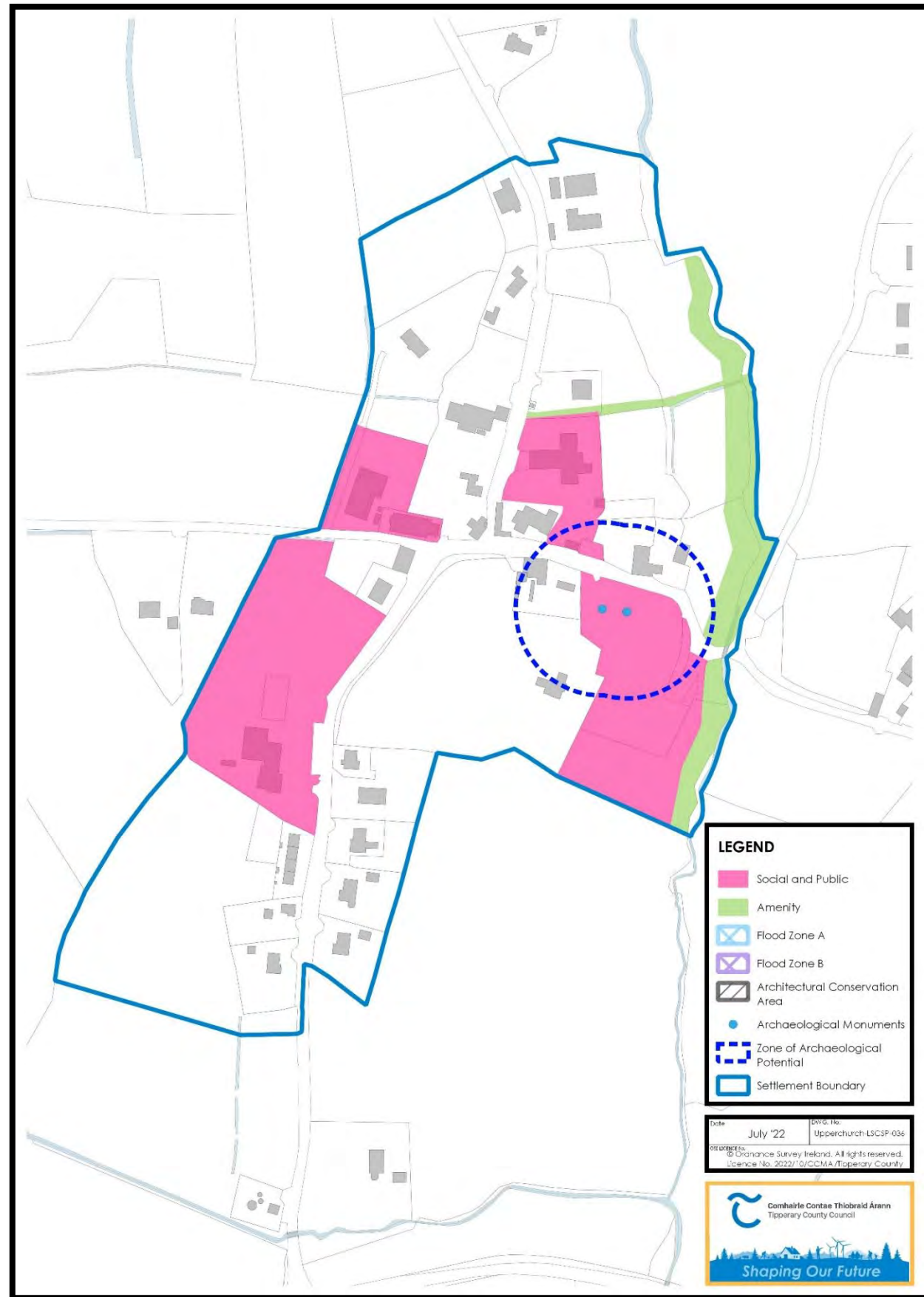
SO5: To promote the village as a trail head for the area and support the development of this as a tourism base within the village.

SO6: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO7: Support the preparation of an Enhancement Scheme for Upperchurch, which includes a focus on enhancement of entry points to the village

SO8: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO9: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Upperchurch Land Zoning Map

‘Settlement Nodes’ Settlement Plans

1. Aglish

Settlement Context

Aglish (An Eaglais) is a small village located ca. 5km northwest of Ballingarry, Roscrea. The village is linear in nature, and development generally comprises of single storey detached housing on individual sites.

Infrastructure

Waste Water: Waste water treatment system, operated by the Municipal District.

Water Supply: Public water supply available.

Key Community Facilities: Community facilities in the village include a church, school and a community centre which is located west of the village boundary. The community has also recently developed a village park with a playground.

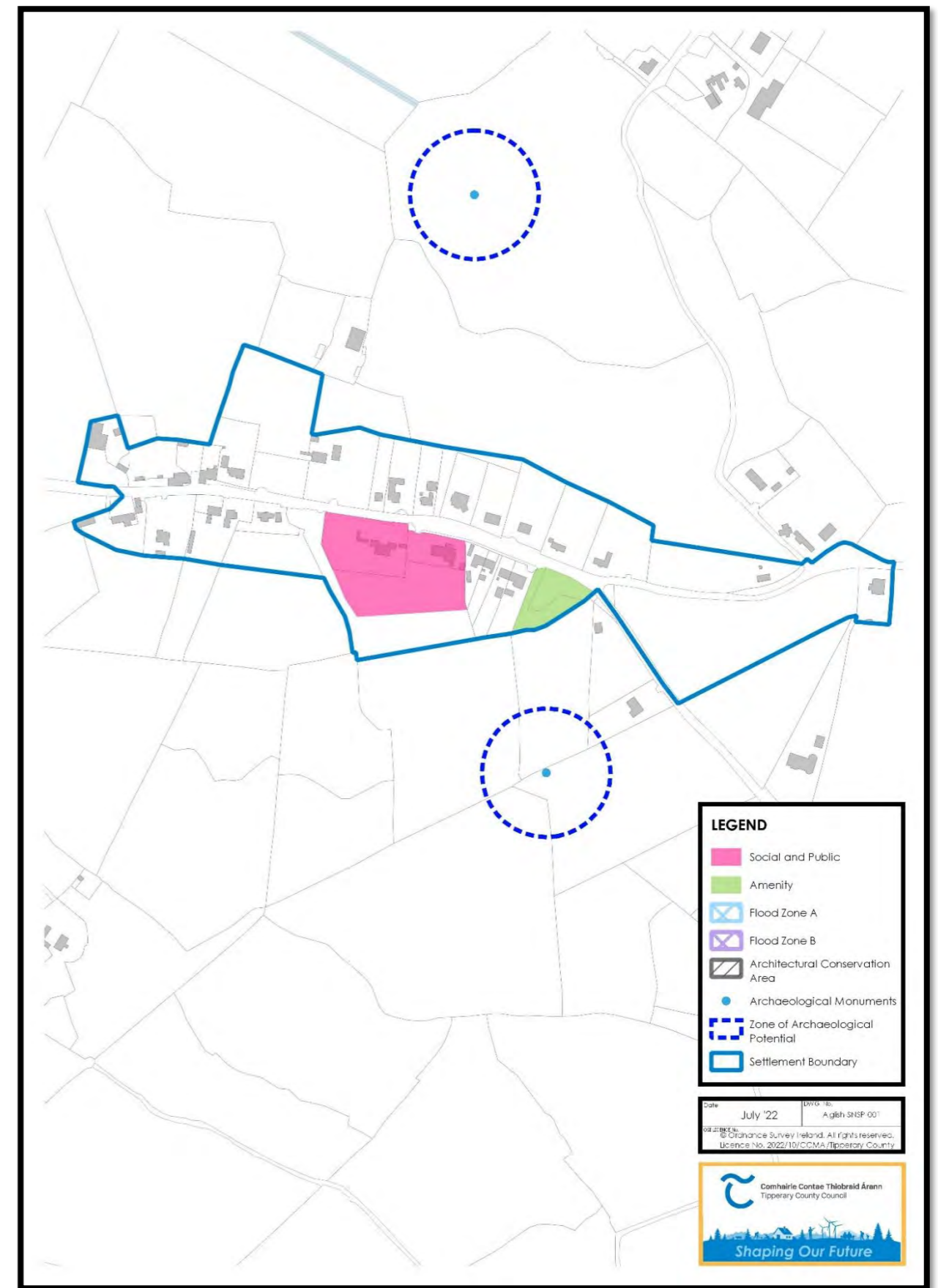
Flood Risk

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

Objectives

GO1: 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 implementation of the village enhancement scheme prepared by the Aglish Residents Development Committee.



Aglish Land Zoning Map

2. 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

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.

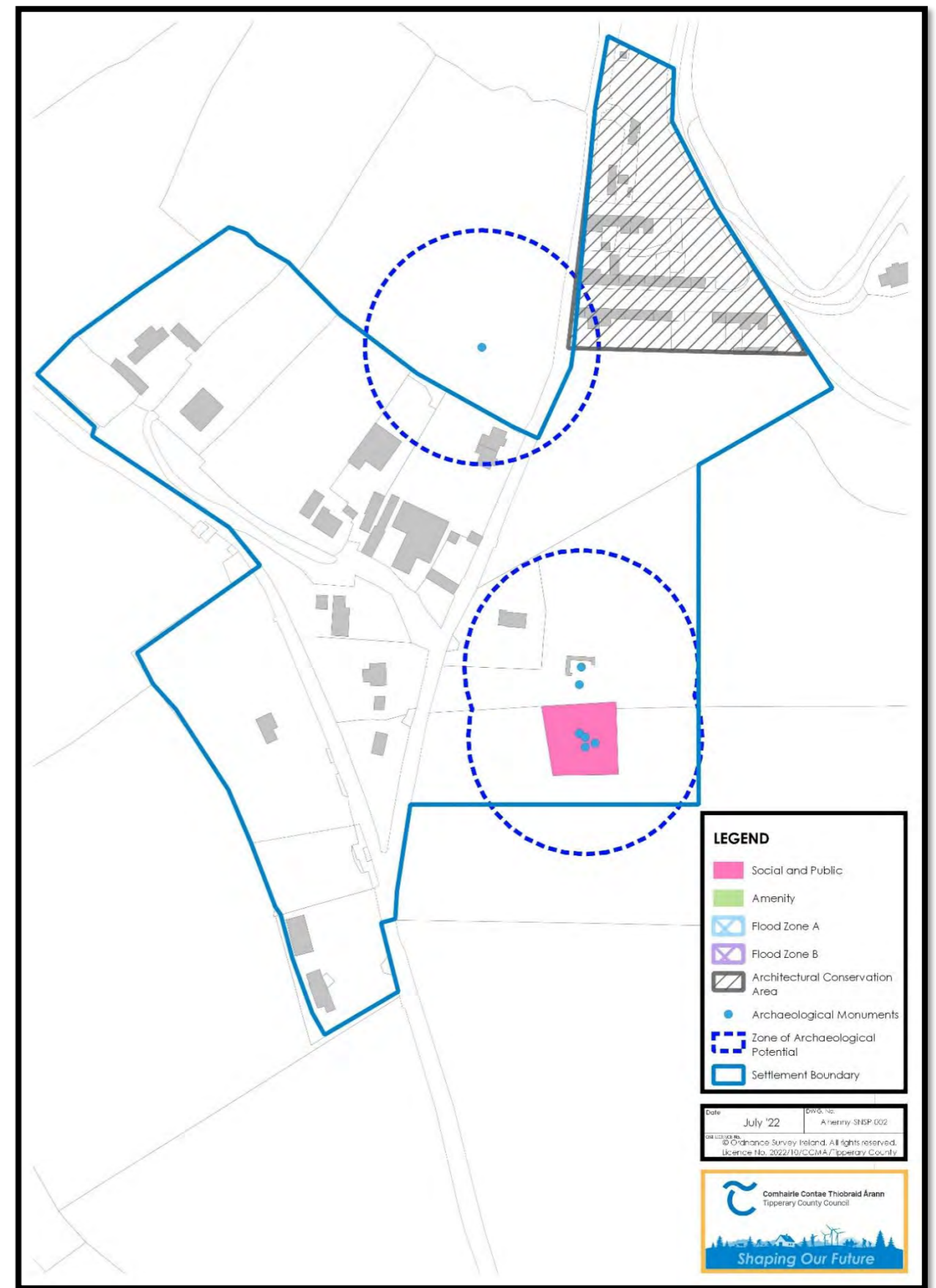
Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.



Ahenny Land Zoning Map

3. Ballagh

Settlement Context

Ballagh (An Bealach) is located on a regional road approximately 10km 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

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

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

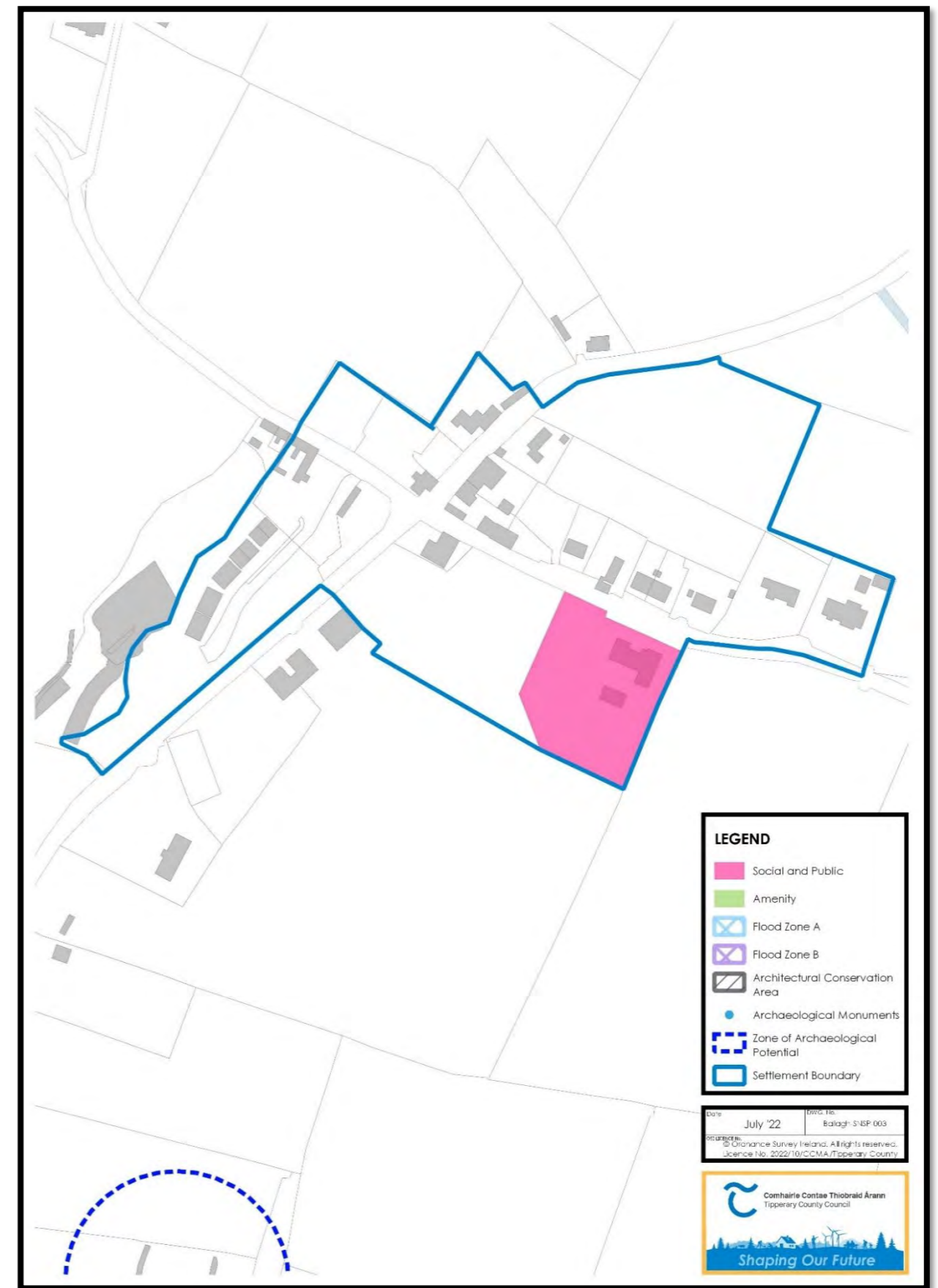
Community Facilities: There is a public house in the settlement.

Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.



Ballagh Land Zoning Map

4. Ballinacloough

Settlement Context

Ballinacloough (Baile na Cloiche) village is located on a local road network circa 5km south of Nenagh town. It is located on the meanders of the Nenagh River and is characterised by a cluster of old, architecturally and archeologically significant buildings and structures.

Infrastructure

Waste Water: Waste water treatment system, operated by the Municipal District.

Water Supply: Public water supply available.

Community Facilities: There is a graveyard in the centre of the settlement. A public house and restaurant, church and school are located from 1km to 3km from the village boundaries.

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.

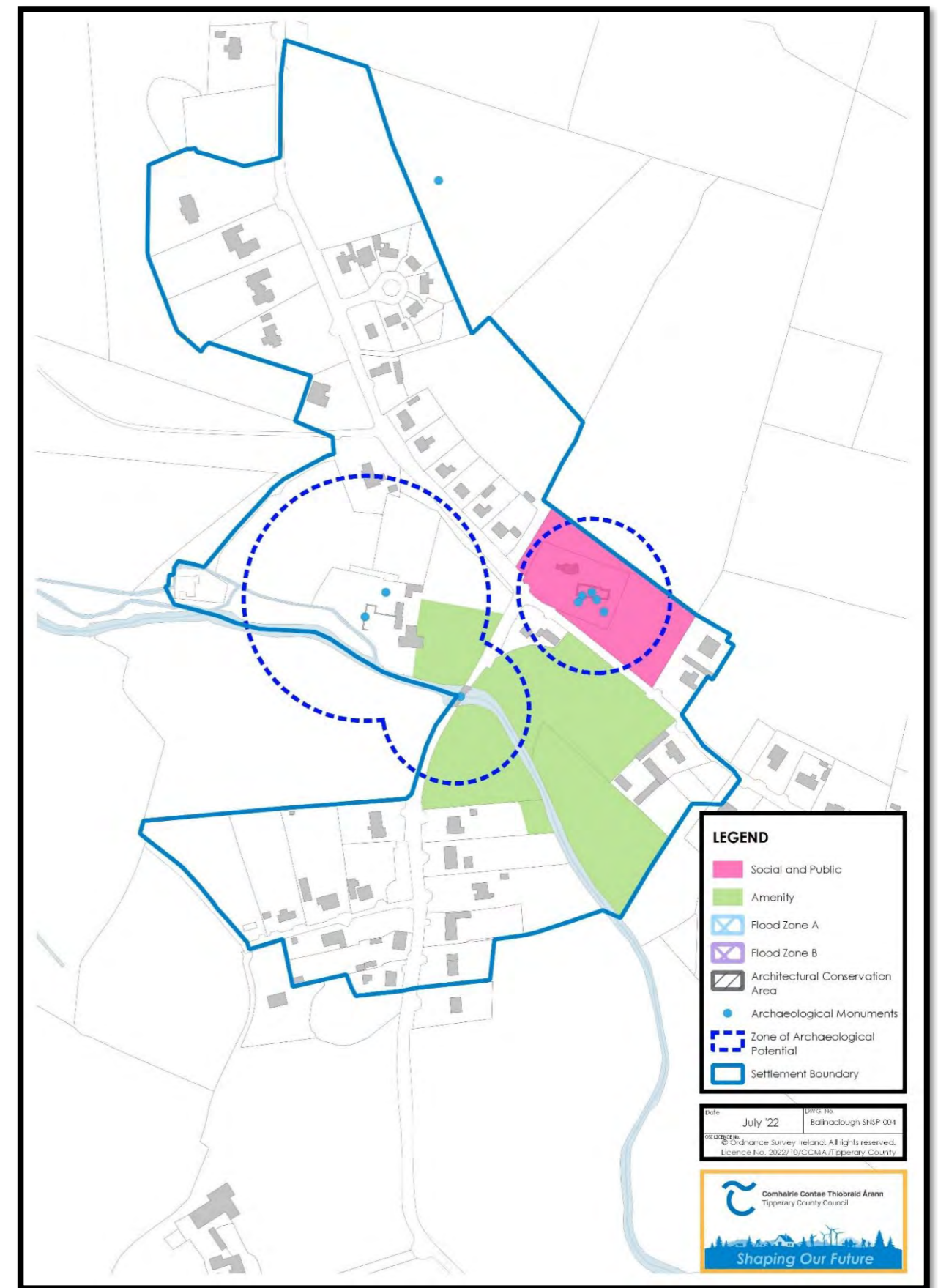
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To support the provision of appropriate signage at village entry points subject to resources being available.

SO2: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO3: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Ballinacloough Land Zoning Map

5. Ballinahinch

Settlement Context

Ballinahinch (Baile na hInse) is located ca. 7km north of Newport on the foothills of the Silvermine Mountains. The village is linear in nature with no defined streetscape. The village core is occupied by St **Joseph's** Catholic Church and graveyard, the community centre and local public house.

Infrastructure

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

Water Supply: Public water supply available

Key Community Facilities: Community facilities in the village include a public house, church, school and handball alley. The community hall was rebuilt in 2011 and a new graveyard has been set out adjacent to the community hall.

Flooding

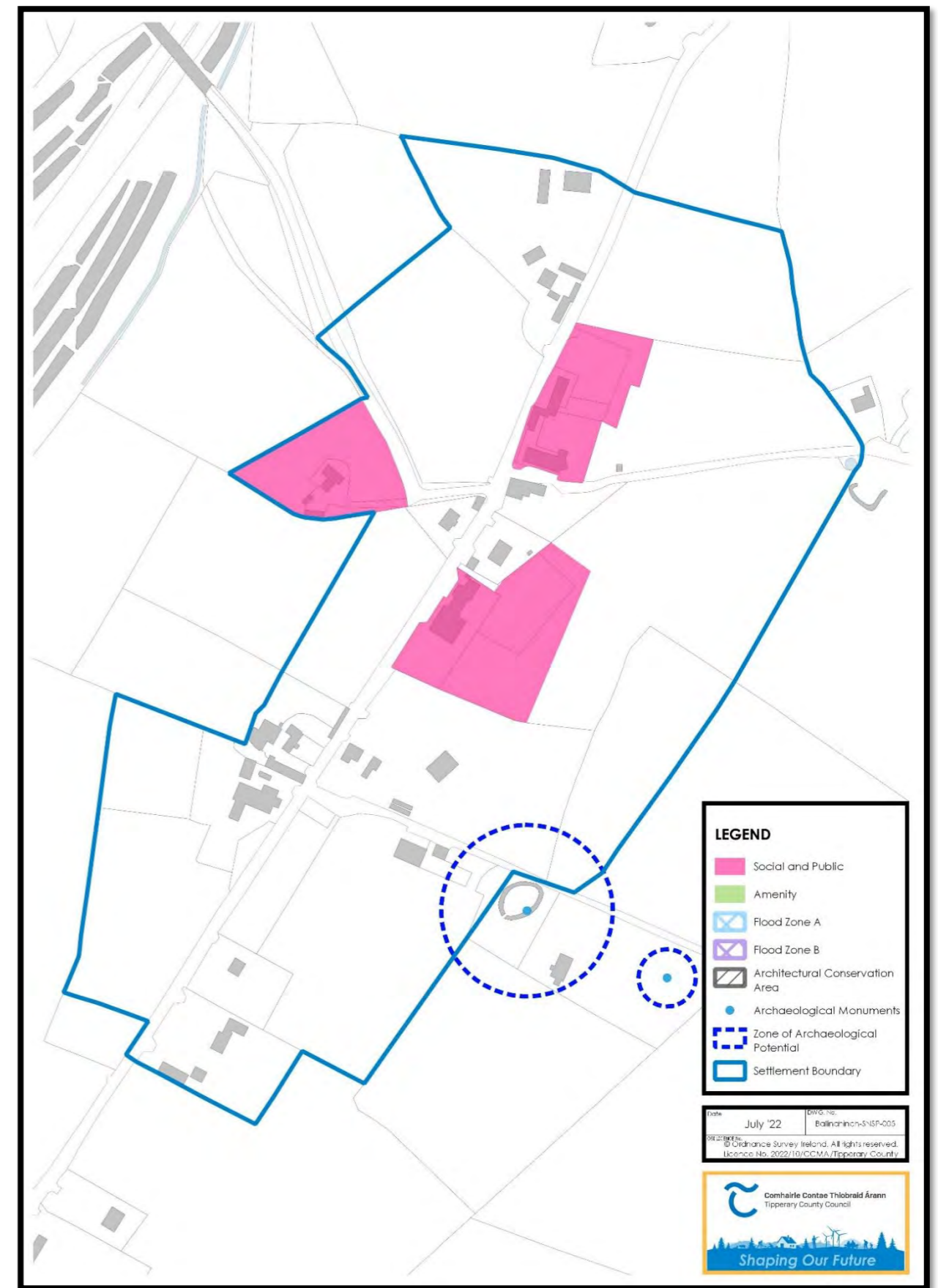
The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



Ballinahinch Land Zoning Map

6. Ballinderry

Settlement Context

Ballinderry (Baile an Doire) is a small village located ca. 7km north west of Borrisokane.

Infrastructure

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

Water Supply: Group water supply available.

Key Community Facilities: There is a craft shop in the village and a number of local commercial businesses

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.

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

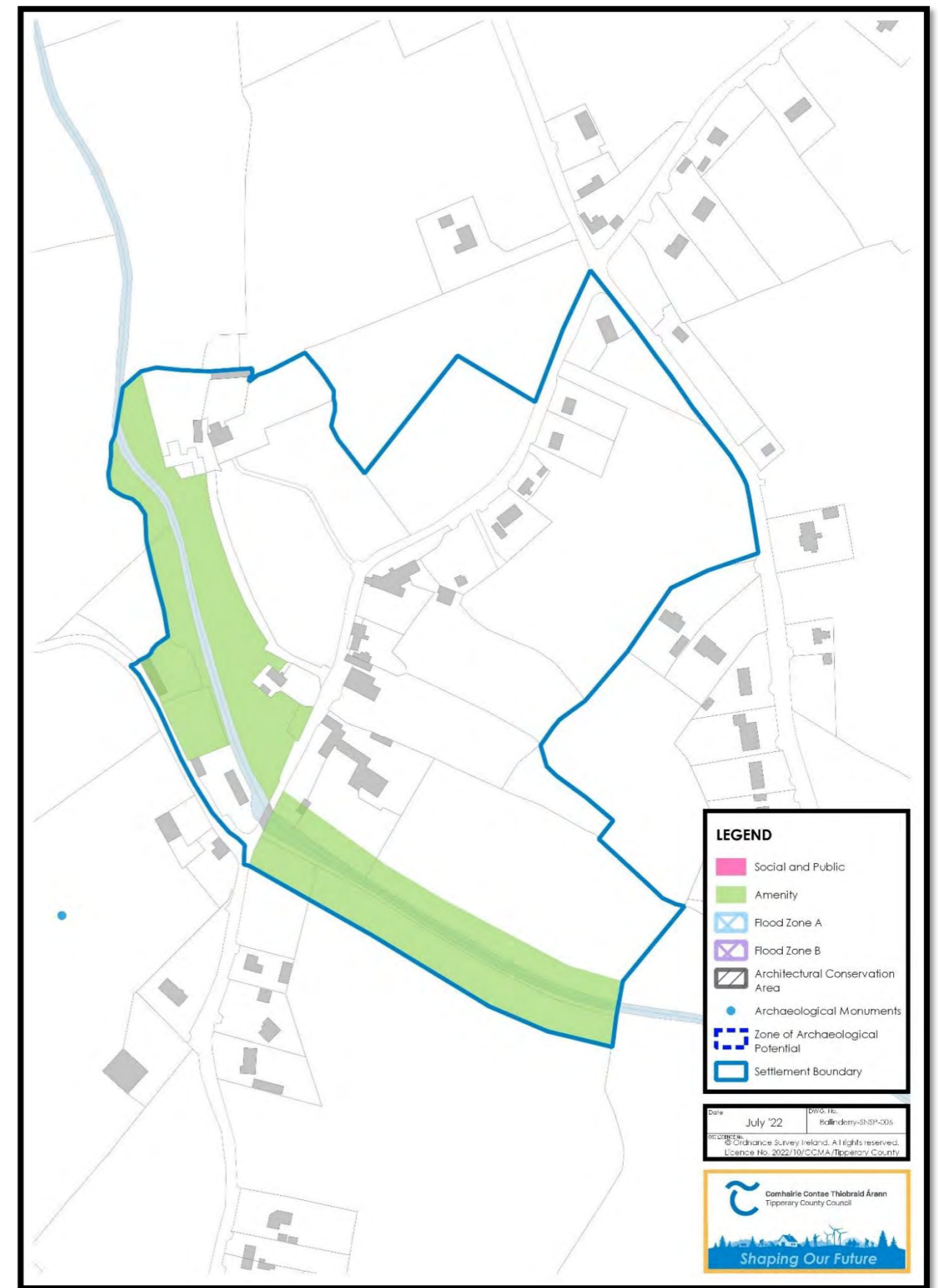
SO2: To encourage the provision of commercial and employment development to maintain and enhance the tourism base in the village.

SO3: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO4: To promote and facilitate the redevelopment of underused village centre sites for appropriate use.

SO5: To identify suitable locations for cycle racks within the village.

SO6: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Ballinderry Land Zoning Map

7. Ballingarry

Settlement Context

Ballingarry (**Baile an Gharraí**) is a village located on the N52, 7km north east of Borrisokane and 12km from Birr. The village is linear in nature and has developed around the crossroads at the village centre and as such has a tighter building form at this location which opens up north and south of the village.

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 bar/restaurant, a former playground equipment factory and a potato farm. The village also has a community hall, GAA grounds, a Church of Ireland church.

Flooding

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

Objectives:

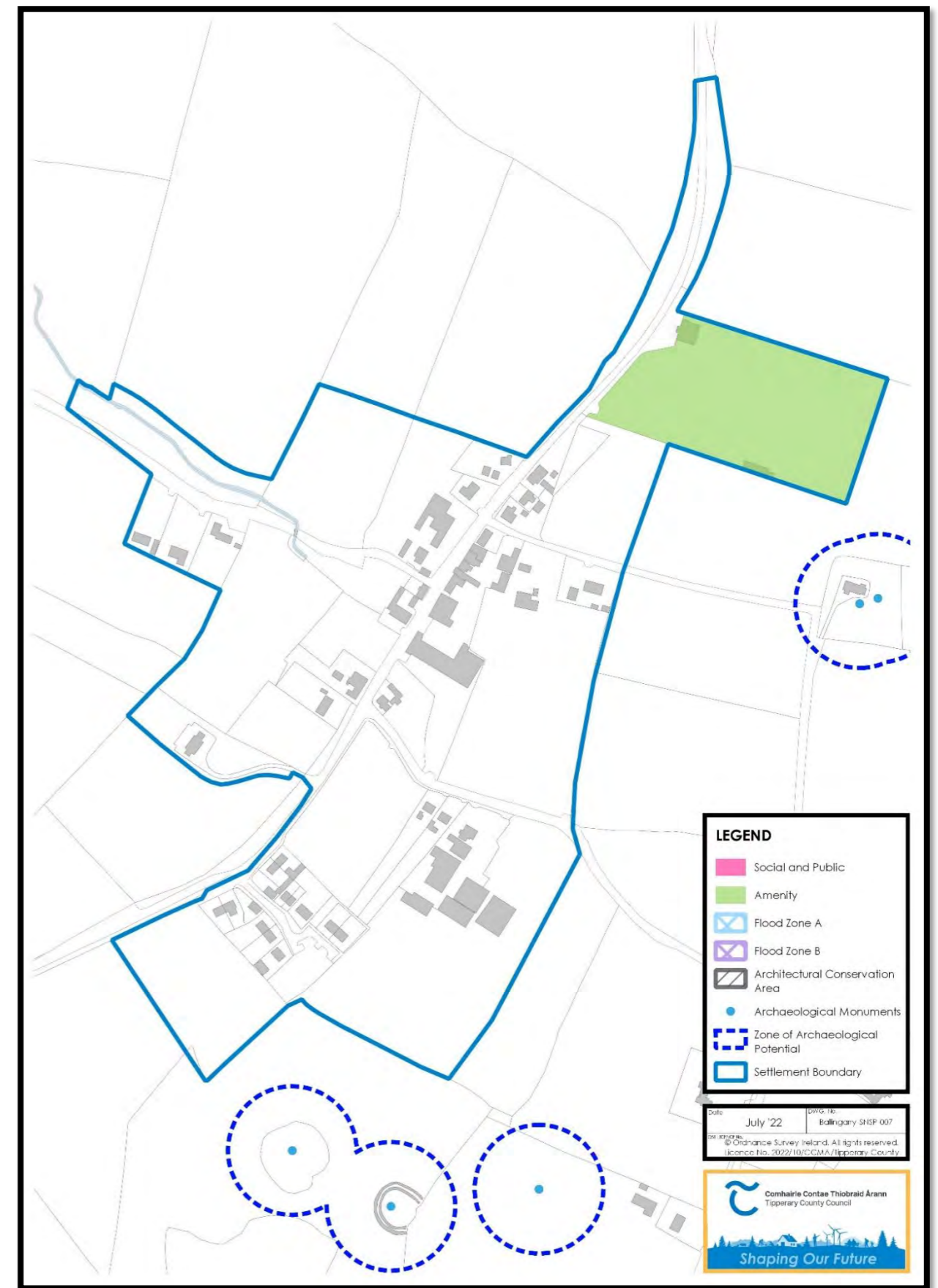
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To facilitate and support the redevelopment of underused village centre sites.

SO3: To identify suitable locations for the provision of cycle racks within the village.

SO4: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



Ballingarry Land Zoning Map

8. Ballinree

Settlement Context

Ballinree and Ballymackey (**Baile an Rí**) although circa 1km apart, provide complementary functions to one another. They are located 6.5km and 7.5km respectively, in an easterly direction from Nenagh.

Infrastructure

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

Water Supply: Public water supply available.

Community Facilities: There is a school, church, graveyard and soccer pitch in the village.

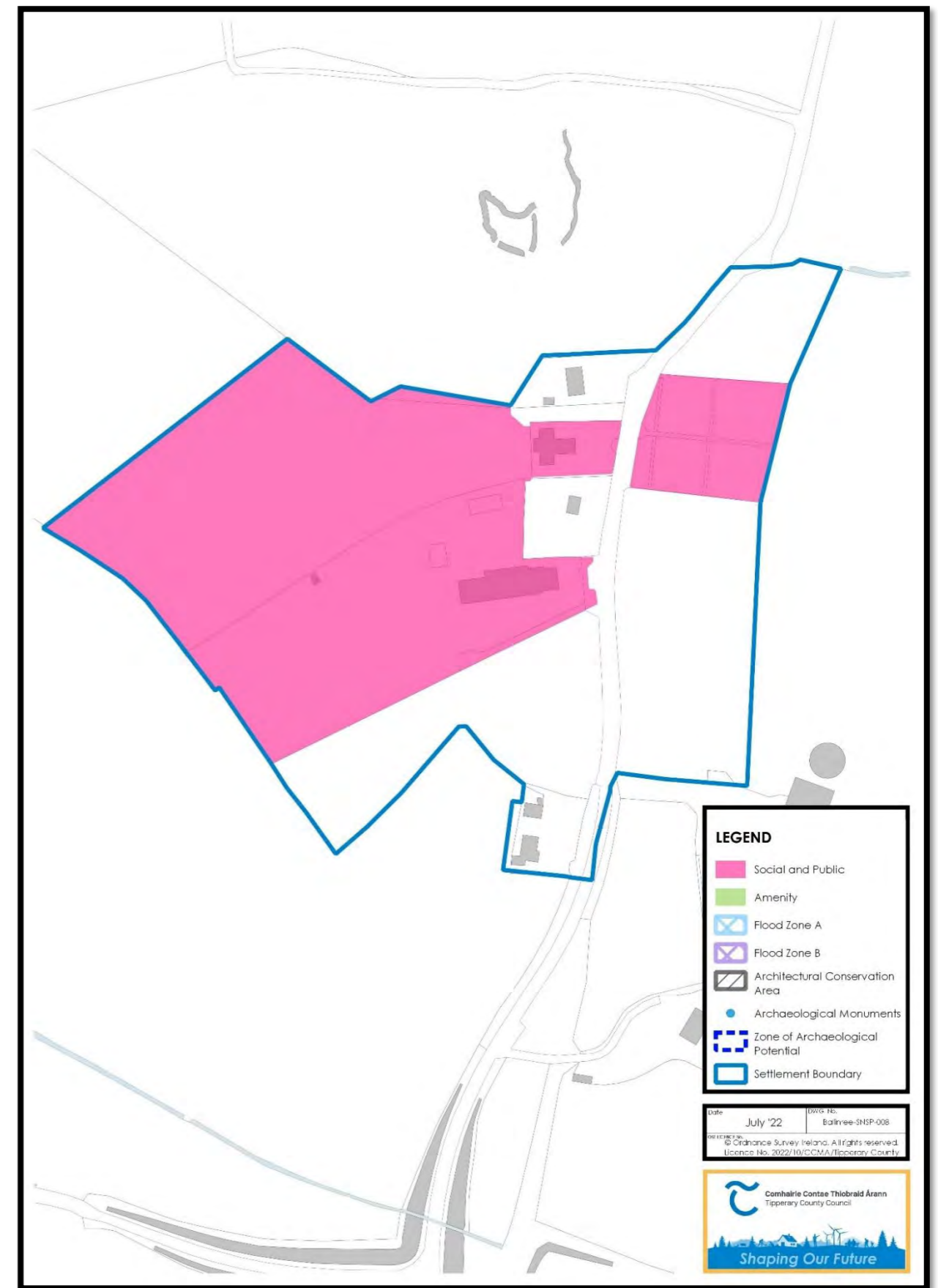
Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To support the provision of appropriate signage at village entry points subject to resources being available.



Ballinree Land Zoning Map

9. 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

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.

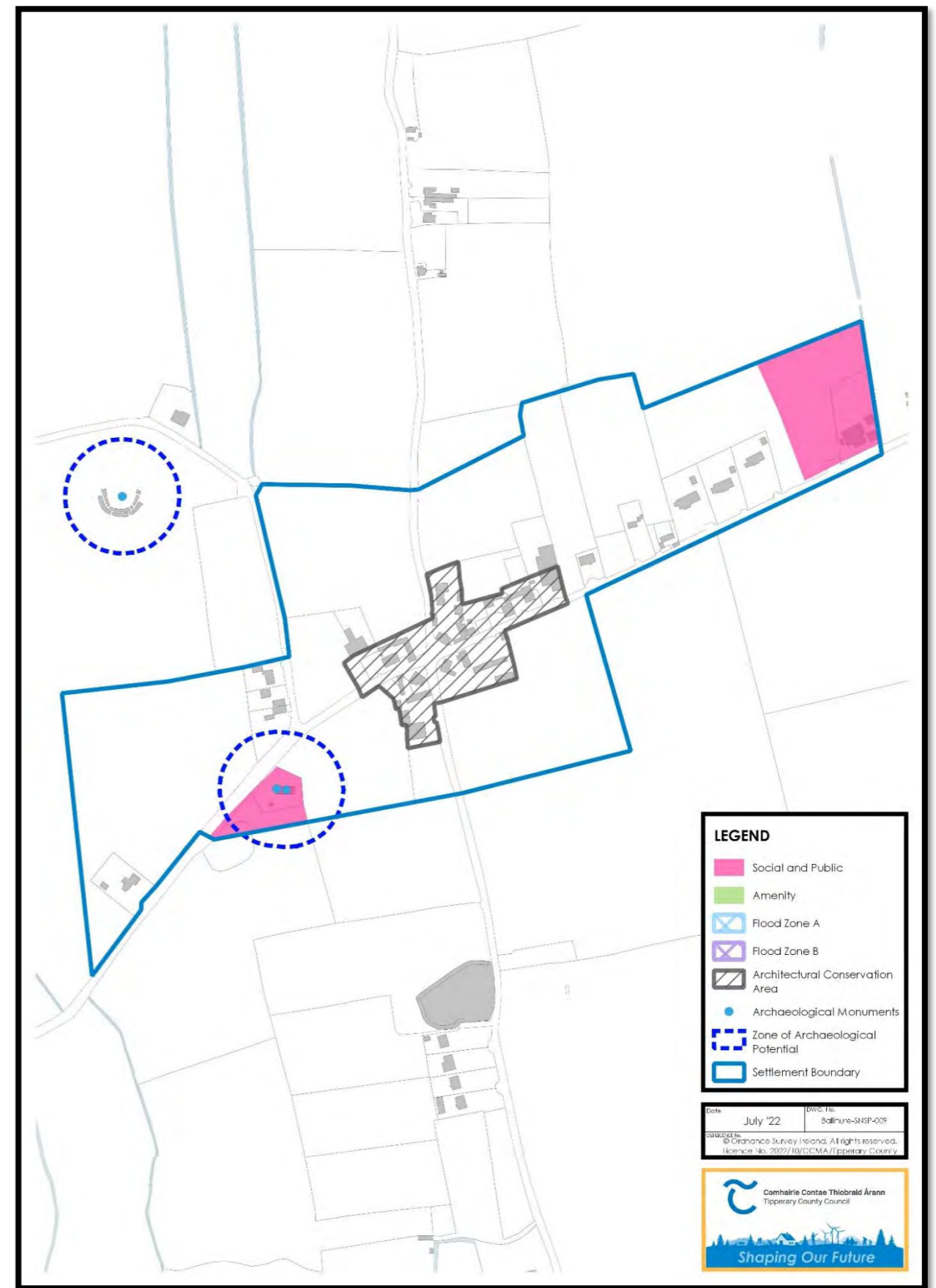
Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.

SO3: 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



Ballinure Land Zoning Map

10. Ballycahill

Settlement Context

Ballycahill (Bealach Achaille) is located approximately 5km west of Thurles. The settlement is arranged around two crossroads junctions. The Ballycahill Tidy Village Development Group recently carried out enhancement works within the village.

Infrastructure

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, school, GAA facilities, church and graveyard 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.**

Objectives:

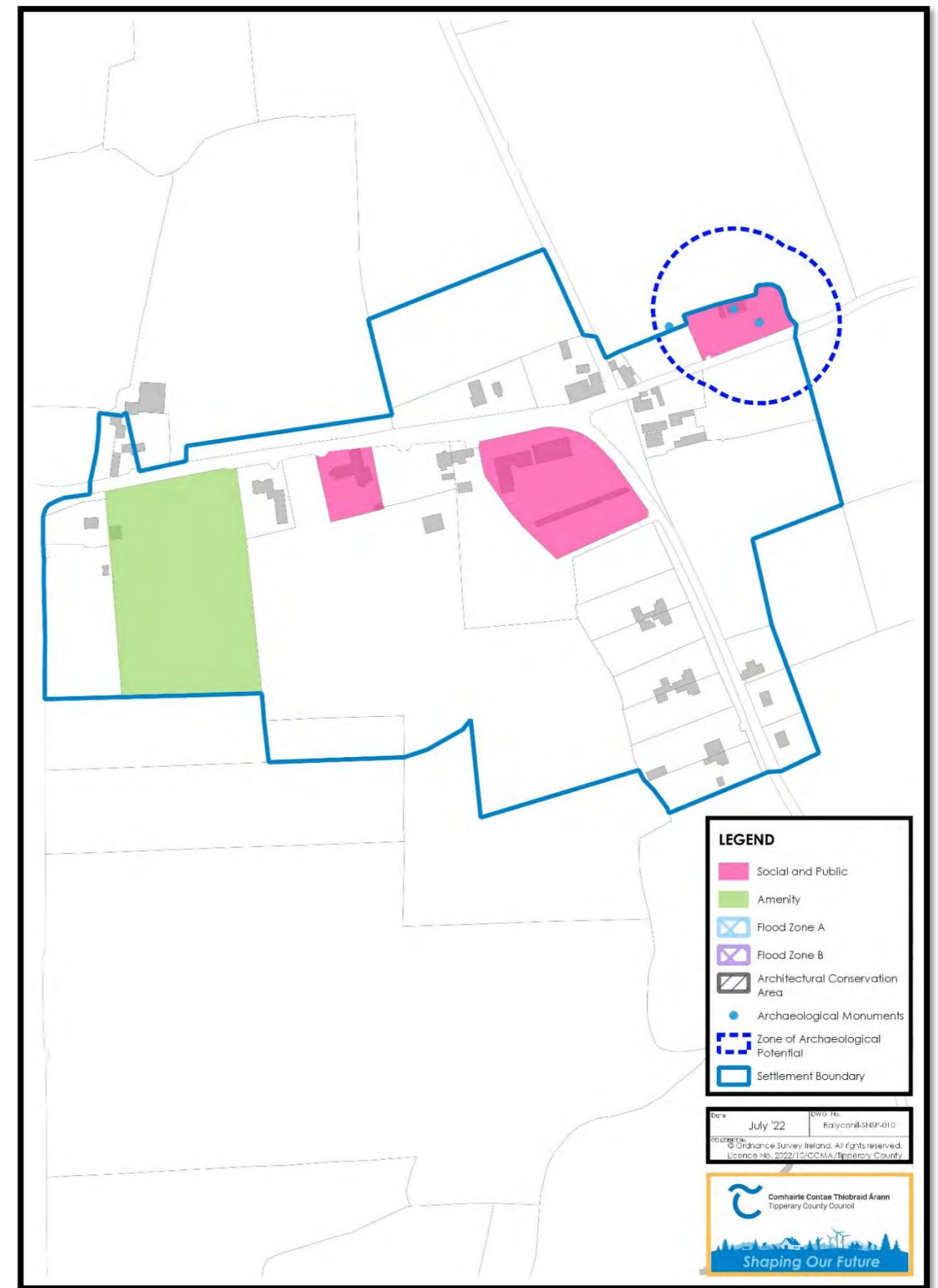
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO2: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO3: To promote and facilitate the redevelopment of underused village centre sites, in particular the reuse of the thatched building at the junction (formerly Longs shop) for appropriate use.

SO4: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Ballycahill Land Zoning Map

11. Ballylooby

Settlement Context

Ballylooby is located in the Galty Vee valley between the Galty and Knockmealdown Mountains.

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.**

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

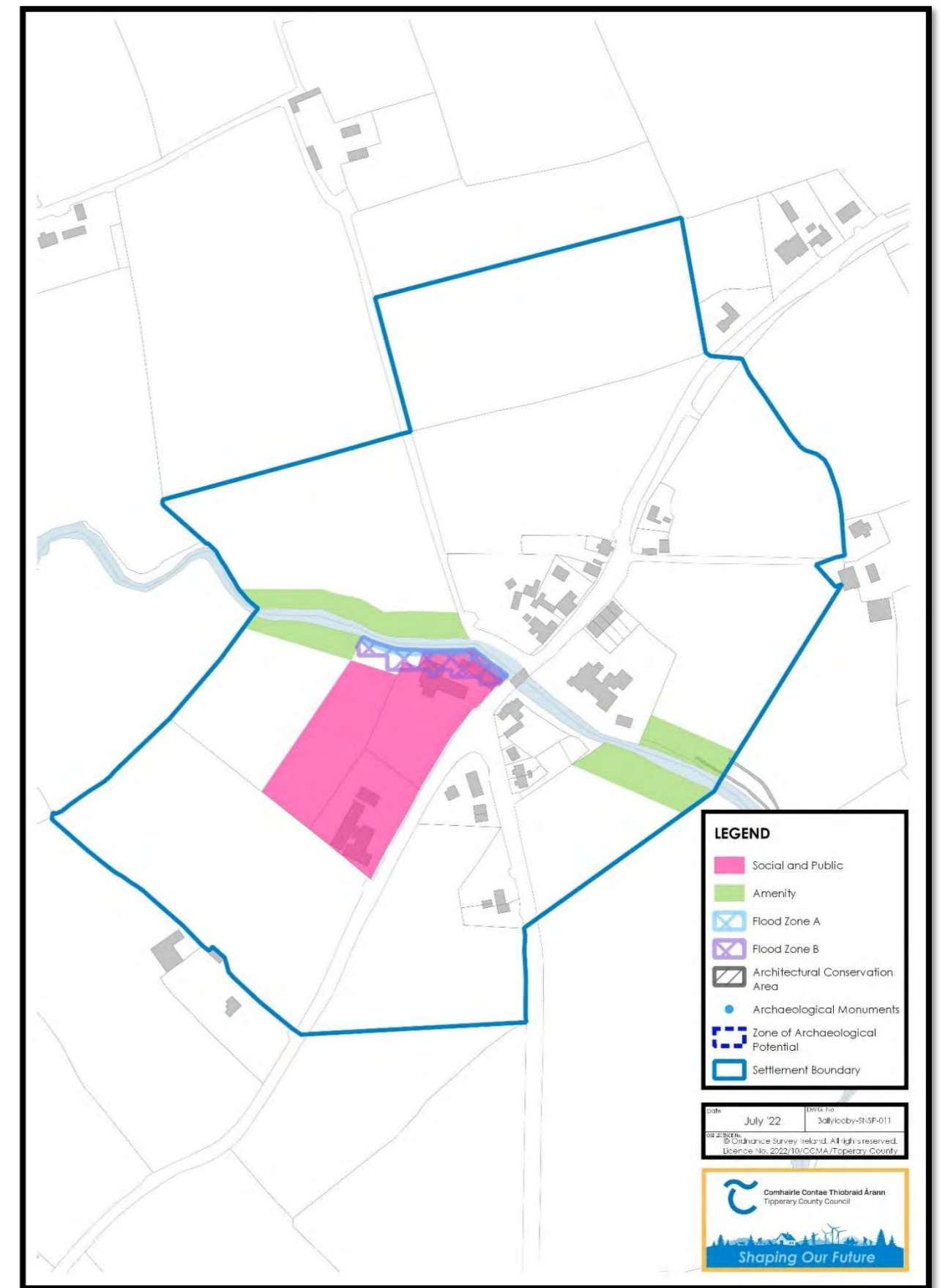
SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To support the preparation of an Enhancement Scheme for Ballylooby.

SO3: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO4: 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.

SO5: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Ballylooby Land Zoning Map

12. Ballyneill

Settlement Context

Ballyneill (**Baile Uí Néill**) is located at the foot of Slievenamon to the south east of the County, circa 6km north west of Carrick on Suir.

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 church and graveyard, parish hall, public house and primary school.

Flooding

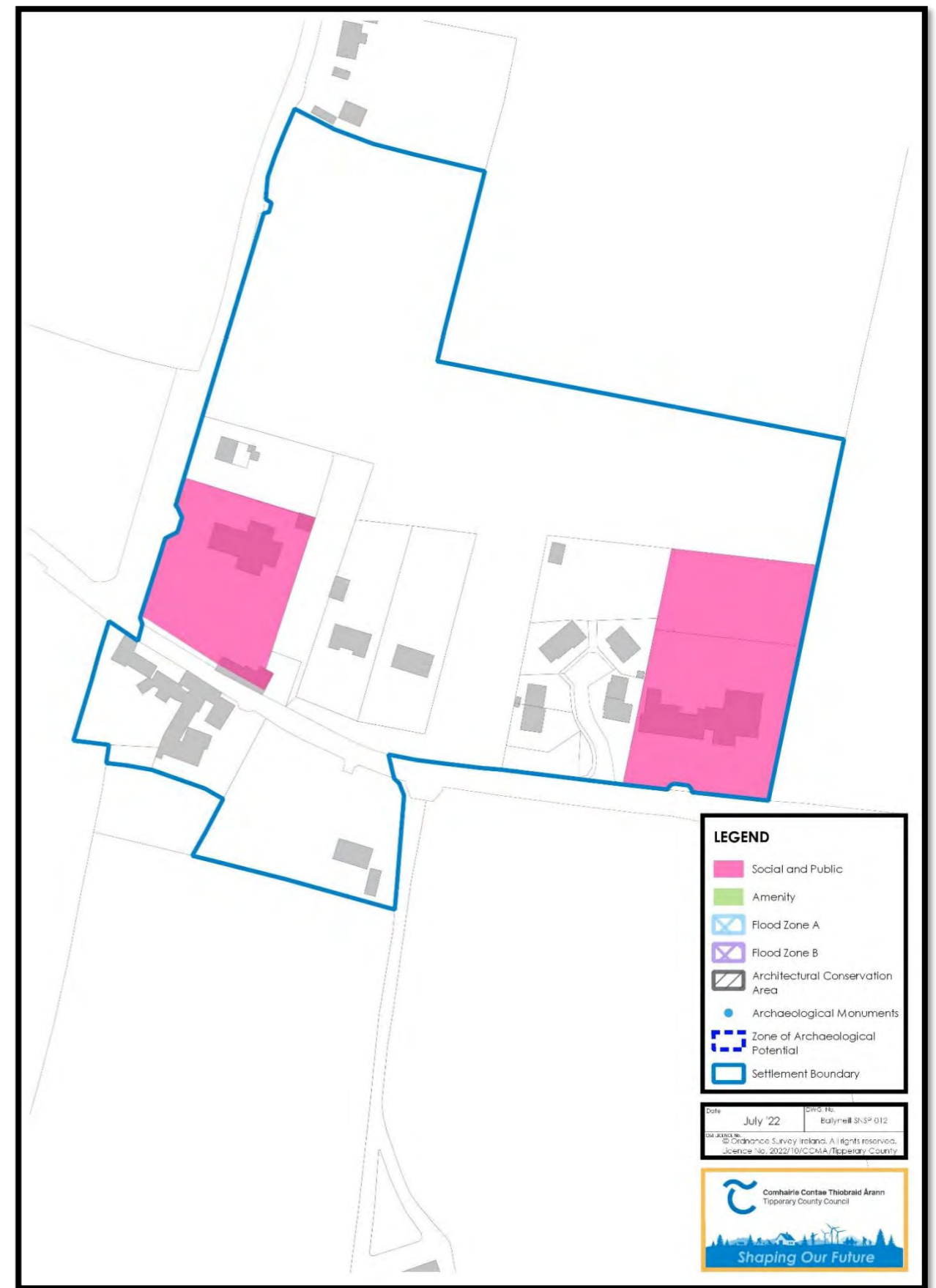
The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



Ballyneill Land Zoning Map

13. Ballysloe

Settlement Context

Ballysloe (Baile Na Slua) is a dispersed, linear settlement located along the Regional Road, R689, approximately 9km south of Urlingford and 9km east of Littleton.

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 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.**

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

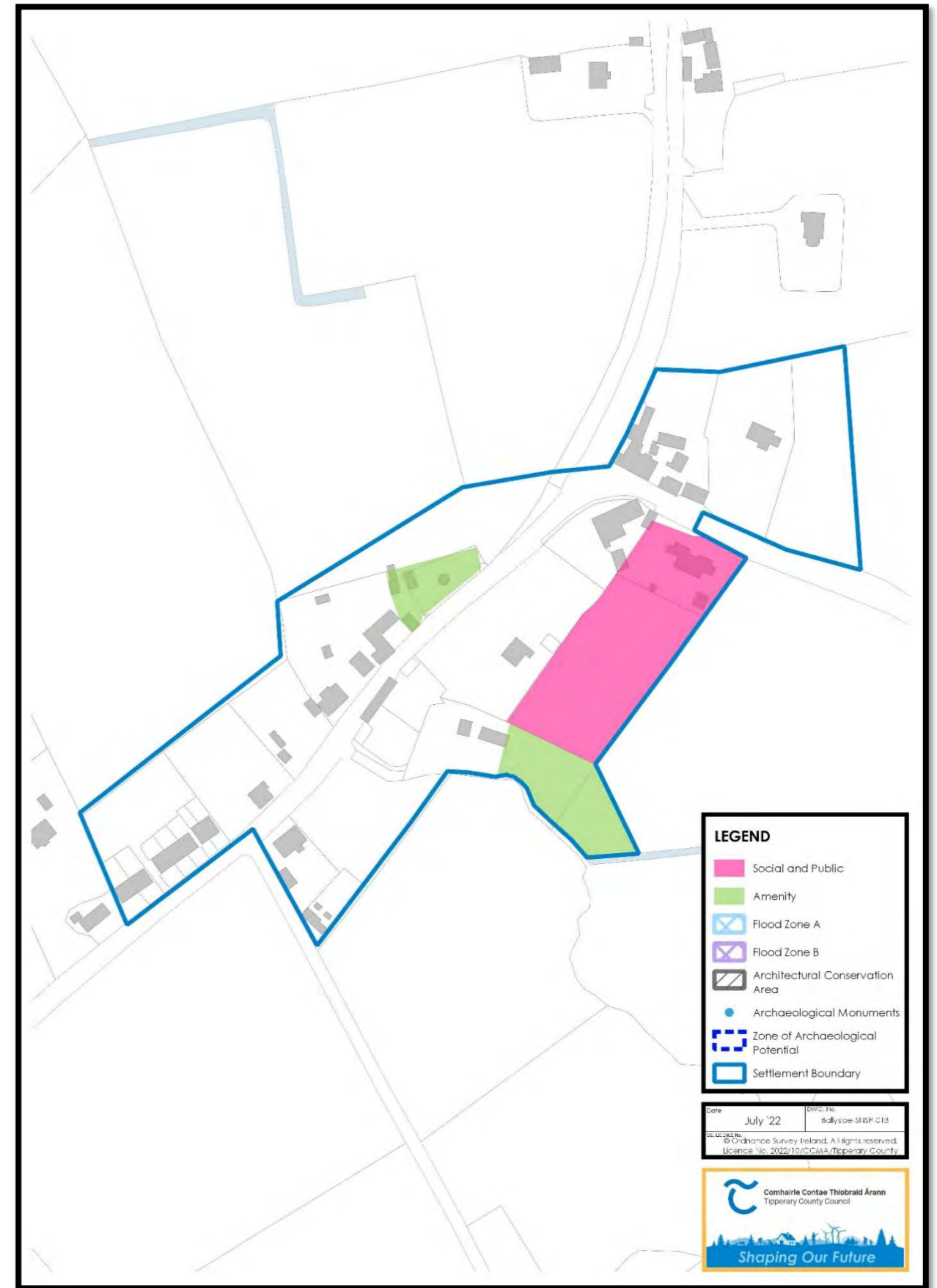
SO1: To support the provision of a public amenity area in the village as part of new residential development within the site south of the local road, L-2113.

SO2: 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.

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO4: To support the preparation of an Enhancement Scheme or the village

SO5: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Ballysloe Land Zoning Map

14. Birdhill

Settlement Context

Birdhill (**Cnocán an Éin Fhinn**) is located at a midway point between Limerick and Nenagh, on the R445 (formally the N7). The village has won the National Tidiest Village Award on five occasions

Infrastructure

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

Water Supply: Public water supply available

Community Facilities: There is a train station, public house with restaurant, a pub and a Barrista training school in the village. A park has been developed by the local community in village. There are a number of walking and heritage trails within and around the village with the Pollagh Trail located in the Shannon callows. The school and church are located outside the village at some distance. The Shannonside Business park is located just outside the village on the Ballina road.

Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

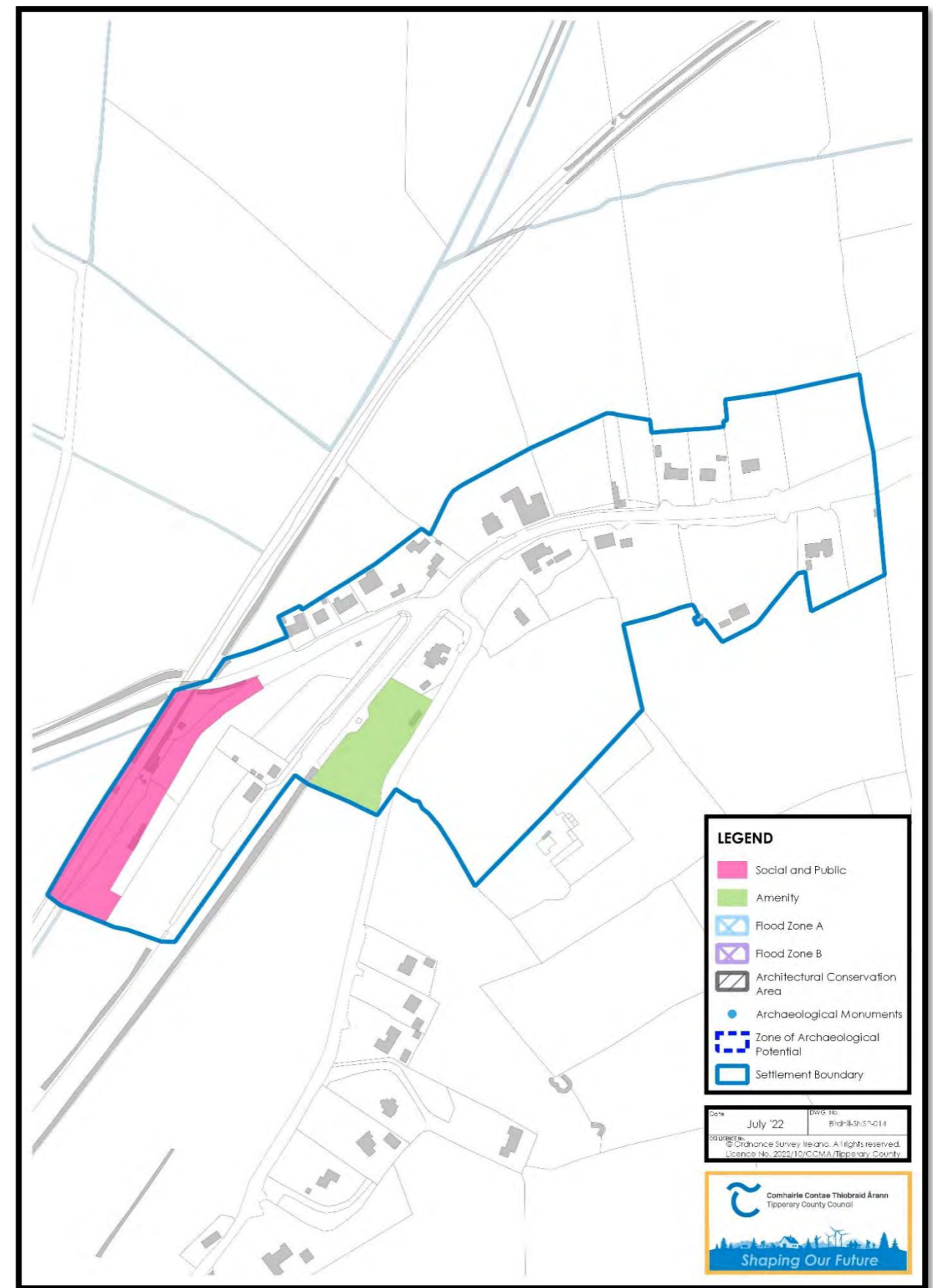
SO1: To facilitate and support the development of the tourism infrastructure and facilities.

SO2: **To promote the development of the village for tourism, as part of Ireland's Ancient East, Ireland's Hidden Heartlands and the Lough Derg Lakelands area.**

SO3: To identify suitable locations for the provision of cycle racks within the village.

SO4: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO5: To support the preparation and carrying out of Community Enhancement Projects.



BIRDHILL Land Zoning Map

15. Boher

Settlement Context

Boher (**An Bóthar**) is a small settlement located approximately 4km to the east of Ballina in the foothills of the Arra Mountains. The settlement has a primary school, church and community centre.

Infrastructure

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

Water Supply: Public water supply available.

Community Facilities: There is a school and community hall in the settlement.

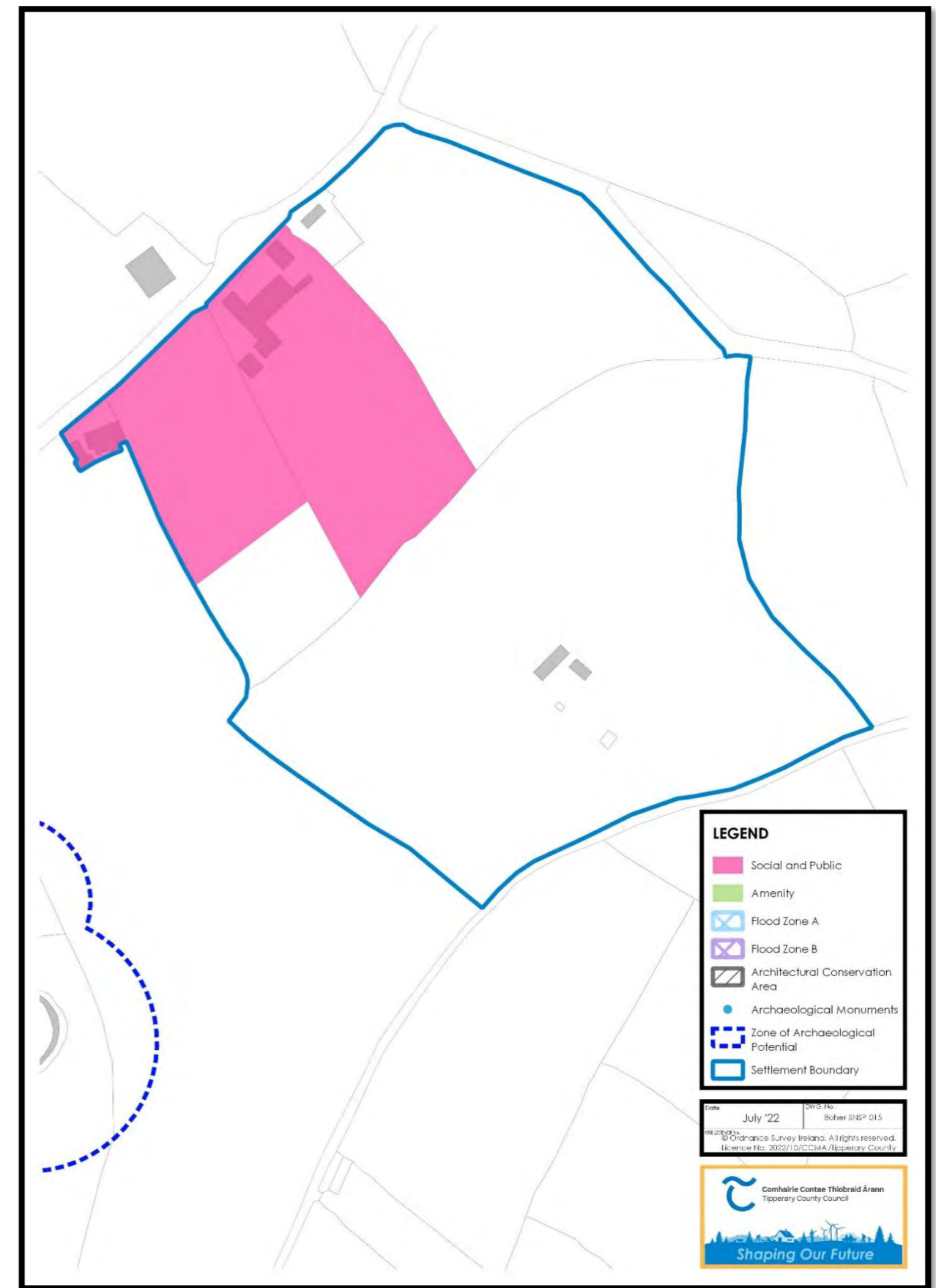
Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.



Boher Land Zoning Map

16. Carrig

Settlement Context

Carrig (An Charraig) village is located on the National Secondary road, the N52, just 6km south west of Birr town. The village has developed in a linear fashion along the N52 and along an unnamed tributary of the Little Brosna River. A comprehensive traffic calming scheme has recently been completed in the village and has provided a pedestrian crossing at the school, footpaths and public lighting throughout the village.

Infrastructure

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

Water Supply: Public water supply available.

Community Facilities: There is a shop, petrol station, pub, church, graveyard and community hall in the village. The local GAA club is shared with Riverstown and is located to the south of the village outside the settlement boundary.

Flooding

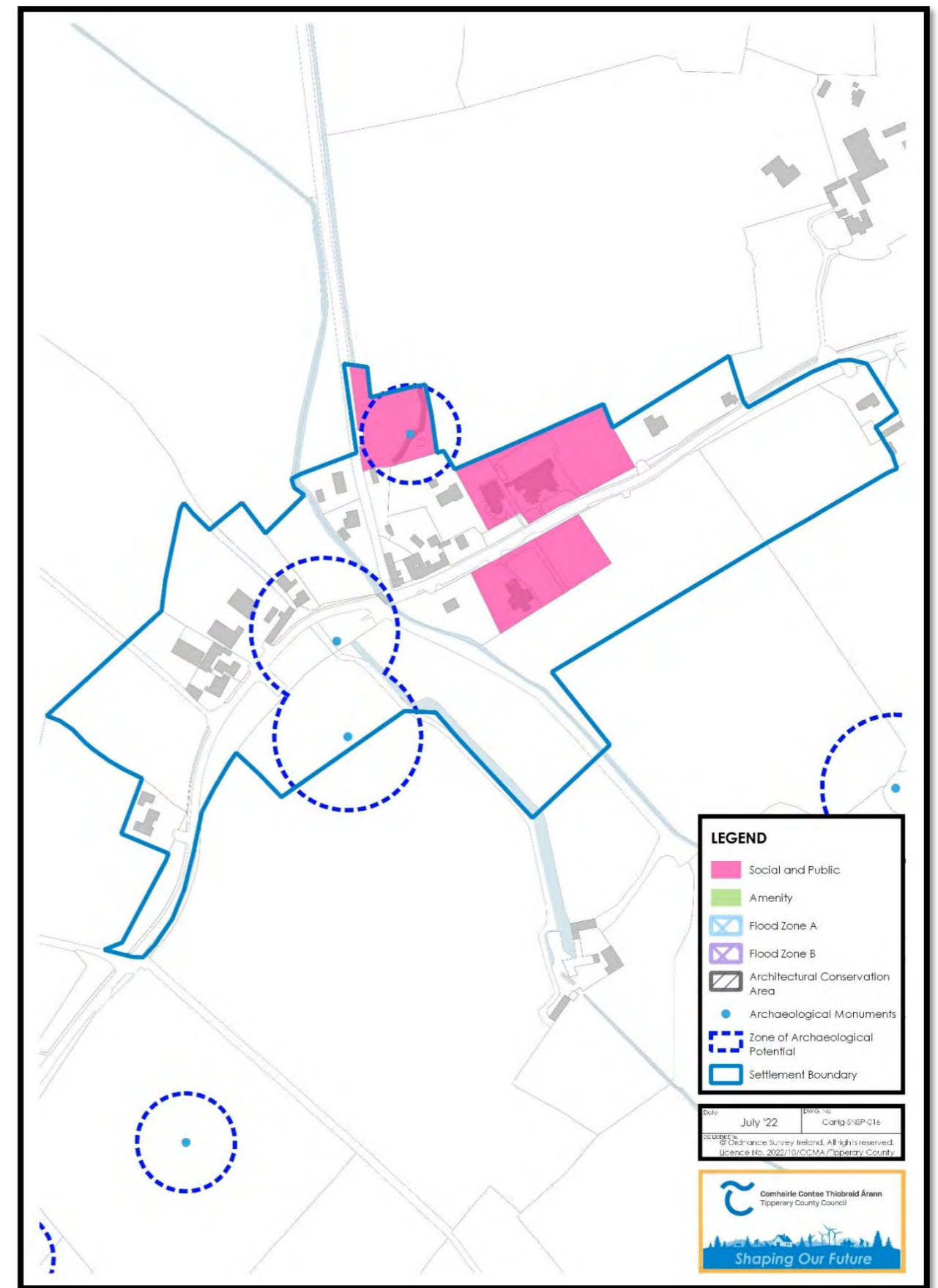
The SFRA has identified that some lands within the village are prone to flooding. In respect of lands which are liable to flood risk, **the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO2: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Carrig Land Zoning Map

17. Carrigahorig

Settlement Context

Carrigahorig (Carraig an Chomhraic) village is located on the National Secondary road, the N65, just 5km south east of Portumna and 4km east of Terryglass. The village developed around the river and old mill. A small amenity area has been developed adjacent to the river. There is a fish farm located adjacent to the riverside amenity area.

Infrastructure

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

Water Supply: Public water supply available.

Community Facilities: There is a service station 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.

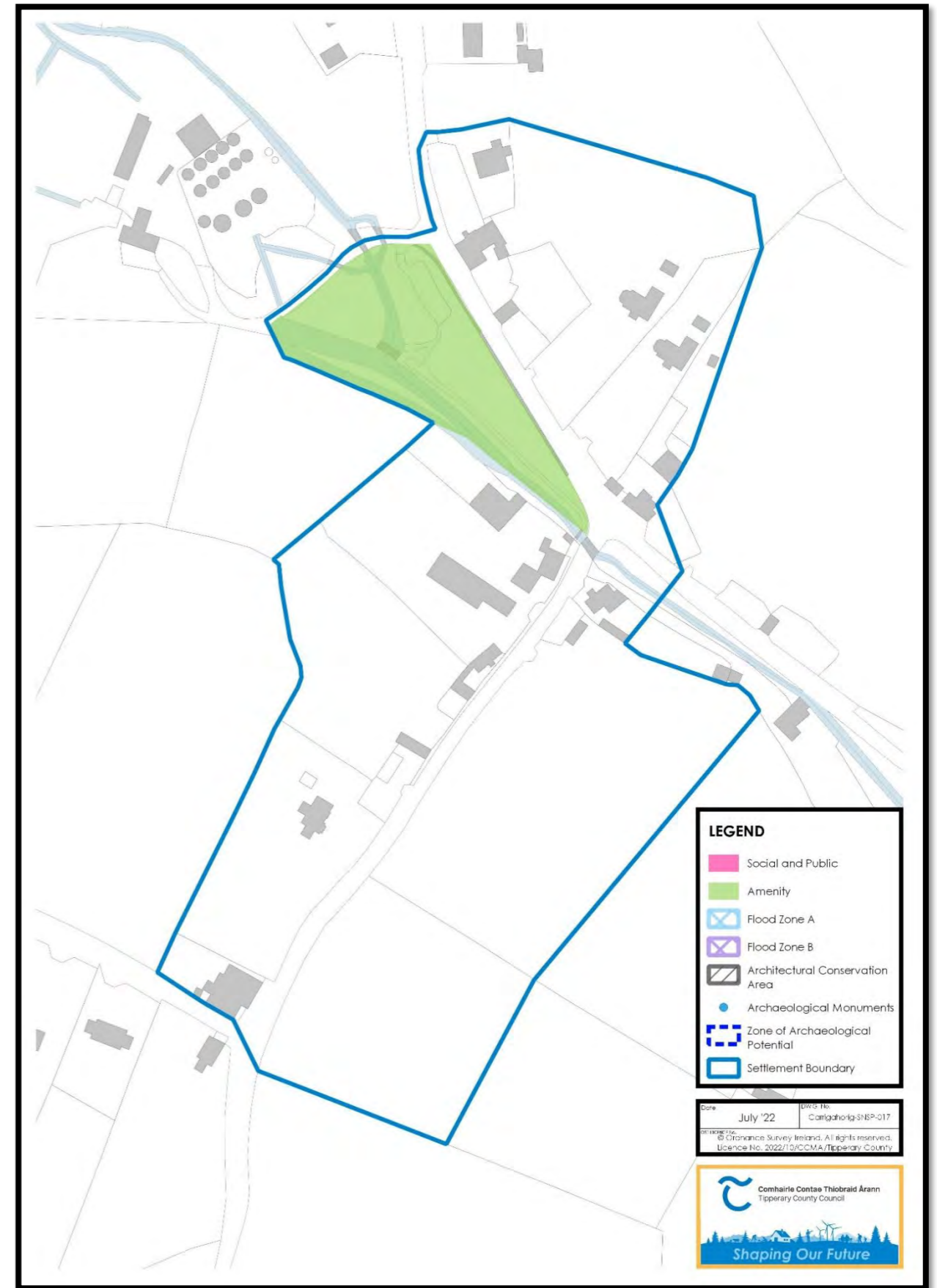
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To facilitate the redevelopment of underused village centre sites.

SO3: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Carrigahorig Land Zoning Map

19. Clonakenny

Settlement Context

Clonakenny (Cluain Uí Chionaoith) is a small village located circa 7km south east of Dunkerrin.

Infrastructure

Waste Water: Waste water treatment system, operated by the Municipal District.

Water Supply: Public water supply available.

Community Facilities: There is a public house, playground, church and graveyard in the village. The local school is located outside the settlement at Lismackin.

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.**

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

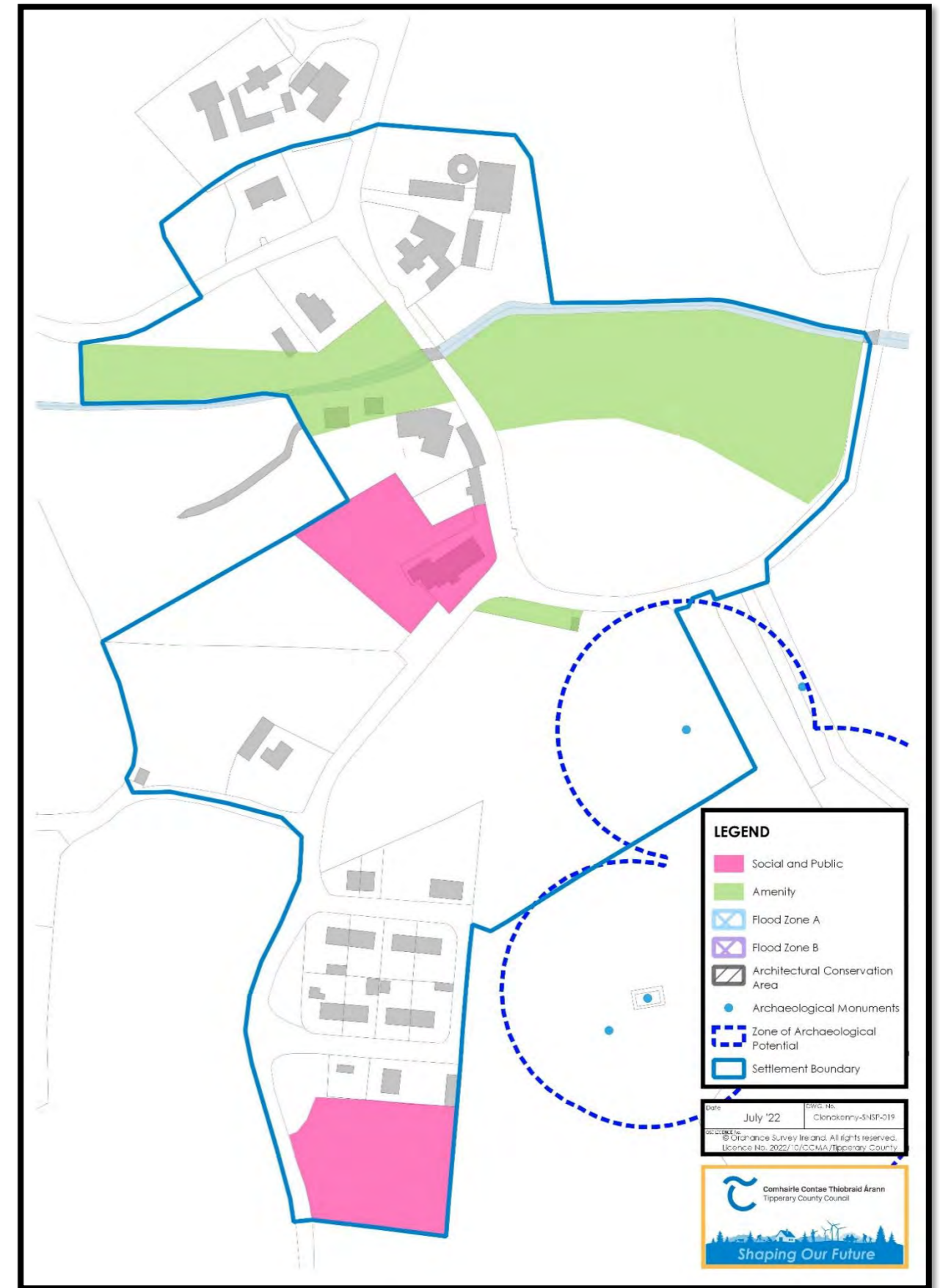
SO1: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO2: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO3: To support the preparation of an Enhancement Scheme for Clonakenny.

SO4: To preserve the existing amenity areas in the village and to provide an additional river amenity in the village centre.

SO5: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Clonakenny Land Zoning Map

20. Dolla

Settlement Context

Dolla (An Doladh) settlement has developed around crossroads at the heart of the village. It is circa 7km south of Nenagh town. The settlement is dispersed with a public house, shop and petrol station forming the village centre.

Infrastructure

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

Water Supply: Public water supply available

Community Facilities: There is a combined shop, public house and petrol station in the village. The GAA grounds are located on the Nenagh Road.

Flooding

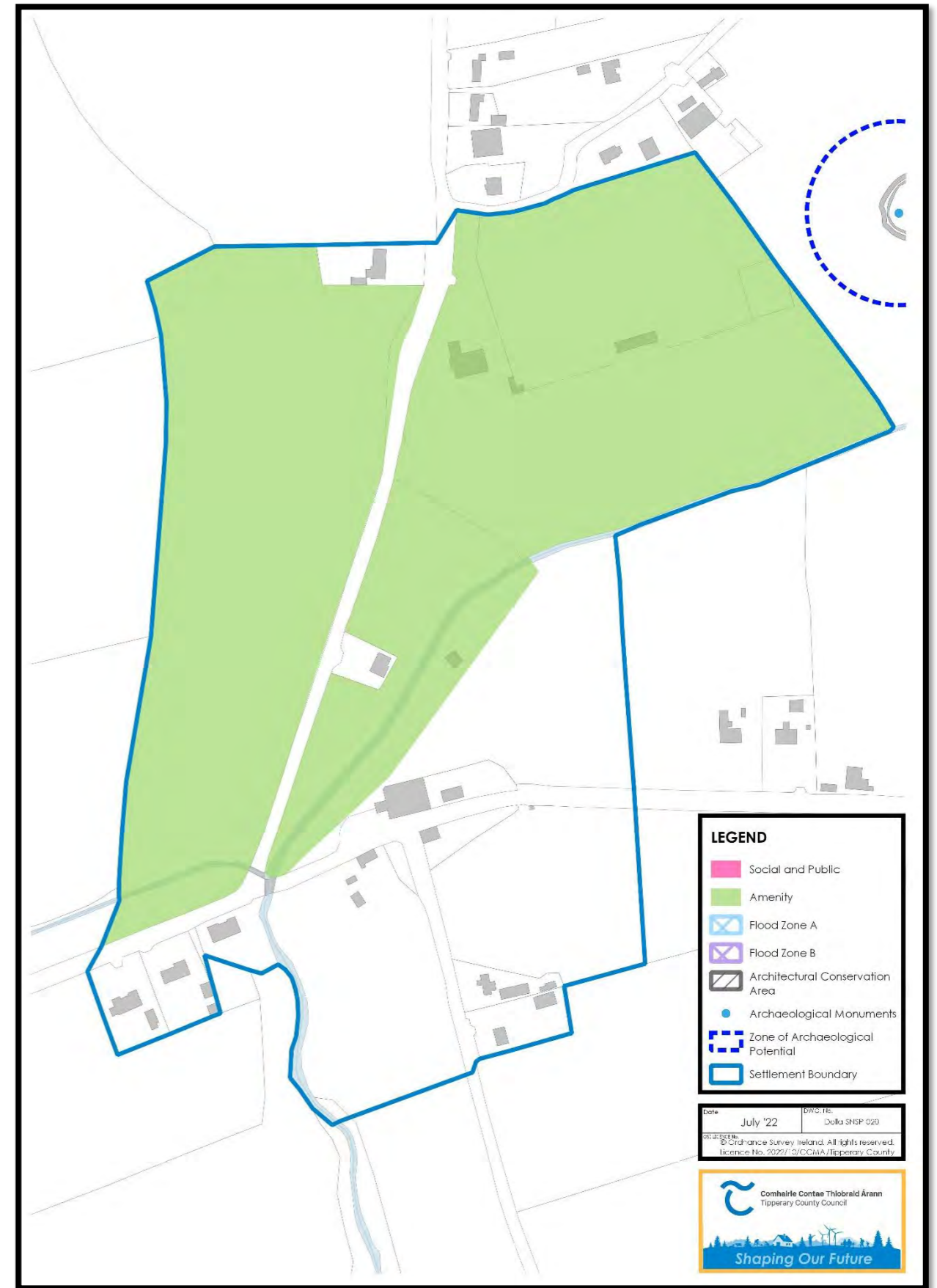
The SFRA has identified that some lands within the village are prone to flooding. In respect of lands which are liable to flood risk, **the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.

SO2: To facilitate the carrying out of streetscape enhancement works subject to resources being available.



Dolla Land Zoning Map

21. Drom

Settlement Context

Drom (An Drom) village, situated south of the regional road, approximately mid-way between Templemore and Borrisoleigh. The village is a small traditional ‘cross road’ village defined by a cluster of buildings including the national school and the church. The village is characterised by a thatched property located at the T-junction in the centre of the village. A substantial project of Enhancement works has been completed in the village, and a community-led walking track has recently been installed around the GAA field.

Infrastructure

Waste Water: Waste water treatment system, operated by the Municipal District.

Water Supply: Public water supply available.

Community Facilities: There is a public house, school, GAA pitch, community hall and church in the village.

Flooding

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

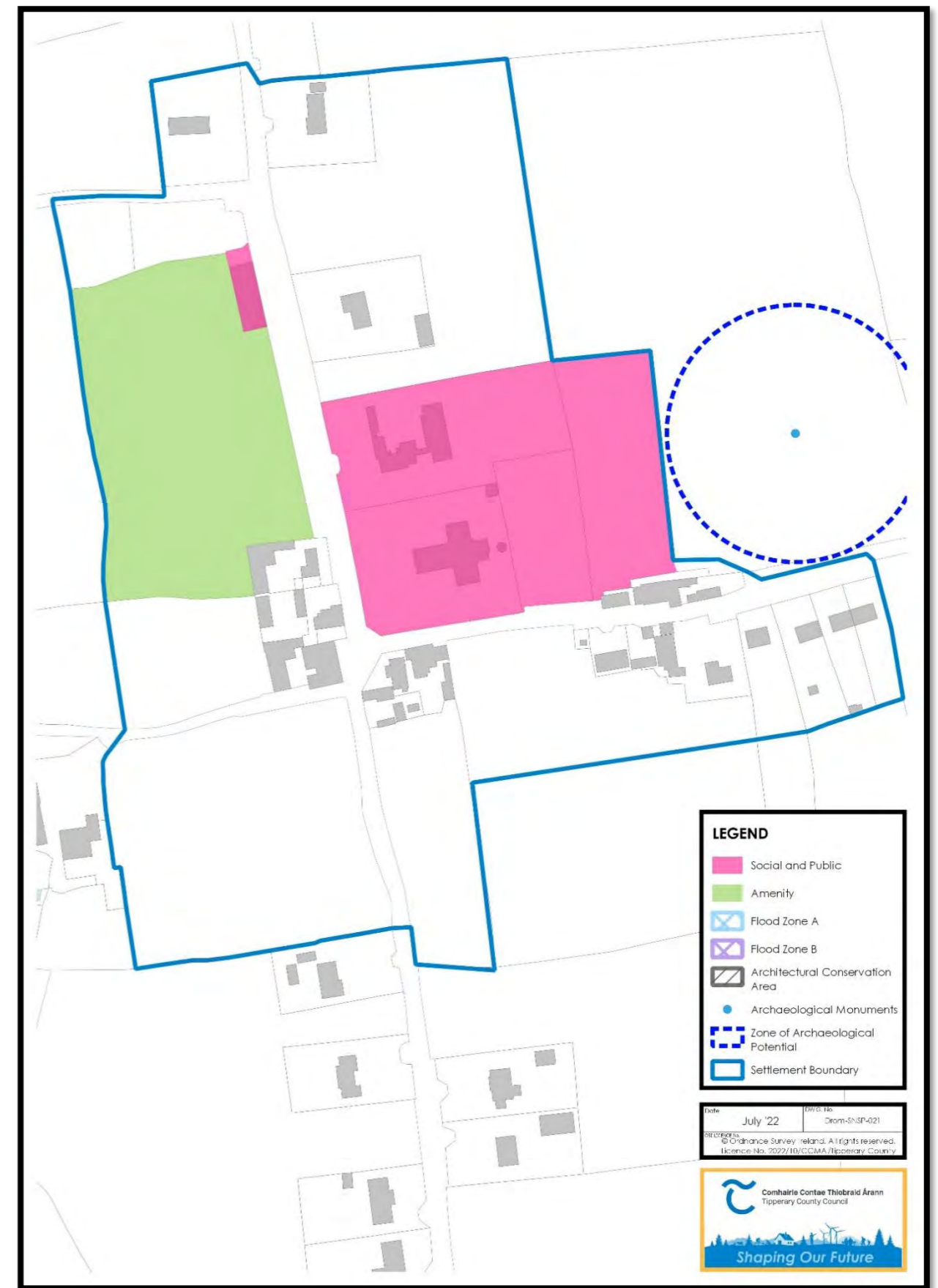
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO2: To facilitate the carrying out of streetscape enhancement work, including improvements to surface water drainage network subject to resources being available.

SO3: To support the provision of appropriate signage at village entry points subject to resources being available.



Drom Land Zoning Map

22. Drumbane

Settlement Context

Drumbane (An Drom Bán) is located 5km southwest of Ballycahill at the base of the Knockalough Hill. The village is a traditional rural settlement formed by a cluster of detached buildings running adjacent to Aughboy River.

Infrastructure

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

Water Supply: Group water scheme available.

Community Facilities: There is a public house, community hall, school and church in the village. A football club is located just outside the village boundary.

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.

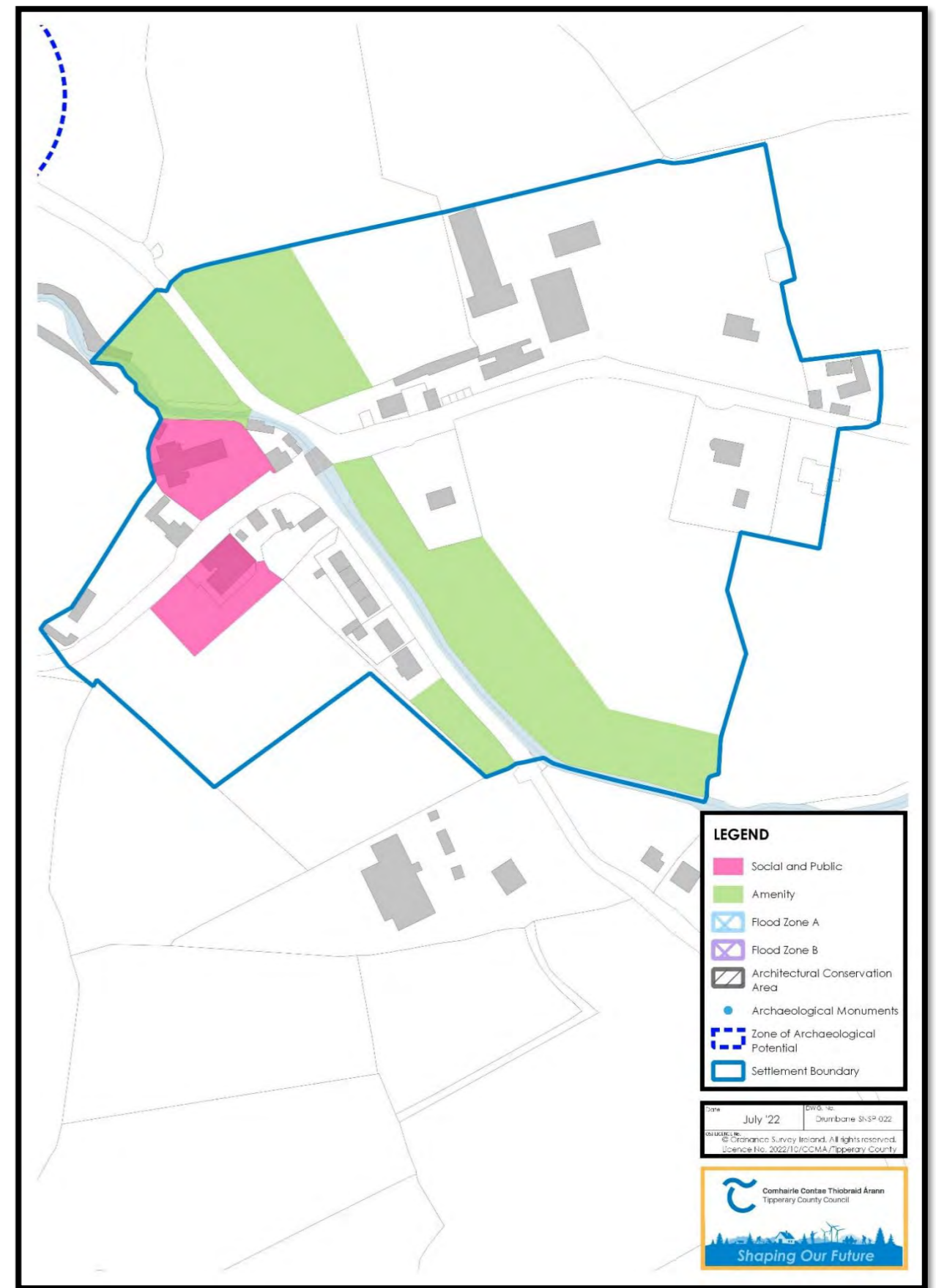
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To continue to facilitate and support the implementation of works outlined in the Drumbane Village Masterplan prepared by the Drumbane Village Group.

SO2: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO3: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Drumbane Land Zoning Map

23. Goatenbridge

Settlement Context

Goatenbridge (Droichead na nGabhar) is located approximately 4km west of Newcastle and approximately 6km from the Waterford border. The River Tar runs through the village and the bridge in the village centre is a protected structure, listed on the Record of Protected Structures.

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.**

Objectives:

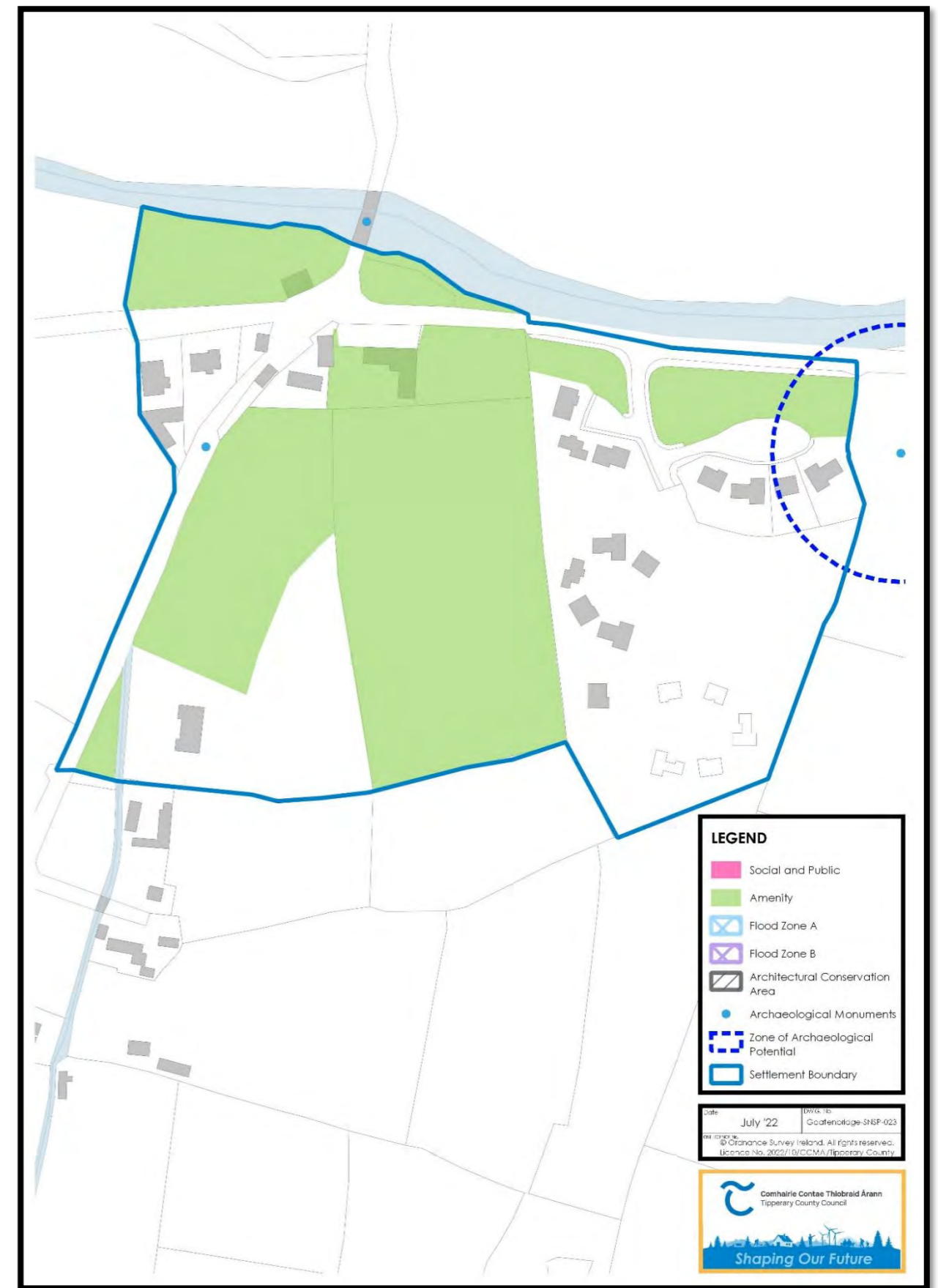
GO1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To seek to protect and enhance the riverside amenity space in the village subject to resources being available.

SO3: To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

SO4: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Goatenbridge Land Zoning Map

24. Gortagarry

Settlement Context

Gortagarry (Gort an Gharraí) is a small village located circa 6km south east of Toomevara. The settlement has a church and school. The Ollatrim River is immediately west of the settlement and the Devils Bit overlooks the village to the west. A recent project of Enhancement works has been completed in the village by the Gortagarry Community Centre Committee.

Infrastructure

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

Water Supply: Public water supply available.

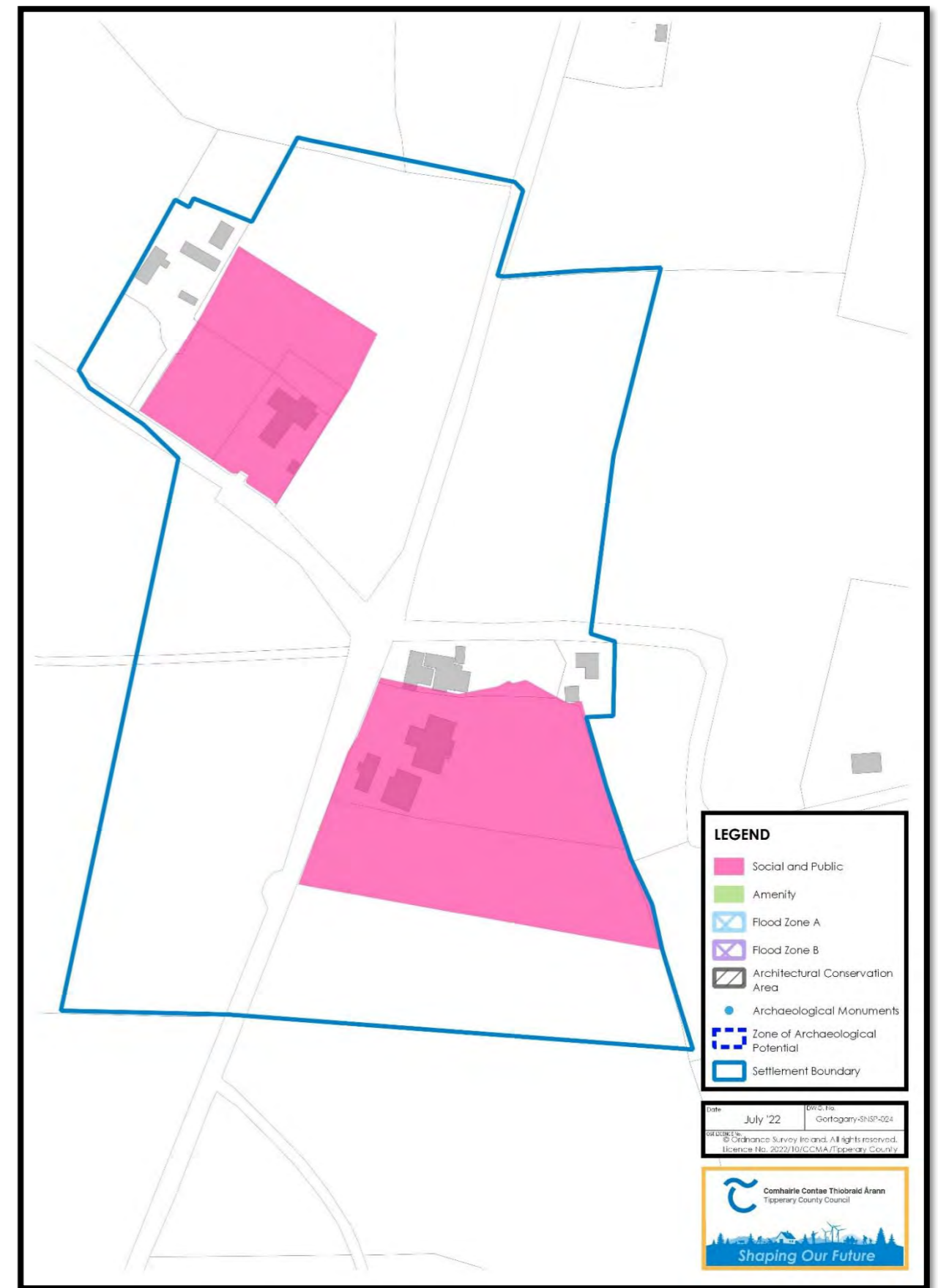
Community Facilities: There is a public house, community hall, school, church and graveyard in the village.

Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.



Gortagarry Land Zoning Map

25. 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

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.

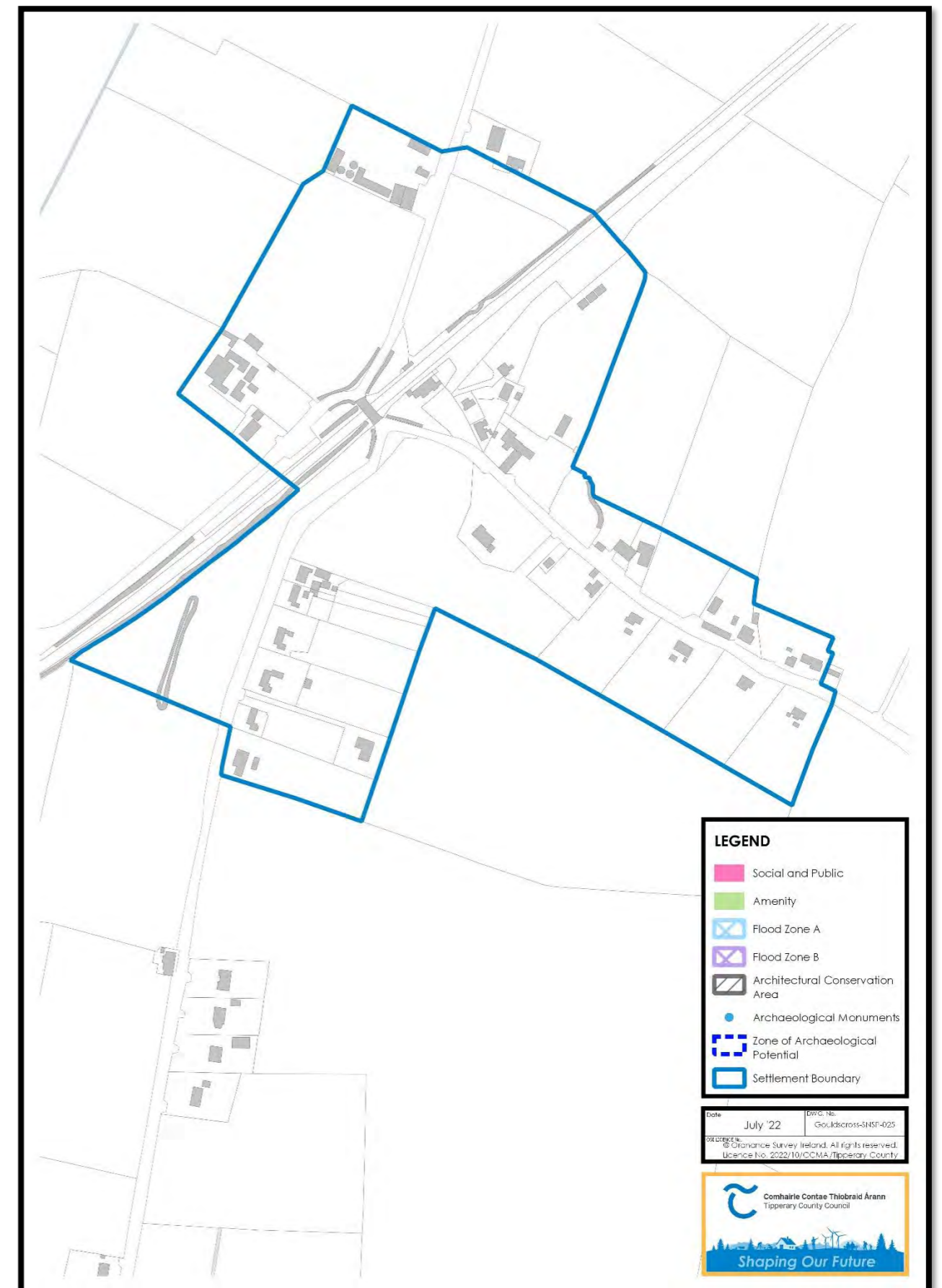
Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: 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.



Gouldscross Land Zoning Map

26. Grange (Thurles)

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

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.

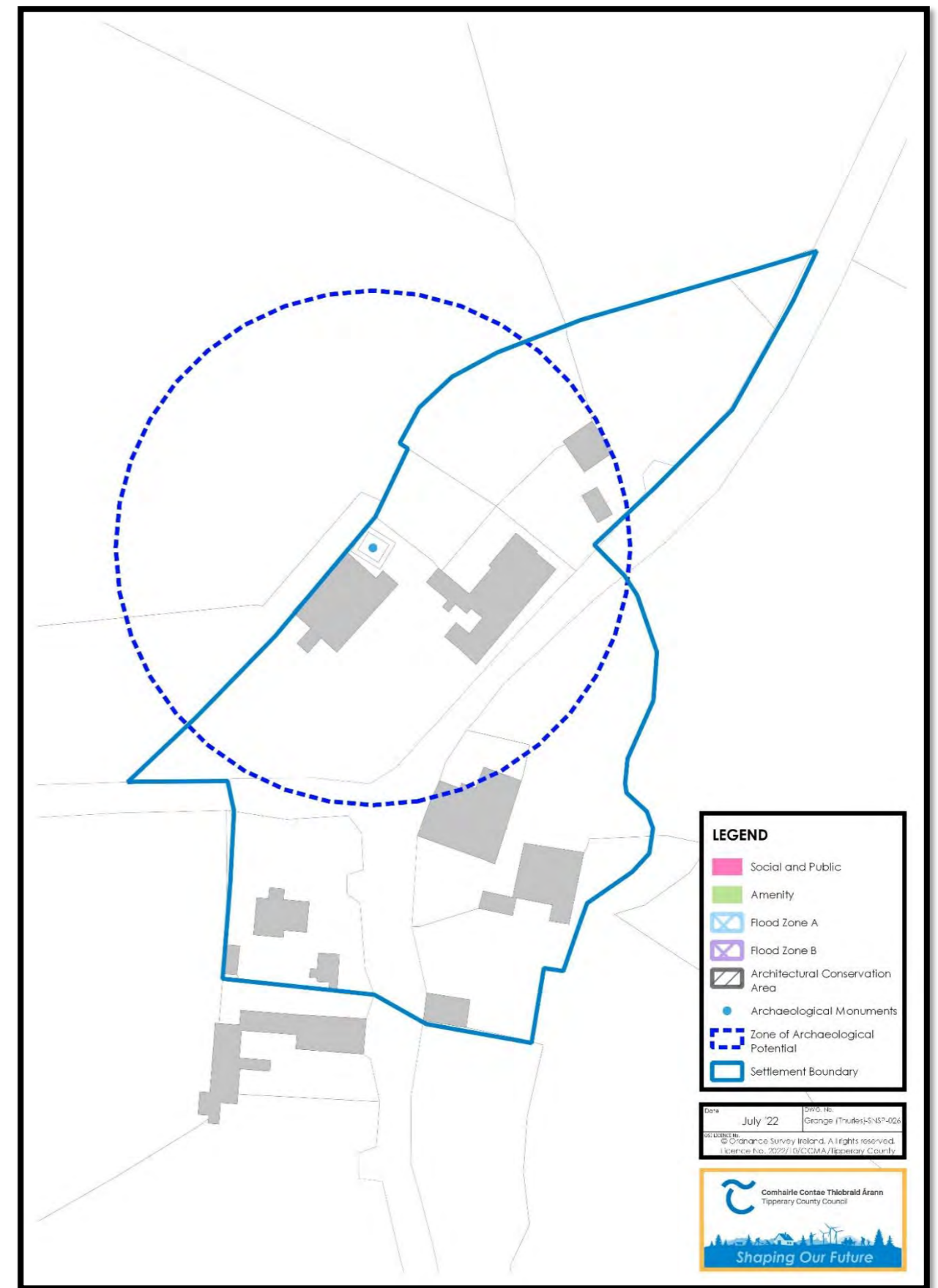
Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.



Grange (Thurles) Land Zoning Map

27. Grange (Clonmel)

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.

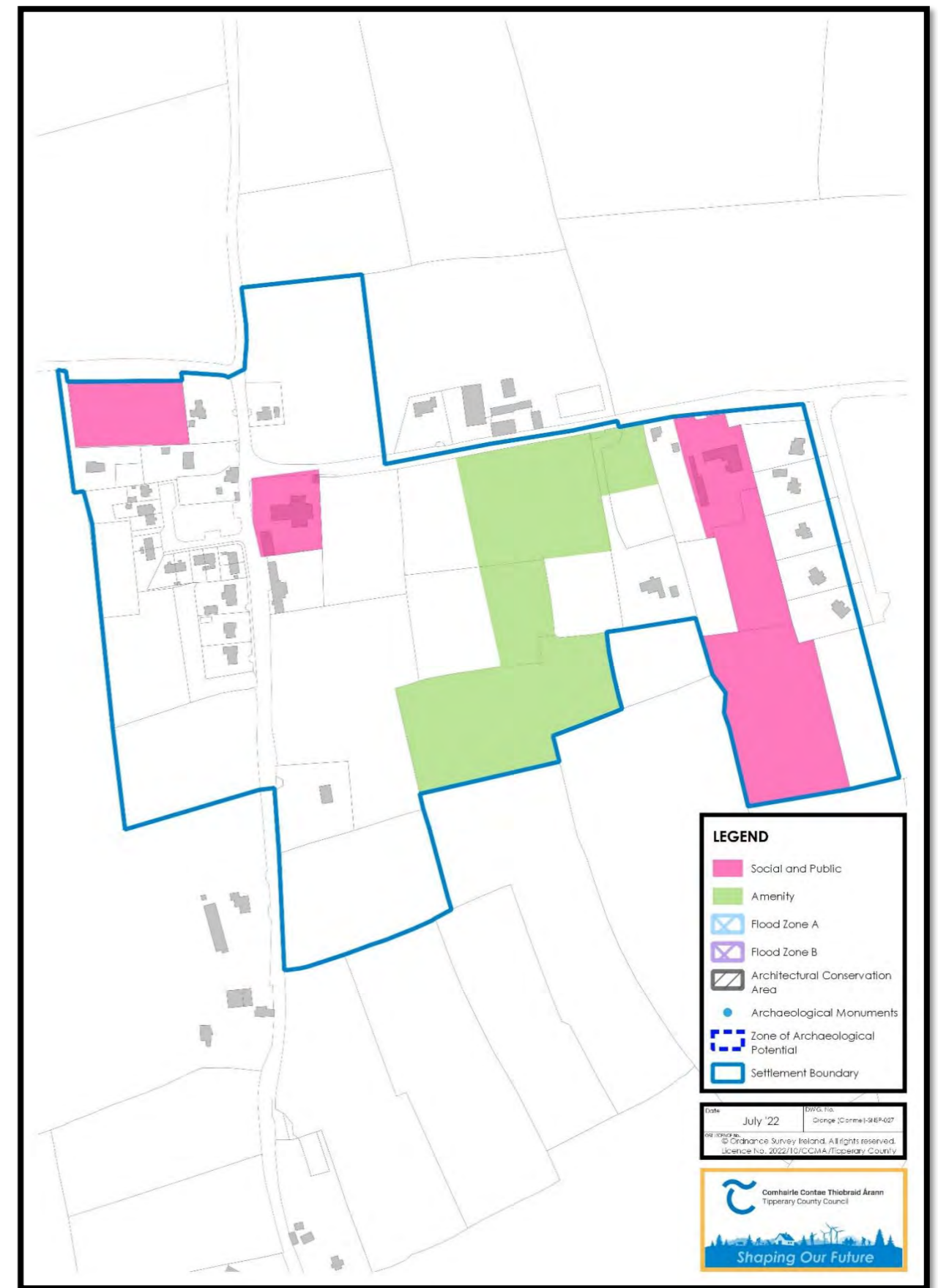
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: 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

SO3: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Grange (Clonmel) Land Zoning Map

28. Horse and Jockey

Settlement Context

Horse and Jockey (An Marcach) is strategically located on the regional road, R639 (previously the N8) and has close access to the M8. Given its strategic location adjacent to the national motorway, the M8, Horse and Jockey is ideally located to attract enterprise and employment development.

Infrastructure

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

Water Supply: Public water supply available

Community Facilities: There is a hotel and shop with post office facilities in the village, as well as a garage, tyre centre and car sales. A national school is located 2km outside the village boundaries. The village is located on the Dublin Cork bus corridor and there is 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.**

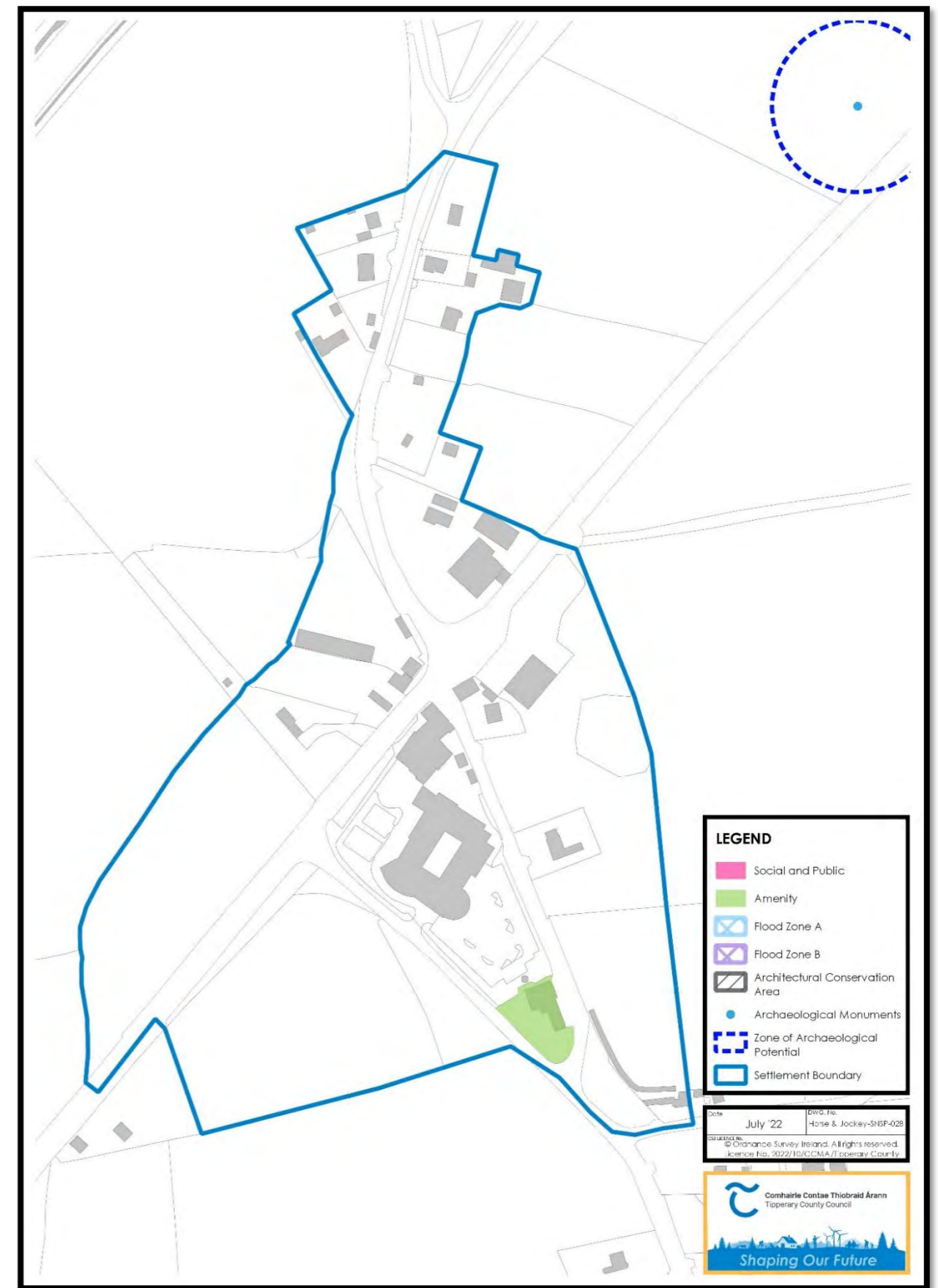
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO2: To facilitate the expansion of existing local services and businesses where appropriate and to facilitate the provision of further local employment opportunities

SO3: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Horse & Jockey Land Zoning Map

29. Kilbarron

Settlement Context

Kilbarron (**Cill Bharráin**) village is located approximately 6km north of Puckaun. The village has developed in a dispersed fashion with a public house, school, church and community hall forming the village centre.

Infrastructure

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

Water Supply: Group water supply available.

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

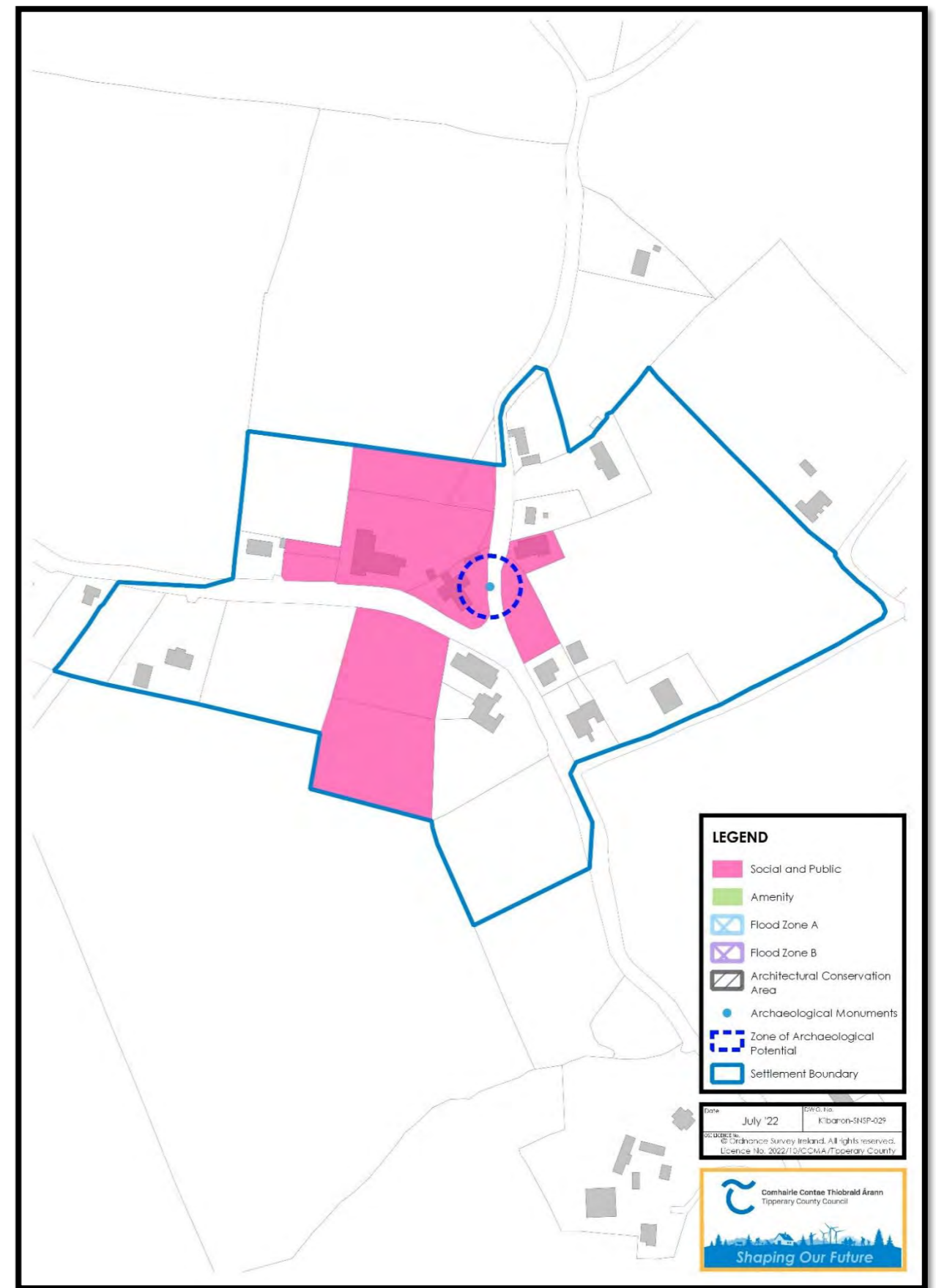
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available

SO2: To support the provision of appropriate signage at village entry points subject to resources being available.

SO3: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Kilbarron Land Zoning Map

30. Kilcommon

Settlement Context

Kilcommon (Cill Chomáin) village is located on the foothills of the Silvermine Mountains in the Bilboa River Valley. Substantial enhancement works have been carried out in the village by the Kilcommon Community Council as part of their Kilcommon Village Plan.

Infrastructure

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

Water Supply: Public water supply.

Community Facilities: There village has a school, church and graveyard, prayer garden, community hall, shop and public house.

Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

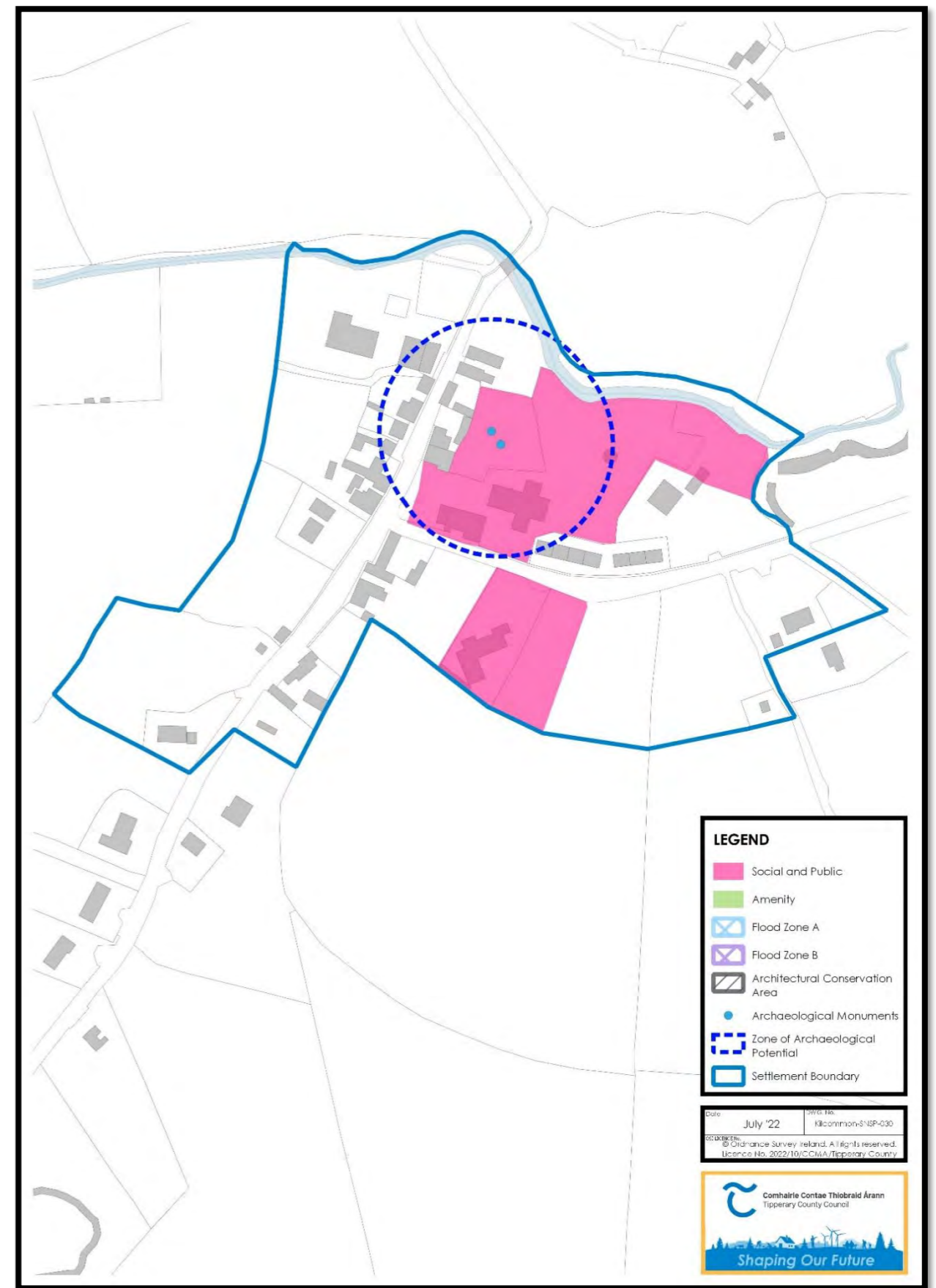
SO1: To facilitate and support the implementation of village works outlined in the Kilcommon Village Plan prepared by the Kilcommon Community Council.

SO2: To maintain the integrity of the Natura 2000 site and to carry out Appropriate Assessments where necessary and appropriate.

SO3: To support the enhancement of existing walking trails and the provision of new trails.

SO4: To facilitate the carrying out of streetscape enhancement works subject to resources being available

SO5: To support the provision of appropriate signage at village entry points subject to resources being available.



Kilcommon Land Zoning Map

31. Kileen

Settlement Context

Kileen (**An Cillín**) is a small dispersed settlement located within a small river valley. The village lies circa 5km west of Dolla and east of Templederry. A church and primary school are located at the centre of the settlement, with a pub at the eastern settlement boundary.

Infrastructure

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

Water Supply: Group water supply available.

Community Facilities: There village has a school, church, graveyard and pub.

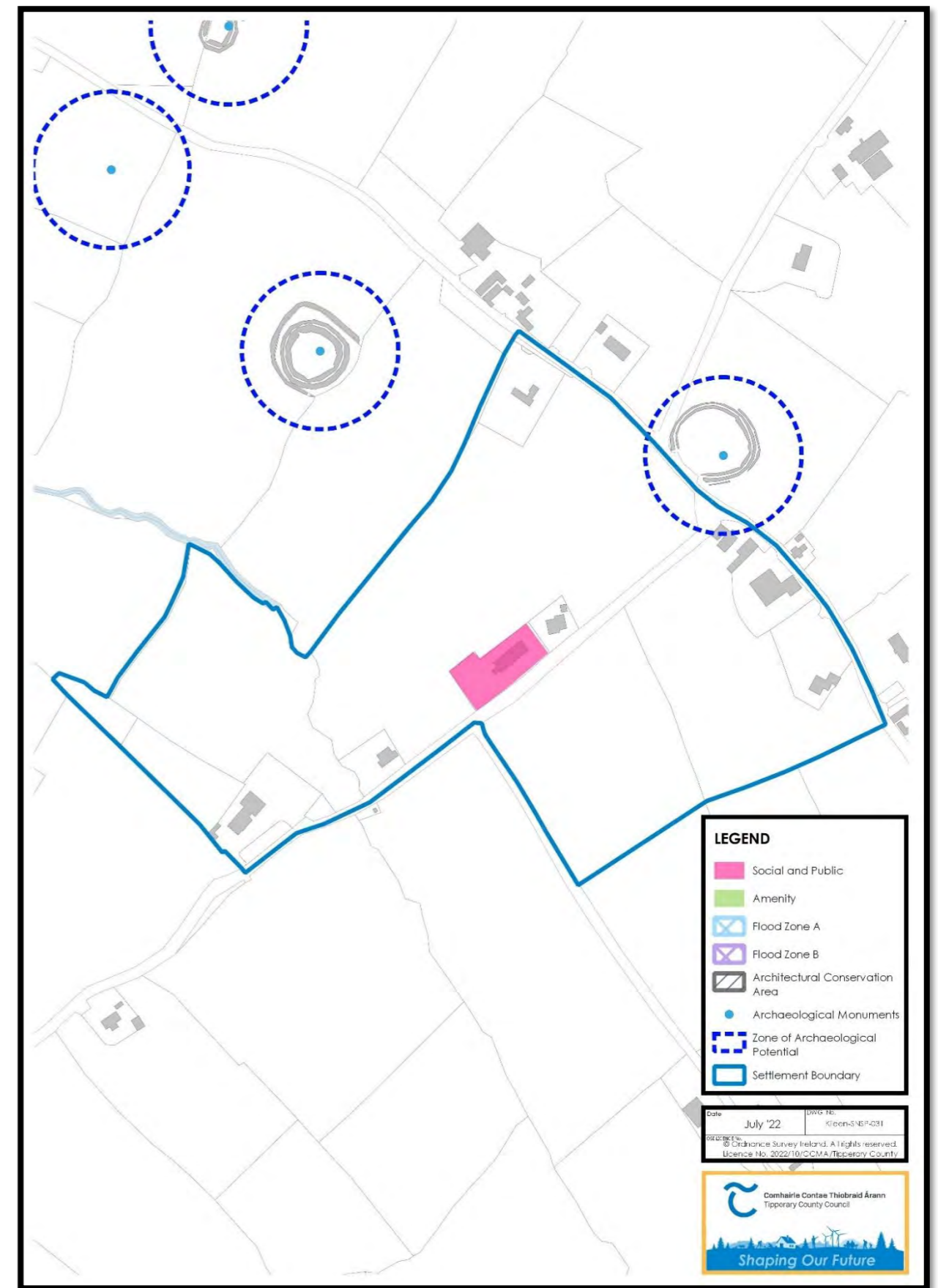
Flooding

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.

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Kileen Land Zoning Map

32. Killea

Settlement Context

Killea (Cill Shléibhe) is a small village, approximately 4km north-west of Templemore at the foot of the Devilsbit and Kilduff Mountains. The village is a small traditional settlement central to which is the church and G.A.A. complex. A substantial project of development works has been completed in the village by local community groups including the extension of the GAA complex, graveyard and enhancement works in the village.

Infrastructure

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, community hall, G.A.A. fields, church and recently extended graveyard in the village. A national school is located just north of the village.

Flooding

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

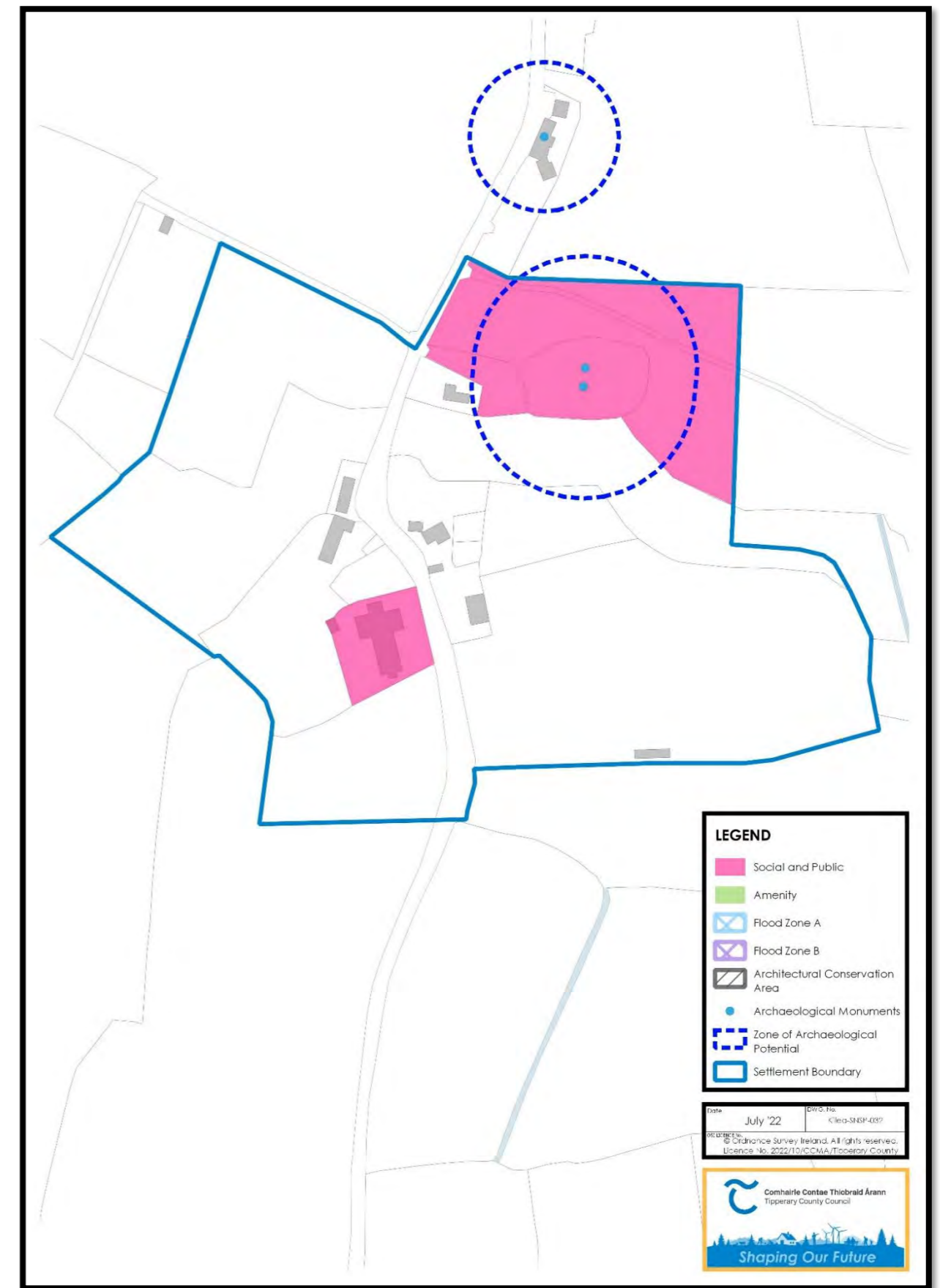
Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO2: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO3: To promote and facilitate the development of underused village centre sites, in particular the site between the Church and pub.



Killea Land Zoning Map

33. Killoscully

Settlement Context

Killoscully (**Cill Ó Scolaí**) is located ca. 8km northeast of Newport and 4km east of Ballinahinch on the foothills of the Silvermine Mountains. The village is linear and dispersed in nature with no defined streetscape. The village core is occupied by the Catholic Church and graveyard, the community centre and local public house.

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, public house and community Centre.

Flooding

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

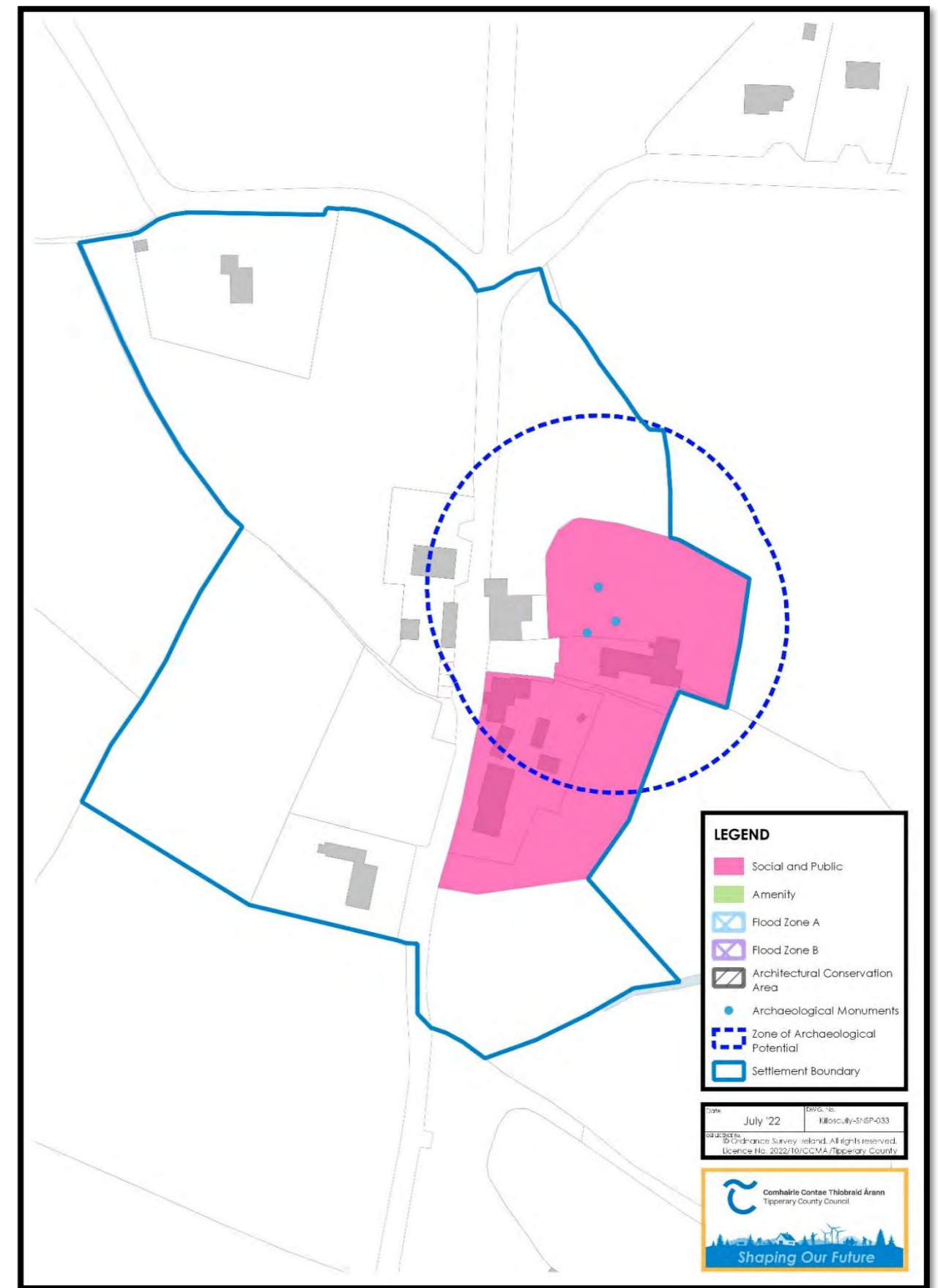
Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available

SO2: To protect the route of the mass path and support its further enhancement.

SO3: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



Killoscully Land Zoning Map

34. 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

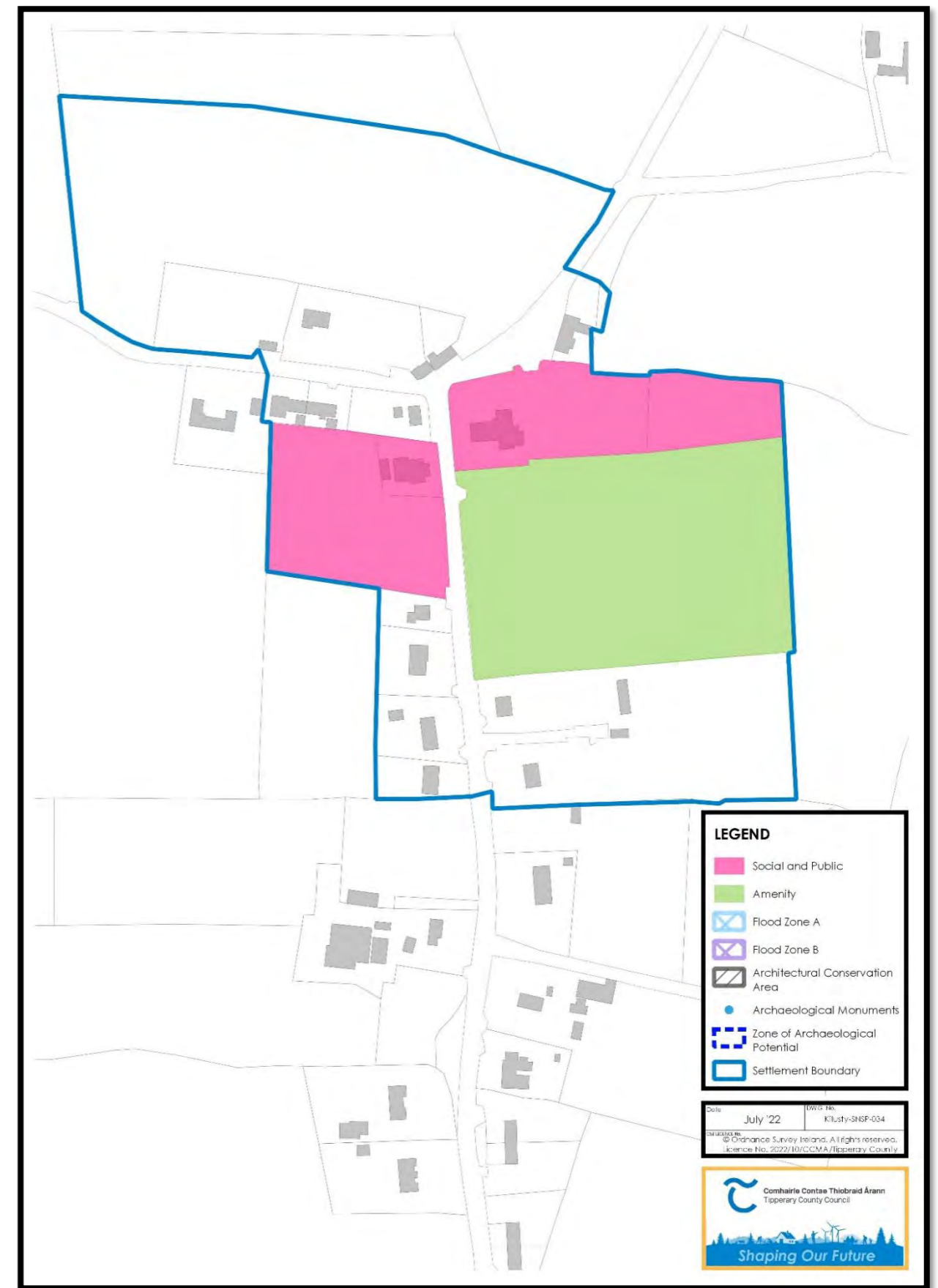
The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



Killusty Land Zoning Map

35. 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

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

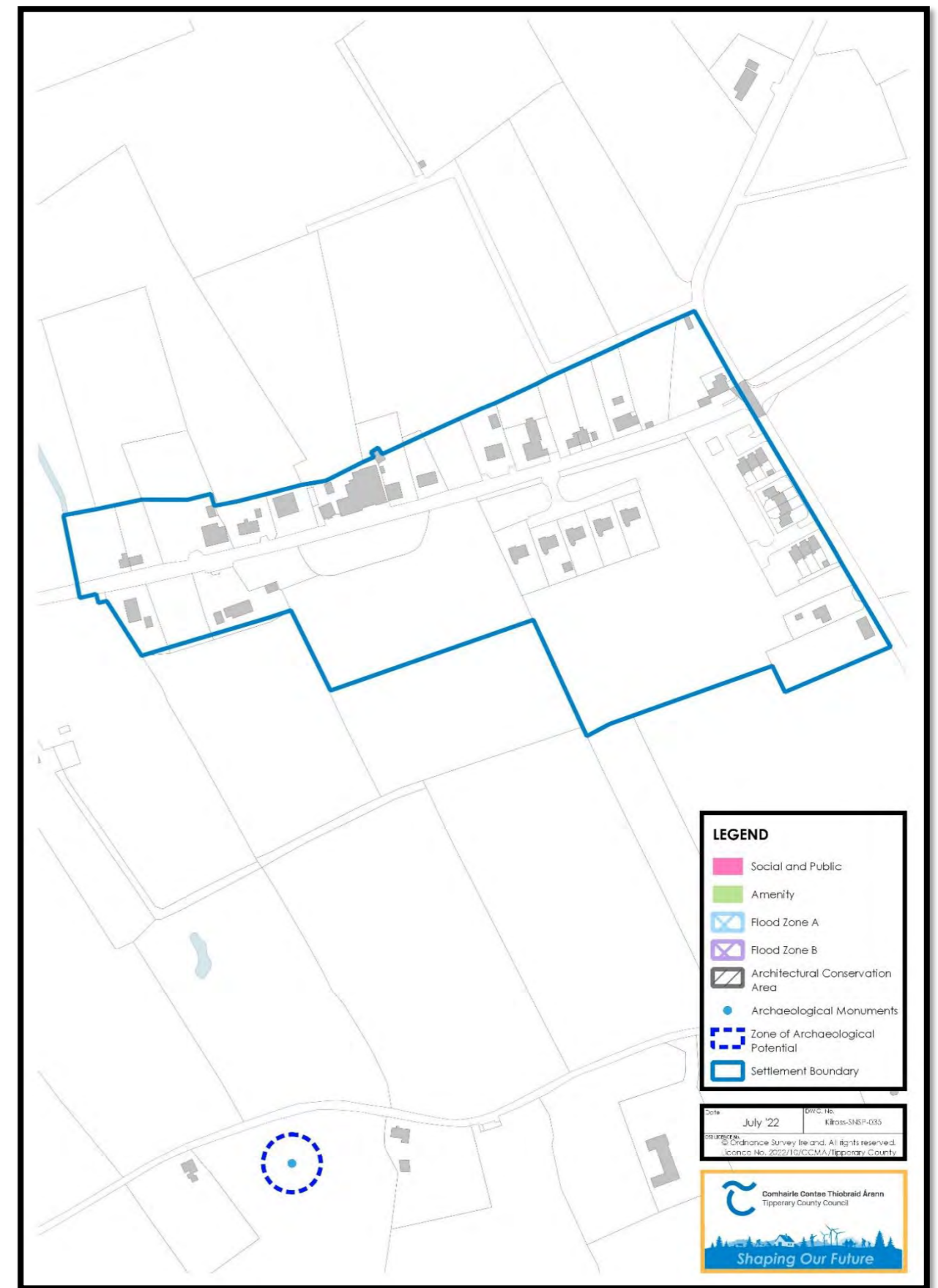
Community Facilities: The village has one public house.

Flooding

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

Objectives:

GO1: 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.



Kilross Land Zoning Map

36. Knock

Settlement Context

Knock (An Cnoc) village is located ca 8km south east of Roscrea town and adjacent to the Co. Laois border. The village developed in a cluster at a local road crossroads. The settlement has a community hall, church and pub.

Infrastructure

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

Water Supply: Group water scheme available.

Community Facilities: There is a public house, church and graveyard in the village

Flooding

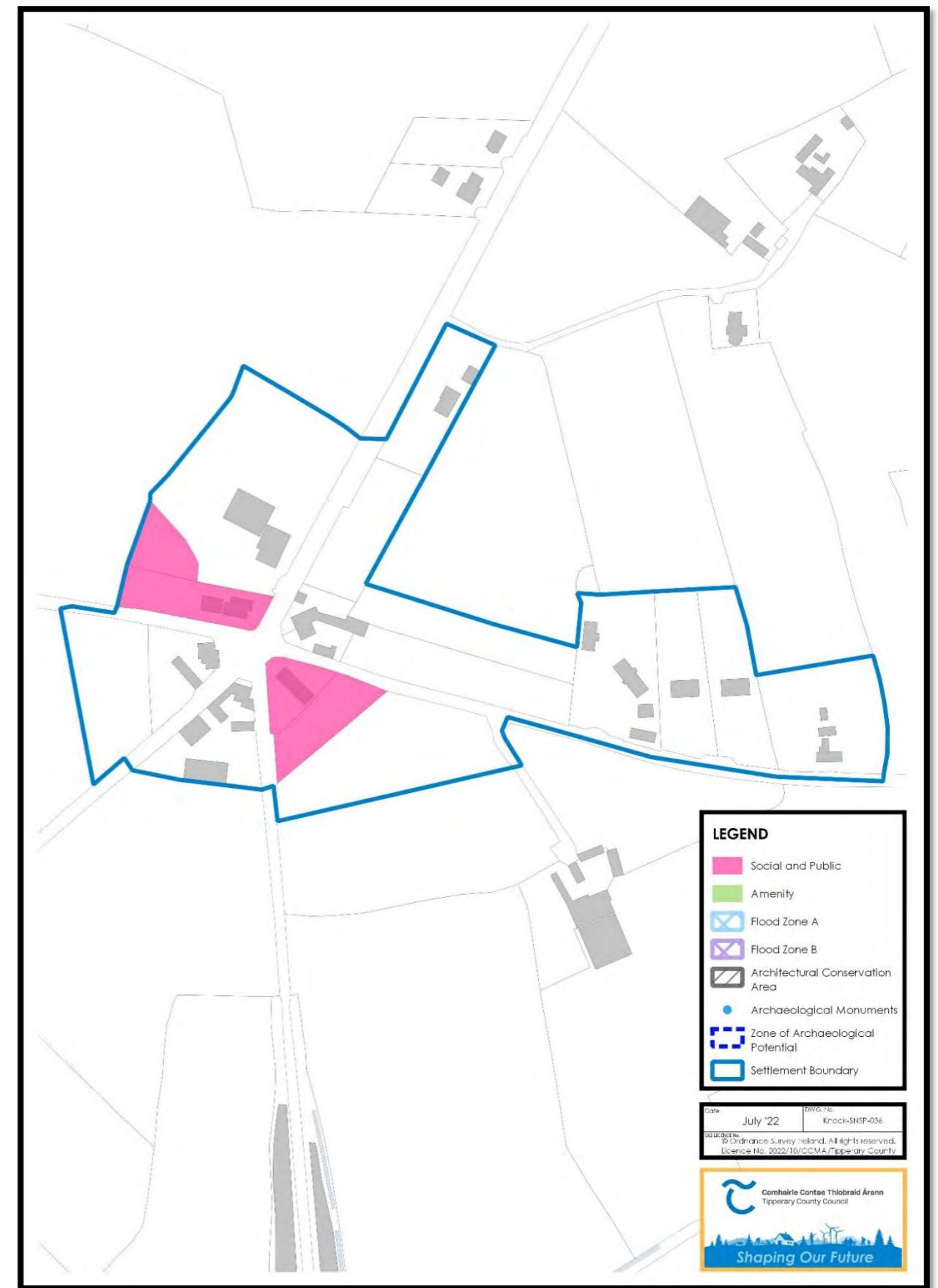
The SFRA, based on evidence available, has not identified lands within the village boundary as liable to flood.

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: 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.



Knock Land Zoning Map

37. 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

Waste Water: Waste water treatment system, operated by Irish Water.

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.

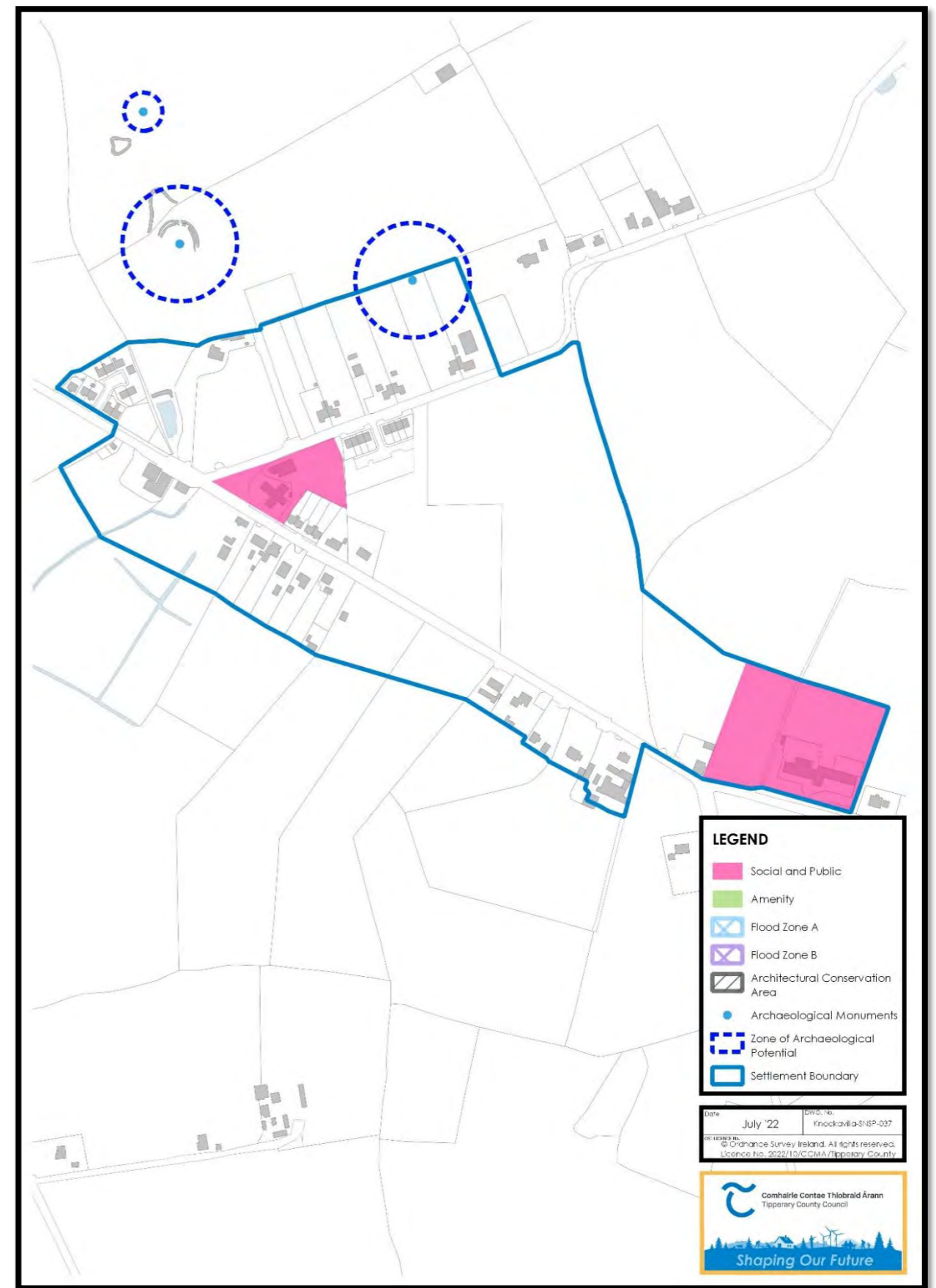
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: 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.



Knockavilla Land Zoning Map

38. Moycarky

Settlement Context

Moycarky (Magh Chairce) is a small settlement located ca 6km south of Thurles and west of the N62. The village is formed by a cluster of buildings at a focal point consisting of the church, graveyard and the ruins of the old settlement.

Infrastructure

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

Water Supply: Public water supply available

Community Facilities: There is a church and graveyard 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.

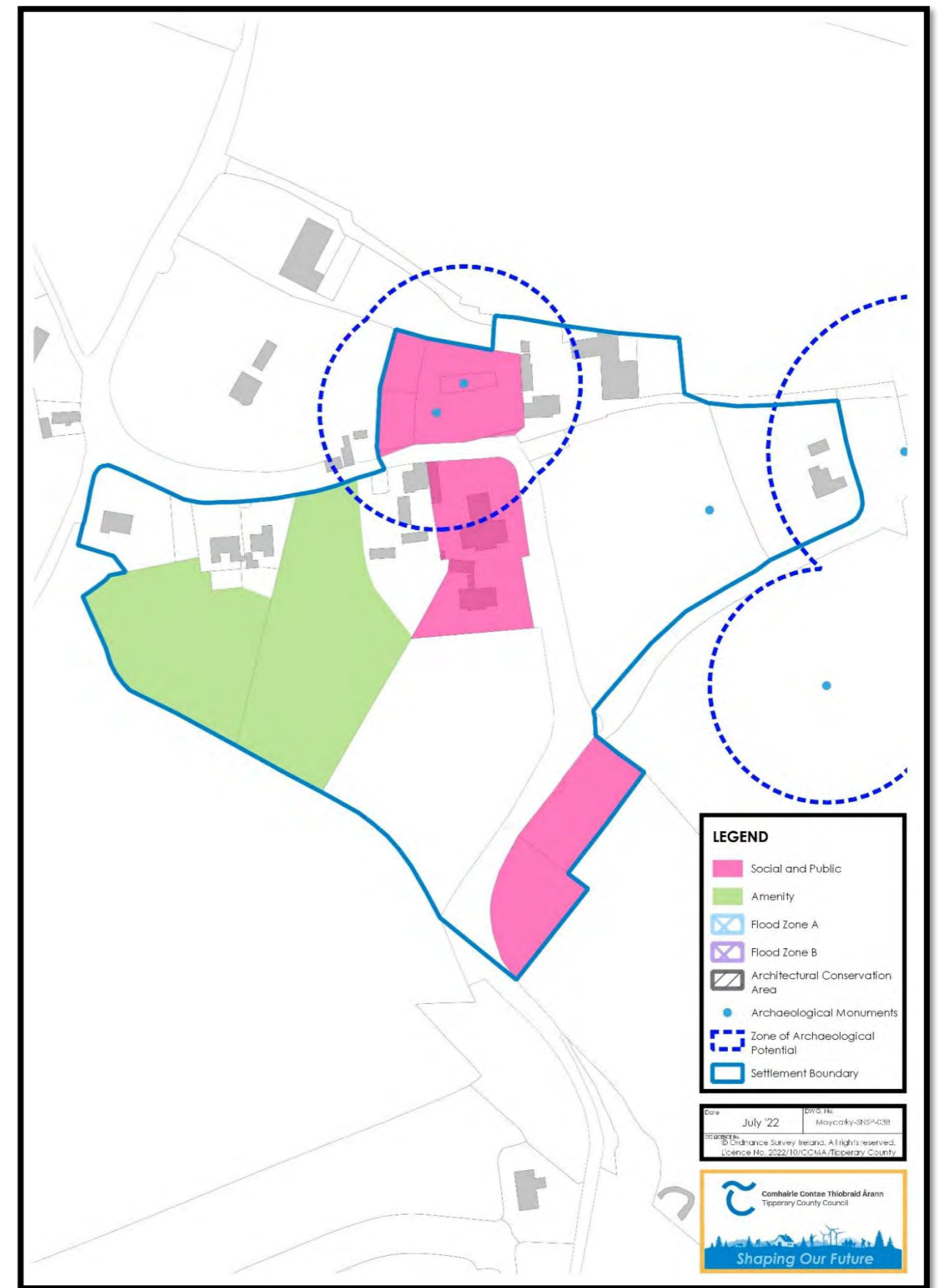
Objectives:

GO1: 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, and **the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO3: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Moycarky Land Zoning Map

39. Moyglass

Settlement Context

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

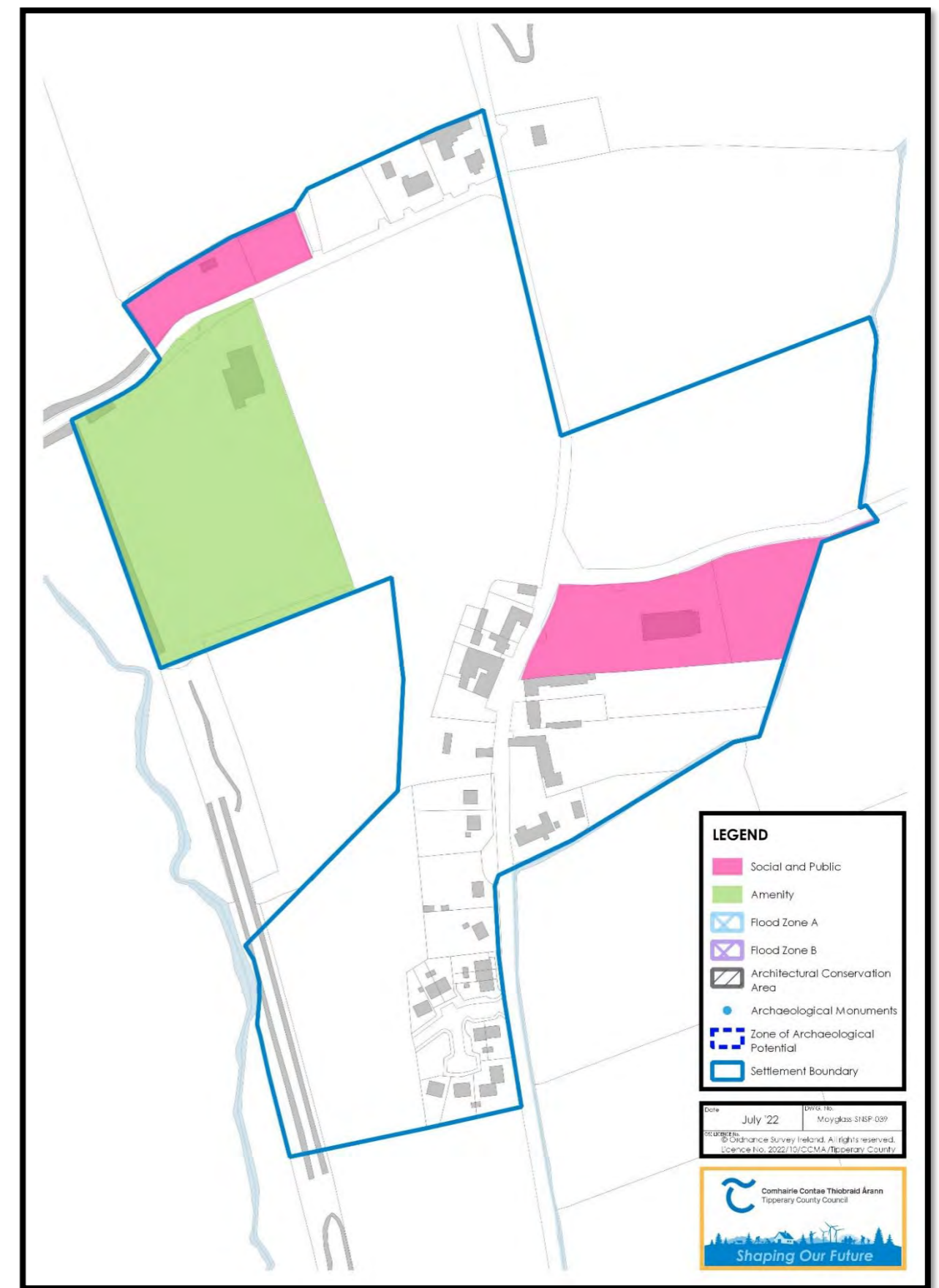
Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To support the provision of appropriate signage at village entry points subject to resources being available.

SO3: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Moyglass Land Zoning Map

40. Moyne

Settlement Context

Moyne (An Mhaighean) is located ca 8km northeast of Thurles. The village has a traditional form and developed in a linear pattern with the church which is located in the centre as the focal point of the village. The village has a strong vernacular streetscape, comprising single and two-storey buildings.

Infrastructure

Waste Water: Waste water treatment system, operated by the Municipal District.

Water Supply: Group water supply available.

Community Facilities: There is a national school and public house, community hall, church and graveyard in the village. There are GAA and athletic facilities located outside the village boundary.

Flooding

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

Objectives:

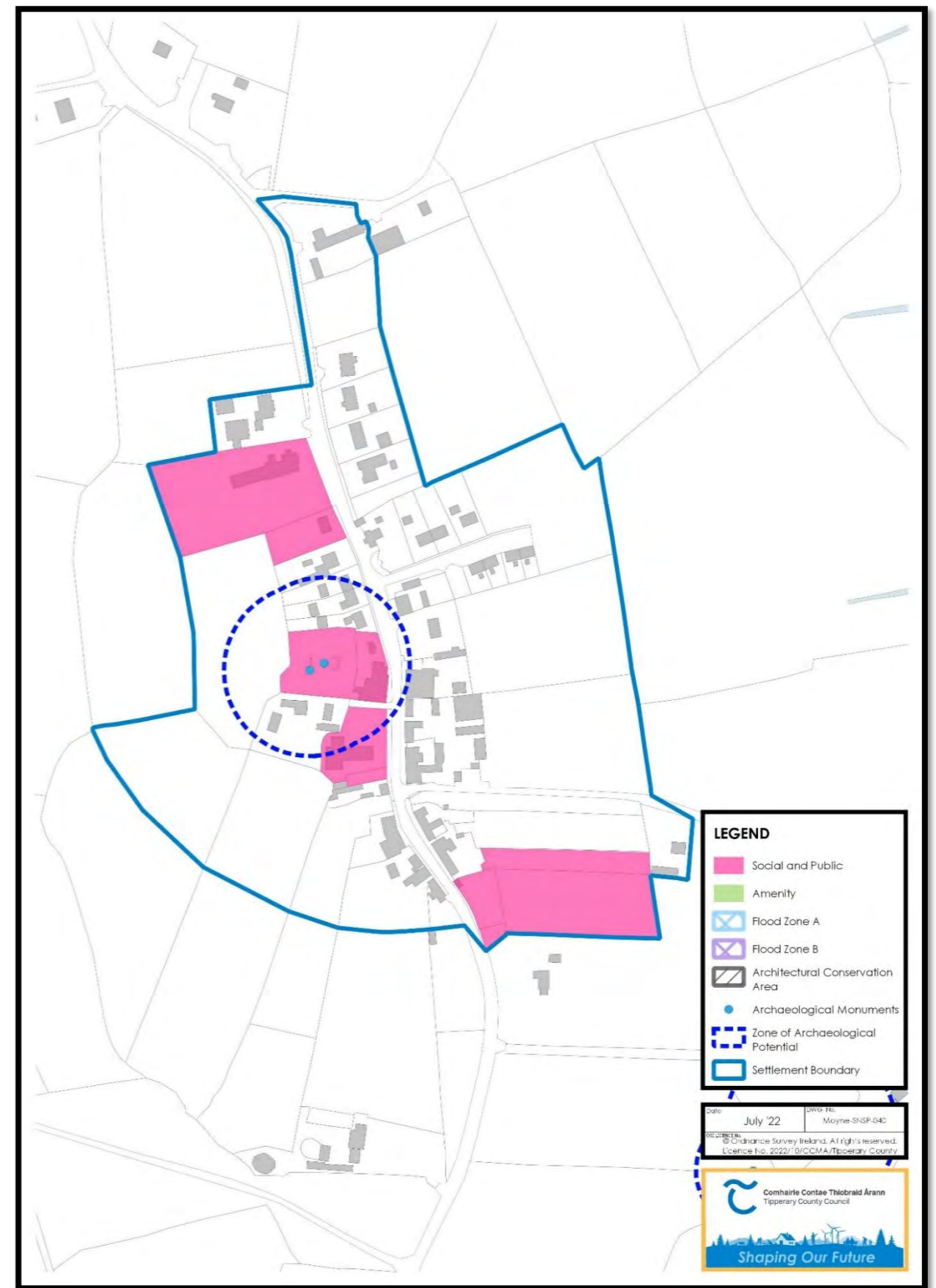
GO 1: To facilitate low density development proposals to meet local housing demands together with the provision of local and community services / facilities and local employment opportunities within the village/settlement boundary in accordance with the principles of proper planning and sustainable development, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To support the preparation of an Enhancement Scheme for the village which includes a focus on enhancement of entry points to the village and the definition of the village centre by way of paving, street lighting, street furniture etc.

SO2: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.

SO3: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO4: To promote and facilitate the redevelopment of underused village centre sites.



Moyne Land Zoning Map

41. 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

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.

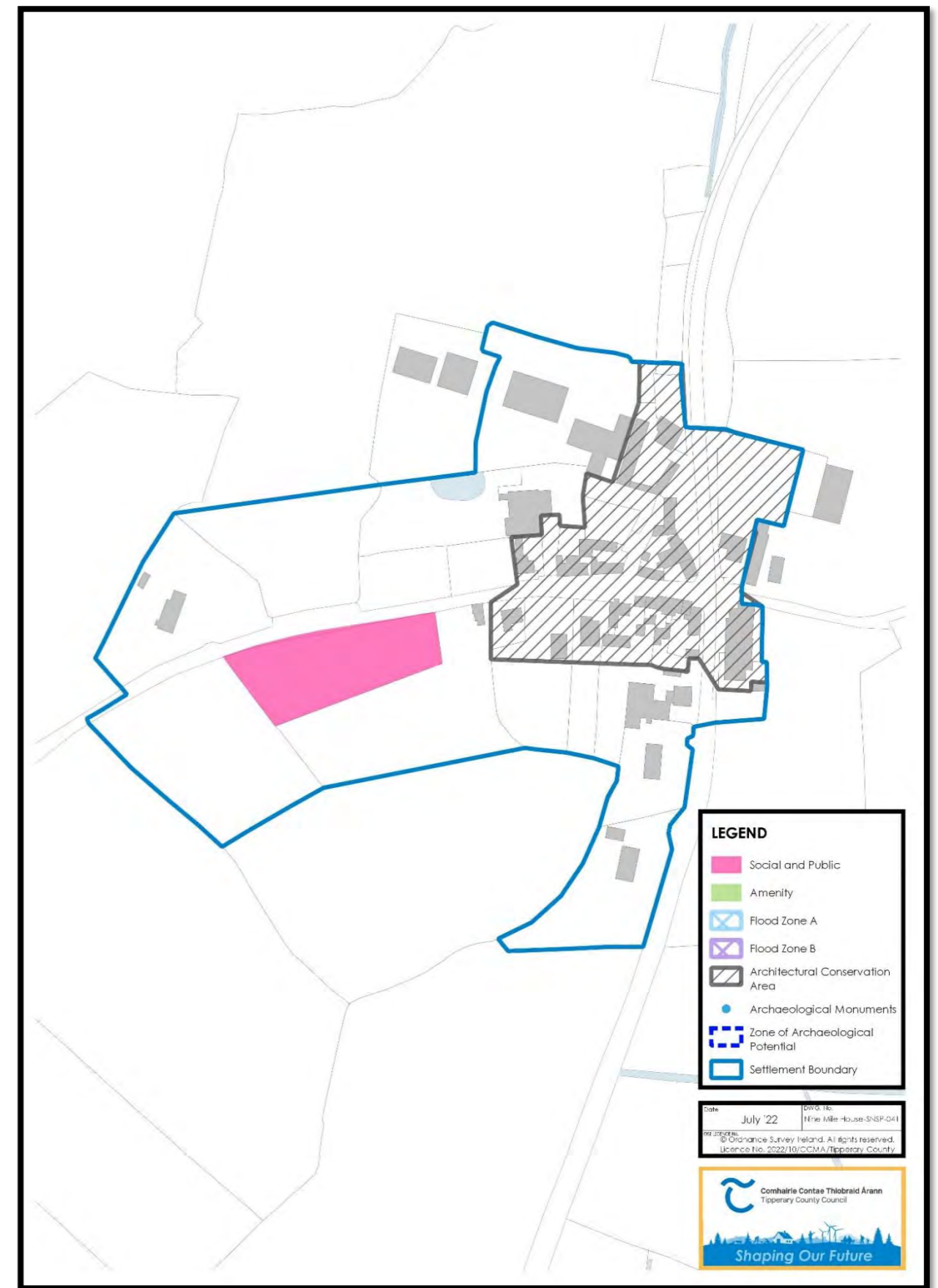
Objectives:

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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.

SO2: To support the provision of appropriate signage at village entry points subject to resources being available.

SO3: To ensure the protection of protected structures, architectural conservation areas, historic buildings and buildings/structures of archaeological significance.



Nine Mile House Land Zoning Map

42. 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

Waste Water: Waste water treatment system, operated by Irish Water.

Water Supply: Public water supply available.

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

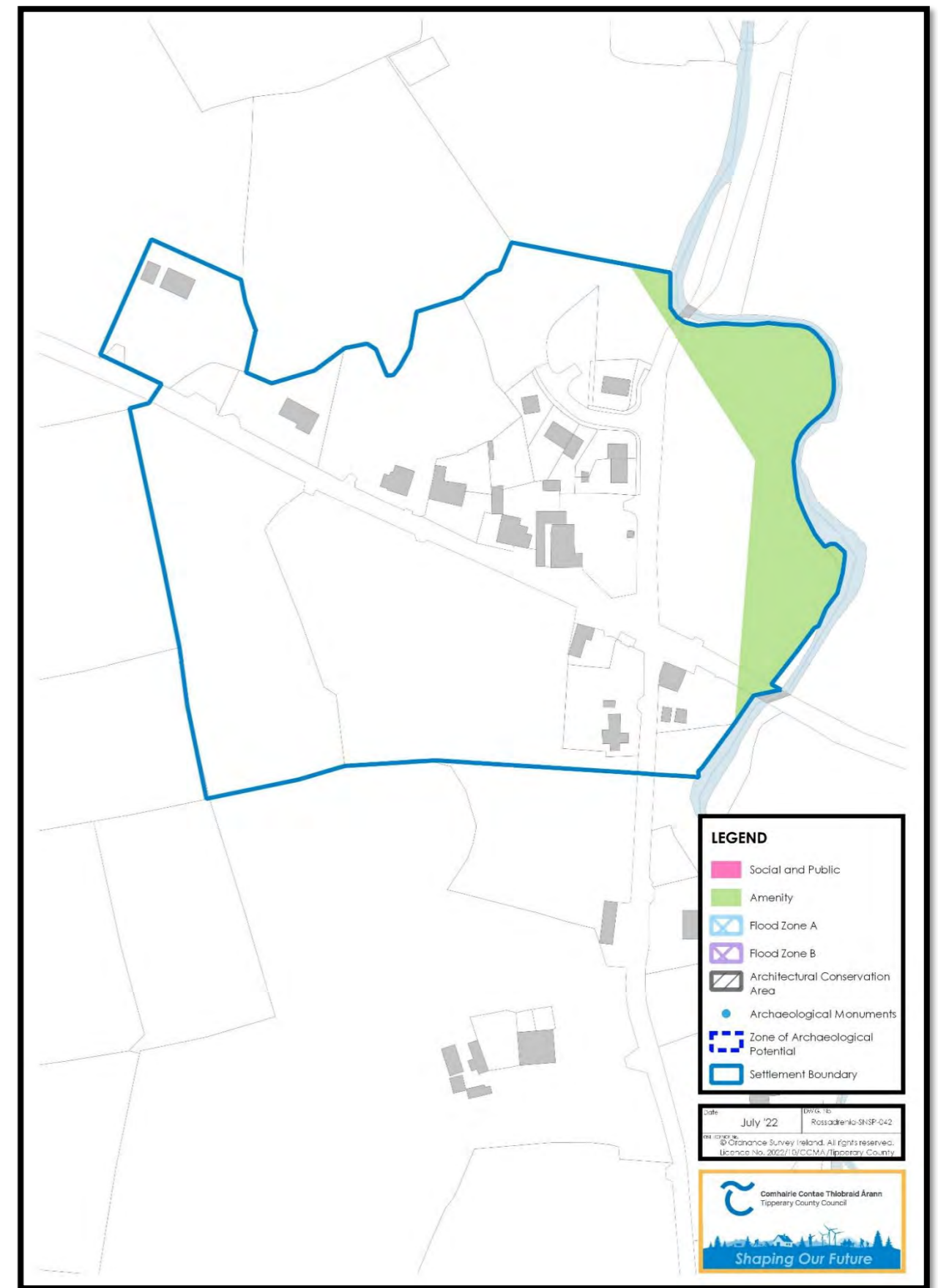
Flooding

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.

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Rossadrehid Land Zoning Map

43. 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

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.

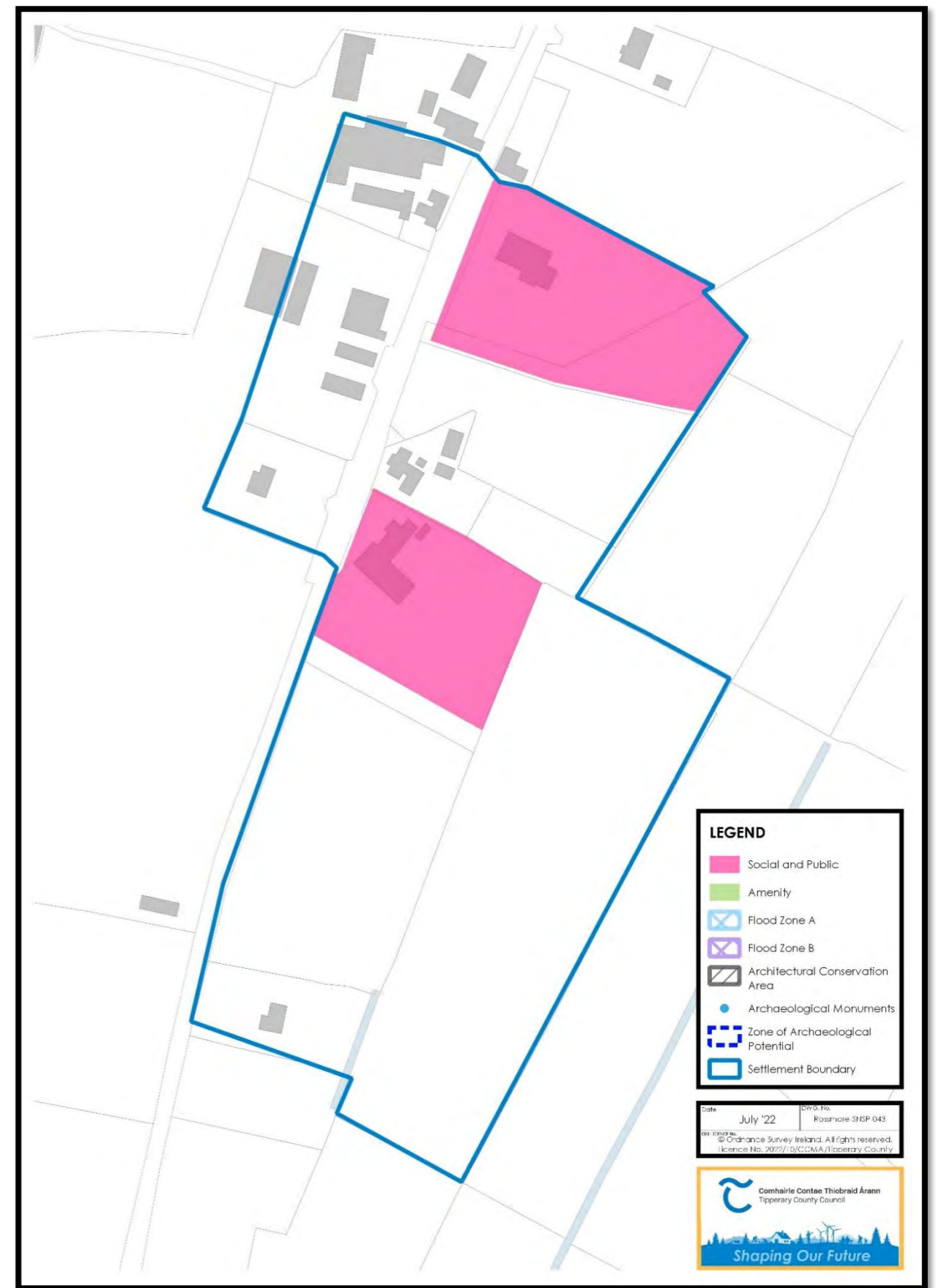
Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available.



Rossmore Land Zoning Map

44. 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 run 150m north of the settlement boundary. The village provides complementary services to the village of Monard.

Infrastructure

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

Water Supply: Public water supply available.

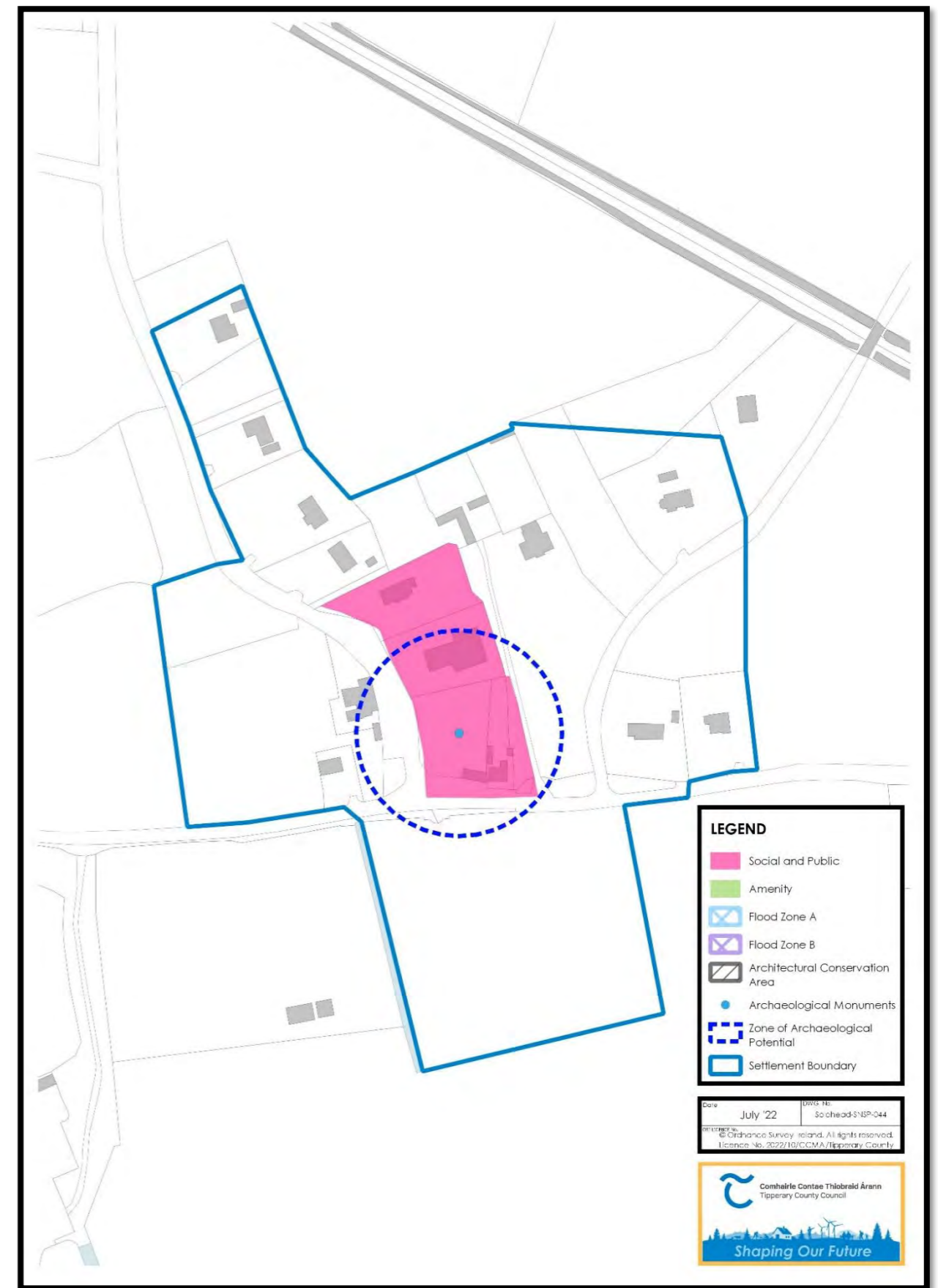
Community Facilities: The village has a church and a public house. A GAA pitch and facilities are located adjacent to the settlement.

Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.



Solohead Land Zoning Map

45. Templederry

Settlement Context

Templederry (Teampall Doire) village is a small village located ca 9km west of Borrisoleigh on the foothills of the Silvermines Mountain range.

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 two pubs, shop with post office facilities, garage, petrol pumps, a school, Church and health centre. The cemetery is located just outside the village boundary to the east. The GAA club and grounds are located on lands to the north (and rear) of the main street.

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.

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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To facilitate the carrying out of streetscape enhancement works subject to resources being available

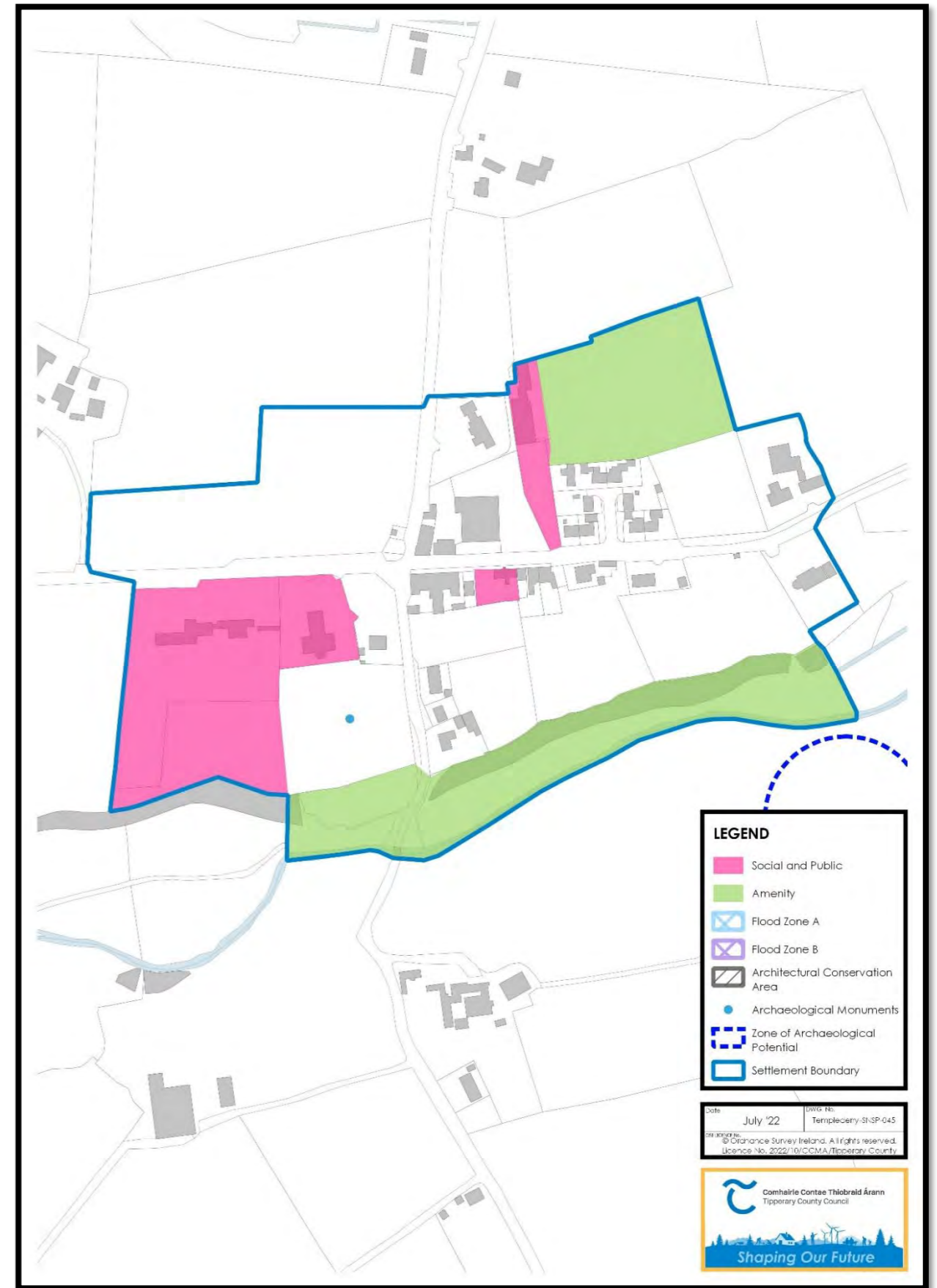
SO2: To ensure that development proposals in the village do not impact on views to and from Clohonan House

SO3 To encourage the provision of commercial and employment development within the village which will maintain and enhance the vitality of the village centre.

SO4: To support the preparation of an Enhancement Scheme for the village.

SO5: To support the provision of appropriate signage at village entry points subject to resources being available.

SO6: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood



Templederry Land Zoning Map

46. The Ragg

Settlement Context

The Ragg which is also often referred to as Inch (An Inse) or Bouladuff (Bhuaile Dhubh) is a small village located ca 5km northwest of Thurles and developed around a crossroads on the regional road. Development is primarily dispersed along the minor local roads with boundaries being formed by the church, the school and graveyard.

Infrastructure

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

Water Supply: The Ragg is serviced by a public water supply.

Community Facilities: There is a national school and public house, community hall, church and graveyard in the village. There are GAA and athletic facilities located within the village boundary.

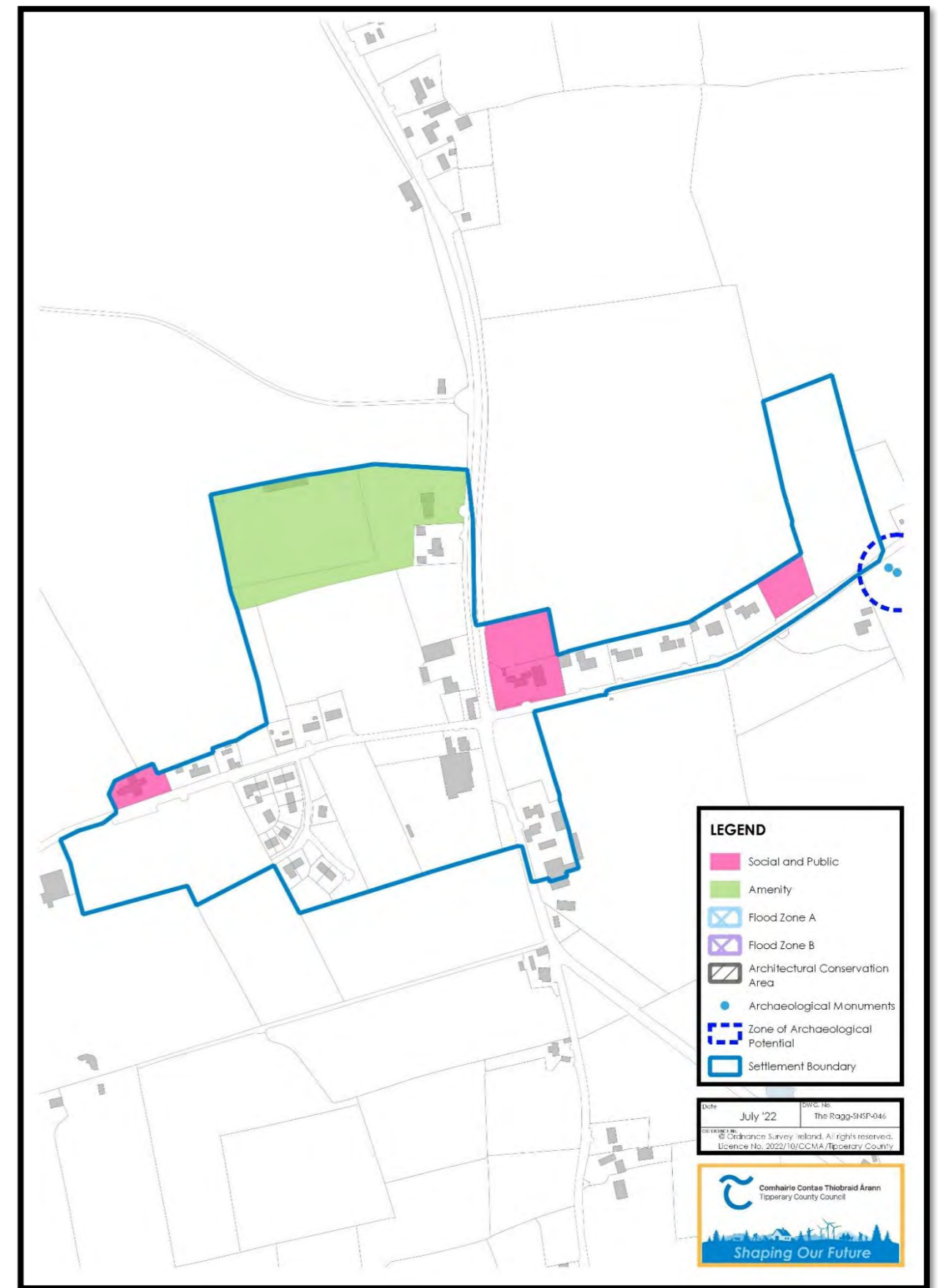
Flooding

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

Objectives:

GO1: 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, **and the Council's 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages'**.

SO1: To ensure the protection of protected structures, historic buildings and buildings/structures of archaeological significance.



The Ragg Land Zoning Map

47. 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

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

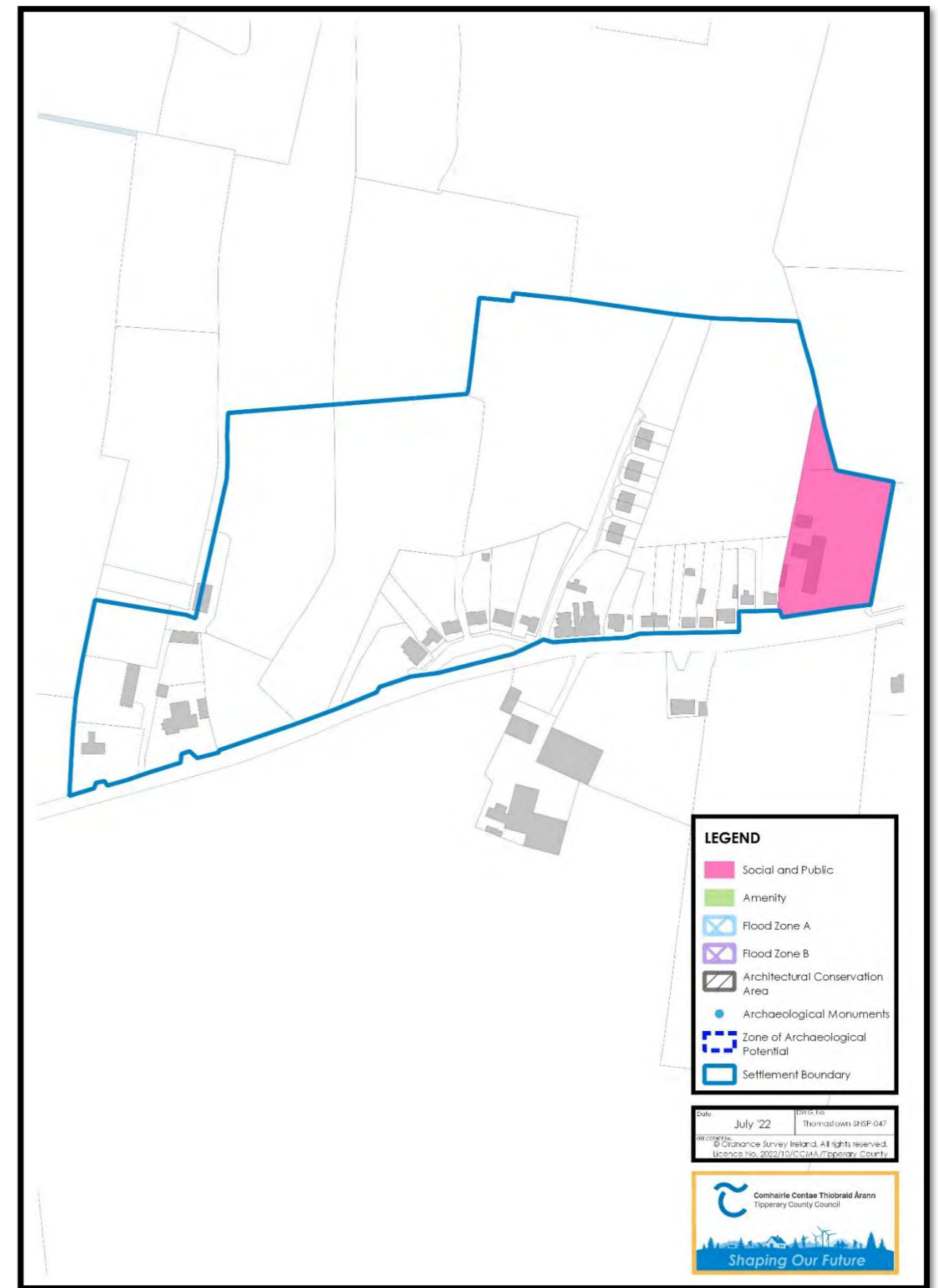
The SFRA has identified that some lands within the village are prone to flooding. In respect of lands which are liable to flood risk, **the Council will require any proposed developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: 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.



Thomastown Land Zoning Map

48. 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

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

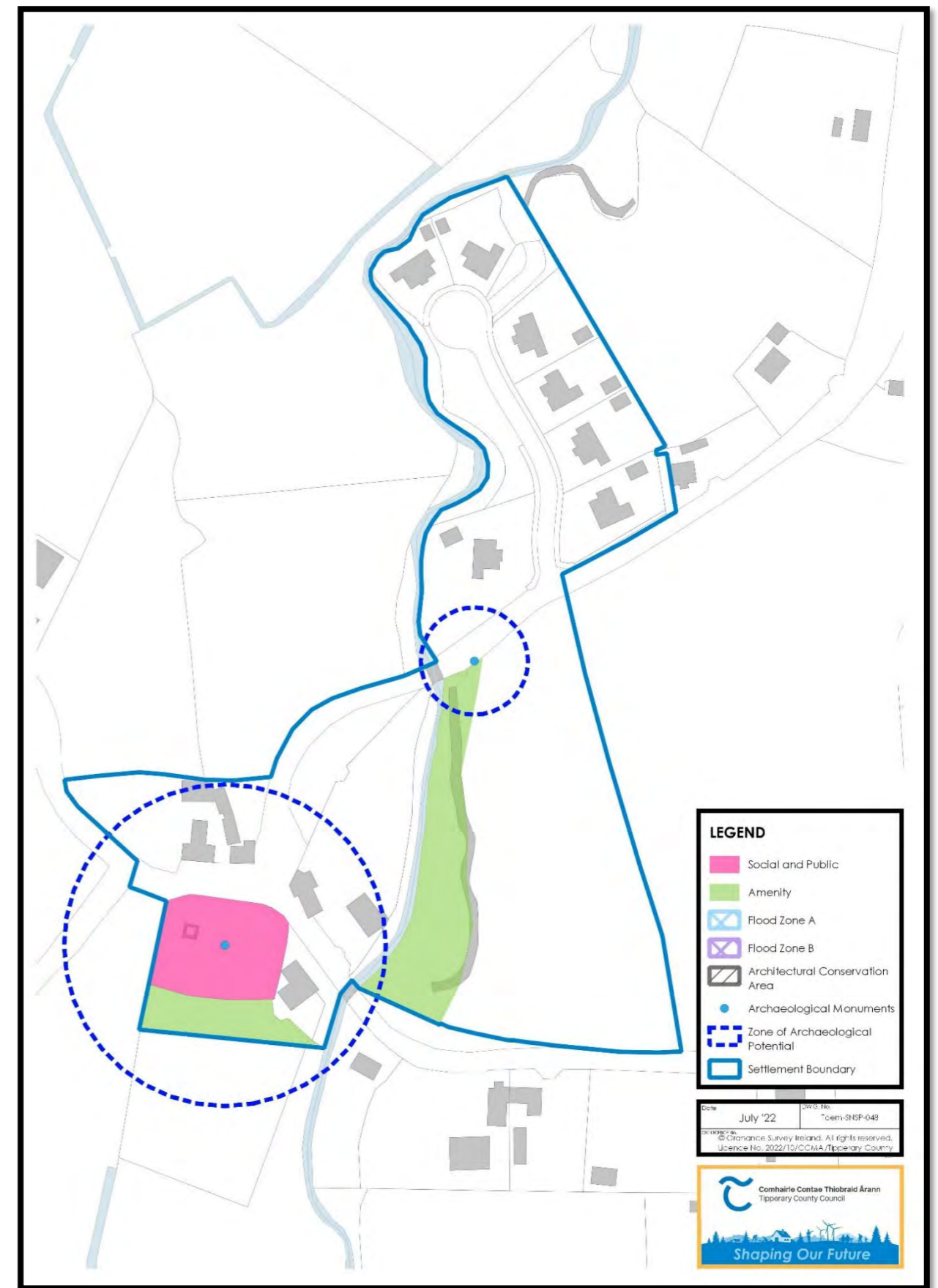
The SFRA has identified that some lands within the village are prone to flooding. In respect of lands which are liable to flood risk, the Council will require any proposed **developments to comply with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009) and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

Objectives:

GO1: 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, **and the Council’s ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’.**

SO1: To ensure the protection of archaeological monuments and buildings/structures of archaeological significance.

SO2: To require the submission of Flood Impact Statements, as appropriate, in respect of lands which are liable to flood.



Toem Land Zoning Map



Comhairle Contae Thiobraid Árann
Tipperary County Council

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