

Let's regenerate Clonmel!

Vacant Property Information evening

- Learn about supports available from Council officials
- Information on grants and schemes
- For vacant & derelict property regeneration
- Planning & building guidelines
- Q&A with experts

Thursday
16th
November
6:30pm to
8pm

Talbot Hotel



Information on supports
available for retailers,
owners & leaseholders of
vacant & derelict properties

This event is hosted by



Comhairle Contae Thiobraid Árann
Tipperary County Council

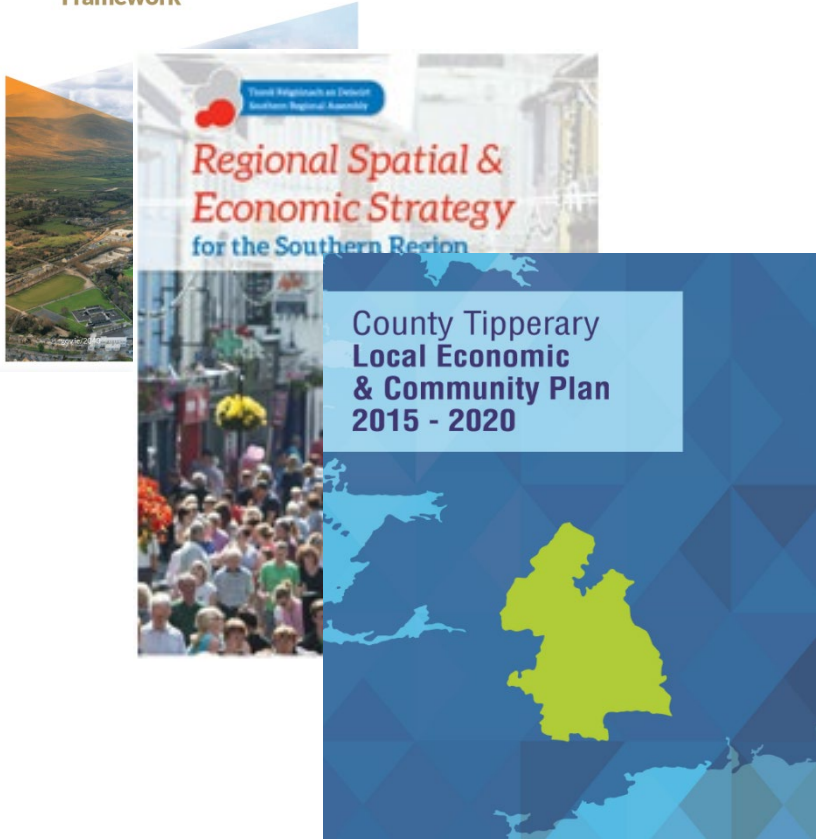


Clonmel Town Team





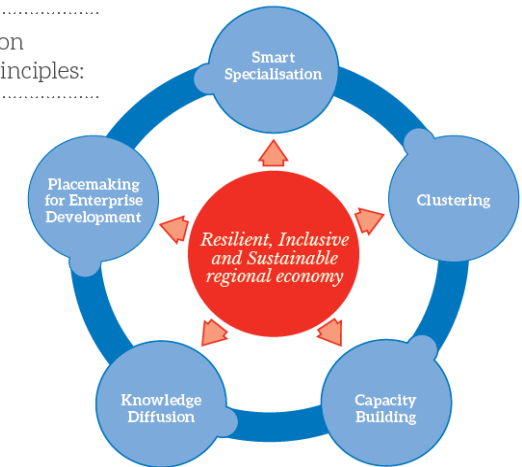
Policy: What has changed?



Objective of the RSESto provide a long-term strategic planning and *economic framework* for the development of the region for which the strategies are prepared which shall be consistent with the National Spatial Strategy and the *economic policies or objectives of the Government.*

The RSES seeks to achieve this vision through the following economic principles:

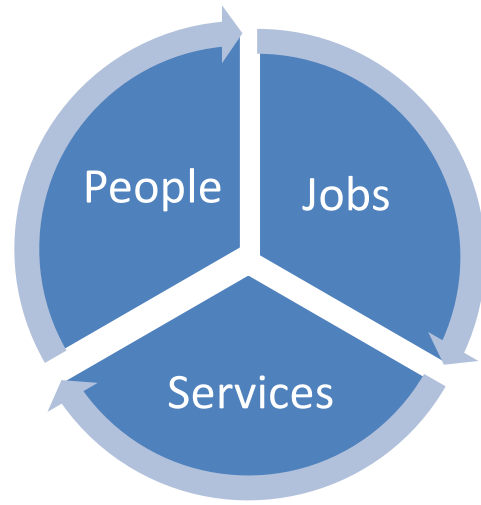
- Smart Specialisation
- Clustering
- Placemaking for enterprise development
- Knowledge Diffusion, and
- Capacity Building.



Our Settlement Strategy & Economic Strategy

Table 2.3: Settlement Typologies

Hierarchy	Name	Area Type ⁷
Key Town	Clonmel	Key Towns
Key Town	Nenagh and Thurles	
District Towns	Carrick on Suir, Roscrea, Tipperary Town, Cashel, Cahir, Templemore	Towns above 1,500 population
Service Centres	Ballina, Newport, Fethard	Villages with designated plan boundaries
Service Centres	30 Service Centres	
Local Service Centres	36 Local Service Centres	
Settlement Nodes	48 Settlement Nodes	
Open Countryside	Areas under Urban Pressure Open Countryside	Wider rural areas

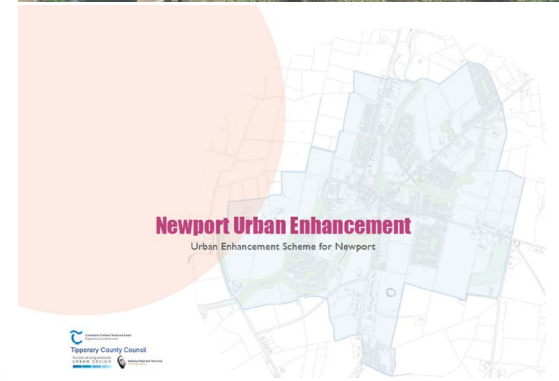
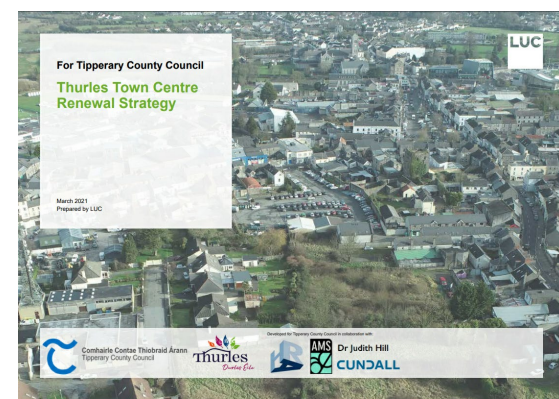
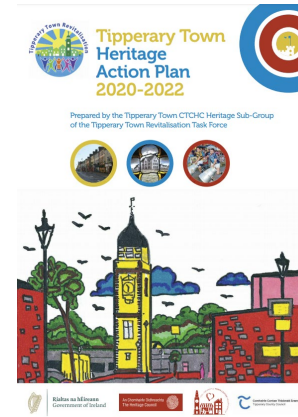


“The creation of attractive places to live and work...can provide a complete edge to Irish Towns and cities when it comes to attracting FDI”



Policy Framework

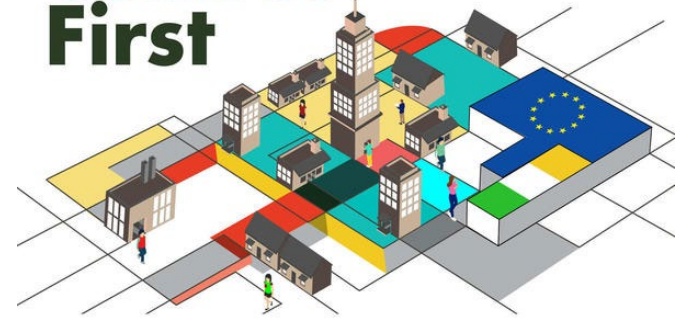
- Tipperary CDP sets out framework
- TDPs and LAPs
- Settlement Hierarchy



Our Town Regeneration Strategy

- Settlement Strategy and Compact Development – ‘Town-Centre First’
- Local Town Regeneration Teams

Putting Town Centres First



An Chomhairle Oidhreachta
The Heritage Council

Podcast Series



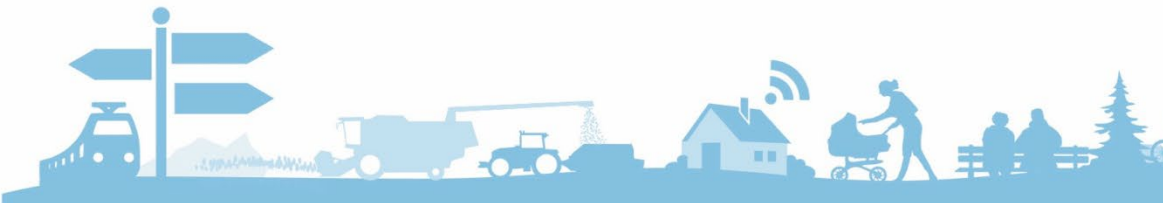
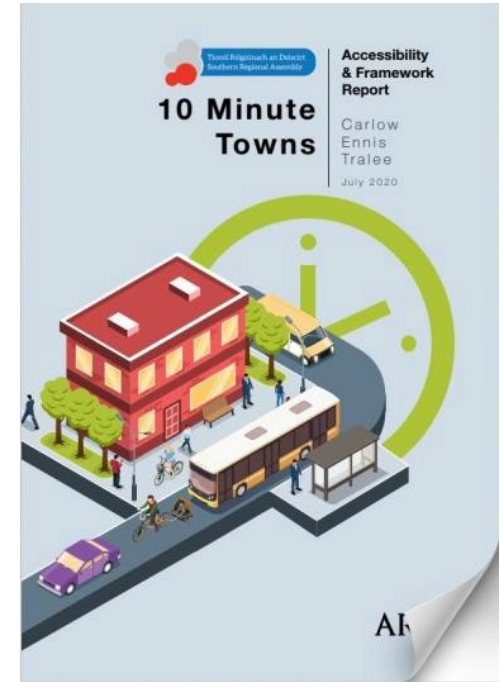
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Our Town

Regeneration Strategy

- NPF “10-Minute Town” concept
- Greening Our Urban Areas
- Vacant Property Strategy



Planning Policies – County Development Plan

5-4

Support and encourage proposals for public and private sector housing involving the reuse and refurbishment of disused and derelict buildings in towns and villages.

4.8 Living over the Shop Proposals for the residential development of upper floors in town centre commercial, office and retail properties will be encouraged where they are deemed to contribute positively to the renewal of areas and where any proposed modifications will not have a negative impact on visual amenities or the existing streetscape. Subject to the design quality of the development, there may be circumstances where private open space and car-parking standards can be relaxed. In such cases a high level of residential amenity shall be provided ensuring natural light in living rooms and bedrooms, and minimum standards are met in relation to overall floor areas and storage space requirements as set down in the Sustainable Urban Housing: Design Standards for New Apartments (DHPLG, 2018), and guidance set out in Bringing Back Homes: Manual for the reuse of existing buildings, (DHPLG, 2018). Residential development may also be considered at ground floor level in certain circumstances or locations where there has been a sustained level of vacancy over a prolonged period. This will normally be on lands outside the primary retail area of town centres.

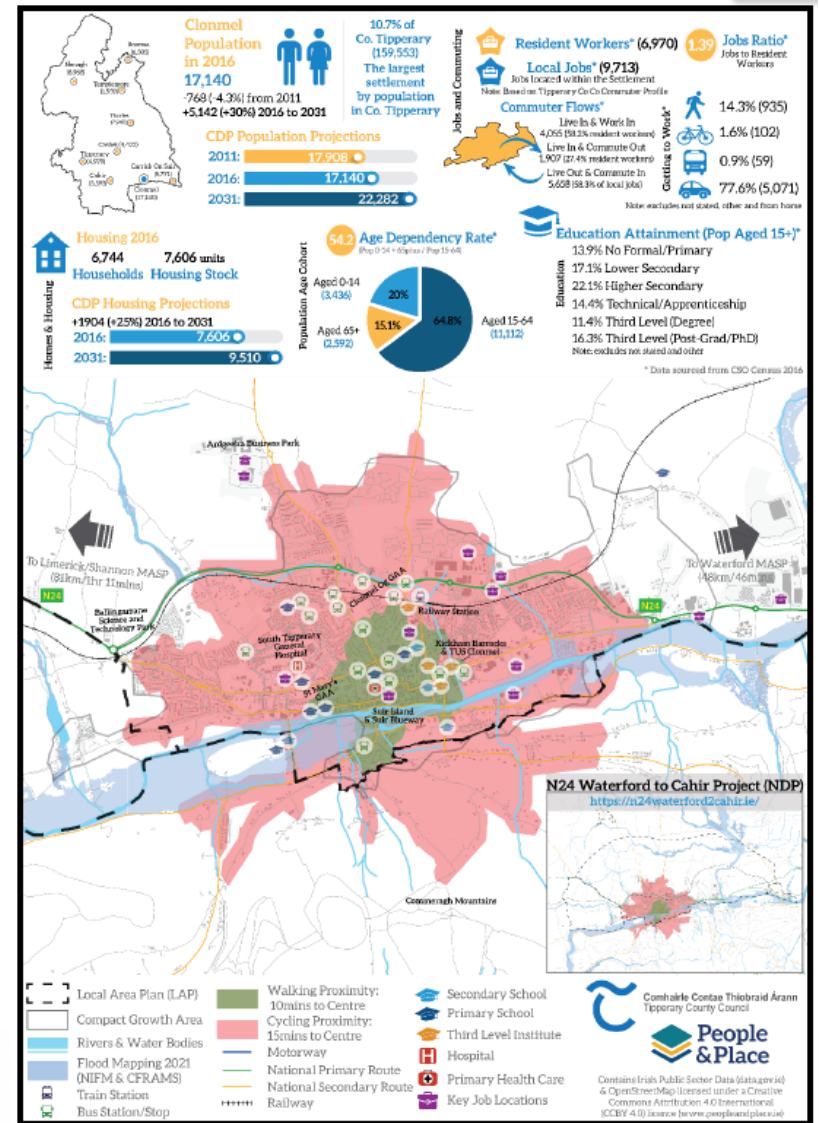


Planning Policies – Clonmel LAP

Planning and Development Policy	
It is the policy of the Council to:	
Policy 3.1	Support compact growth through: (a) the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth Area', (b) the development of sites identified through the URDF; and (c) the redevelopment of Town Centre 'Regeneration Sites' and areas zoned 'Regeneration'.
Policy 3.2	Support new development proposals for regeneration sites which accord with the Key Planning Criteria for these sites set out in Appendix 3.
Policy 3.3	Support new development proposals that accord with the county retail hierarchy and policy and support and underpin the vibrancy and vitality of the town centre area and the PRA, in line with the Retail Planning Guidelines for Planning Authorities (DEHLG, 2012).
Policy 3.4	Require new development proposals within the Primary Retail Area to provide active uses on the ground floor, and resist the proliferation of takeaways and betting shops with the Primary Retail Area.
Policy 3.6	Support new development which respects and enhances the built and natural heritage of Clonmel town centre.
Policy 3.7	Support new development which delivers high quality urban design, compact growth, and facilitates connectivity and permeability as opportunities arise.

Town Profile Plans

- Baseline for each town with key socio-economic data such as jobs ratio, transport modes, housing stock etc. In particular, the compact growth area and walking and cycling proximity as indicated, will support low-carbon development patterns including local transport planning and town centre regeneration



Regeneration Sites

- 14 sites identified
- Vacant/underutilised / brownfield
- Development Brief
- Regeneration Zoning

3. Quay Street / Sarsfield Street

Site Location and Description

A town centre brownfield site, covering an area of approx. 0.53 hectares, comprising the former Clonmel Arms Hotel, a former bakery premises on the west side of Blue Anchor Lane, and the existing Quay Street car park to the south interfacing with the River Suir.

The site comprises a Protected Structure (RPS Ref. 284 - Terraced three-bay single storey early Victorian former bank), with further protected structures in the immediate vicinity. Part of the site is contained within the O'Connell Street Architectural Conservation Area (ACA). The site is located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004.

The site is zoned 'Urban Core' in the Draft Clonmel Local Area Plan.



Adaptive Re-Use of Town Centre Properties

- Design approaches
- ACAs & Historic Character
- Built Heritage Incentives
- Diversity of Uses



Type 2

Two-Storey Building with Over-the-Shop Accommodation

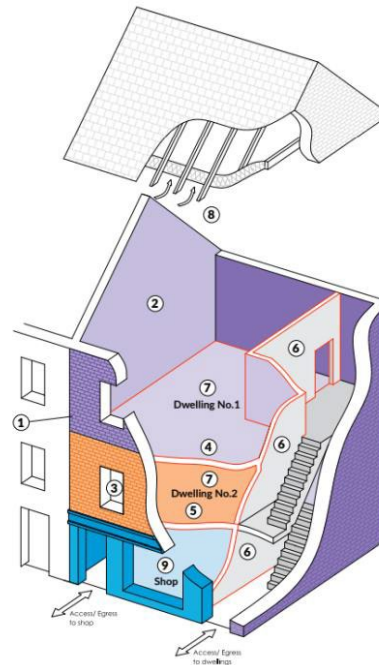
NOTE: The shop may be ancillary to the dwelling or may be an independent shop unit.



Elevation

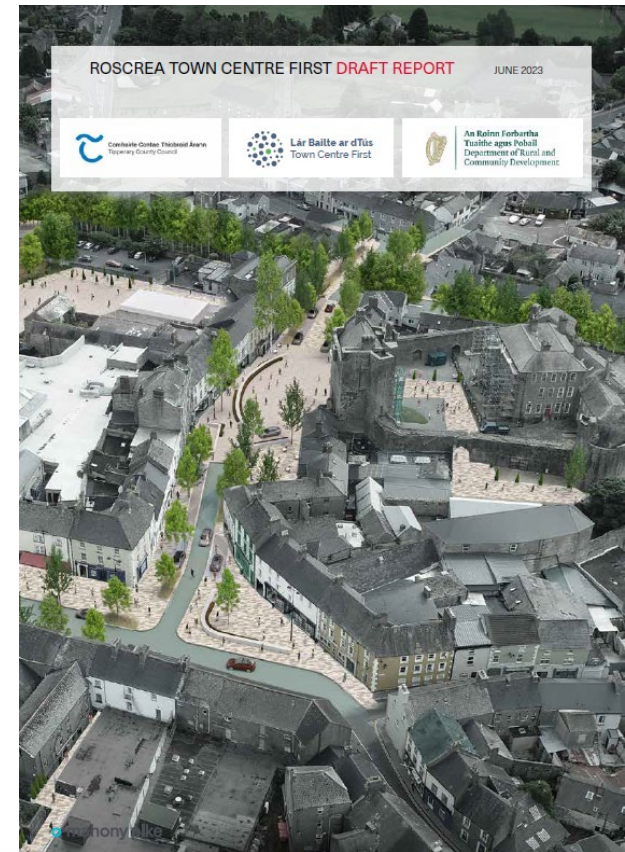


Section



Town Centre First Policy

- Town Regeneration Officer
Town Centre First Plan
- Department of Rural and Community Affairs - “Our Rural Future”, Ireland’s Rural Development Policy 2021-2025
- ACAs & Historic Character
- Built Heritage Incentives
- Diversity of Uses



Retail Development

- County Retail Hierarchy
- Re-use and uptake of vacant properties
- Rural Diversifications/tourism/artisan craft units



Planning Regulations

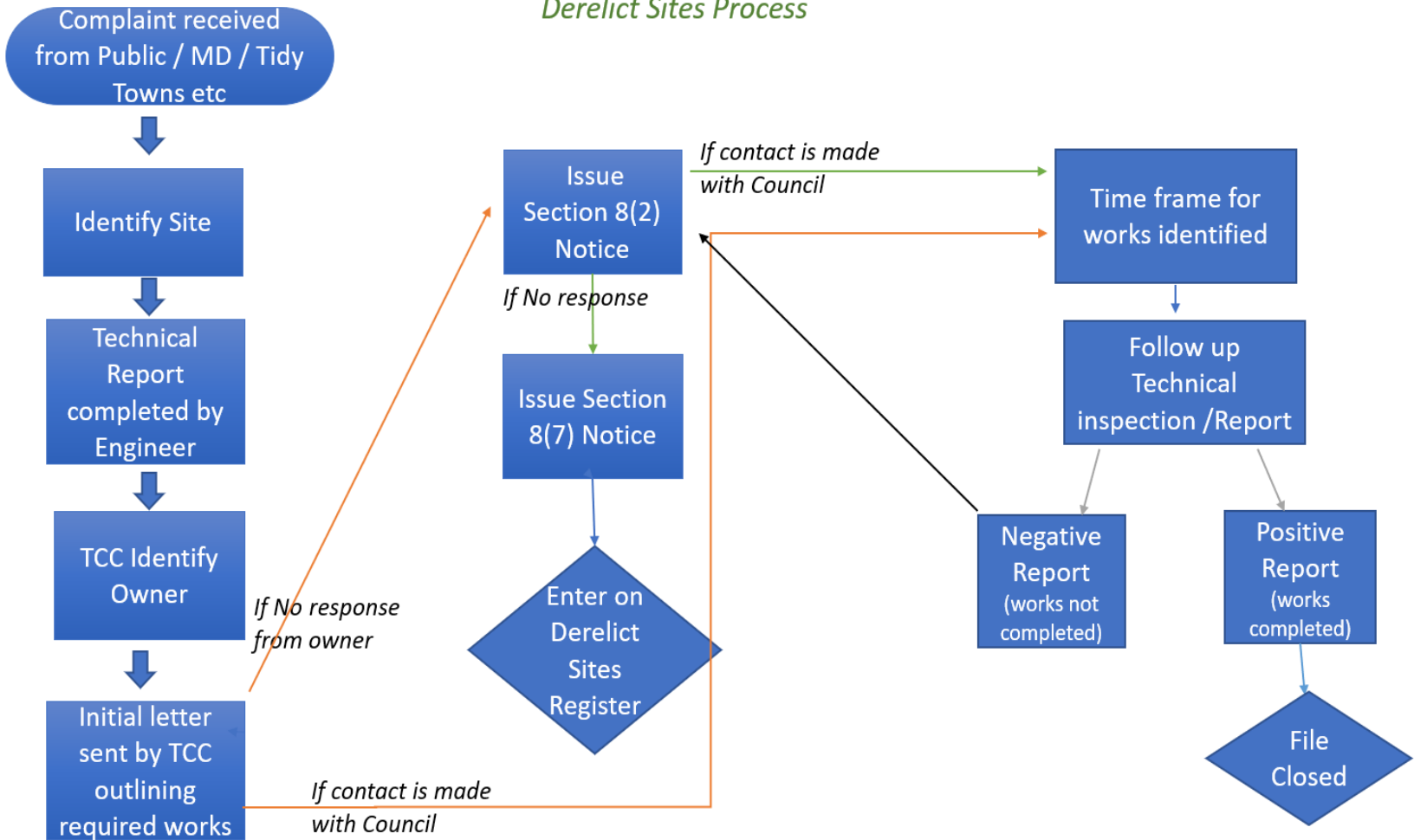
- Article 10 (6)(a)
 - Conversion of a commercial building under use classes 1 (shops), 2 (financial and professional services), 3 (offices) and 6 (guesthouses) to residential use is exempted development under certain conditions
 - Max 9 units, Department guidelines, Protected Structure (S.57), Vacant 2 years, 2 week notice, DP/LAP Objectives

NOTIFICATION FORM EXEMPTED DEVELOPMENT - ARTICLE 10(6) CHANGE OF USE EXEMPTION		
Name of Relevant Planning Authority: _____		
Name of Notifier/Property Owner: _____		
Name of Person/Agent Acting on behalf of Notifier/Property Owner (if any): _____		
<i>[Note: Contact Details to be supplied at the end of this form]</i>		
Notification of intention to avail of exempted development provisions under Article 10(6) of the Planning and Development Regulations 2001, as inserted by Article 2 of the Planning and Development (Amendment) (No. 2) Regulations 2018, at least two weeks prior to the commencement of the proposed change of use and any related works.		
Notification Details Required:		
Location of structure	Full Postal Address	
	Eircode	
Total number of Residential Unit(s)	number - e.g. 5	
Total Residential Floorspace (m ²)	number - e.g. 642	
	Number of bedrooms	Floorspace of unit (m ²)
Residential Unit 1	number - e.g. 2	number - e.g. 84
Residential Unit 2		
Residential Unit 3		
Residential Unit 4		
Residential Unit 5		
Residential Unit 6		
Residential Unit 7		
Residential Unit 8		
Residential Unit 9		
Date works will commence (Minimum of two weeks subsequent to date of notification)		dd/mm/yyyy
Signed (Notifier/ Agent as appropriate): _____		Date: _____



Derelict Sites

Derelict Sites Process



Regeneration projects and Grant Assistance

- URDF & RRDF
- Built Heritage Investment Scheme
- Historic Structures Fund



Thank You

