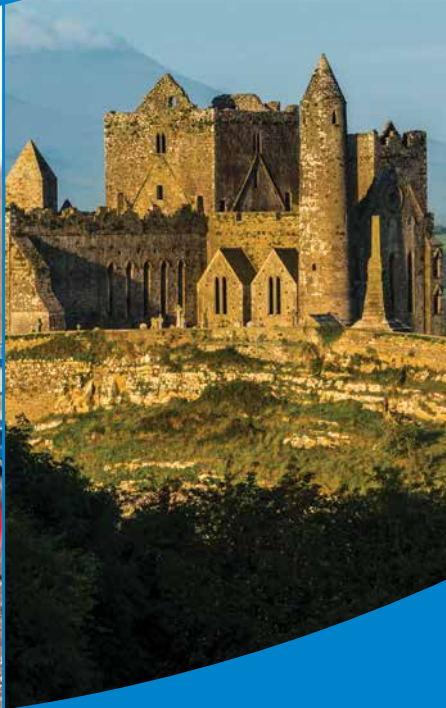




Comhairle Contae Thiobraid Árann  
Tipperary County Council

# Tipperary County Development Plan 2022 – 2028

## Written Statement



# 1

Volume 1 ~

August 2022



# Shaping Our Future





## Message from the Cathaoirleach

I am pleased to introduce the Tipperary County Development Plan 2022 – 2028. This Plan was made by the 40 elected members of Tipperary County Council on the 11<sup>th</sup> July 2022, and came into effect on 22<sup>nd</sup> August 2022. This new ‘whole-of-Tipperary’ Plan embraces inclusivity, quality-of-life and healthy placemaking, and will guide the sustainable development of Tipperary for the next 6 years.

This is a plan for all of us, and a plan that recognises the unique character and strengths of county Tipperary across its unique culture, environment and community. This Plan will help support quality-of-life for Tipperary people by setting out a framework for affordable housing, job creation and the provision of amenities, services and infrastructure. It also recognises the challenges for current and future generations, in mitigating and adapting to a changing climate and economy, and in protecting our environment.

I would like to thank all those who contributed to the preparation of the Plan including the many members of the public, and other stakeholders who made numerous submissions during the three public consultation phases over the two-year plan making process. The high level of stakeholder and public participation was welcomed,

particularly given the challenges which we faced in the last few years due to the Covid-19 pandemic. I acknowledge the work of the 40 elected members who actively engaged and deliberated over the various stages of the plan-making process at many briefings, workshops and Council meetings and who ultimately made the final Plan. In providing strategic directions at an early stage in the plan-making process, the Elected Members influenced a Plan that recognises the unique character of our county and its towns, villages and rural areas.

I wish to particularly thank my predecessors Councillor Marie Murphy and Councillor Michael Smith who were Cathaoirleach at earlier stages of this process. Finally, I would like to thank the Chief Executive and officials across all departments in the Council who provided advice and informed debate on relevant matters, in particular the Planning Department team.



*Councillor  
Roger  
Kennedy,  
Cathaoirleach  
of Tipperary  
County Council*



## Message from the Chief Executive

The County Development Plan is one of the most significant policy documents delivering on the goals as set out in Tipperary County Council's Corporate Plan while operating as a blueprint for the future development of our county. The publication of this Plan marks the culmination of a two-year process whereby the Plan was made by the Elected Members of Tipperary County Council with the advice of the executive and in consultation with the public. This Plan is historic as it is the first ever all-county plan prepared for Tipperary, setting out a progressive and sustainable vision for our county.

The 'Core Strategy' in this County Development Plan recognises that we must prepare for and support a climate resilient, sustainable and low-carbon Tipperary. The lifetime of this Plan extends to 2028 which aligns local policies with the timeframe for meeting national emissions reductions targets by 2030.

Towns and villages are the backbone of a vibrant county, and the Plan provides a strategy for their future climate resilient, compact and economic growth, along with the provision of affordable and quality homes, tailored to community needs. The principle of both physical and digital connectivity is integral to where and how we live and work, and the ten-minute neighbourhood concept aims to ensure that we can choose to walk,

cycle or use public transport to access our day to day needs and services. The Plan focuses on a healthy natural environment, biodiversity, culture and heritage, landscape and infrastructure as important elements in our sustainable future and quality-of-life.

The development of a sustainable rural economy based on agriculture, the bioeconomy and renewable energy production is supported as uniquely important to Tipperary.

I would like to thank the Elected Members of Tipperary County Council and my colleagues in our Planning and Development Directorate who have worked in close partnership over the past two years on the preparation of this Plan. I would also like to express my appreciation to our communities and other stakeholders who actively engaged at all times throughout the plan-making process.



*Joe  
MacGrath,  
Chief  
Executive  
of Tipperary  
County  
Council*



# Abbreviations

AA	Appropriate Assessment
ACA	Architectural Conservation Area
ASD	Autism Spectrum Disorder
BRE	Building Research Establishment
CARO	Climate Action Regional Office
CCTV	Closed Circuit Television
CEMP	Construction Environmental Management Plan
CFRAM Programme	Catchment Flood Risk Assessment and Management Programme
CLÁR	Ceantair Laga Árd Riachtanais / Funding for Small-Scale Rural Projects
CPO	Compulsory Purchase Order
CSO	Central Statistics Office
CTCHC	Collaborative Town Centre Health Check
DAFM	Department of Agriculture, Food and the Marine
DAHG	Department of Arts, Heritage and the Gaeltacht
DCCAE	Department of the Environment, Climate and Communications
DCEDIY	Department of Children, Equality, Disability, Integration and Youth
DECC	Department of the Environment, Climate and Communications
DECLG	Department of the Environment, Community and Local Government
DEDP	Destination Experience Development Plan
DEHLG	Department of the Environment, Heritage and Local Government
DETE/DBEI	Department of Enterprise, Trade and Employment/Department of Business, Enterprise, and Innovation
DHLGH	Department of Housing, Local Government and Heritage
DHPLG	Department of Housing Planning and Local Government
DMURS	Design Manual for Urban Roads and Streets
DOF	Department of Finance
DoH	Department of Health
DoT	Department of Transport
DRCD	Department of Rural and Community Development
DSFNA	Design Standards for New Apartments
DTCAGSM	Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
DTTS	Department of Transport Tourism and Sport
DZ	Development Zone
EIA	Environmental Impact Assessment
EPA	Environmental Protection Agency
ESB	Electricity Supply Board
ESRI	The Economic and Social Research Institute
ETB	Education and Training Board
ETCI	Electro-Technical Council of Ireland
EU	European Union
EV	Electric Vehicle
FDI	Foreign Direct Investment
GAA	Gaelic Athletic Association

GDA	Greater Dublin Area
GFA	Gross Floor Area
GHG	Green House Gas
GoI	Government of Ireland
GSI	Geological Survey of Ireland
Ha	Hectares
HAP	Housing Assistance Payment
HNDA	Housing Need Demand Assessment
HSE	Health Service Executive
IDA	International Development Association
LAP	Local Area Plan
LAWPRO	Local Authority Waters Programme
LCA	Landscape Character Assessment
LCDC	Local Community Development Committee
LEADER	LEADER programme for Rural Development, Department of Rural and Community Development
LECP	Local Economic and Community Plan
LEO	Local Enterprise Office
LIT	Limerick Institute of Technology
LRD	Local Service Centre
LSC	Large-Scale Residential Development
LTP	Local Transport Plan
LTI	Loan to Income
LTV	Loan to Value
MASP	Metropolitan Area Spatial Plan
MMP	Mobility Management Plan
MW	Million Watts
NEEAP	National Energy Efficiency Action Plan
NHA	Natural Heritage Area
NHSPWD	National Housing Strategy for Disabled People
NIAH	National Inventory of Architectural Heritage
NIS	Natura Impact Statement
NPF	National Planning Framework 2018
NPO	National Planning Objective (National Planning Framework, 2018)
NPWS	National Park and Wildlife Service
NTA	National Transport Authority
OPW	Office of Public Works
PPN	Public Participation Network
PRA	Primary Retail Area
RAPID	Revitalising Areas through Planning, Investment and Development
RAS	Rental Accommodation Scheme
RBMP	River Basin Management Plan
RES	Renewable Energy Strategy
RPO	Regional Policy Objective
RPS	Record of Protected Structures



RRDF	Rural Regeneration and Development Fund, Department of Rural and Community Development
RSES	Regional Spatial and Economic Strategy 2020
SAC	Special Area of Conservation
SDZ	Strategic Development Zone
SEA	Strategic Environmental Assessment
SEAI	Sustainable Energy Authority Ireland
SEC	Sustainable Energy Community
SEDA	Spatial Energy Demand Analysis
SEVESO	Seveso-Directive (Directive 82/501/EEC)
SFRA	Strategic Flood Risk Assessment
SLA	Serviced Land Assessment
SN	Settlement Node
SO	Specific Objective
SPA	Special Protection Area
SRA	Southern Regional Assembly
SPPR	Strategic Planning Policy Requirement
SUDS	Sustainable Urban Drainage Systems
TCC	Tipperary County Council
TEA	Tipperary Energy Agency
The Plan	Tipperary County Development Plan 2022 - 2028
The Planning Act	Planning and Development Act 2000 (as amended)
TII	Transport Infrastructure Ireland
TTIA	Traffic and Transport Impact Assessment
TUS	Technological University of Shannon
UN SDGs	United Nations 2030 Sustainable Development Goals
UNESCO	The United Nations Educational, Scientific and Cultural Organisation
URDF	Urban Regeneration and Development Fund, Department of Housing, Local Government and Heritage
VEDP	Visitor Experience Development Plan
VIS	Visual Impact Assessment
WFD	Water Framework Directive
WWTP	Waste Water Treatment Plant

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# 1.0 Introduction

## 1.1 Introduction

The preparation of a new County Development Plan (the Plan) is one of the most important functions of Tipperary County Council, developed through a shared process of public participation, engagement and collaboration. This is the first Plan ever prepared for the entire county of Tipperary, and it replaces the South Tipperary Plan 2009, and the North Tipperary County Development 2010. This Plan was adopted at the plenary meeting of Tipperary County Council (the Council) on 11<sup>th</sup> July 2022.



**Figure 1.1: The three stages in the plan-making process**

This Plan will guide sustainable physical, economic, and social development across Tipperary, whilst protecting the environment and guiding and supporting our move to a low-carbon society. It identifies the social, economic and environmental character of Tipperary, provides guidance on the growth of towns, villages and rural areas, informs the nature of future investment, and protects our environment. It will inform decisions on public services, infrastructure and amenities, and will influence many facets of daily economic and social life, in terms of where we live, availability of services and our job opportunities.

### 1.1.1 New National, Regional and Local Planning Frameworks

This Plan is influenced by, and must comply with, a set of overarching planning frameworks, each shaping and coordinating planning, economic and spatial development at national, regional and local levels. These include the National Planning Framework 2018 (NPF), and the Southern Regional

Spatial and Economic Strategy 2020 (RSES). These influence the Plan, which itself in turn will inform the preparation of new Local Area Plans (LAPs) to be prepared for designated towns<sup>1</sup>. The Plan will also set out a framework under which other plans and strategies may be developed, including those seeking investment and funding for the county.



**Figure 1.2: Hierarchy of National, Regional and Local Planning**

## 1.2 County Tipperary

### 1.2.1 Tipperary in Context

Tipperary is located at the heart of Ireland's 'Golden Vale', and at the centre of Ireland's Southern Region. The county is one of the most central and accessible counties in Ireland, with existing and planned strategic transport links to Limerick, Waterford, Cork and Dublin, and to international airports and major ports.

Tipperary has access to a network of national universities and colleges, with nine leading third-level colleges and universities within a 2-hour commute, all producing highly skilled graduates. A strong culture and tradition of collaboration from research, development and internship perspectives, is a key factor in the success of Tipperary based companies. The natural amenities of the county include breath-taking Lough Derg in the north-west, the majestic River Suir to the south, the iconic Rock of Cashel, mountain ranges and secret valleys, interspersed with a varied network of towns and villages full of individual character.

Tipperary has a vibrant and diverse domestic economy based on its strong network of towns, its diverse and productive rural areas, its vibrant community and workforce, and its iconic and rich culture and landscape. In particular, Tipperary has three Key Regional Towns; these are drivers of growth and balanced regional development. The county has a wealth of natural assets, and key economic strengths include; renewable energy and the bio-economy, agri-food, the equine economy,

<sup>1</sup> The preparation of LAPS will commence in 2022 in accordance with an agreed programme, refer to Table 4.2.



tourism and pharmaceuticals. Finally, Tipperary offers an excellent quality of life for us all within a natural environment of diversity and character.

### 1.2.2 The Tipperary Corporate Plan

The Tipperary Corporate Plan 2020-2024 sets out the strategic vision and direction for the Council for the next five years. The Corporate Plan serves as the framework for action during the lifetime of the current Council, delivered through the supporting strategies of all Council directorates, with the goal to make Tipperary a better place to live and conduct business. The Tipperary County Council Corporate Plan 2020 - 2024 describes a future for Tipperary, and how the Council, together with all stakeholders, intends to deliver the vision: –

*“Tipperary - A vibrant place where people can live, visit and work in a competitive and resilient economy, a sustainable environment and an inclusive and active community”.*



**Figure 1.3: Logo for the Corporate Plan 2020 – 2024**

The Corporate Plan has had due regard to the Public Sector Duty as set out in Section 42 of the Irish Human Rights and Equality Commission Act, 2014, and in particular the need to eliminate discrimination, promote equality of opportunity and treatment, and to protect the human rights of its members, staff and the persons to whom it provides services.

### 1.3 Policy Framework

Under Section 9 of the Planning and Development Act, 2000 (as amended) (the Planning Act), the Council is obliged to make a plan every six years setting out a written statement, and accompanying maps to give a graphic representation of planning objectives. There are mandatory and discretionary objectives to be addressed, and at the end of the two-year plan-making process the Plan became effective on 22nd August 2022<sup>2</sup>.

<sup>2</sup> Six weeks from the date of its adoption on 11th July 2022

This Plan is particularly significant for Tipperary as it represents the first all-county planning strategy, and is an opportunity for innovation and ambition for the county, and its citizens, in a time of great change and challenge. A 6-year lifetime will mean that the new Plan will remain effective until 2028, and therefore will need to be far-sighted and effective in the county’s approach to meeting climate change targets and in recovering from the Covid-19 pandemic. The Plan must have regard to, or be consistent with current national development guidelines, local strategies and programmes, and must comply with both planning, and environmental legislation, as illustrated below:



**Figure 1.4: Planning Policy Frameworks**

### 1.3.1 UN Sustainable Development Goals

The Plan has incorporated the UN 2030 Agenda for Sustainable Development and Sustainable Development Goals (SDGs), and economic, social and environmental considerations of sustainable development; these are highlighted in Table 2.5 of the Core Strategy.



Figure 1.5: UN Sustainable Development Goals

### 1.3.2 Project Ireland 2040

Project Ireland 2040 is the government’s long-term overarching strategy to support businesses and communities across Ireland in realising their potential. The National Development Plan (NDP) and the NPF combine to form Project Ireland 2040, with the NPF setting the vision and strategy for the development of the country to 2040, and the NDP providing and enabling investment and infrastructure to implement the strategy. Project Ireland 2040 sets out ten National Strategic Outcomes (NSOs), built around the themes of well-being, equality and opportunity. The NPF has set out a strong population growth projection of 15% above 2016 levels for Tipperary – these growth levels are a foundation stone for the Core Strategy as set out in Chapter 2.



Figure 1.6: NPF National Strategic Outcome and Strategic Investment Priorities

The NDP activates the spatial plan of the NPF through a funding and investment programme, under which the Council can seek funding for strategic projects as listed in the Plan, and its associated frameworks. Funding schemes are competitive and bid-based, supporting innovative, collaborative projects which would not otherwise happen. Key existing funding schemes include the Urban Regeneration and Development Fund (URDF), Rural Regeneration and Development Fund (RRDF), Climate Action Fund and Disruptive Technologies Fund, each overseen by the relevant Government Department. Tipperary has already benefitted significantly from funding available, and through the collaborative work of the Council and its partners, funding has been received for Clonmel, Nenagh, Thurles, Carrick-on-Suir, Templemore, Cahir, Fethard and Kilsheelan. The Plan as the primary framework for planning and investment has a very important role in continuing this success and attracting new investment.

### 1.3.3 The Southern Region Spatial and Economic Strategy

The RSES is a 12-year strategic development framework for the southern region prepared by the Southern Regional Assembly (SRA) and implements NPF policy for achieving balanced regional development. It ensures regional coordination between county development plans, and Local Enterprise and Community Plans (LECP). The RSES vision is to:

- Nurture all our places to realise their full potential;
- Protect and enhance our environment;
- Successfully combat climate change;
- Achieve economic prosperity and improved quality of life for all our citizens;
- Accommodate expanded growth and development in suitable locations; and
- Make the southern region one of Europe’s most creative, innovative, greenest and liveable regions.

These components are in line with the NPF and the UN SDGs, and are integral to this Plan and its core strategy. The RSES has specifically acknowledged Tipperary’s national and regional strengths including the strategic importance of Tipperary’s towns, and national and inter-regional transport linkages between national and regional cities. In particular, the RSES supports the potential for improved intra-regional connectivity, jobs and opportunities through the strengthening of the Limerick-Waterford Transport and Economic Network, illustrated as part of the core strategy, and addressed in Chapter 8 Enterprise and Rural Development. The RSES also recognises Tipperary’s strengths, and track record in climate action, renewable energy and the emerging bioeconomy.

It is a requirement of the Planning Act, for the Council to prepare a report to the SRA every 2 years, setting out progress made in supporting the objectives of the RSES – in accordance with Section 25A (1). This is a key aspect of monitoring as addressed in Chapter 16.



### 1.3.4 Climate Action and Low-Carbon Economy

The National Climate Action Plan (DECC, 2019) seeks to make Ireland a climate resilient and environmentally sustainable society and economy by 2050. Local Authorities are to act as leaders through their local adaptation strategies, providing support for flagship and pilot projects and skills, and the development of checklists, templates and quality marks. The Climate Action and Low Carbon Development (Amendment) Act (DECC, 2021) requires the Council to develop a 5-year Local Authority Climate Action Plan, including both mitigation and adaptation actions, ranging from simple short-term solutions to large-scale longer term transformational projects.

This Plan has embedded the dual principles of climate adaptation and climate mitigation through its core strategy, and policies and objectives with a climate resilient, sustainable and low-carbon county vision are specifically addressed in Chapter 3 Low-Carbon Society and Climate Action. The Council will seek to support the emissions reductions targets as set out in the Programme for Government and prepare a Climate Action Plan for Tipperary.

### 1.3.5 Compliance with Planning Guidelines

The Section 28 Guidelines of the Department of Housing, Local Government and Heritage, are a vital aspect of the management and guidance of new development. They are constantly updated by the Government and the ministerial departments. Under Section 28 of the Planning Acts, the Council is required to demonstrate:

- (i) How the policies and objectives of the Minister contained in the Section 28 guidelines have been implemented, or
- (ii) If applicable, that the Planning Authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area, to implement certain policies and objectives when considering the application of those policies in the area or part of the area of the development plan and shall give reasons for the forming of the opinion and why policies and objectives of the Minister have not been so implemented.

A detailed 'Statement of Compliance with Ministerial Guidelines' in Volume 3, sets out how these Planning Guidelines have informed the Plan. All new development should have regard to the relevant provisions of the Section 28 Guidelines (and any review or update thereof) in its design stage and before an application for planning permission is submitted to the Council.

### 1.3.6 Public Consultation and the preparation of this County Development Plan

To support stakeholder participation the Council prepared a communications strategy to ensure that information on the plan-making process was up-to-date, readily available and easily accessed by

members of the public and other stakeholders throughout the review process. Consultation procedures included:

- Dedicated website was available throughout the plan-making process, this was regularly updated with relevant reports, and submissions received were available for viewing.
- Targeted meetings and webinars, including the Strategic Policy Committee and the PPN.
- Statutory notifications in line with the Planning Act.
- Distribution of notices and website link to the PPN and relevant non-statutory bodies/groups.
- Publication of newspaper advertisements (The Nationalist, The Tipperary Star, The Midland Tribune and the Nenagh Guardian) inviting written submissions.
- Social media campaign using Facebook and the planning Twitter page [@planningtipp](https://twitter.com/planningtipp)
- All publications were produced with recognisable branding in a clear and simple style.

There were three opportunities for public participation and considering the numbers of submissions received at pre-draft (190), draft (615) and proposed amendments (41) stages, it is clear that the citizens of Tipperary and other stakeholders are deeply interested in planning for their future. Submissions received were innovative and progressive, covering topics including; climate action, biodiversity, economy, rural development, housing, walking, cycling and amenities, regeneration of towns and villages, quality of life etc. Submissions received were summarised and considered at each stage in reports by the Chief Executive, and have heavily influenced the Core Strategy and policies and objectives of this Plan.



**Figure 1.7: Branding for public consultation strategy**

### 1.3.7 The Elected Members and the preparation of this County Development Plan

Each key stage of the plan review process is ratified by the elected members who, in their role as planning authority, have the primary statutory responsibility to make the Plan under Section 12 of the Planning Act. In this role, the members are central to the process, as both policymakers and as

decision-makers. Noting this important role, the elected members of the Council actively and positively engaged with the executive development plan team during the preparation of this Plan. Key to this was attendance and participation in workshops/briefing sessions (27 in total), council meetings and in the setting out of strategic directions (Section 11(4) of the Planning Act) to inform the preparation of the Plan. The directions to the Chief Executive by the elected members with respect to preparation of the Draft Plan were:

- The vision for the Plan should include an ambition to move to a low-carbon and climate resilient society and should recognise the unique social, economic and environmental strengths of Tipperary.
- The Plan should recognise the unique qualities and characteristics of our Towns, and provide a framework for their growth, regeneration and economic development.
- The Plan should provide a framework for a thriving rural economy, through support for diversification and innovation to sustain and strengthen our rural communities.
- The Plan should provide a framework for the delivery of strategic infrastructure, including broadband, transport connectivity, water services and active travel options.
- The Plan should provide a framework for the protection and enhancement of our natural and built environment the sustainable development of the county blue and green infrastructure assets.
- The Plan should acknowledge the impact of the Covid-19 pandemic on how we work and live.
- The Plan should provide a strategy for recovery, including supporting new ways of doing business, regenerating our town centres and public spaces, and creating self-sustaining and inclusive communities.

## 1.4 Protection of the Environment

Support for a healthy, natural environment, is a core ambition of this Plan, and is ensured through the Strategic Environmental Assessment (SEA) process in line with European Directive 2001/42/EC. SEA has assessed the likely significant environmental effects of implementing the Plan through the plan-making stages. The purpose is to “provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”. In this respect, this Plan has been influenced by SEA, and has been produced with careful consideration for how the vision for growth set out, might influence, positively or negatively on our environment.

In addition to the SEA process, and in line with Article 6(3) of European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive), the

Council has undertaken an Appropriate Assessment (AA) of the potential impact of the implementation of the Plan on certain sites. These sites which encompass, for example, certain rivers, lakes, uplands etc in Tipperary, have been designated, as important sites by virtue of their ecological importance and sensitivity. These sites are called Natura 2000 sites.

This Plan has also been subject to an assessment to demonstrate that the flood risk to new development, and as a result of new development, will be acceptably safe, in accordance with Ministerial Guidelines on this issue, throughout its lifetime, and beyond. This assessment has considered the impacts of climate change on flood risk, and assesses the impact that land use changes and development in Tipperary could have on future flood risk. The SEA Environmental Report, the Natura Impact Report (NIR) and the Strategic Flood Risk Assessment (SFRA) are set out in Volume 5.

### *Summary*

The development objectives in this Plan are consistent, as far as practicable, with the conservation and protection of the environment. The accompanying SEA, AA and SFRA processes have informed the plan preparation (Volume 5 provides associated documents detailing the findings). All recommendations made by these processes have been integrated into this Plan, and this will contribute towards environmental conservation, and protection within the county and beyond.

## **1.5 Format of the County Development Plan**

This Plan is set out over five volumes:

- Volume 1: Written Statement
- Volume 2: Settlement Guide, Settlement Plans and Serviced Land Assessment
- Volume 3: Appendices
- Volume 4: Built Heritage
- Volume 5: Environmental Reports

Volume 1 is set out in 16 chapters under key headings that broadly reflect the themes of the RSES. Volume 2 sets out the Settlement Guide, Settlement Plans and Serviced Land Assessment. Volume 3 sets out appendices as follows:

1. County Housing Strategy
2. Renewable Energy Strategy
3. Landscape Character Assessment and schedule of scenic Views and Routes
4. Rural Housing Design Guide
5. Design and Best Practice for Cluster Housing Schemes in Rural Villages

## 6. Development Management Standards including Statement of Compliance with Ministerial Guidelines

Volume 4 sets out the Record of Protected Structures and a schedule of Architectural Conservation areas. Volume 5 contains the SEA Environmental Report, the NIR and the SFRA.

### 1.5.1 Policies and Objectives and Standards

In preparing this Plan, the Council has had regard to the national policy objectives as set out in the NPF, and regional policy objectives and set out in the RSES, and these have informed local policies and objectives as they relate to Tipperary. Planning policies for new development are set out at the end of each chapter, and should be considered by all (public or private sector developers) in considering new development in the county. New development will also be informed by the development management standards for new development as set out in Volume 3, Appendix 6.

Planning objectives are also set out at the end of each chapter. These are measurable objectives for delivery by the Council over the lifetime of the Plan, and an important aspect of monitoring.

### 1.5.2 Planning Enquiry systems and mapping

Relevant geographic data as set out in the Plan is presented on an interactive basis on the Council's planning enquiry system on the Council website [www.tipperarycoco.ie/planning](http://www.tipperarycoco.ie/planning).

## 2.0 Core Strategy

### 2.1 Introduction

The Core Strategy provides an overarching framework for the Plan, establishing a vision for the county with key ambitions building on Tipperary's unique strengths and assets. The Planning Act also require the Core Strategy to set out a medium to long term spatial growth strategy, to provide land for residential development, and to ensure that the Plan can support the development of homes in urban and rural areas in accordance with national and regional development objectives set out in the NFP and the RSES.

### 2.2 A Vision for Tipperary

This is a Plan for resilience, and for recovery from the impacts of the Covid-19 pandemic, for sustainable towns and rural areas, and for self-sustaining and inclusive communities. The Plan is a proactive spatial planning framework for sustainable future growth, building on the strengths and assets of the county, its communities and its environment. The Vision Statement for Tipperary as set out in the Corporate Plan 2020 – 2024 sets the context for the ambitions of the Plan.



**Figure 2.1: Our Vision**



In planning for the future, and in delivering this Vision Statement, a set of ‘Core Ambitions’ integrate the principles of economic, social and environmental sustainability and inform this Plan.



**Figure 2.2: Core Ambitions for Tipperary**

The five Core Strategy ambitions are grounded in the overriding ambition for Tipperary to transition to a Climate Resilient, Sustainable and Low-Carbon County over the lifetime of this Plan. The core ambitions have regard to the NPF vision for sustainable growth, the county’s own social, economic and environmental strengths, and the aspirations of communities and stakeholders. These core ambitions are mainstreamed throughout the Plan, and are expressed in the strategic objectives of the Core Strategy, which in turn reflect the values of the UN SDGs.

## 2.3 Building Blocks for the Future

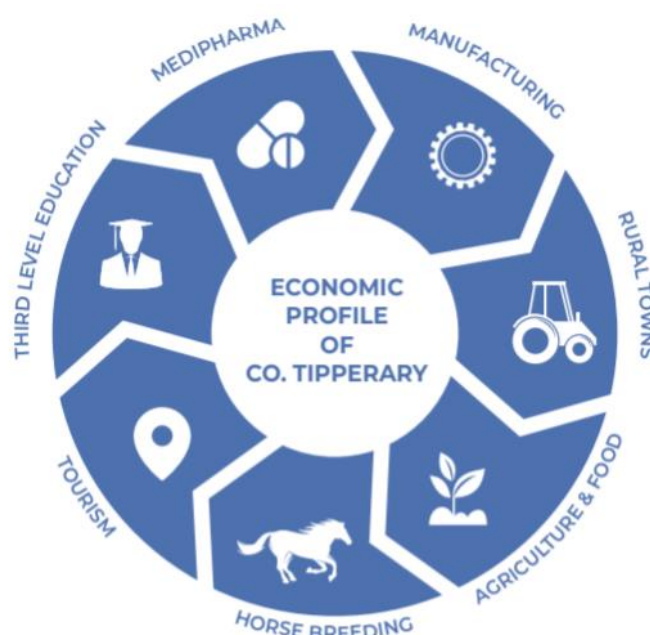
Tipperary has a population of 159,553 persons, with approximately 42% living in our large to medium towns, and 58% living in our many smaller towns, villages and rural areas. The NPF Implementation Road Map (DHPLG, 2018)<sup>3</sup> projects a strong population growth of approximately 15% for Tipperary to 2031, in conjunction with the growth and revitalisation of our towns and villages, ensuring that

<sup>3</sup> Appendix 2 – Transitional Regional and County Population Projections to 2031



they are vibrant centres and communities. The key strengths of the county on which to build sustainable growth are summarised here:

- Sixth-largest of the 32 counties by area and 12th largest by population.
- A central location in the southern region, with strategic road and rail linkages to and from the cities of Waterford, Limerick, Cork and Dublin. The enhancement of road and rail connectivity to each of our national and regional cities will be a priority over the Plan period.
- National reputation as a leader in renewable energy development and innovation, and as an early mover to a low-carbon society.
- Strongly growing tourism economy, supporting national tourism programmes, through its built and cultural assets, diverse towns and villages and quality outdoor activity experiences.
- A diverse economic profile comprising of agri-food, high-profile foreign direct investment, and local small and medium enterprises.
- Tipperary is particularly well known as a centre for quality food production, and also as a centre of excellence for the equine economy.
- Strategic and core infrastructure assets and services, including national gas and electricity.
- A balanced network of urban towns each with unique roles, specialities and capacities, including three Key Towns that will support growth beyond the cities at a sub-regional level.
- Diverse and productive rural areas that are important to the economy, environment and quality of life, and many unique rural villages that are centres of local community services in their surrounding areas, with individual roles and capacities.
- A high-quality environment, with mountains, rivers and lakes that provide a range of natural services, including climate change mitigation and adaptation, the maintenance of water quality, the support of biodiversity and enhancement of our quality of life.
- A strong employment base with approximately 60% of the Tipperary workforce employed locally within the county across its diverse economic sectors as outlined above.



Building on these strengths, and in line with the Vision Statement above, this is a Plan for recovery and resilience, for sustainable towns and rural areas, and for creating self-sustaining and inclusive communities.

## 2.4 A Climate Resilient, Sustainable & Low-Carbon County

The Government through the Climate Action and Low Carbon Development (Amendment) Act 2021 (DECC, 2021), and its own Programme for Government<sup>4</sup>, has set a legally binding target of net-zero emissions by 2050, with an ambition to more than halve carbon emissions over the course of the decade to 2030. This target will require transformative change in planning for homes, transport, employment and infrastructure and the years to 2030 are critical in making this change. This target is underpinned by the core ambitions of this Plan.

The Plan, as a spatial planning strategy, addresses international, national and regional policy relating to climate action, including the need to plan for compact growth, better building energy efficiency, much greater focus on renewable energy, the decarbonisation of transport, opportunities for active travel, urban greening, nature-based surface water management etc. Climate action is specifically addressed in Chapter 3 Low Carbon Society and Climate Action, (including a summary in Table 3.1 of how climate adaptation and mitigation measures have been included).

The Plan, in conjunction with the Tipperary Climate Action Plan 2019, and the Climate Action Plan for Tipperary (when prepared in line with the Climate Action and Low Carbon Development (Amendment) Act 2021 (DECC, 2021)), provides a framework for the transition to a climate resilient, biodiversity-rich, environmentally-sustainable and climate-neutral economy.

## 2.5 Developing a Core Strategy for Sustainable Growth

The core ambitions for Tipperary are reflected through this Core Strategy. The Planning Act also requires the Core Strategy to set out residential development to meet projected demand for new housing over its lifetime. Therefore, the Core Strategy addresses the following:

- Provides relevant information to demonstrate that the Plan, and the Housing Strategy are consistent with the NPF, RSES and with Specific Planning Policy Requirements specified in Section 28 Guidelines,
- Takes account of policies of the Minister for national and regional population targets,
- Defines a settlement framework for the county that is consistent with the NPF and RSES,

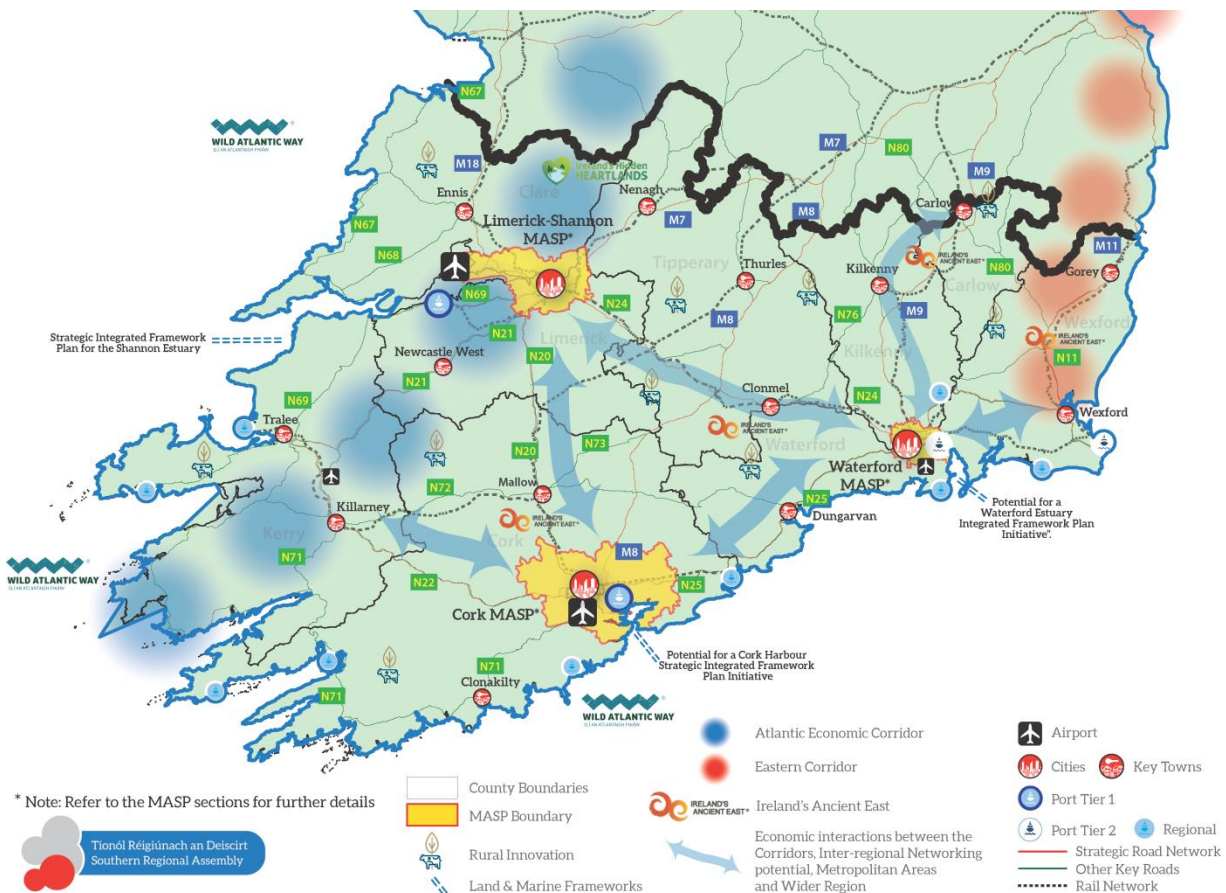
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<sup>4</sup> Programme for Government: Our Shared Future (Department of the Taoiseach, 2020)

- Provides an evidence-based rationale for the land proposed to be zoned for residential and mixed-use development, having regard to the capacity of existing zoned land, and the phasing of development taking account of the location of public transport and services, and,
- Demonstrates how the planning authority has had regard to the statutory Retail Planning Guidelines for Planning Authorities (DECLG, 2012) in setting out objectives for retail development.

### 2.5.1 Tipperary and the National and Regional Settlement Framework

Building on the national vision of the NPF, the RSES sets out to make the Southern Region one of Europe’s most creative, innovative, greenest and liveable regions. Tipperary has many attributes and strengths to contribute to this vision, from our natural resources, the talent of our workforce and our creative communities. The spatial planning strategy of the RSES is based on the development of the three regional cities, supported by Key Towns and vibrant towns, villages and rural areas.



**Figure 2.3: Regional Core Strategy Vision**

Tipperary has three designated ‘Key Towns’, Clonmel, Nenagh and Thurles. Clonmel, along with five other large regional centres, Kilkenny City, Ennis, Carlow, Tralee and Wexford, is identified as a large population scale urban centre, functioning as a self-sustaining regional driver with a comparable structure to the five other regional centres identified in the NPF. Nenagh and Thurles

are identified as strategically located urban centres, with accessibility and significant influence in a sub-regional context. Each Key Town is targeted for over 30% growth by 2040. Tipperary benefits from strong connectivity to national and regional cities, and it is a key aim of this Plan to seek to enhance this connectivity, and to continue to collaborate with the cities in the region and to support their development.

## 2.5.2 Developing a Settlement Hierarchy

The Core Strategy seeks to ensure that urban and rural areas can each grow in line with their proposed role and capacity, thereby providing a framework for population and economic growth. A detailed settlement strategy set out in Chapter 4, recognises both the importance and inter-connectivity of the urban and rural economy, and the unique characteristics of our town and rural areas, offering a great quality of life.

Tipperary has 12 towns with a population of 1500 persons or more. Table 2.1 illustrates the population trends across these towns over the last census period, which shows in particular, the strong growth of Cashel, and towns within the influence of Limerick. However, it also demonstrates that many of our towns have remained static, and supporting population growth and housing delivery in these settlements needs to be a key focus of this Plan.

Table 2.1: Population Change in Urban Settlements			
Settlement	Population 2011	Population 2016	% Change
<b>Clonmel - Self-Sustaining</b>	17908	17140	-4.48%
<b>Regional Driver</b>			
<b>Nenagh</b>	8439	8968	5.90%
<b>Thurles</b>	7933	7940	0.09%
<b>Carrick on Suir</b>	5931	5771	-2.77%
<b>Roscrea</b>	5403	5446	0.79%
<b>Tipperary</b>	5310	4979	-6.65%
<b>Cashel</b>	4051	4422	8.39%
<b>Cahir</b>	3578	3593	0.42%
<b>Ballina</b>	2442	2,632	7.22%
<b>Templemore</b>	1939	2071	6.37%
<b>Newport</b>	1806	1995	9.47%
<b>Fethard</b>	1541	1545	0.26%

Tipperary has many villages distributed across the county, including 42 medium sized villages with a population of between 151 – 1,500 persons, and 72 small rural villages with a population of under 150 persons. Many of these rural villages need population growth and investment in infrastructure and services, to underpin and sustain their roles as vibrant rural communities.

### 2.5.3 Population Growth and Distribution

The NPF prescribes population targets for each region, and county targets are provided in the Implementation Roadmap for the NPF, (DHPLG 2018). Tipperary has a targeted population growth of 24,500 additional persons by 2031.

Year	2002	2006	2011	2016	2026	2031
Population	140131	149244	158754	159553	177000	184,000

The 'Housing Supply Target Methodology for Development Planning Section 28 Guidelines for Planning Authorities' (DHLGH, 2020) sets out a requirement for an integrated approach<sup>5</sup> to projecting new household demand. It is estimated that at least 5,917 new units will be required over the lifetime of the Plan 2022 – 2028, equating to at least **986** units a year to accommodate a population growth of 15,976 persons. At this growth rate it is projected there will be an additional **23,964** persons to be accommodated<sup>6</sup> in Tipperary by 2031<sup>7</sup>. To accommodate this growth, Tipperary's areas have been categorised according to their size, role and capacity in line with the provisions of the NPF.

Hierarchy	Name	Area Type <sup>8</sup>
<b>Key Town (Self-Sustaining Regional Driver)</b>	Clonmel	Key Towns
<b>Key Town</b>	Nenagh and Thurles	
<b>District Towns</b>	Carrick on Suir, Roscrea, Tipperary Town, Cashel, Cahir, Templemore	Towns above 1,500 population
<b>Local Towns</b>	Ballina, Newport, Fethard	
<b>Service Centres</b>	30 Service Centres	Villages with designated plan boundaries
<b>Local Service Centres</b>	36 Local Service Centres	
<b>Settlement Nodes</b>	48 Settlement Nodes	
<b>Open Countryside</b>	<ul style="list-style-type: none"> <li>● Areas under Urban Pressure</li> <li>● Open Countryside</li> </ul>	Wider rural areas

The Core Strategy incorporates consideration of the NPF Implementation Roadmap population projections to 2031 (DHPLG, 2018), and the housing supply targets prepared in accordance with the

<sup>5</sup> ESRI projections for structural housing demand & the Implementation Roadmap for the NP, (DHPLG 2018).

<sup>6</sup> 8,876 new units will be required over the 9-year period to 2031 to accommodate total growth.

<sup>7</sup> Refer to the County Housing Strategy set out in Appendix 1 for methodology applied to this calculation

<sup>8</sup> As defined by RSES



Housing Supply Target Methodology for Development Planning (DHLGH, 2021) to occur over the lifetime of the Plan. In addition, the Core Strategy has considered the following parameters in devising a settlement strategy: existing settlement structure and settlement capacity analysis, development density, recent pattern of population and housing growth and individual local context. Finally, the Core Strategy addresses the requirement to prioritise and deliver compact urban growth in the 12 urban centres, and also the need to grow and sustain the 114 rural settlements.

The Core Strategy will seek to deliver 66% of new population and housing provision to the urban centres, and 34% to the rural settlements and the wider rural areas, thereby refocusing new growth on a sustainable settlement strategy for the county (refer to Chapter 4 Settlement Strategy). The Key Towns of Clonmel, Nenagh and Thurles are each targeted to grow their populations by 30% by 2031 with a focus on compact growth and appropriate density, the District Towns over 4000 persons are targeted to grow by 20%, and District Towns and Local Towns under 4000 are targeted to grow by 15%. The rural areas of the county, including its rural villages, will accommodate 34% of total population growth, with 40% of this rural allocation to occur in the 30 Service Centres.

Detailed residential zoning targets are set out for the Local Towns of Ballina, Fethard and Newport (see Table 2.4 Core Strategy Table, and Volume 2 and for the 12 Service Centres with a population >400 persons (see Table 2.5 Population growth and zoning targets for the Service Centres >400 persons, and Volume 2) reflecting housing need over the lifetime of the Plan.

Detailed capacity analysis, and Serviced Land Assessment (SLA) was carried out for the Local Towns and Service Centres to inform land zoning for residential and mixed-use zoning. In accordance with the Development Plan Guidelines for Planning Authorities, Draft for Consultation, (DHLGH, 2021), ‘additional provision<sup>9</sup>’ was applied to provide a degree of choice in development sites (including for cluster housing development) to be provided locally, to avoid restricting the supply of new housing development, through inactivity on a particular landholding or site. In particular, it was noted that the availability of infrastructure including wastewater treatment, is not a constraining factor in any of these settlements. In all cases, land-zoning is consistent with sequential development patterns, town centre first principles, proximity to services and facilities and the need to reduce carbon emissions.

Detailed residential zoning allocations are set out for the Key Towns and District Towns in the relevant Town Development Plans and Local Area Plans (LAPs), and will apply until they are replaced by LAPs. At this time, the provisions of Table 2.4 Core Strategy will support the preparation of land zoning provisions for each town, subject to individual SLA and capacity analysis. A framework for the preparation of LAPs for each of the Key Towns and District Towns is set out in Chapter 4.

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<sup>9</sup> Not exceeding 25% of the required quantum of zoned land

Noting the importance of compact development, the Core Strategy requires at least 30% of all new homes that are targeted in settlements, to be located within the existing built-up footprint of the settlements in an effort to make settlements more compact, and reduce unsustainable urban sprawl and ribbon development. The Core Strategy also seeks to strengthen the core of settlements, and encourage their compact growth by way of the development of infill sites, brownfield lands, under-utilised land / buildings, vacant sites, and derelict sites within the existing built-up footprint of the settlements as further described in Chapter 7 Town Centres and Place-Making.

The Core Strategy and settlement strategy are further illustrated in the Core Strategy Map (Figure 2.4), along with the strategic transport networks and the key environmental assets of the County. The settlement strategy objectives for towns and villages are addressed in Chapter 4 Settlement Strategy.



<b>Table 2.4: Core Strategy Table</b>											
<b>Typology</b>	<b>Settlement</b>	<b>Population 2016</b>	<b>Population increase to 2031<sup>10</sup></b>	<b>Population projection 2028</b>	<b>Additional persons to 2028</b>	<b>% population growth share</b>	<b>Housing Requirement to 2028</b>	<b>Existing Residential Zoning (ha)</b>	<b>Total currently available land (ha)<sup>11</sup></b>	<b>Estimated (Ha) 2028<sup>12</sup> residential land zoning</b>	<b>Estimated (Ha) 2031 zoning Framework<sup>13</sup></b>
<b>Urban Growth 66%</b>											
<b>Key Town and Self-Sustaining Regional Driver</b>	Clonmel	17140	22282	20568	3428	<b>21.0</b>	1270	<b>124</b>	136	63.5 - 51.8	<b>96 – 76.5</b>
<b>Key Town</b>	Nenagh	8968	11658	10761	1793	<b>11.0</b>	664	<b>73</b>	86	33.2 - 26.6	<b>50 – 40.0</b>
	Thurles	7940	10322	9528	1589	<b>9.7</b>	589	<b>67</b>	48	29.5 – 23.6	<b>44 – 35.5</b>
<b>District Towns</b>	Carrick-on-Suir	5771	6925	6540	769	<b>4.7</b>	285	<b>36</b>	40	19.0	<b>28.5</b>
	Roscrea	5446	6535	6172	726	<b>4.4</b>	269	<b>58</b>	63	17.9	<b>27</b>
	Tipperary	4979	5975	5643	664	<b>4.0</b>	246	<b>56</b>	61	16.4	<b>25</b>
	Cashel	4422	5306	5011	589	<b>3.6</b>	218	<b>66</b>	76	14.5	<b>22</b>
	Cahir	3593	4132	3952	359	<b>2.2</b>	133	<b>10</b>	13	11.8	<b>18</b>
	Templemore	1939	2230	2133	194	<b>1.2</b>	72	<b>24</b>	29	6.4	<b>10</b>
<b>Local Towns</b>	Ballina	2632	3027	2983	263	<b>1.6</b>	97	<b>19</b>	20	<b>7.57</b>	n/a
	Newport	1995	2294	2261	199	<b>1.2</b>	74	<b>27</b>	29	<b>6.06</b>	n/a
	Fethard	1545	1777	1751	155	<b>1.0</b>	57	<b>12</b>	13.5	<b>5.65</b>	n/a
<b>Sub Total</b>		<b>66370</b>	<b>82463</b>	<b>77303</b>	<b>10728</b>	<b>66%</b>	<b>3973</b>	<b>572</b>	614.5	<b>231.5</b>	
<b>Rural Growth 34%</b>											
<b>Rural settlements<sup>14</sup> &lt;1500 &amp; Open Countryside</b>	Service Centres <sup>15</sup>	12960	40%	15120	2242	<b>13.7</b>	830	<b>See Table 2.5</b>	<b>See Table 2.5</b>	<b>4.25 ha<sup>16</sup></b>	<b>n/a</b>
	Local Service Centres	5246	20%	6326	1121	<b>6.7</b>	415	<b>n/a</b>	n/a	n/a	<b>n/a</b>
	Settlement Nodes	2282	20%	3362	1121	<b>6.7</b>	415	<b>n/a</b>	n/a	n/a	n/a
	Countryside	72,695	20%	73,775	1121	<b>6.7</b>	415	<b>n/a</b>	n/a	n/a	n/a
<b>Subtotal</b>		<b>93183</b>	<b>101537</b>	<b>98,583</b>	<b>5605</b>	<b>34%</b>	<b>2075</b>				
<b>Total</b>		<b>159553</b>	<b>184000</b>	<b>175,886</b>	<b>16333</b>	<b>100%</b>	<b>6049</b>				

10 30% Growth to Key Towns, 20% to District Towns and 15% to District Towns and Local Towns <4000 persons

11 Land zoned for residential use and 20% of the area zoned for town centre use (estimated with capacity to accommodate residential development)

12 Additional Provision (no greater than 25%) included for Local Towns (additional provision will be reviewed at Local Area Plan stage for the Key Towns and District Towns)

13 To provide supporting framework for the preparation of SLA as part of LAP process

14 40% allocated to Service Centres and 40% allocated over the Local Service Centres and Settlement Nodes. The remaining 20% total growth capacity is allocated to open countryside.

15 Zoning applied to those larger Service Centres with a population of 400 or greater (12 settlements)

16 Average zoning, see Table 2.5 for individual zoning allocations

Table 2.5 Population growth and zoning targets for the Service Centres &gt; 400 persons

Settlement	Popn 2016	Projected Popn increase to 2031 <sup>17</sup>	Popn Increase to 2028	Additional persons to 2028	Housing Units Required to 2028	Existing Residential Zoning (ha)	Total current available land (ha)	Zoning (Ha) for 2028 growth	Zoned land <sup>18</sup> (Ha) to 2028
<b>Ardfinnan</b>	899	180	120	1019	44	9.59	<b>10.7</b>	4.4	<b>4.62</b>
<b>Ballyclerihan</b>	862	172	115	977	43	14.39	<b>15</b>	4.3	<b>4.53</b>
<b>Borrisokane</b>	942	188	125	1067	46	20.43	<b>17</b>	4.6	<b>4.98</b>
<b>Borrisoleigh</b>	679	136	91	770	34	12.15	<b>9.7</b>	3.4	<b>4.41</b>
<b>Clogheen</b>	478	96	64	542	24	25.28	<b>27.3</b>	2.4	<b>5.42</b>
<b>Cloughjordan</b>	612	122	81	693	30	17.11	<b>20.2</b>	3.0	<b>5.31</b>
<b>Holycross</b>	715	143	95	810	35	25.33	<b>25.5</b>	3.5	<b>5.29</b>
<b>Killenaule</b>	652	130	87	739	32	15.33	<b>17.8</b>	3.2	<b>4.42</b>
<b>Kilsheelan</b>	812	162	108	920	40	16.37	<b>16.7</b>	4.0	<b>4.93</b>
<b>Mullinahone</b>	499	100	67	566	25	16.56	<b>17.8</b>	2.5	<b>5.4</b>
<b>Portroe</b>	461	92	61	522	23	9.52	<b>9.4</b>	2.3	<b>3.52</b>
<b>Two-Mile-Borris</b>	572	114	76	648	28	10.47	<b>10.7</b>	2.8	<b>5.12</b>
	8183	1635	1090	9273	404	249.86	<b>198</b>	40.4	<b>57.95</b>

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17 20% growth allocation to 2031

18 Including Additional Provision.

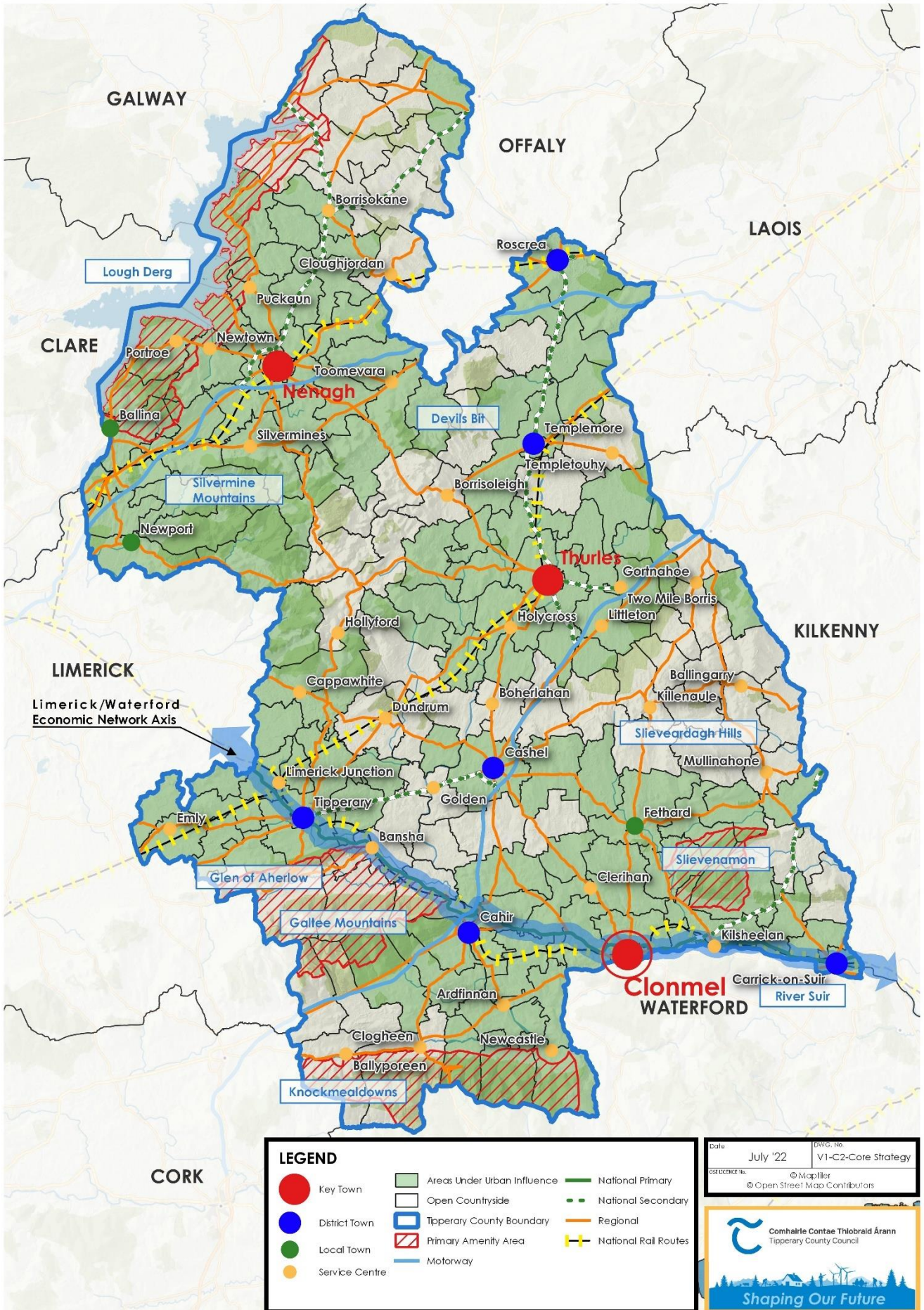


Figure 2.4: Core Strategy Map



#### 2.5.4 Vibrant, Living Towns driving the Regional and Local Economy

The NPF has presented a strategy for all our urban centres to be developed in accordance with the principles of ‘compact growth’, through focusing on a ‘Town-Centre First’ approach, repurposing vacant properties, and redeveloping brownfield and infill sites. The NPF expressly provides for 30% of new homes to be accommodated in the existing built up footprint of towns and villages.

The RSES has built on these principles and has included an objective to promote the “10-minute” town concept, whereby community facilities and services are accessible within a short walking timeframe. This Plan provides a framework for the development of our towns in accordance with these principles, and seeks to address vacancy, dereliction and brownfield site development through the ‘Town-Centre First’ approach and through land activation measures.

The NPF has also acknowledged that towns need to be developed to be of scale and quality to compete internationally, and to be drivers of national and regional growth. The creation of attractive places to live through quality placemaking initiatives is also directly linked to economic prosperity, and the ability to attract major employers. The Council, through the support of the Project Ireland 2040 Regeneration Schemes, and through a partnership approach, is currently implementing a suite of transformative regeneration projects across towns in the county. This Plan provides a framework for continued investment to support the creation of attractive, liveable, high quality urban places, home to diverse and integrated communities that enjoy a high quality of life.

A key element of economic growth as outlined in the RSES is the principle of capacity building and place-making for economic development. Having regard to this, the Council has identified land for employment and enterprise in the towns, and will collaboratively support strategic employment opportunities, to support foreign direct investment and attract investors across the county. Key examples are the Ballingarrane Business, Science and Technology Campus, in Clonmel, and the Stereame Business Park, Limerick Road, Nenagh. Chapter 7 addresses Town Centres and Placemaking in more detail.

#### 2.5.5 A Strong Rural Economy with Diverse and Connected Communities

The Government recently published a new strategy to support the growth and development of rural Ireland, ‘Our Rural Future: A Rural Development Policy’ 2021-2025 (DRCD, 2021). This sets out to build on the talent, skills and creativity of people in rural communities; to create vibrant and lived-in rural places, to create quality jobs in rural areas and sustain and protect the environment.

This Plan will support the delivery of this national strategy for rural areas, by providing a positive and proactive planning framework to support the regeneration of rural towns and villages, sustainable housing, and new job opportunities in the green and digital economy. The Plan will continue to

support a sustainable agricultural and food sector, together with forestry, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities. Enterprise and Rural Development is addressed in Chapter 8.

It is also an objective of the Council to reverse rural decline in the core of small towns and villages, through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes as further addressed in Chapter 7 Town Centres and Placemaking. The delivery of digital and transport connectivity as a means of developing economic opportunities for rural areas as well as enhancing quality of life will be supported by this Plan.

### 2.5.6 A Healthy Natural Environment, Working Landscapes and Supporting Infrastructure

Tipperary's environment comprises natural areas including mountains, water bodies, peat lands, and valleys. It also includes working landscapes and countryside including our agricultural lands and urban areas. Our environment provides services from which we benefit, and use on a day-to-day basis, such as flood and climate regulation, recreation, culture and quality of life. Our natural environment is also key to our activity-based tourism economy, and core amenities such as the Lough Derg Lakelands and Suir Blueway Tipperary.

The Plan, and its accompanying SEA, NIR and SFRA as set out in Volume 5, has an important role in protecting our environment. Policies and objectives are outlined that will contribute towards the management of air quality, noise pollution, light pollution, pollination, flood risk, water bodies and river basins, and natural resources supporting energy production and recreation. The Council will seek to ensure that all proposed development carefully considers its impact on the environment, and will seek to encourage low-carbon and sustainable patterns of development, in terms of travel patterns, impact on ecosystems and water quality etc. Chapters 11 Environment and Natural Assets, and Chapter 14 Green and Blue Infrastructure set out further detail.



Tipperary is strategically positioned in the region, with excellent connectivity via the national road and rail networks with Dublin, Limerick, Waterford and Cork, enabling international connectivity with regional and national airports and sea ports in these cities. This Plan will seek to harness and support the enhancement of this connectivity of both rail and road corridors to each of these cities. The Plan will also seek to protect the strategic function of the existing national road and rail network, and associated junctions and the carrying capacity of our existing strategic transport infrastructure, and to seek further investment, in particular where it reduces congestion in our towns. At the more local level, key areas of focus will be on active-travel measures, and enabling alternative modes of

transport to the private car. The Plan will be supported by a ‘Framework for Sustainable Transport’, and the development of Local Transport Plans (LTPs) for Key Towns in the county. Sustainable transport is addressed in detail in Chapter 12 Sustainable Transport.

The management of our water and energy utilities in collaboration with national service providers such as Irish Water is vital to our quality-of-life and economy. Furthermore, planning for investment in infrastructure and utilities, and the protection of existing infrastructure, is important for sustainable economic development, and in adapting to the effects of a changing climate. The management of Water and Energy utilities is addressed in detail in Chapter 15.

High speed digital connectivity, for both urban and rural areas, is important for business and quality of life, and, in line with the NPF, this Plan seeks to facilitate delivery of the National Broadband Plan to support enterprise, employment, education, innovation and skills development. Digital connectivity is addressed in Chapter 6 Supporting Sustainable Communities.






The Plan, across each of its ambitions as outlined in this Core Strategy, aims to ensure that the quality of our environment is maintained, and that the need for new development is balanced with environmental considerations, and consistent as far as practicable, with the conservation and protection of our environment, landscapes and infrastructural assets.

### **2.5.7 A Valued Built and Cultural Heritage**























The NPF recognises the importance of our built and cultural heritage in our quality of life and our identity. Built and cultural heritage includes sites and monuments, landscapes, buildings and folklore and sporting traditions etc. These are important to our character and communities, and strengthen social and economic opportunities including tourism, recreation and town centre regeneration and quality. The Rock of Cashel is known across the globe, and the town is one of the ‘Royal Sites of Ireland’. The Council is the lead authority on the Royal Sites Tentative List group nomination for UNESCO World Heritage Site status. Policies and objectives are outlined in the Plan to protect and support historic structures, support the active reuse of old buildings, support the recording and monitoring of historic features and build on the economic opportunities of heritage-led regeneration etc. This framework will also support a scheme of grant aid and supports for protected structures and structures in Architectural Conservation Areas. Chapter 13 addresses Built Heritage in detail.

## **2.6 Strategic Objectives**

The Core Ambitions are cross-cutting, apply to all forms of development and inform the ten ‘Strategic Objectives’ set out below. These Strategic Objectives shall be applied by the Council in attracting new investment, and in managing new development across the county, in conjunction with the policies and objectives set out in each chapter, and the Development Management Standards set out in Volume 3, Appendix 6.

Table 2.5: Strategic Objectives		
Reference	Strategic Objective	Relevant UN SDG(s) supported
SO - 1	To support the just transition to a climate resilient, biodiversity-rich, environmentally-sustainable and climate-neutral economy.	
SO - 2	To facilitate and promote the development of Clonmel, Nenagh and Thurles as Key Towns, economic drivers and significant population and service centres for the Southern Region.	
SO - 3	To support the implementation of the County Settlement Hierarchy, in regenerating our towns and villages, creating vibrant town centres, attracting new residents and delivering quality residential neighbourhoods.	
SO - 4	To facilitate the development of active, connected and socially inclusive communities, where affordable and quality housing is provided in line with the needs of the population, and integrated with the delivery of community and social infrastructure.	
SO - 5	To promote, support and enable sustainable and diverse economic development, and foster new and innovative opportunities, harnessing the talent of our workforce and communities.	



		  
<b>SO - 6</b>	To support a sustainable, diverse and resilient rural economy, whilst integrating the sustainable management of land and natural resources.	    
<b>SO - 7</b>	To protect, enhance and connect areas of natural heritage, blue and green infrastructure and waterbodies, for quality of life, biodiversity, species and habitats, while having regard to climate change adaptation and flood risk management measures.	  
<b>SO - 8</b>	To support, value and protect our Artistic, Cultural and Built Heritage for future generations and to recognise its key role in our economy.	  
<b>SO - 9</b>	To enhance connectivity and promote sustainable transport, through the integration of land-use and transport planning and promotion of and prioritisation of public transport and walking and cycling.	   
<b>SO - 10</b>	To protect existing infrastructural assets and utilities, and the strategic function of the existing national road and rail network, and associated junctions and support investment in strategic infrastructure both at the county, and the regional level thereby ensuring Tipperary’s access to key services for economic growth and resilience.	   

## 3.0 Low-Carbon Society & Climate Action

### 3.1 Introduction

Climate change is one of the most significant challenges facing all of us. However, by taking actions across all sectors of the community and as a society, we will slow down the effects of climate change, and be prepared to cope with its impacts. In addition, a transition to a 'Green' economy and society will bring benefits in the form of new jobs, economic innovation enhanced environment and better quality of life.

The current Programme for Government under its 'Green New Deal' has committed to a 7% per annum reduction in overall Green House Gases (GHGs) from 2021 to 2030, which equates to a 51% reduction. This ambitious target has emerged from, and is supported by EU and national legislation. It is transformative, wide-ranging and ground-breaking, and will require significant changes for us all, in how we live and do business. It will also offer new opportunities for employment and will create a better quality of life for ourselves and future generations. Importantly, it will be tailored to ensure a 'Just Transition' for everyone in society having consideration to their means. The Council will seek to support the national emissions reduction target of 7% per annum in Tipperary's own response.

This chapter sets out how the Plan has embedded climate action through cross cutting policies, and objectives, across all sectors, and through actions for sustainable development that will support emissions reductions. These will support the strategic objectives of the Plan to support a transition to a climate resilient, biodiversity-rich, environmentally-sustainable and climate-neutral economy by 2050 in accordance with the Climate Action and Low Carbon Development (Amendment) Act (DECC, 2021).

### 3.2 International, National and Regional Policy

#### 3.2.1 EU Frameworks

The first international movement for climate action was the United Nations Framework Convention on Climate Change that came into force in 1994, its purpose was to stabilise GHGs to prevent interference with the climate system. This was followed by the 1997 Kyoto Protocol<sup>19</sup> which was significant as it introduced binding targets for countries for GHG emissions reductions.

The Paris Agreement in 2015 set further legally binding goals relating to the holding of global temperature and climate resilience, along with a framework for financial, technical and capacity

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<sup>19</sup> Supports the United Nations Framework Convention on Climate Change by committing industrialized countries and economies in transition to limit and reduce greenhouse gases emissions in accordance with agreed individual targets.

building supports consistent with low-carbon development. Its goal is to limit global warming to well below 2, preferably to 1.5 degrees Celsius, compared to pre-industrial levels. To achieve this long-term temperature goal, countries aim to reach global peaking of GHG as soon as possible to achieve a climate neutral world by mid-century.

The EU ‘Green Deal’ was agreed in 2020, as a set of policy initiatives by the European Commission, with the overarching aim of making Europe climate neutral in 2050. Climate action initiatives under the EU Green Deal include:

- To introduce European Climate Law to enshrine the 2050 climate-neutrality objective.
- European Climate Pact to engage citizens and all parts of society in climate action.
- 2030 Climate Target Plan to further reduce net greenhouse gas emissions by at least 50% and towards 55% by 2030 (as opposed to 60% by 2050 under the Paris Agreement).

### 3.2.2 Key National and Regional Frameworks

The National Climate Action and Low Carbon Development Act, (Government of Ireland, 2015) sets out a pathway for a low carbon, climate resilient and environmentally sustainable economy, by transformative reduction in GHG emissions, and by adaptation to the impacts of climate change. Following on from this, the National Climate Action Plan (DECC, 2019) seeks to make Ireland a climate resilient and environmentally sustainable society and economy by 2050. The Council has a key role in this vision by acting as a leader through its own local mitigation and adaptation strategy, by providing support for flagship and pilot projects and skills, and by the development of this Plan.

The Climate Action and Low Carbon Development (Amendment) Act (DECC, 2021) will support Ireland’s transition to a net-zero and climate neutral economy by 2050, and is aligned with national targets for GHG reductions. The Act introduces a requirement for the Council to prepare a Climate Action Plan to be updated at least every five years. As part of this process, the Council will seek to ensure that the Plan and the Climate Action Plan are consistent with each other, along with the mitigation measures set out in the spatial planning framework of the Plan, to include:

- Green adaptation actions seek to use ecological properties to enhance the resilience of human and natural systems in the face of climate change.
- Grey adaptation typically involves technical or engineering-oriented response.
- Soft adaptation actions involve alterations in behaviour, regulation or systems of management, such as land-use planning policy.

The NPF, through its National Strategic Outcomes, supports the National Climate Change Mitigation Plan (DECC, 2017) and the National Climate Change Adaptation Framework (DECC, 2018). GHG

emissions targets will be achieved through the following pathways; low-carbon transport and mobility, a focus on renewable energy production, better digital connectivity and support for our natural environment in functions such as flood risk management and carbon storage etc. In its vision for the southern region, the RSES seeks to build on the NPF Strategic Outcomes and combat climate change as integral to its overall strategy for the region. The RSES recognises Tipperary as an early leader in climate action and the green economy and the Council will seek to provide a framework for the county to support our national ambitions and to enhance the quality of life of people in the county.

### 3.2.3 Climate Action Regional Office

Tipperary forms part of the eastern and midlands CARO along with 17 other counties. The CARO supports each local authority in the region in climate action and sets out to:

- Drive climate action & build capacity within the local government sector
- Coordinate engagement across various agencies and government departments
- Translate sectoral efforts to local level
- Build on climate action experience & expertise

The Eastern and Midlands Climate Action Regional Office (CARO) have provided support in the preparation of the Climate Adaptation Strategy 2019 and for the preparation of this Plan, and will further support the Council in the preparation of a new Climate Action Plan for the county.

## 3.3 Local Climate Action Policy

### 3.3.1 Climate Change Adaptation Strategy 2019

The Council adopted a Climate Change Adaption Strategy in 2019, with consideration of risks, impacts and opportunities to Tipperary as a result of a changing climate, and a set of strategic measures and objectives to help build resilience across its services. The Strategy notes that as an inland county, the likelihood of extreme storms and heat waves, accompanied by dry spells, will pose the greatest challenges to Tipperary, with potential impacts including:

- Economic: Infrastructural damages (buildings, roads) and work interruptions/stoppages due to extreme events.
- Social: Damage to community and social facilities.
- Environmental and Heritage: Impact on archaeological heritage, habitats and species.
- Public Safety: Harm to human life.

However, the Tipperary Climate Change Adaption Strategy 2019 also notes that Climate Change could bring benefits to Ireland in the form of longer growing seasons, benefits for the tourism

economy as a result of better weather and new jobs in the green economy etc. The approach to how climate change is addressed in the Strategy is based around six areas:

- Local adaptation governance and business operations
- Infrastructure and built environment
- Land use and development
- Drainage and flood management
- Natural resources and cultural infrastructure
- Sustaining our communities

### 3.3.2 Tipperary as a Leader

The Council became a Member of the Global Covenant of Mayors<sup>20</sup> in 2015, thereby committing to CO<sub>2</sub> emissions reduction across its services. The Covenant of Mayors for Climate & Energy is a voluntary approach for local governments to combat climate change and move towards a low emission and climate resilient society, and membership reflects our commitment to climate change.

Since then, the county has moved towards a broader vision of sustainability using its strengths and assets. In 2016, after extensive stakeholder consultation, a progressive Tipperary Renewable Energy Strategy was adopted, and is the cornerstone of renewable energy planning policy for the county, as set out in Volume 3. Tipperary is the location of the first community owned wind farm in Ireland at Templeberry, supporting the county as the island's 4<sup>th</sup> largest producer of electricity from wind. There are a number of Sustainable Energy Communities (SECs) across the county. There are also exciting emerging initiatives, such as the National Bioeconomy Campus at Lisheen, Thurles, the proposed Centre of Excellence for Sustainable Energy, Nenagh and the proposal for the Technological University of Shannon (TUS), Thurles Campus to have a specific focus on sustainable development, including the recent establishment of the Sustainable Development Research Institute.

The proposed Centre of Excellence for Sustainable Energy, Nenagh, received funding in 2021, under the URDF as part of an overall vision for regeneration for the town centre. It will build on partnership between the Council, Tipperary Energy Agency, North Tipperary Development Company, Community Power and Limerick Institute of Technology. The Centre will be a national destination of learning and education for sustainable energy technologies. The Centre will be housed in a state of the art 'demonstrator' building, with space for social and sustainable energy professionals and researchers, and acting as a pilot centre for innovation in active and smart grid technology.

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<sup>20</sup> <https://www.covenantofmayors.eu/>





**Figure 3.1: Proposed Centre of Excellence for Sustainable Energy, Nenagh**

A dedicated ‘Energy Management and Climate Action Committee’, supported by the Tipperary Energy Agency, has assisted the organisation in achieving an emissions reduction of almost 50% across Council services, and enabling a much greater understanding of climate action among staff. In addition, with the support of the committee, the Council has invested in renewable energy technologies in the delivery of its services i.e. solar energy, biomass heating of public facilities etc.

### **3.4 Key Areas for Change**

The next step is the preparation of a Plan that enables transformative change in terms of emissions reductions that considers both climate mitigation and adaptation, supports economic growth and reflects the broader ambitions of the county. The key areas of change as set out align with the Programme for Government, consider the provisions of the NPF (and any review thereof), and are addressed below.

#### **3.4.1 Bioeconomy, Peatlands and Agriculture**

It is an objective of the RSES to support the role of Tipperary in an expanding bioeconomy sector in Ireland, and this is strongly supported by the Council as centred on the National Bioeconomy Campus in Lisheen. Along with the bioeconomy, the potential for the expansion of afforestation, particularly ‘Close to Nature’ forestry and agroforestry is supported for the county with the potential synergies with activity-based tourism and recreation.

Tipperary has extensive areas of industrial cut-over peatland, and it is noted that peat-fired electricity generation will be phased out in line with the Government’s Climate Action Plan (DECC, 2019). The



Council recognises the potential of these industrial peatlands in relation to after uses and jobs opportunity, ranging from amenity, tourism, biodiversity services, ‘wild areas’, flood management, climate mitigation, energy development, industry, education, conservation and many more. The Council supports the preparation of a framework plan for the industrial peatlands, and will work with all stakeholders, including Bord na Mona, involved in the process in this regard. Peatlands are further addressed in Chapter 11 Environment and Natural Assets.

The Council acknowledges the importance of agriculture as part of our rural economy, and its importance in carbon capture, and will support national programmes for sustainable agriculture as a key component in a sustainable and low-carbon economy. The Plan addresses agriculture and the bioeconomy in Chapter 8 Enterprise and Rural Development, and Chapter 10 Renewable Energy and Bioeconomy.

### **3.4.2 Disruptive Technologies, Innovation in the Economy and Renewable Energy**

The Programme for Government acknowledges the importance of supporting fresh, disruptive ideas to help meet our GHG emissions reduction targets, and the need for a transformational programme of research and development, to deliver cutting-edge scientific and technological innovation.

Leading on from this, the Council supports innovation in terms of technologies, and opportunities for new and innovative jobs opportunities for Tipperary, that will significantly alter the way we live and do business. Tipperary already has a reputation for innovation in climate action, and energy related research, through its third level institutes, the Tipperary Energy Agency, and private sector companies and communities. The Council will seek to support these innovations and to support an innovative economy with its partners, including with the TUS campuses at Thurles and Clonmel.

Furthermore, the Council seeks to encourage innovation and new technologies that will support new ways to generate renewable energy, to ensure carbon sequestration, to deliver energy storage etc. The Council will support the achievement of Ireland 2030 targets for the production of renewable energy as set out in the National Renewable Energy Action Plan (DECC) and any review thereof, including the national target for 70% of electricity to be from renewable sources. This is further addressed in Chapter 10 Renewable Energy and Bioeconomy, and in the Renewable Energy Strategy set out in Volume 3.

### **3.4.3 Sustainable Settlements and Spatial Energy Demand Analysis**

The settlement hierarchy of towns and villages is the foundation stone for sustainable future settlement in Tipperary. The settlement strategy is further supported by a suite of spatial planning policies that will positively influence new settlement, in terms of minimising carbon footprint including; compact growth, sustainable density, 10-minute towns, integrated land-use and transport planning, support for remote working, reuse of building stock and regeneration etc. New development over a

certain scale will be required to submit a ‘Sustainability Statement’<sup>21</sup> to illustrate overall sustainability in line with the core strategy of the Plan.

### *Planning Sustainable Towns*

In addition, there is an opportunity for more detailed planning at the local level during the preparation of LAPs for the Key Towns and the District Towns, and each will be supported by the preparation of a Spatial Energy Demand Analysis (SEDA). SEDA involves analysing the energy demand within a given area, and creates a spatial visualisation of this information, resulting in evidence-based energy maps which can be used as a tool to create effective policies and actions to influence future energy use.

This approach will be carried out and will inform future plans, and will examine key local issues and opportunities such as district heating, local energy consumption and heat mapping, waste management, local renewable energy production, retrofitting programme etc. It will also have a role in education, support and outreach, and help support local communities to become ‘Climate Active Communities’ themselves (see Section 3.4.8).

### **3.4.4 Sustainable Transport and Active Travel**

Sustainable transport and active travel are a key focus of the Programme for Government as illustrated by the commitment of an allocation of 10% of the total transport capital budget for cycling projects, and an allocation of 10% of the total capital budget for pedestrian infrastructure. Key areas of focus and change include:

- unprecedented modal shift in all areas by a reorientation of investment to walking, cycling and public transport,
- Sustainable Rural Mobility Plan,
- Accelerating the electrification of the transport system, including electric bikes, electric vehicles, and electric public transport.

It is also an objective of the Council to prepare a framework for sustainable transport with targets for modal shift and with the preparation of LTPs and Active Travel Plans, as the case may be, for the Key Towns and District Towns. In addition, the Council will seek to support actions that encourage and enhance rural connectivity and transport in Tipperary. Active travel is further addressed in Chapter 12 Sustainable Transport.

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<sup>21</sup> Volume 3, Appendix 6 Section 1.4

### 3.4.5 Energy Efficiency in Built Fabric and Micro-Generation

The Programme for Government sets out to deliver a new ‘National Aggregated Model of Retrofitting’ reaching over 500,000 homes by 2030 and to incentivise micro generation, including roof-top solar energy. The National Energy Efficiency Action Plan 2009-2020 (DCENR, 2009) recognises that energy efficiency is the most cost-effective means of reducing dependence on fossil fuels. The Council is committed to supporting sustainable building practices considering:

- The Energy Performance of Buildings Directive (2002/91/EC) Directive,
- Part L Building Regulations: Conservation of fuel and energy in buildings,
- Towards Nearly Zero Energy Buildings in Ireland Planning for 2020 and Beyond (DHLGH, 2012) and the EU Energy Performance of Buildings Directive (2010/31/EU).

The Council will support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing and new buildings, including retro-fitting of energy efficiency measures in the existing building stock. The reuse of existing building stock will be



supported as a first principle where possible. The support for micro-generation of renewable energy by householders, communities and businesses is also strongly encouraged by the Council, and further addressed in the Renewable Energy Strategy as set out in Volume 3 Appendix 2.

### 3.4.6 Nature-Based Solutions

The use of nature-based water management solutions, urban greening and Sustainable Urban Drainage Systems (SUDS) will be required by the Council, as a normal part of new development and as part of public realm and town centre enhancement in Tipperary, as addressed in Chapters 7 Town Centres and Place-making, and Chapter 11 Environmental and Natural Assets.

Carbon-capture systems include sustainable forestry, native tree planting and better management of peatland and soils, to support carbon sequestration and enhancement of biodiversity. The Council will support innovation in the use of natural carbon capture systems as a normal part of new development, as further addressed in Chapter 11 Environment and Natural Assets.

### 3.4.7 Circular Economy

Meeting climate targets requires a transformation in the way we produce and use goods, and making less ‘stuff’ or making ‘stuff’ with fewer resources, has a key role to play in climate action. The NPF supports the ‘Circular Economy’ concept which recognises that resources are scarce, and which aims to maintain the value of products, materials and resources through reuse, renewal and repair, to minimise waste. The ‘Waste Action Plan for a Circular Economy’ (DECC, 2020) is Ireland’s

roadmap for waste planning and management to embed climate action in public policy. It seeks to shift focus away from waste disposal, and looks instead at preserving resources. Furthermore, the completion and implementation of a major Waste and Circular Economy Action Plan is an action of the Programme for Government.

It is a key objective of the Council to support the Circular Economy concept, and the Waste Action Plan for a Circular Economy' (DECC, 2020) across its own services, and through development as proposed through this Plan. The sustainable management of waste is further addressed in Chapter 10 Renewable Energy and Bioeconomy.

### 3.4.8 Climate Active Communities

Submissions received during public consultation, support community-led action for the interrelated areas of climate change



**ENERGY COMMUNITIES  
TIPPERARY COOPERATIVE**

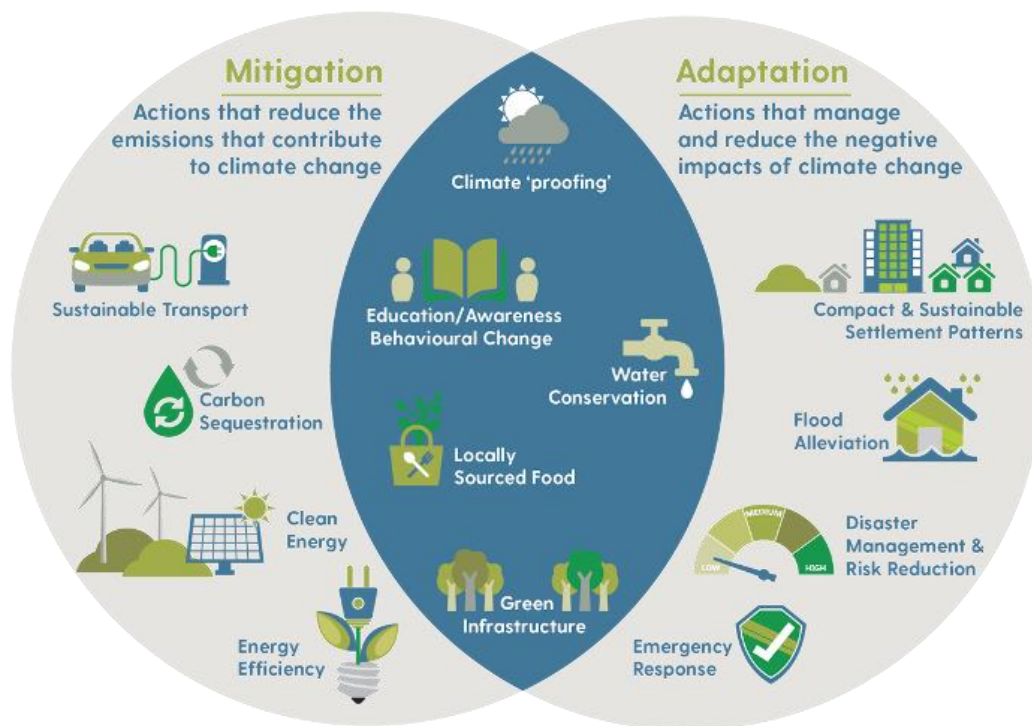
management, enhancement of biodiversity and climate action. There are examples of SECs already established in Tipperary, with the support of the Tipperary Energy Agency, including for example, the 'Energy Communities Tipperary Cooperative' and 'Community Power'. The Council acknowledges the value of SECs in Tipperary and will seek to support their uptake. The objectives for the Programme for Government are embedded and supported in this Plan:

- Increase the target for the number of SECs.
- Prioritise the development of microgeneration, letting people sell excess power to the grid.
- Ensure that community energy plays a role in reaching 70% renewable electricity, including a dedicated community benefit fund and community category in future energy auctions.
- Continue to work with the EU to agree community participation as an integral part of installing new renewable energy, and a route for community participation in the projects.
- Support a new Green Flag programme for communities, building on the successful programme in schools.

The Council, as a member of the 'All Island Pollinator Plan', will seek to provide support to local communities and schools in the development of community-led sustainable energy initiatives, and biodiversity focused amenity plans and actions. In devising new schemes in towns and villages the Council will consult with local communities on how biodiversity and natural systems can be integrated and supported. In addition, the Plan addresses biodiversity and the community in further detail in Chapter 6 Supporting Sustainable Communities and Chapter 14 Green and Blue Infrastructure.

### 3.5 Mainstreaming Climate Action

CARO have outlined the key measures that will contribute to Climate Mitigation and Adaptation and the achievement of GHG emission reductions targets of 7% per annum, as summarised in Figure 3.2 below:



**Figure 3.2: Climate change mitigation and adaptation (CARO)**

These Adaptation and Mitigation actions are embedded in the Plan.

Table 3.1: Mainstreaming of Adaptation and Mitigation Actions in the Plan	
Chapter 1 Introduction	<ul style="list-style-type: none"> <li>● Consideration of the UN SDGs.</li> <li>● Integration of SEA, AA NIA and SFRA</li> </ul>
Chapter 2 Core Strategy	<ul style="list-style-type: none"> <li>● Core ambition – Enable a ‘Just Transition’ to a climate resilient, biodiversity-rich, environmentally-sustainable and climate-neutral economy.</li> <li>● Strategic objectives compliance with the UN SDG relating to climate action.</li> </ul>
Chapter 3 Low-Carbon Society and Climate Action	<ul style="list-style-type: none"> <li>● Dedicated to low-carbon society and climate action. Targets for a 7% reduction in GHG emissions each year over the lifetime of the Plan.</li> <li>● Energy and Climate Action Committee, partnerships i.e. Tipperary Energy Agency, LIT and membership of the Covenant of Mayors.</li> <li>● Key areas for change are listed:                             <ul style="list-style-type: none"> <li>○ Bioeconomy and agriculture - National Bioeconomy Campus in Lisheen.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ Disruptive technologies innovation and renewable energy – Centre of Excellence, Nenagh, proposed review of RES and the TUS centre at Thurles.</li> <li>○ Sustainable settlements and SEDA</li> <li>○ Sustainable transport and active travel – LTPs for Key Towns</li> <li>○ Energy efficiency in built fabric and micro-generation</li> <li>○ Nature-based solutions and SUDS in surface water management</li> <li>○ Circular economy – proposed Zero carbonisation Zone at Littleton</li> <li>○ Climate Active Communities and SECs</li> </ul>
<b>Chapter 4 Settlement Strategy</b>	<ul style="list-style-type: none"> <li>● New development to be focused on existing settlements in line with a sustainable settlement hierarchy with consideration to environmental and infrastructural capacity.</li> <li>● 66% of future population growth to urban towns, and 34% to rural villages and areas (supported by framework for regeneration to make towns and villages better places to live)</li> <li>● Sustainable connectivity through integrated land use and spatial planning at settlement level.</li> <li>● SLA with sequential approach ensuring connectivity and optimal use of infrastructure</li> </ul>
<b>Chapter 5 Housing</b>	<ul style="list-style-type: none"> <li>● Support compact residential development in central sites in line where connectivity and accessibility are delivered through quality design.</li> <li>● County Housing Strategy to enable tailored delivery of housing according to population needs in terms of size and location.</li> </ul>
<b>Chapter 6 Supporting Sustainable Communities</b>	<ul style="list-style-type: none"> <li>● ‘Sustainable Communities’ addressed in areas including; accessibility and active travel, local food production, local services and amenities and digital connectivity.</li> <li>● ‘Just Transition’ and the role of the Public Participation Network and other community initiatives.</li> <li>● Community energy and investment as important in a transition to a low-carbon society</li> </ul>
<b>Chapter 7 Town Centres and Placemaking</b>	<ul style="list-style-type: none"> <li>● Place-making/revitalisation of towns/villages as a cornerstone of low-carbon development.</li> <li>● Key areas for focus are listed: <ul style="list-style-type: none"> <li>○ Town Centres First Principle – Strategic regeneration programme in place</li> <li>○ Streets as places for people</li> <li>○ Greening of our urban areas</li> <li>○ Achieving Urban Infill/brownfield and town centre development</li> <li>○ Diversity of uses</li> <li>○ Vacant property strategy</li> </ul> </li> </ul>
<b>Chapter 8 Enterprise and Rural Development</b>	<ul style="list-style-type: none"> <li>● Enable sustainable enterprise development with focus on green and digital economy.</li> <li>● Rural enterprise to balance economic growth with the protection of rural resources.</li> <li>● Support for remote working, flexible working and reuse of buildings for enterprise.</li> </ul>



Chapter 9 Tourism Strategy	<ul style="list-style-type: none"> <li>● Vision for sustainable tourism set out in line with 'Tipperary Transforming'.</li> <li>● Tourism accommodation and facilities to be supported in a manner that is compatible with the protection of the environment.</li> </ul>
Chapter 10 Renewable Energy and Bioeconomy	<ul style="list-style-type: none"> <li>● Renewable Energy Strategy enabling renewable generation at appropriate locations.</li> <li>● New focus on the bioeconomy, decarbonisation zones, disruptive technologies and energy storage and sustainable waste management/circular economy.</li> </ul>
Chapter 11 Environment and Natural Assets	<ul style="list-style-type: none"> <li>● Support for natural environmental services in climate action, biodiversity, water quality.</li> <li>● Flood risk management is addressed both here, in the SLA process in terms of zoning and in the SEA and SFRA where climate change impacts on flood risk has been considered.</li> <li>● It is an objective of the Council to prepare the following over the lifetime of the Plan: Survey of Wetlands, Biodiversity and Heritage Plan incorporating Pollinator Action Plan.</li> </ul>
Chapter 12 Sustainable Transport	<ul style="list-style-type: none"> <li>● New development to demonstrate that land-use, connectivity and transportation are integrated in a way to reduce reliance on car-based travel, promoting sustainable transport.</li> <li>● The integration of land use and transport is supported by the following principles: <ul style="list-style-type: none"> <li>○ Sustainable mobility and active travel and the 10-minute town concept.</li> <li>○ Preparation of LTPs for the Key Towns and active travel plans for the smaller towns</li> <li>○ Rural transport strategy</li> <li>○ Alternative fuels infrastructure</li> </ul> </li> <li>● Support for investment in rail transport</li> </ul>
Chapter 13 Built Heritage	<ul style="list-style-type: none"> <li>● The Plan seeks the sympathetic restoration, appropriate re-use and maintenance of buildings/features of local and vernacular architectural importance.</li> </ul>
Chapter 14 Green and Blue Infrastructure	<ul style="list-style-type: none"> <li>● Green and Blue Infrastructure approach in the planning framework. Key headings are: <ul style="list-style-type: none"> <li>○ A new roadmap for green infrastructure to support investment and connectivity with other assets and to coordinate protection of biodiversity and habitats.</li> <li>○ Tourism and recreation potential</li> <li>○ Role in sustainable mobility</li> </ul> </li> </ul>
Chapter 15 Water and Energy Utilities	<ul style="list-style-type: none"> <li>● Support for water and services utilities such as Irish Water as part of new development.</li> <li>● Nature-based solutions to surface water management with the integration of innovative approaches to sustainable water management solutions.</li> <li>● Electricity and gas networks important in renewable energy development.</li> <li>● The impact of future climate change on our water and energy infrastructure is recognised.</li> </ul>
Chapter 16 Monitoring & Evaluation	Monitoring of the progress of the Plan implementation will be co-ordinated with environmental monitoring as an important part of sustainable development management.

### 3.6 Planning Policy

It is the policy of the Council to:	
3 - 1	Promote and facilitate renewable energy development, in accordance with the policies and objectives of the Tipperary Renewable Energy Strategy 2016 (and any review thereof), and the Tipperary Climate Adaptation Strategy 2019.
3 - 2	Support and encourage innovative initiatives that promote the development of the Circular Economy as set out in the Waste Action Plan for a Circular Economy (DECC, 2020). New developments that generate a significant amount of waste heat may be required to submit a 'Heat Loss' Assessment, where practical, to demonstrate effective reuse of waste heat.
3 - 3	Require the retrofitting and reuse of existing buildings (where practical) rather than their demolition and reconstruction.
3 - 4	Promote energy conservation, energy efficiency and the use of renewable energy sources in buildings, including retro fitting of energy efficiency measures in the existing building stock in line with the requirements of the Building Regulations 1997 – 2021 (and any amendment thereof).
3 - 5	Support innovation in both sustainable energy storage technologies, and natural carbon capture systems, as key elements of a move to a low-carbon society, where it is demonstrated that they will not result in a significant adverse impact on the environment.
3 - 6	Support new construction and development forms that use a low embodied carbon approach, and where the full life-cycle carbon, and other environmental impacts are calculated to support the lowest possible energy and CO2 emissions.

### 3.7 Planning Objectives

It is the objective of the Council to:	
3 - A	Support and facilitate the implementation of European and National objectives for climate adaptation and mitigation, and to prepare a Climate Action Plan for Tipperary in compliance with the Climate Action and Low Carbon Development (Amendment) Bill (DECC, 2020) and any review thereof.
3 - B	Work in collaboration with the CARO and Southern Region Assembly in the development and implementation of climate action initiatives.
3 - C	Support and participate in the preparation of a Regional Decarbonisation Plan for the Southern Region as part of a framework for action on decarbonisation across all sectors.
3 - D	Support and facilitate the objectives of the 'Waste Action Plan for a Circular Economy' (DECC, 2020) across the delivery of our services.

<b>3 - E</b>	Support, in collaboration with stakeholders, research and innovation in smart renewable energy technologies and initiatives to accelerate diversification away from fossil fuels.
<b>3 - F</b>	In accordance with the objective of the Renewable Energy Strategy (and any review thereof), to encourage and support community energy schemes, and ways to incorporate energy efficiency and renewable energy development at the community level, through micro-generation, auto-production and investment in commercial energy production.
<b>3 - G</b>	To monitor energy usage in public buildings in line with the Sustainable Energy Action Plan and to invest in energy efficiency with a programme for publicly owned buildings to be upgraded to Building Energy Rating 'B'.
<b>3 - H</b>	To carry out SEDA during the preparation of LAPs for the Key Towns and the District Towns in accordance with best practice.
<b>3 - I</b>	Support projects which assist the transition of industrial cut-over peatlands to sustainable after uses.
<b>3 - J</b>	Support local food producers as part of a vision to increase reliance on locally produced food in Tipperary and the wider area.
<b>3 - K</b>	Support a culture of sustainability as part of a move towards a low-carbon society and economy through training programmes, demonstration sites and other activities, and in collaboration with stakeholders, local community groups and other sectoral groups.

## 4.0 Settlement Strategy

### 4.1 Introduction

The Core Strategy places the towns and villages of Tipperary in a framework to enable them to grow and prosper, supporting the delivery of vital services and physical and social infrastructure. The Core Strategy and resulting tailored settlement strategy for settlement growth and vitality, has been prepared using an evidence-based approach, considering the capacity and unique character of each town and village in Tipperary.

The following considerations have informed the settlement strategy as set out in this Plan:

- NPF Population growth projections,
- Accessibility and influence in a regional or sub-regional context,
- Location of settlements and their role in their rural hinterlands,
- Scale of employment provision, number of jobs and net commuting flows,
- Availability and capacity of local services and amenities provision, for example, higher education institutes, health, leisure and retail facilities etc,
- Extent to which sustainable and active travel options can be encouraged,
- Availability of existing and planned physical and social infrastructure including transport,
- Settlement form including density levels, scale, function and character,
- The Limerick-Waterford Transport and Economic Network,
- The impact of the settlement hierarchy on the receiving environment,
- Serviced Land Assessment (SLA) which applies a standardised and an evidence-based approach to land-zoning<sup>22</sup>, by assessing infrastructural capacity, coupled with the principles of the NPF to promote compact sustainable growth (SLA is set out in Volume 2).

These detailed assessments have supported the preparation of a detailed county settlement strategy to support growth and investment in our towns and villages.

### 4.2 Tipperary's Towns and Villages

In accordance with the Development Plan Guidelines for Planning Authorities, (DHLGH, 2022) the settlement strategy is an integral part of the Core Strategy, and part of the framework for how the county is likely to grow and develop over the lifetime of the Plan, within a clear set of spatial priorities.

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<sup>22</sup> By identifying lands within settlements that are fully serviced by available infrastructure (Tier 1), and lands which will be serviced within the lifetime of the Plan (Tier 2), thereby enabling the identification of land for development

The settlement strategy recognises that the towns and villages of Tipperary are at the heart of our communities, and it is planned for these settlements to grow and prosper having consideration to their unique roles, specialities and capacities reflecting the vision of the NPF and the RSES. Each settlement is designated by a plan boundary and supporting ‘Village Statement’ to inform sustainable planning and development, as set out in Volume 2. In preparing a strategy for settlement, the SEA, AA and SFRA processes have considered the assimilative capacity of the receiving environment, proximity of and potential impacts on Natura 2000 sites, and appropriate flood risk management. The county settlement strategy is set out below, with a place in the strategy for each town and village.

<b>Table 4.1: County Settlement Hierarchy</b>	
<b>Hierarchy</b>	<b>Name</b>
<b>Key Town</b>	Clonmel (Self-Sustaining Regional Driver)
<b>Key Towns</b>	Nenagh and Thurles
<b>District Towns</b>	Carrick on Suir, Roscrea, Tipperary Town, Cashel, Cahir, Templemore
<b>Local Towns</b>	Ballina, Newport, Fethard
<b>Service Centres</b>	Borrisokane, Ardfinnan, Ballyclerihan, Kilsheelan, Holycross, Borrisoleigh, Killenaule, Cloughjordan, Mullinahone, Clogheen, Portroe, Two-Mile-Borris, Littleton, Limerick Junction, Newcastle, Cappawhite, Bansha, Ballyporeen, Silvermines, Newtown, Emly, Templetohy, Boherlahan, Gortnahoo, Toomevarra, Ballingarry (Carrick), Golden, Puckaun, Dundrum, Hollyford.
<b>Local Service Centres</b>	Annacarty, Ardcroney, Ballinonty, Ballycommon, Ballypatrick, Burncourt, Cloneen, Clonmore, Clonoulty, Cullen, Donaskeagh, Donohill, Drangan, Dromineer, Dualla, Faugheen, Garrykennedy, Glengoole, Grangemockler, Kilcash, Kilfeakle, Lattin, Lisronagh, Lisvernane, Lorrha, Loughmore, Marfield, Monard, NewInn, Rathcabbin, Rearcross, Riverstown, Rosegreen, Terryglass, The Commons, Upperchurch.
<b>Settlement Nodes</b>	Aglish, Ahenny, Ballagh, Ballinahinch, Ballinderry, Ballingarry (Nenagh), Ballinree, Ballinure, Ballycahill, Ballylooby, Ballynacrough, Ballyneill, Ballysloe, Birdhill, Boher, Carrig, Carrigahorig, Castleleiney, Clonakenny, Dolla, Drom, Drumbane, Goatenbridge, Gortagarry, Gouldscross, Grange, Grange (Clonmel), Horse & Jockey, Kilbarron, Kilcommon, Killea, Killeen (Templederry), Kiloscully, Kilross, Kilusty, Knock, Knockavilla, Moycarky, Moyglass, Moyne, Ninemilehouse, Rossadrehid, Rossmore, Sologhead, Templederry, The Ragg, Thomastown, Toem.
<b>Open Countryside</b>	The open countryside outside of designated settlement plan boundaries.

The settlement strategy outlines a programme for the balanced and tiered growth for each of the county’s settlements, as supported by objectives for housing and community development, addressed in greater detail in Chapter 5 Housing, and Chapter 6 Supporting Sustainable

Communities. In particular, this chapter should be considered in conjunction with policies and objectives for regeneration and place-making, and delivering permeable and well-connected places as addressed in greater detail in Chapter 7 Town Centres and Place-making and Chapter 12 Sustainable Transport.

#### 4.2.1 Towns

The settlement strategy has identified 12 towns in Tipperary. Town Development Plans are currently in place<sup>23</sup> for seven of these towns, with two towns subject to LAPs. As stated in the Core Strategy, the current Town Development Plans and LAPs<sup>24</sup> will remain applicable until they are replaced<sup>25</sup> with LAPs, in accordance with the framework and timeline as set out in Table 4.2.

Table 4.2: Framework of Town Plans and Local Area Plans			
Hierarchy	Name	Planning Framework <sup>26</sup>	LAP preparation to commence
<b>Key Town (Self-Sustaining Regional Driver)</b>	Clonmel	Clonmel and Environs Development Plan 2013 (as extended)	2022
	<b>Key Towns</b>	Nenagh	Nenagh Town and Environs Development Plan 2013 (as extended)
	Thurles	Thurles and Environs Development Plan 2009 (as extended)	2022
<b>District Towns</b>	Roscrea	Roscrea Local Area Plan 2012 (as extended)	2022
	Carrick-on-Suir	Carrick on Suir Town Development Plan 2013 (as extended)	2023
	Tipperary Town	Tipperary Town and Environs Development Plan 2013 (as extended)	2023
	Cashel	Cashel and Environs Development Plan 2009 (as extended)	2023
	Templemore	Templemore and Environs Development Plan 2012 (as extended)	2023
	Cahir	Cahir Local Area Plan 2021	2028
<b>Local Towns</b>	Ballina, Newport, Fethard	Settlement Plan - Volume 2 of the County Development Plan	2028

<sup>23</sup> Prior to the merger of North and South Tipperary County Councils in 2014 under the Local Government Reform Act, 2014 there was one Urban District Council (Clonmel) and six Town Councils (Nenagh, Thurles, Carrick on Suir, Tipperary, Cashel, Templemore) in Tipperary each with individual Town Development Plans in place for their administrative areas.

<sup>24</sup> Noting that the lifetimes of each have been extended in accordance with Section 11(A) of the Planning Act.

<sup>25</sup> Date of adoption of a new Local Area Plan for the former Plan area

<sup>26</sup> Applicable at the date of adoption of the Tipperary County Development Plan 2022 - 2028



Sections 4.3 Key Towns, and Section 4.4 District Towns identifies the character, potential and vision for growth for each of these towns, to be read in conjunction with existing town plans and LAPs as the case may be, and to inform the preparation of new LAPs in due course. A vision for growth for each town is described, building on the underlying framework of the RSES, and the overriding principles of the NPF. This vision will underpin public and private sector investment, and national and EU funding bids over the lifetime of the Plan.

Town profile plans set out a 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 in line with Chapters 7 and 12. This critical baseline data is important in delivering transformation over the lifetime of the Plan and acting as a measure for change.

The Council will prepare new LAPs in accordance with the Core Strategy, and Sections 4.3 and 4.4. New LAPs will, in collaboration with the local community and stakeholders, identify strategic objectives for each town consistent with the RSES and relevant Section 28 Guidelines, including land zoning, compact growth area, key sustainable mobility priorities, core retail area, settlement consolidation sites, strategic employment sites, architectural heritage, constraints such as flooding and any further relevant key future priorities.

#### **4.2.2 Villages**

There are 114 rural settlements in Tipperary. Each settlement is designated by a plan boundary and supporting 'Village Statement' to inform sustainable planning and development, as set out in Volume 2. In addition, Section 4.6 Living in Rural Places, sets out guidance for new development in rural villages.

### **4.3 Key Towns**

The Key Towns are strategically located with important roles in delivering social and transport infrastructure, employment and economic prosperity (as indicated on Figure 2.3 Regional Core Strategy Vision). Clonmel is one of six Key Towns in the region (along with Kilkenny, Ennis, Carlow and Tralee, Wexford) defined as a large population scale urban centre, functioning as a self-sustaining regional economic driver. The three Key Towns will support approximately 42% of total population growth over the lifetime of the Plan, with 21% of this growth to occur in Clonmel as the regional driver of the county and the large-scale Key Town.

#### **4.3.1 Clonmel**

Clonmel, the largest town in county Tipperary, is addressed in Section 3.5 of the RSES, and the town boundary and compact growth area is set out in its Town Profile Plan (Figure 4.2). The relatively

compact nature of the town, and its suitability to support a ‘10-minute town concept’ and active travel is evident. The town has a population of 17,140 (Census 2016) and is a strategic employment location situated on the River Suir close to County Waterford to the south. Clonmel is strategically located on the Waterford-Limerick N24 and rail corridor with onward linkages to the mid-west and south-west. Clonmel is the main centre in a linear network of towns in South Tipperary (Carrick On Suir, Clonmel, Cahir, and Tipperary Town) that form part of the strategic inter-regional transport and economic corridor between Waterford and Limerick and with excellent access to Cork, Dublin, Shannon and Waterford airports and connectivity to the ports of Waterford, Rosslare, Limerick-Foynes and Cork. Clonmel can play a key support role to Waterford; it is a major employment centre with a highly-skilled workforce of 6,970, with 58% of these employed in the town, and in a further illustration of its economic strength, it attracts at least 5,658 workers to the town every day. Clonmel accommodates 22% of all Tipperary jobs, with strengths in pharma, life science and technology, food production and services. Clonmel has a ‘Strategic Employment’ serviced landbank of 121ha at Ballingarrane Park – Strategic Business, Science and Technology Campus available for investment opportunities. The new TUS is significant for the existing campus in Clonmel giving it technological university status.



**Figure 4.1: O'Connell Street looking towards the Main Guard**

Clonmel is a vibrant and thriving town, a key regional centre for education, health services and social and cultural activities with a county museum, arts centre, theatre, swimming pool, library and cinema and numerous sports clubs. The town also has a national standard athletics track, a national standard slalom course on the river Suir and numerous sports clubs and facilities. The town plays host to nationally recognised festivals celebrating street theatre and music, and is a natural location

to support outdoor and adventure sports and activities. The town is located near the ‘Munster Vales’ and is a hub for the new Suir Blueway Tipperary and has benefited from existing and planned investment in activity-based tourism. Funding has been received for strategic regeneration of the centre under the URDF focusing on the planned development of Suir Island, Kickham Barracks, a new regional sports hub and the ‘Flights of Discovery Tourism Plan’. The NDP and the RSES have identified the upgrade of the Limerick-Waterford rail line, and the N24 linking Waterford-Limerick as key infrastructural requirements, and route selection processes are underway for the N24 Waterford to Cahir section.

With excellent environmental and infrastructural capacity, Clonmel is a self-sustaining regional economic driver, and a key location for investment and choice, and will support the overall development of the southern region.

### Clonmel Strategy for Growth

Clonmel is designated as a self-sustaining regional growth centre in the Southern RSES and is a strategic employment location providing regional level services in the county. It acts as a major centre for the delivery of higher order retail provision, transport and public services including education, government functions and health care. In this role, it is targeted to grow by at least 30% in terms of population, and to attract a range of large employers and regional services, amenities and infrastructure. The Council will continue to support the role of Clonmel as a strategic location for large-scale industry, including life-sciences, technology, food production and manufacturing. The Council will continue to actively support the sustainment and expansion of the third-level sector and health services in the town. The Council will support the further development of Clonmel as a strong and attractive residential centre.

The Council will work with the community to support more sustainable transport patterns, active travel and modal shift and will continue to support investment in the Limerick to Waterford rail line and enhanced provision of bus services to improve inter-regional connectivity. In particular, the Council will seek to maximise support under the ‘Town Centre First’ policy to develop Kickham Barracks and town centre areas, implement the Masterplan for Suir Island and the tourism product plan under ‘Flights of Discovery’. The Core Strategy has outlined a population and housing projection, and a projected residential land zoning allocation. The Clonmel Town and Environs Development Plan 2013<sup>27</sup> will remain applicable to its Plan area, until a detailed assessment and review of land zoning for residential development will be carried out in line with the NPF ‘Methodology for a Tiered Approach to Land-zoning’ to inform the preparation of a new Clonmel and Environs LAP.

<sup>27</sup> <https://www.tipperarycoco.ie/planning/town-development-plans>



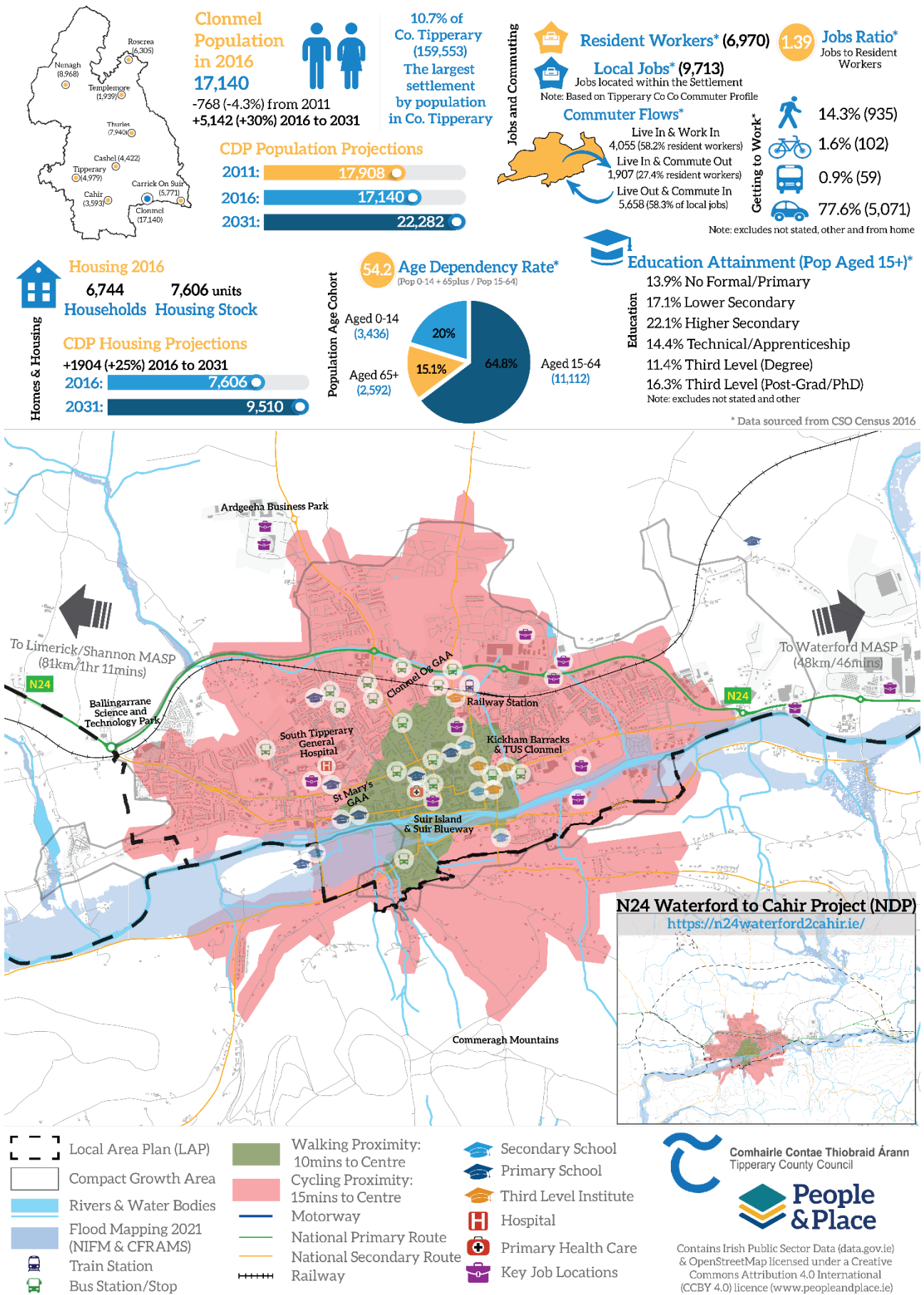


Figure 4.2 Clonmel Town Profile Plan

### 4.3.2 Nenagh

Nenagh is addressed in Section 3.5 of the RSES, and the town boundary and compact growth area is set out in its Town Profile Plan (Figure 4.4). The relatively compact nature of the town and its suitability to support a '10-minute town concept' and active travel is evident. Also evident is the strategic role of Nenagh as a key town strengthened by its proximity to the Limerick Metropolitan Area (Regional City) and the nationally important Lough Derg Lakelands.

Nenagh has a population of 8,968 (Census 2016) and an impressive 4,357 jobs, giving a job to resident workers ratio of 1.25. Nenagh is the second largest town in Tipperary and is one of the fastest growing towns in the southern region. 50% of the town's workforce are employed in Nenagh, with an additional 2,887 workers coming to the town every day to work. Almost 11% of all Tipperary's jobs are in Nenagh in its large-scale indigenous industries. It is strategically located within the catchment of Limerick City, Shannon Airport and the Foynes Port areas. The RSES recognises and supports the role of Nenagh, as a Key Town with potential to develop with Limerick, Shannon and Ennis as a core economic driver of the Region.



**Figure 4.3: Courthouse, Banba Square, Nenagh**

Nenagh is located only 1 hr and 20 minutes from Dublin via the M7. The town and its hinterland is a suitable location for a vibrant and diverse enterprise mix, including major research and development functions, tourism, water-based and outdoor recreation, renewable energy, and emerging sectors

such as agritech services, life sciences, financial services and engineering. The RSES has identified local road improvement measures including a link road between the N52 and the R445 and an inner relief road from the R498 to the R445.

Nenagh is identified as a Gateway town in both the Lough Derg Visitor Experience Development Plan 2020 – 2024, and the Shannon Tourism Master Plan 2020 – 2030. Nenagh is an important visitor service centre, and building on this, funding has been received for the strategic regeneration of the centre under the URDF, focusing on the Historic & Cultural Quarter at Banba Square. Nenagh’s commitment to renewable energy, environment and sustainability has also supported a successful funding allocation for a ‘Centre of Excellence for Sustainable Energy’ under the RRDF.

### Nenagh Strategy for Growth

Nenagh is identified as a ‘Key Town’ and a strategic employment location for a vibrant and diverse enterprise. It has major research and development functions, heritage and activity-based tourism and recreation and renewable energy and supports emerging sectors such as technology in agriculture, life sciences and is a centre of excellence for sustainable energy. In this role, it will grow by at least 30% in terms of population, and complement the development of Clonmel in the south of the county. The Council will work with the community to support more sustainable transport patterns, active travel and modal shift. The Core Strategy has outlined a population and housing projection, and a projected residential land zoning allocation. The Nenagh Town and Environs Development Plan 2013<sup>28</sup> will remain applicable to its Plan area, until a detailed assessment and review of land zoning for residential development will be carried out in line with the NPF ‘Methodology for a Tiered Approach to Land-zoning’ to inform the preparation of a new Nenagh LAP.

<sup>28</sup> <https://www.tipperarycoco.ie/planning/town-development-plans>



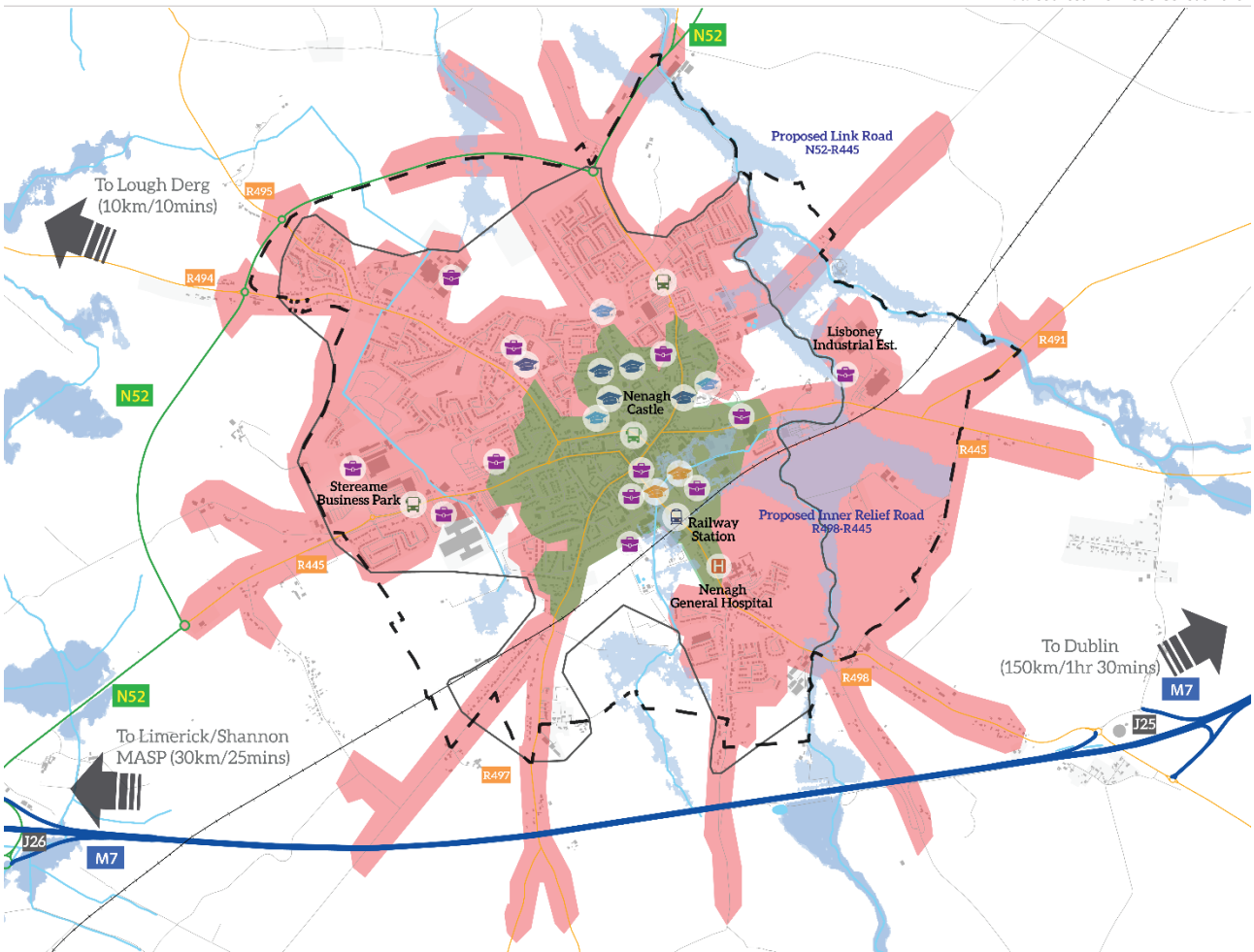
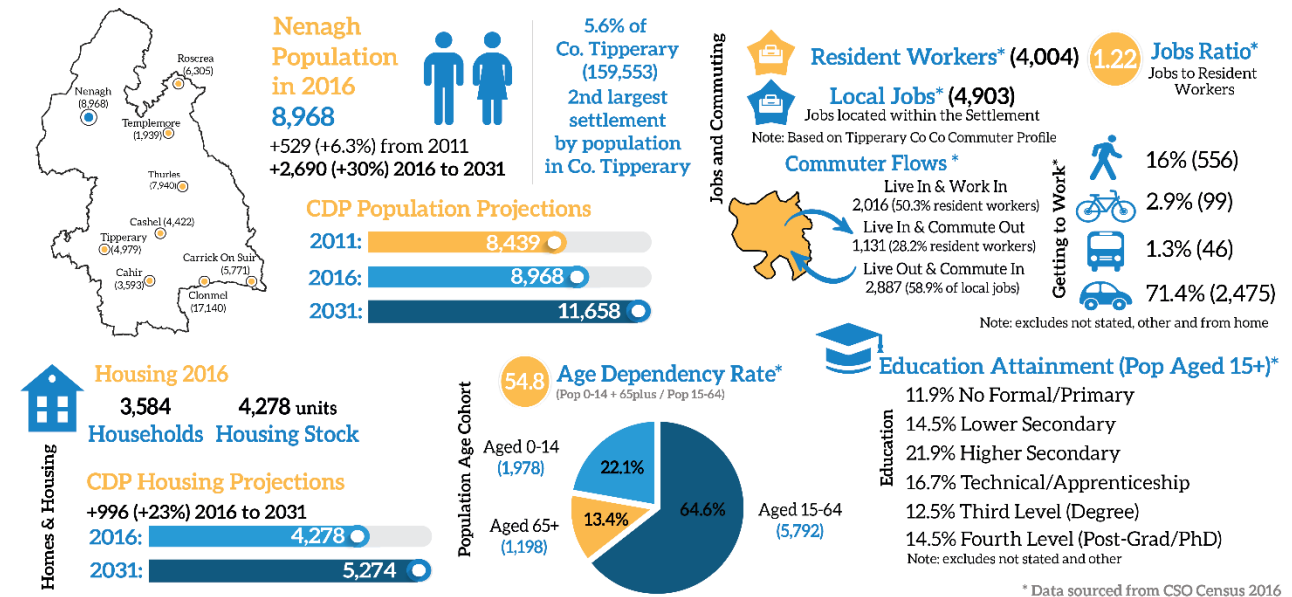


Figure 4.4 Nenagh Town Profile Plan

### 4.3.3 Thurles

Thurles is addressed in Section 3.5 of the RSES, and the town boundary and compact growth area is set out in its Town Profile Plan (Figure 4.6). The relatively compact nature of the town and its suitability to support a '10-minute town concept' and active travel is evident. Thurles is a strategically located urban centre of significant influence in a sub-regional context, with excellent road and rail linkages with Limerick, Dublin and Cork. It has a population of 7,940 (Census 2016) and strong employment with 3,369 jobs. Having consideration to the designation of nearby Lisheen as a National Bioeconomy Campus, Thurles will be a driver of the bioeconomy, including bioenergy and bio-technology. With the 445-hectare site, Thurles and Lisheen will be a strategic national economic and employment driver as one of six designated sites within the EU for piloting the next generation of the bioeconomy. The development of the bioeconomy campus at Lisheen will be plan-led with a masterplan to be put in place. Synergies between the proposed campus and Thurles town will be identified at LAP stage.



**Figure 4.5: Thurles Town Centre**

The Shannon Commercial Properties site at Archerstown has also been highlighted in the RSES as a key site for the town. In terms of key infrastructural requirements, the RSES has identified a Thurles relief road and State investment in rail infrastructure. Other requirements for the town include the

provision of a by-pass and the identification of employment sites/opportunities through the LAP process.

Thurles is a centre of international and national standard sporting facilities and is the founding location of the GAA. The Council and its stakeholders are actively working to achieve the strategic regeneration vision of the ‘Thurles Town Centre Renewal Strategy 2021’ under which the ‘Thurles Market Quarter’ received RRDF funding, prior to this, significant URDF funding was awarded for the enhancement of Liberty Square. Thurles is a vibrant market town with a significant employment base attributable to its thriving indigenous businesses.

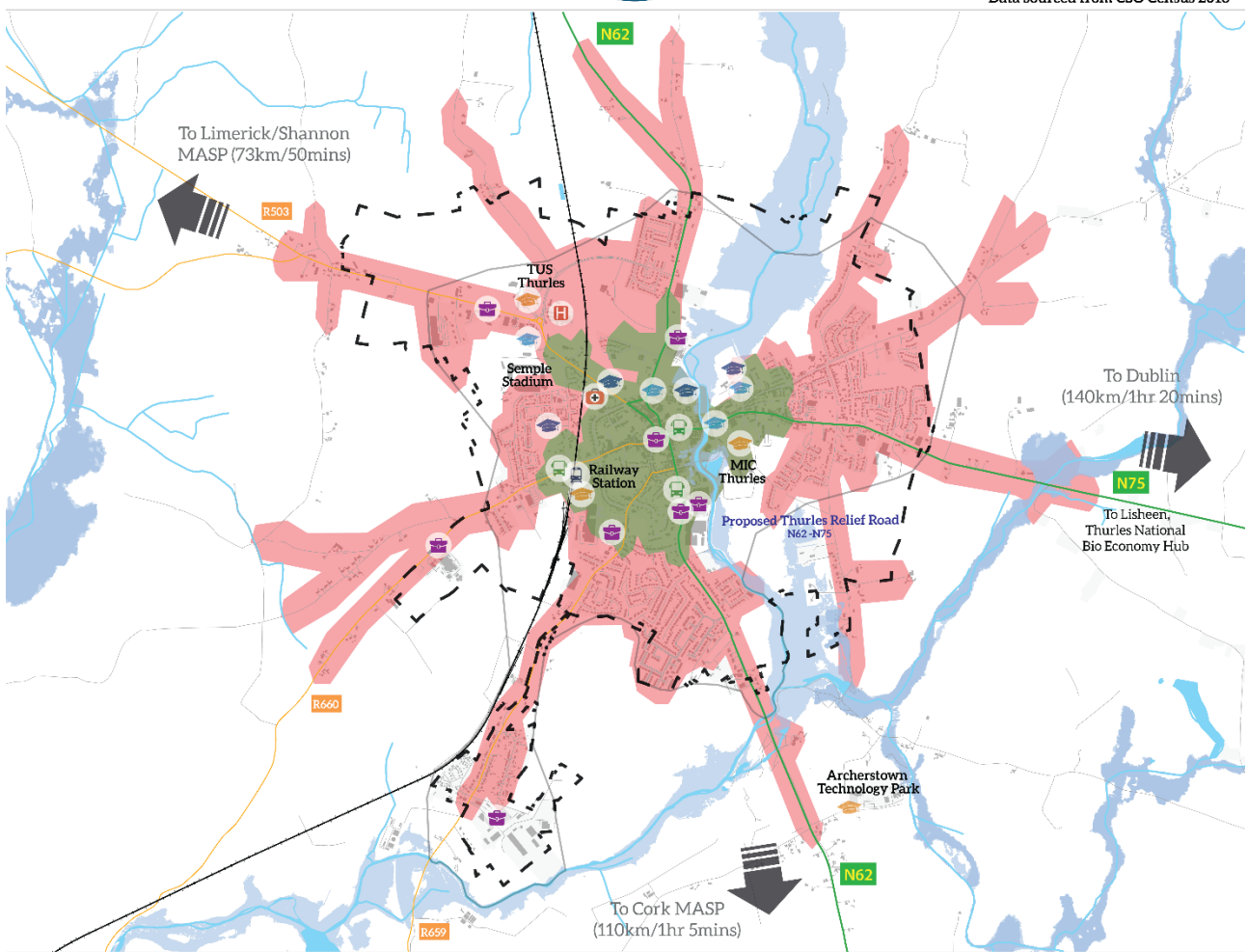
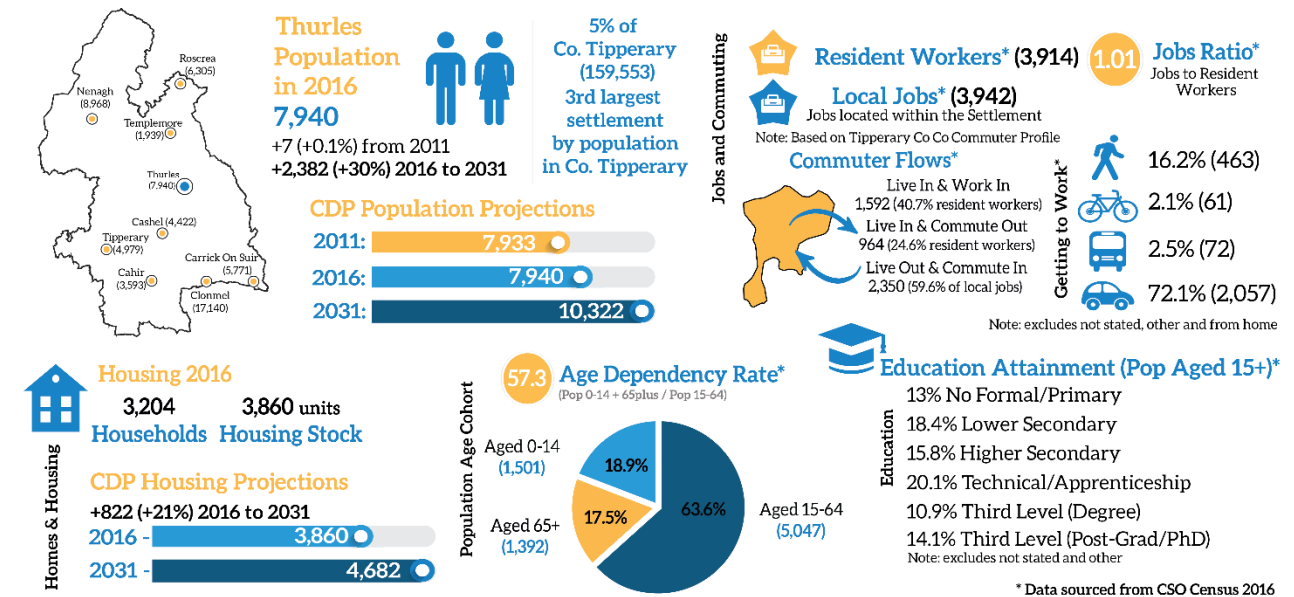
Thurles is a regional educational hub with primary, secondary and third level educational institutes. Thurles is home to two third level colleges making it a key location of education, research and development, harnessing opportunities afforded by the university status. The new TUS Thurles incorporates the former LIT campus in Thurles, giving it a new status as part of a technological university, and the development of large-scale on-campus multi-purpose sports facilities, additional teaching and enterprise facilities and student accommodation, will be supported.

#### Thurles Strategy for Growth

Thurles is identified as a ‘Key Town’ to grow by 30% and is a strategic employment location, with the potential to benefit from Tipperary’s proposed role as an emerging centre for the bioeconomy, harnessing the employment and economic potential of the Lisheen Thurles National Bioeconomy Campus. In line with the Thurles Town Centre Renewal Strategy 2021, the town will develop as an attractive place for those who wish to live in a rural and affordable town, and yet be well connected to Dublin and Cork via the road and rail networks. This connectivity will also support the role of the town as a regional centre of education and learning, and as a centre for national standard sporting facilities. The Council will work with the community to support more sustainable transport patterns, active travel and modal shift. The Core Strategy has outlined a population and housing projection and a maximum residential land zoning allocation. The Thurles Town and Environs Development Plan 2009<sup>29</sup> will remain applicable to its Plan area, until a detailed assessment and review of land zoning will be carried out in line with the NPF ‘Methodology for a Tiered Approach to Land-zoning’ to inform the preparation of a new Thurles and Environs LAP.

<sup>29</sup> <https://www.tipperarycoco.ie/planning/town-development-plans>





Comhairle Contae Thiobraid Árann  
Tipperary County Council

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Figure 4.6 Thurles Town Profile Plan

## 4.4 District Towns

The six District Towns (as indicated on Figure 2.4 Core Strategy Map) have important roles in supporting their hinterlands and the Key Towns, and in particular in supporting local economic strengths, and in providing housing and services. The District Towns will accommodate approximately 20% of total population growth over the lifetime of the Plan.

### 4.4.1 Carrick-on-Suir

The Town Profile Plan (Figure 4.8) for Carrick-on-Suir illustrates the town boundary, compact growth area, walking and cycling distances and other relevant planning opportunities and constraints. The relatively compact nature of the town and its suitability to support a ‘10-minute town concept’ and active travel is evident. Carrick-on-Suir is a town of 5771 persons, located on the Limerick-Waterford Transport and Economic Network and served by the N24 national route and the national rail network. It is located only 28km from the Waterford Metropolitan Area, with its services, port and coastal amenities, with many of its workforce employed in the city. Population growth has been low, and new employment opportunities are needed; however, the town has strong assets and capacity for growth. Key strengths include the town’s connectivity with Clonmel and Waterford, and ease of access to their amenities and services. The RSES states that Carrick-on-Suir as a ‘Hinterland Town’ will be supported in providing options for employment and housing, supported by sustainable transport links to the Waterford Metropolitan Area.



**Figure 4.7: Carrick on Suir Marina with Slievenamon in the background**

Carrick-on-Suir is located on the River Suir, with the river being tidal up to the town. Carrick-on-Suir is the only town, away from the Lough Derg area, with a marina and with such strong connections with water and the potential it offers. A new transformative regeneration vision entitled the 'Carrick-on-Suir Regeneration Plan - A Journey from the Suir Blueway Tipperary to the Ormond Castle Quarter' is planned for the town, supported by funding from the RRDF programme. This will build on the town's location on the Suir Blueway Tipperary, its Butler Heritage and its vibrant arts scene and its association with nearby Slievenamon and the Munster Vales.

The generation of local jobs and businesses will be enabled through collaborative initiatives such as the Stable Lane Digital and Enterprise Centres, and on the association of the town with multinational companies such as the pharmaceutical company MSD Ballydine. Carrick-on-Suir is a town with the potential for expansion in the areas of large employment/industry, having consideration to its location, and environmental and infrastructural capacity. The NDP and the RSES have identified the upgrade of the Limerick-Waterford rail line, and the N24 linking Waterford-Limerick as key infrastructural requirements, and route selection processes are underway for the N24 Waterford to Cahir section.



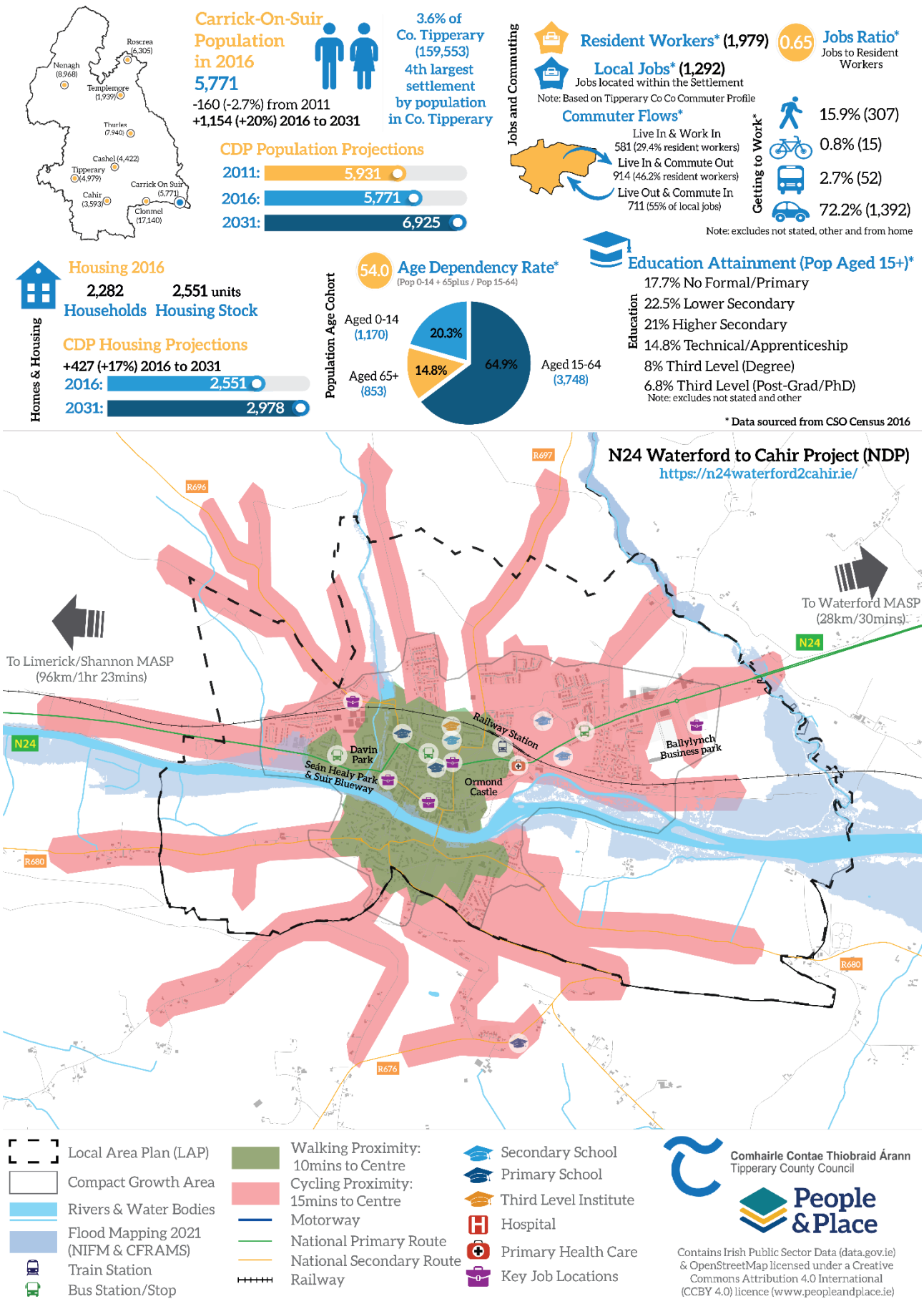


Figure 4.8 Carrick-on-Suir Town Profile Plan

#### 4.4.2 Roscrea

The Town Profile Plan (Figure 4.10) for Roscrea illustrates the town boundary, compact growth area, walking and cycling distances and other relevant planning opportunities and constraints. The relatively compact nature of the town and its suitability to support a '10-minute town concept' and active travel is evident. Roscrea is located in the northeast of the county close to the M7 Limerick-Dublin motorway and has a population of 5403. The town and its hinterlands are particularly strong in agriculture and food processing (with Rosderra Meat Processors) and boasts rich farmland supplying Centenary Co-op, Glanbia and Arrabawn.

Roscrea is one of Ireland's finest heritage towns with Roscrea Castle and Damer House. The town is set in countryside of beauty, rich heritage and natural amenities including peatlands, uplands and trails. The Roscrea Business & Innovation Park, at Benamore, is a fully serviced 26-acre park with the potential for manufacturing, service and office and industrial uses including the former Antigen pharmaceutical site offering further employment potential.



**Figure 4.9: Damer House**

Key strengths include the town as a strong employment centre, with nearly 50% of its workforce employed locally, in its strong agri-food industries. It is expected that the town will continue to grow as a strong agri-food and business innovation centre and as a town with a focus on quality of life for its citizens. The Council will seek and support new opportunities for strategic regeneration as they arise having consideration to the strengths of the town and building on the town's reputation as an age-friendly town and on heritage-led regeneration opportunities.

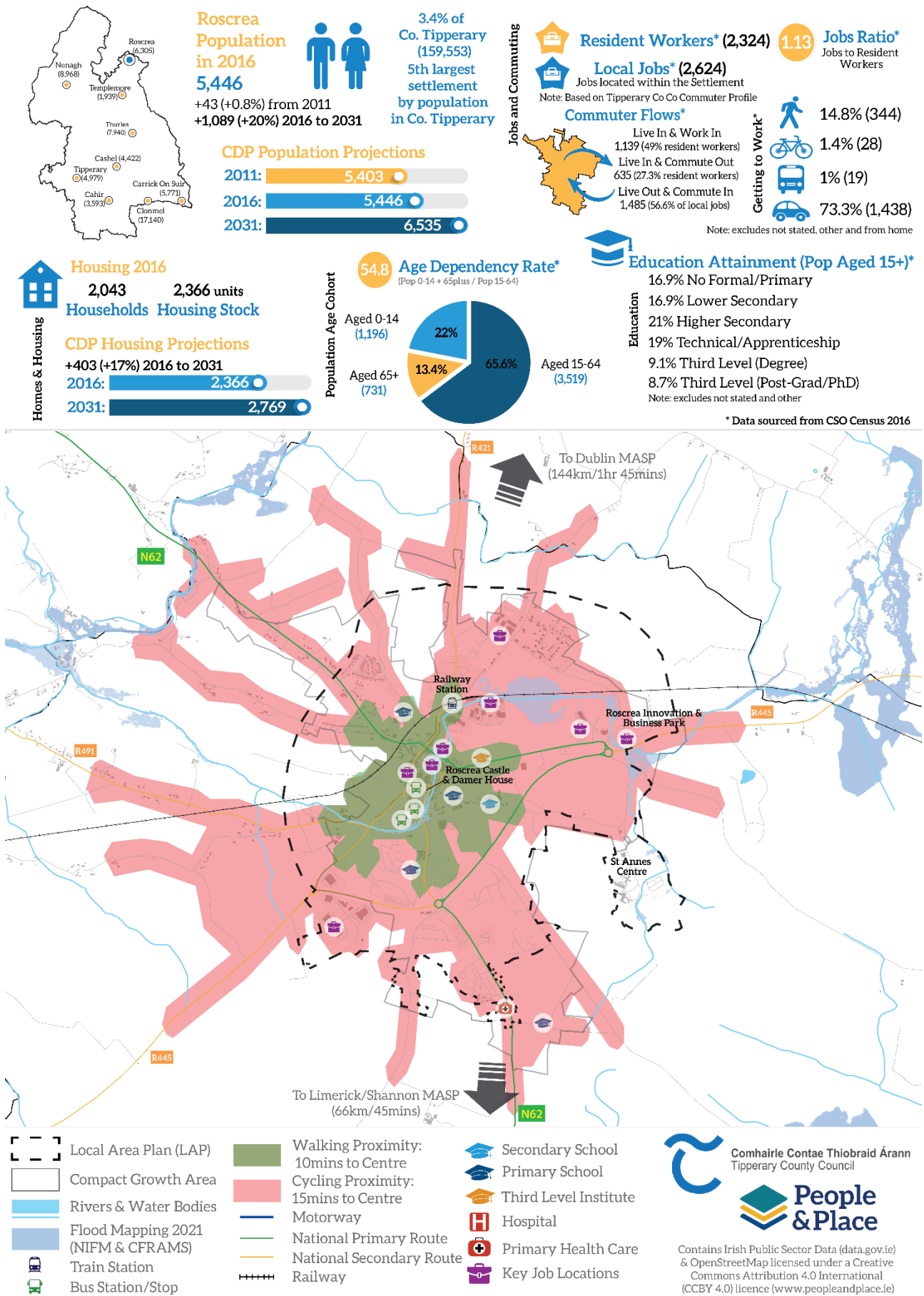


Figure 4.10 Roscrea Town Profile Plan



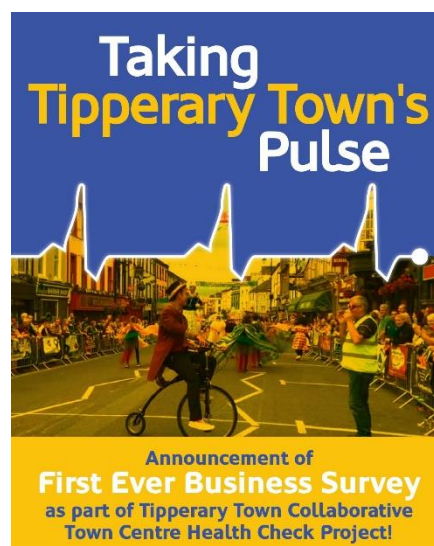
### 4.4.3 Tipperary

The Town Profile Plan (Figure 4.11) for Tipperary Town illustrates the town boundary, compact growth area, walking and cycling distances and other relevant planning opportunities and constraints. The relatively compact nature of the town and its suitability to support a ‘10-minute town concept’ and active travel is evident. Tipperary town is located on the Limerick – Waterford Transport and Economic Network, 40km east of the Limerick City Metropolitan Area Strategic Plan (MASP) area. The RSES identifies Tipperary Town as located within the area of influence of the Limerick MASP. Its proximity to the strategic rail interchange at Limerick Junction is a significant asset to the town in terms of connectivity to cities, ports and airports.



Tipperary is a heritage town with a long tradition in trading, particularly in relation to its rich agricultural hinterland. The amenity of the Glen of Aherlow is within 15 minutes’ drive of the town, and the nearby Galtee Mountains offer excellent amenity. It has a population of 5310 persons, but has experienced both population and economic decline in recent years. In response to this, Tipperary town sought and received, support from Government, for a ‘Revitalisation Task-Force’ to enhance social inclusion, employment, infrastructure, a revitalised town centre, education, heritage and tourism. Strategic regeneration of the centre will focus on connectivity with the River Ara and the ‘River Ara Walkway’ (already funded through the RRDF) along with support for heritage-led regeneration, including a new ‘Market Yard’ and public realm improvements.

It is expected that the town will grow as a strong district town in the west of the county by building on its associations with the Limerick and the Limerick – Waterford Transport and Economic Network, and in line with the vision and work of the Task Force. The NDP and the RSES have identified the upgrade of the Limerick-Waterford rail line, and the N24 linking Waterford-Limerick as key infrastructural requirements, and route selection processes are underway for the N24 Limerick to Cahir section.



The Heritage Council, Tipperary Town Chamber, Tipperary Town Revitalisation Task Force and Tipperary County Council invites members of the business sector in Tipperary Town to get involved in the first ever CTCHC Business Survey. This project is being funded by the Heritage Council’s CTCHC Programme.



**PLEASE GET INVOLVED**  
**We want to hear from business operators in Tipperary Town!**

**Contact Details:**  
 Alí Harvey: aharvey@heritagecouncil.ie  
 Rita Fenton: fenton003@gmail.com  
 Annemarie Ryan: annemarie.ryanshiner@tipperarycoco.ie  
 Michael Begley: info@tipptownrevitalisation.ie

For more information on the CTCHC Programme and the Tipperary Town CTCHC Project, please check out: [www.heritagecouncil.ie/projects/town-centre-health-check-programme](http://www.heritagecouncil.ie/projects/town-centre-health-check-programme)



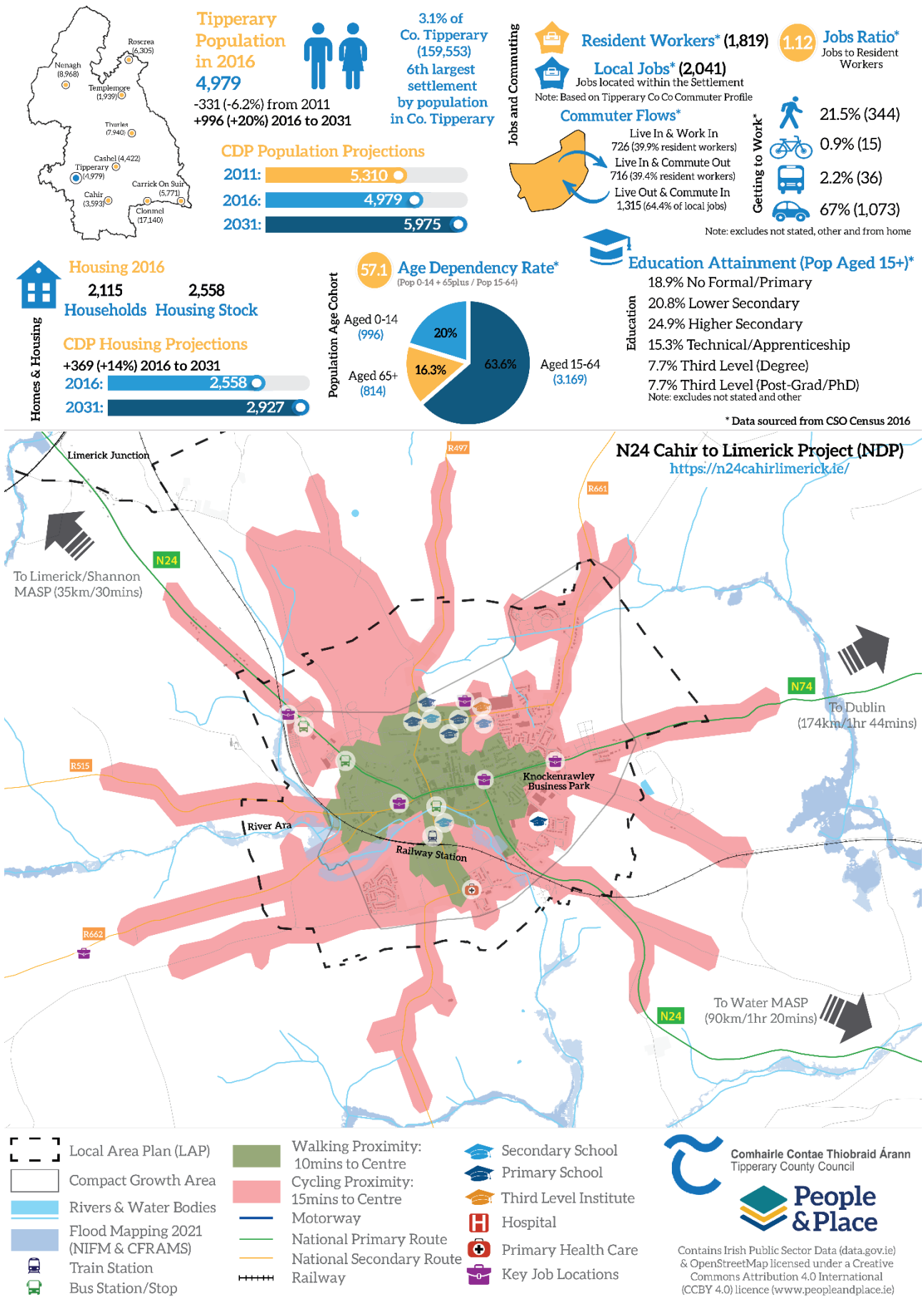


Figure 4.11 Tipperary Town Profile Plan



#### 4.4.4 Cashel

The Town Profile Plan (Figure 4.13) for Cashel illustrates the town boundary, compact growth area, walking and cycling distances and other relevant planning opportunities and constraints. The relatively compact nature of the town and its suitability to support a ‘10-minute town concept’ and active travel is evident. Cashel is located in the heart of the county, and is home to the internationally renowned Rock of Cashel – one of the top visitor attractions in Ireland attracting 376,000 visitors in 2018. Cashel is to be included<sup>30</sup> on the tentative list of sites for UNESCO World Heritage status. The town is the 7<sup>th</sup> largest in the county with a population of 4422, and in terms of relative population growth, it grew more than any other Tipperary town over the last census period.

Cashel is a significant town in Fáilte Ireland’s – Ireland’s Ancient East, and has been nominated as a ‘Destination Town<sup>31</sup>’ with significant plans in place to develop the town as a destination town for the county and region (See section 9.3.2 Cashel Town Plan for Tourism). Cashel is expected to continue to grow as a high-quality visitor destination in its own right with strategic regeneration opportunities focused on its strengths, and as a hero destination for Tipperary, whilst at the same time enhancing its attractiveness as a place to live and work.



**Figure 4.12: View of Main Street and the Rock of Cashel looking east**

30 The Royal Sites of Ireland: Cashel, Dún Ailinne, Hill of Uisneach, Rathcroghan Complex, and Tara Complex

31 [https://www.failteireland.ie/FailteIreland/media/WebsiteStructure/Documents/4\\_Corporate\\_Documents/Corporate\\_Guides/Failte-Ireland-Tourism-Destination-Towns-Checklist.pdf?ext=.pdf](https://www.failteireland.ie/FailteIreland/media/WebsiteStructure/Documents/4_Corporate_Documents/Corporate_Guides/Failte-Ireland-Tourism-Destination-Towns-Checklist.pdf?ext=.pdf)



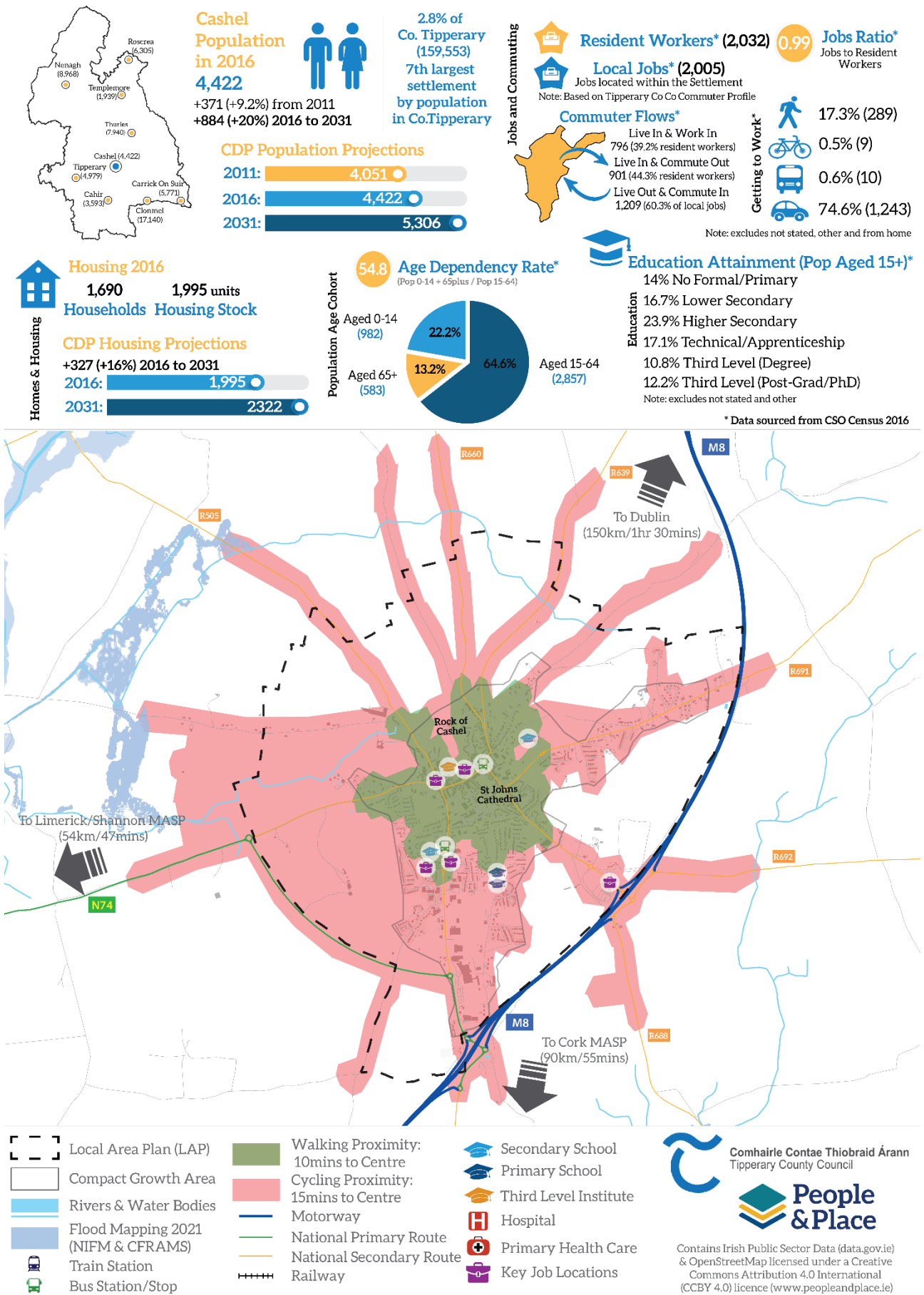


Figure 4.13 Cashel Town Profile Plan

#### 4.4.5 Cahir

The Town Profile Plan (Figure 4.15) for Cahir illustrates the town boundary, compact growth area, walking and cycling distances and other relevant planning opportunities and constraints. The relatively compact nature of the town and its suitability to support a '10-minute town concept' and active travel is evident. Cahir is a picturesque heritage town located on the River Suir with close associations with the Butlers of Ormond. It has a population of 3578 and is located on the Limerick – Waterford Transport and Economic Network with excellent transport links to Limerick, Waterford, Cork and Dublin via the M8 motorway, and the national rail line. Due to its own heritage and assets, its location close to Cashel and its location on the Suir Blueway Tipperary, Cahir town is an attractive visitor destination, and has recently received funding under the RRDF for the strategic regeneration of Cahir town centre and the historic square as a living-working quarter.



**Figure 4.14: View of Cahir Castle beside the river Suir**

The town also has strong links with the agri-food sector and large employers including ABP Food Group, and Oakpark Food. The future development of Cahir will be closely associated with its tourism and heritage potential, and associations with Fáilte Ireland's 'Ireland's Ancient East', Cashel, Munster Vales and the Suir Blueway Tipperary. It is also envisaged that the town will build on its associations with the agri-food manufacturing sectors with potential for expansion, having consideration to its location and environmental and infrastructural capacity.

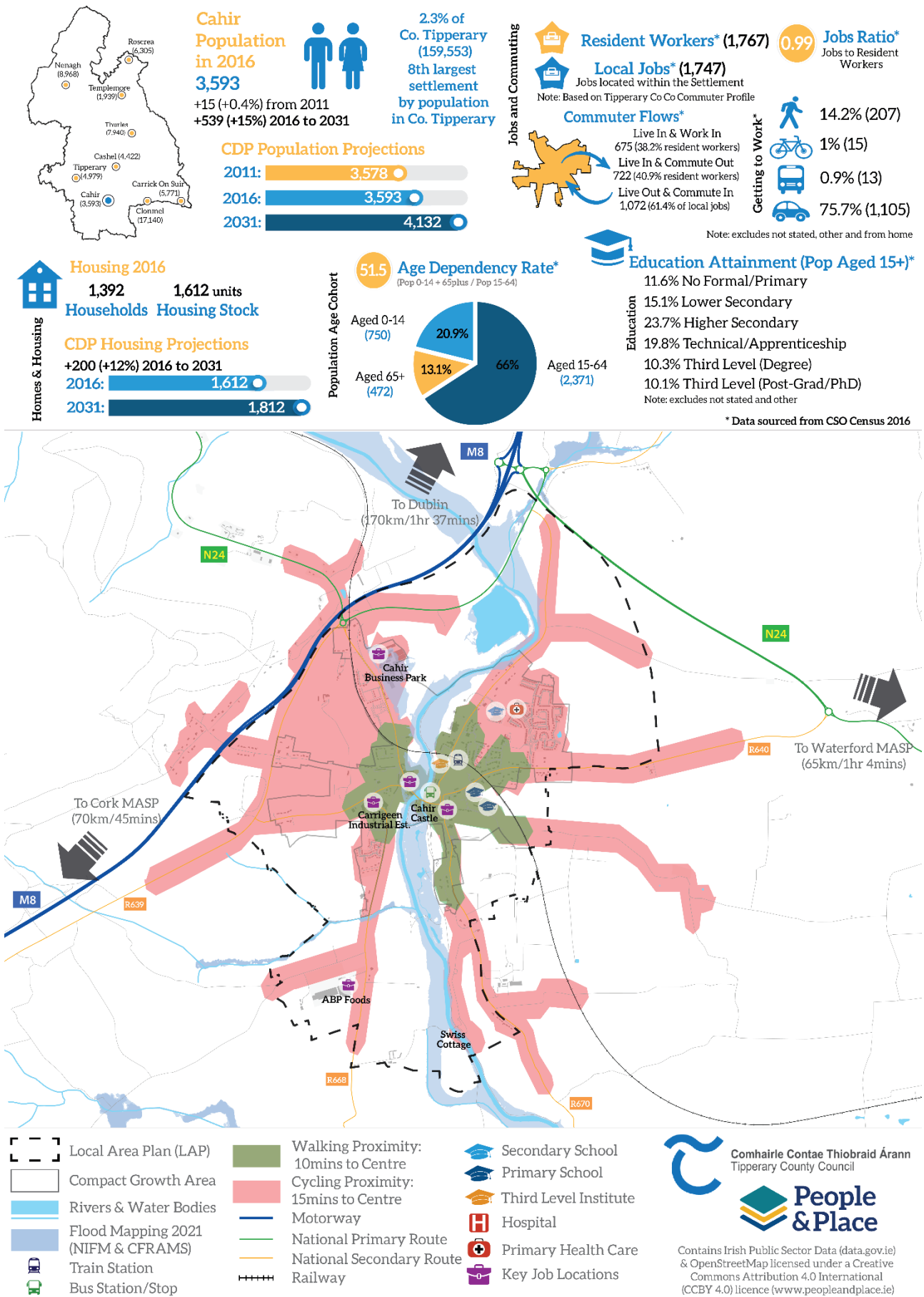


Figure 4.15 Cahir Town Profile Plan



#### 4.4.6 Templemore

The Town Profile Plan (Figure 4.17) for Templemore illustrates the town boundary, compact growth area, walking and cycling distances and other relevant planning opportunities and constraints. The compact nature of the town and its suitability to support a ‘10-minute town concept’ and active travel is evident. Templemore has a growing population of 2071 and an excellent location on the Dublin to Cork rail line. The Garda Training College at Templemore is the national centre for police training, development and education within the Irish State and a significant employer for the town.



Templemore Town Park is considered one of Ireland’s finest parks, boasting extensive park woodland with an abundance of wildlife, flora and fauna. Templemore has received funding under the RRDF for strategic regeneration centred on the re-development of the former Town Hall for cultural and enterprise uses, with public realm enhancement works and linkages. Templemore will continue to grow as a District Town and to support a high quality of life for its residents.



**Figure 4.16 Templemore Town Centre**

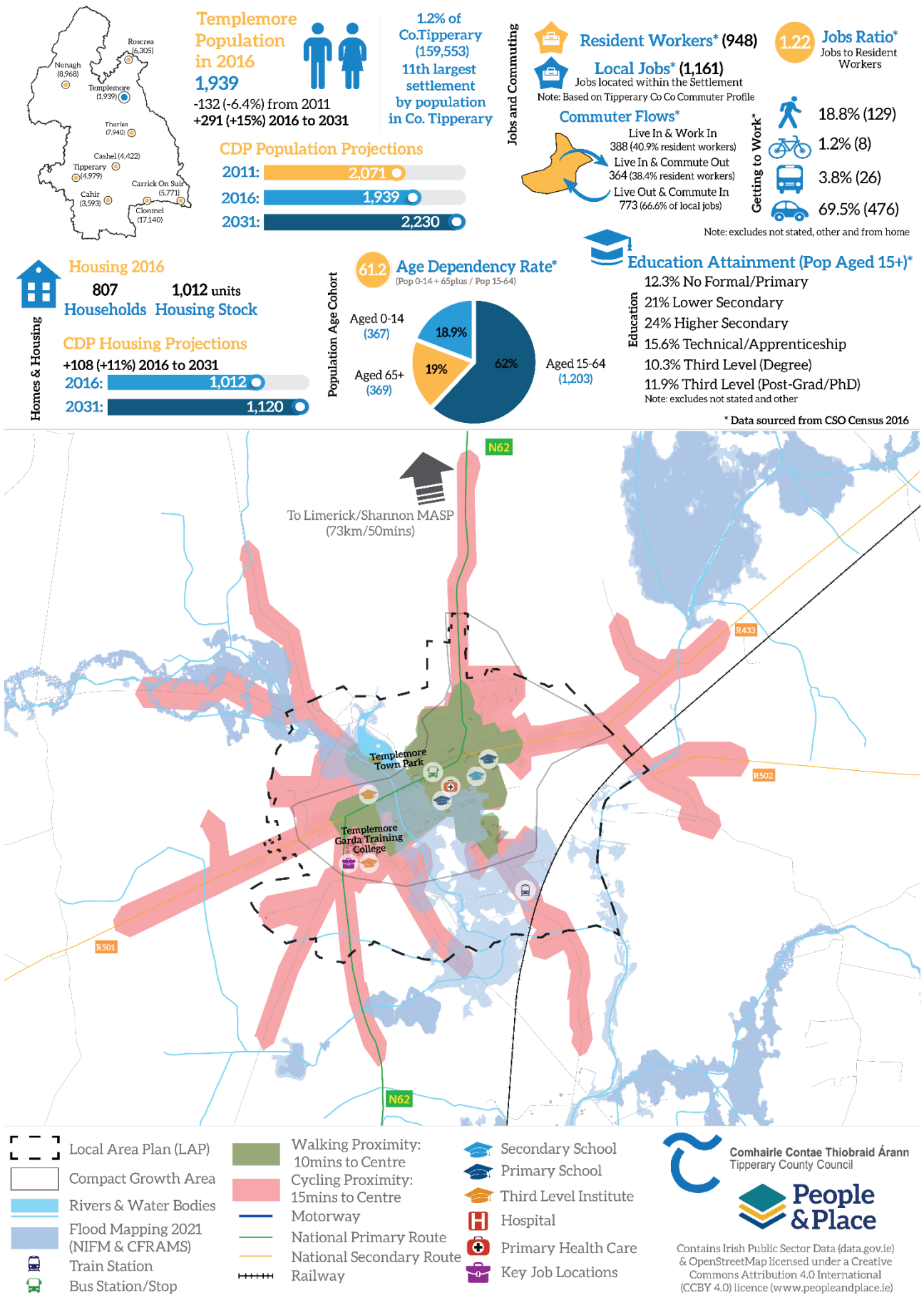


Figure 4.17 Templemore Town Profile Plan

## District Towns: Strategy for Growth

District Towns will continue to grow as part of a balanced urban structure, with an expected population increase of between 15% and 20% for each town in line with Section 2.5.3 Population Growth and Distribution. The residential function of these centres will be strengthened and improved, and they will be promoted as desirable places in which to live and work, noting the economic specialties of each town as outlined above. The District Towns will continue to perform an important role in the county by providing employment opportunities, high quality retail choice, regional transport services and community services for their hinterlands in line with their capacities for growth and expansion. The Council will work with the community to support more sustainable transport patterns, active travel and modal shift. The Core Strategy has outlined a population and housing projection and a maximum residential land zoning allocation for the towns. A detailed assessment and review of land zoning will be carried out in line with the NPF Methodology for a Tiered Approach to Land-zoning to inform the preparation of new LAPs or review of existing for each of these towns in line with Table 4.2: Framework of Town Plans and LAPs.

## 4.5 Local Towns

The towns of Ballina, Newport and Fethard are each defined as ‘Local Towns’ having consideration to their size, capacity and unique characteristics.

### 4.5.1 Ballina

Ballina is located on an important bridging point on the River Shannon and is a twin town with Killaloe in County Clare. Ballina’s population is 2,632, and it has grown significantly having consideration to its linkages with the Limerick Metropolitan area, it’s ready commuting distance to the city and excellent quality of life. Ballina is characterised by its location in the Lough Derg Lakelands, and its excellent amenities including marina, boating, walking and fishing. Ballina-Killaloe are ‘Hub Towns’ in the Shannon Tourism Master Plan 2020 – 2030. A new bridge is being constructed south of the historical Killaloe-Ballina Bridge, and is key to the easing of current traffic congestion. Growth and expansion of the tourism sector will be supported in line with the Shannon Tourism Master Plan 2020 – 2030, and the Lough Derg Visitor Experience Development Plan 2021 – 2024, with a focus on town centre and opportunity sites and the provision of year-round tourism facilities.

### 4.5.2 Newport

Newport is a rural town with a population of nearly 2000 persons and the strongest growing town over the last census period. Newport is the closest Tipperary town to Limerick City, and has prospered having consideration to its linkages with the Limerick metropolitan area and its ready commuting distance. The town is characterised by its quality amenities including the Mulkear river, and location in the Silvermines mountain range. The highest of these mountains is Keeper Hill a well-used local hiking and walking area with views of Lough Derg. The Newport Town Park has been



identified for investment, supported by the Limerick Hinterland Fund, with new facilities to include; children’s playground, zip wire, outdoor gym equipment; pump track, multi-use games area and walks and seating. Newport offers an excellent quality of life to those working either in the city or remotely, and as a Service Centre, the focus will be on consolidation of growth, regeneration and public realm enhancement.

#### 4.5.3 Fethard

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. Fethard received funding under the RRDF for development of a town park focusing on community facilities to improve health and wellbeing. 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.

#### Local Towns Strategy for Growth

These three towns have important and individual characteristics and will continue to prosper in their roles as Local Towns for their local hinterlands and in line with their roles in the wider county. Each town has a unique character and strength to be both promoted and protected. It is expected that these towns will grow by approximately 15% over their current populations; however, the focus of growth will be on consolidation, regeneration and revitalisation. The Council will work with the community to support more sustainable transport patterns, active travel and modal shift. A detailed Settlement Plan has been prepared for each of these settlements with land zoning and written objectives as set out in Volume 2, and should be consulted along with the policies and objectives for development as set out in Volume 1.

### 4.6 Living in Rural Places

The rural towns and villages of Tipperary are important to the character and community of our county. ‘Our Rural Future’, Ireland’s Rural Development Policy 2021-2025’, (DRCD, 2021) for a thriving rural Ireland, recognises the centrality of people, the importance of vibrant and lived-in rural places, and the potential to create quality jobs and sustain our shared environment. The Council will support investment and growth in small rural towns and villages, to make them more attractive for people.

The rural settlements of the county have been identified in the settlement strategy as ‘Service Centres’, ‘Local Service Centres’ and ‘Settlement Nodes’ according to their scale and capacity for growth. These small towns and villages will be supported through this Plan as important centres of community life, with the local services, jobs and amenities we need to enjoy rural living.

Existing rural villages will be supported in their settlement form, function and character in line with the provisions of ‘Our Rural Future: A Rural Development Policy 2021 – 2025 (DRCD, 2021) and this Settlement Strategy. In tandem with the roll-out of broadband and better local transport links, rural villages will become sustainable places to live and work, and to act as an attractive rural alternative to one-off housing in the open countryside for local persons. In line with the RSES economic principles of ‘Smart Specialisation’ and ‘Clustering’ opportunities for towns and rural villages to act co-operatively and collectively will emerge having consideration to opportunities that will arise as a result of tourism, quality food production, sustainable energy communities etc for example, settlements on the Limerick – Waterford Transport and Economic Network and the settlements of the Munster Vales and the Lough Derg area etc. In this respect, noting the opportunities in areas such as community energy, activity-based tourism, nature-based solutions, local food production etc, the Council will support co-operative clustering of economic and social specialties, thereby supporting sustainable rural economy in Tipperary, and as addressed in Chapter 8 Enterprise and Rural Development.

In line with the NPF, this Plan has set out individual Settlement Statements in Volume 2, to support rural villages as attractive locations for housing and communities.

#### **4.6.1 Service Centres**

The 30 Service Centres are robust rural settlements that have a capacity to accommodate new residential growth, employment and enterprise and other appropriate uses. The Service Centres are being targeted for growth at an appropriate scale to service their local hinterlands, and to consolidate housing, local employment, public transport and a range of services. Many of these towns and villages have vacant and derelict buildings; suitable for repurposing for homes as part of broader revitalisation programmes, and this will be priority over the Plan period. These towns and villages perform important roles as retail and service providers in their local economy and are targeted for continued growth. A Settlement Statement for each Service Centre is set out in Volume 2, and will inform and guide new development in line with the policies and objectives set out in Volume 1 and the development management standards as set out in Volume 3.

#### **4.6.2 Local Service Centres**

There are 36 Local Service Centres in Tipperary; these generally have a population of 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. Many of these villages have vacant and derelict buildings in their centres, suitable for reuse and redevelopment as housing and this is a priority for all Local Service Centres. The Council will seek to maintain the existing range of rural services in place in these settlements in view of their role in reducing unnecessary travelling by rural communities to avail of basic services. A Settlement Statement for each Local Service Centre is set out in Volume 2, and will inform and guide new development in line with the policies and objectives of the Plan.

#### 4.6.3 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 often defined by cross-roads and a cluster of old buildings such as school, church, creamery etc. These will provide for very small-scale growth to consolidate and sustain them as rural communities, and to provide a location for local scale retail and community services. New residential developments in settlements will be limited to cluster type residential schemes, of a character suitable to settlements of this size, with a focus on infill development and reuse of existing buildings. A Settlement Statement for each Settlement Node is set out in Volume 2, and will inform and guide new development in line with the policies and objectives set out in Volume 1 and the development management standards as set out in Volume 3.

#### 4.6.4 Open Countryside

This section introduces the Council policy for housing in the countryside outside of settlements, and should be read in conjunction with the overall strategy for rural development (as addressed in Chapter 8 Enterprise and Rural Development). Rural housing in the countryside will be supported by the Council as part of a framework for sustainable rural communities, and is addressed in greater detail in Chapter 5 Housing.

In this respect, the Council has made distinction in line with NPF policy NPO19 between rural ‘Areas under Urban Influence’ and ‘Open Countryside’ areas having consideration to demand for ‘urban generated’ housing in certain areas and having consideration to the protection of the viability of smaller towns and rural settlements.

### 4.7 Planning Policy

It is the policy of the Council to:

4 – 1	Support and facilitate the sustainable growth of the county’s towns and villages as outlined in the Settlement Strategy Chapter 4, thereby promoting balanced development and competitiveness, and a network of viable and vibrant settlements to support the
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	<p>needs of local communities. New development will be considered in line with the following:</p> <ul style="list-style-type: none"> <li>(a) The provisions of the relevant Town Development Plan and LAPs as set out in Table 4.2: Framework of current Town Plans and Local Area Plans shall apply to new development in each of the towns and support the provisions of this Plan as set out in Section 4.3 Key Towns and 4.4 District Towns, until replaced by LAPs.</li> <li>(b) The relevant 'Settlement Statement' as outlined in Volume 2 will apply to Local Towns, Service Centres, Local Service Centres and Settlement Nodes.</li> <li>(c) New development in towns and villages shall be proportionate to the scale and capacity of the receiving settlement in terms of size, use-type and design.</li> <li>(d) An appropriate density will apply for new residential development in line with the following guidance and any review thereof - Section 28 Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities and Urban Design Manual, (DEHLG,2009), NRUP 02/2021 - Circular Letter: Residential Densities in Towns and Villages, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.</li> <li>(e) There shall be support for new development that will assist in the reversal of the decline of towns and villages, through the regeneration, reuse and redevelopment of existing buildings, spaces, brownfield and opportunity sites.</li> </ul>
4 – 2	Ensure, in providing for the development of rural housing, that a distinction is made between 'Areas under Urban Influence', i.e. within the commuter catchment of cities and large towns and centres of employment, and other areas in the open countryside.

## 4.8 Planning Objectives

It is the objective of the Council to:	
4 - A	<p>Prepare LAPs in accordance with Table 4.2: Framework of Current Town Plans and LAPs in collaboration with local communities and stakeholders. As part of this process undertake the following:</p> <ul style="list-style-type: none"> <li>(a) Prepare infrastructure and serviced land assessments<sup>32</sup>(in accordance with 'A Methodology for a Tiered Approach to Land Zoning' of the NPF),</li> <li>(b) Identify 'Strategic Sites' suitable for collaborative regeneration,</li> </ul>

<sup>32</sup> the mechanisms provided for excess zoned residential land under Section 1.3.5 of Appendix A of the Development Plans, Guidelines for Planning Authorities - (2022) (and any review thereof) will be applied in the preparation of the forthcoming LAPs for the Key Towns and District Towns

	<p>(c) Identify ‘Consolidation Sites’ within the existing built up footprints of the Key Towns and District Towns that will specifically contribute to the delivery of 30% compact growth, and</p> <p>(d) Actively seek the regeneration of sites, infrastructure and the built environment as part of an overall focus on compact growth, active travel and low-carbon development.</p>
<b>4 - B</b>	Support co-ordination and investment by infrastructure, utilities and services stakeholders, for example, Irish Water, Transport Infrastructure Ireland, the Department of Education etc, to ensure the delivery of infrastructure investment in water, wastewater and other services for towns and villages, in line with their role in the Settlement Hierarchy.
<b>4 - C</b>	Monitor the growth patterns within individual settlements over the Plan period to determine compliance with the Core Strategy and settlement hierarchy and having consideration to NPO 3c and RPO 35 of the RSES relating to National Strategic Outcome: Delivery of Compact Housing Growth.
<b>4 - D</b>	Support opportunities for co-operative clustering/networks of economic and social specialties in rural settlements for example, sustainable energy communities, activity-based and cultural tourism, nature-based solutions, local food production etc, thereby supporting a sustainable rural economy in Tipperary.

## 5.0 Housing

### 5.1 Introduction

The NPF seeks to deliver environmentally and socially sustainable housing for us all, having consideration to issues such as proximity to services and amenities, infrastructure capacity, phasing, the housing need of the community etc. This will ensure better choice in housing location, type, tenure and affordability, including for example smaller units for first-time buyers, and tailored and attractive housing choices for older people. The Council will seek to secure the provision of new homes in towns and villages, tailored to the needs of the existing, and projected population. In this way, supporting an all-community approach, with better quality of life, more efficient use of land, and greater integration of infrastructure and services.

The Housing Strategy, as set out in Volume 3, informs housing policy for both private and social needs, and incorporates a Housing Needs Demand Assessment (HNDA)<sup>33</sup>. It addresses in detail the housing needs of the county, based on factors such as demography and population growth, household size trends, household and community composition etc. Housing supply trends and demands are also assessed, along with affordability of housing and social housing needs and trends.

In September 2021, the Government published its ‘Housing for All’ – A New Housing Plan for Ireland (DHLGH, 2021) with the aim of improving the housing system and delivering more homes of all types, for people with different housing needs by 2030. Four pathways are set out:

- To support home ownership and increasing affordability
- To eradicate homelessness, increase social housing delivery and support social inclusion
- To increase new housing supply, and,
- To address vacancy and efficient use of existing stock

These pathways, and consideration of the new Affordable Housing Act, 2021, form part of this housing plan for Tipperary, supporting delivery of housing in the right locations with economic, social and environmental sustainability as core considerations. In line with ‘Rebuilding Ireland – Action Plan for Housing and Homelessness’ (DHPCLG, 2016) and the HNDA, it is planned that towns and villages will grow their populations and economies with corresponding provision of new homes. It is projected that in order to meet demand, at least 986 residential units a year will be required in Tipperary each year, over the lifetime of the Plan. The distribution of this housing delivery in the

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<sup>33</sup> Guidance on the Preparation of a Housing Need and Demand Assessment (DHLGH, 2021)



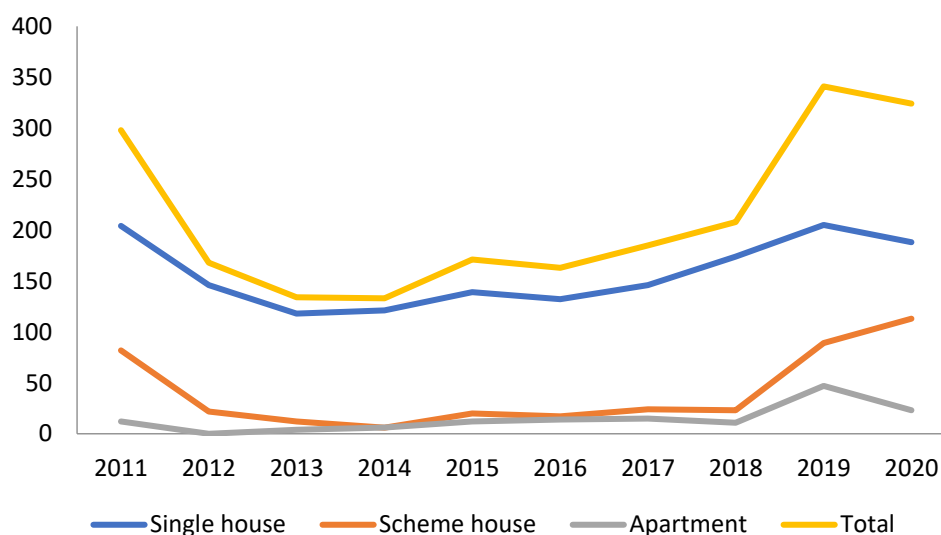
county is addressed through the Core Strategy, and the Council is satisfied that the housing allocation as proposed will support and enable strong population growth and quality homes in Tipperary.

## 5.2 Housing in Tipperary

### 5.2.1 County Housing Strategy

As set out in the Core Strategy, it is projected that at least 986 new housing units a year will be required in Tipperary, this equates to 5,017 new households over the lifetime of the Plan. A key challenge for the county, and a key factor in ensuring affordability by households on different income levels will be supporting new home construction in the county.

The rate of housing delivery in Tipperary has been low since the economic recession of 2008, compared to the high numbers of new homes delivered over the economic boom years of 2004, 2005, 2006. However, it was found that housing construction strengthened over 2019, with 341 new dwellings completed, compared with 133 completions in 2014, an increase of 39% over this period and with very positive signs for continued housing delivery increase.



**Figure 5.1: House completion trends (CSO)**

In 2020 and 2021, the impacts of the Covid-19 lockdown affected delivery nationally, and it is unclear how housing delivery will perform in the months and years ahead. There are signs nationally, and reflected locally in Tipperary, of increased costs of construction which could result in impacts on housing delivery and house price increases. Coupled with reduced affordability in certain cohorts of the population, and increasing demand for new homes, this may result in pressure on the housing market, and in a demand for more affordable homes.

In terms of housing delivery, over the recession years, new homes were mostly single units, with low development of housing schemes and apartments. In 2019, single units, rather than scheme

housing, still accounted for the highest level of unit type construction; however, there were signs of a change to a greater focus on scheme home delivery in towns and villages.

### *Housing Mix*

The Housing Strategy found that the average household size in Tipperary is 2.7 persons per unit, and the combination of smaller households and population increase will give rise to a demand for more units in general, and a greater proportion of units of a smaller type. This could result in 30% of all households comprising of just a single person over the lifetime of the Plan, and translate into a higher demand for suitable unit sizes, namely 1 and 2-bedroom dwellings. Forthcoming unit sizes and types will need to adjust to reflect both a mix of design and space for both 1 and 2-person households, which will increase to almost 60% of the entire number of households in the county by 2028. A balanced mix of different unit types that can support changing tenure arrangements, and also lifecycle of occupants, will be required in both public and private sector housing developments.

The Housing Strategy has also influenced how the Council can positively address the changing nature of housing need and demand. In this respect, a much greater focus will be applied to housing mix, type and affordability to meet the population needs of Tipperary. New housing development will be required to deliver a housing mix, including affordable homes, and to cater for smaller households, single persons and quality choices for specialist accommodation i.e. for the elderly. The Council will manage the type of units delivered through the development management standards set out in Volume 3.

The ability of existing building stock and brown-field sites, within existing-built up footprints of towns to accommodate new homes, is a focus of the Council, noting the NPF objective that at least 30% of new population growth should occur within urban areas. In line with Project Ireland 2040, the Council will actively undertake collaborative regeneration and land activation measures, to realise the housing potential of existing vacant and underused building stock. Land activation measures are addressed in detail in Chapter 7 Town Centres and Placemaking. The reuse of existing vacant and derelict buildings as potential homes is supported.

The Council also has an enhanced role in the provision of social and affordable housing, through building on local authority owned lands, and through new regeneration programmes and actions. The Housing Strategy emphasises the Council's role in building partnerships with public, voluntary and private providers of housing via funding mechanisms for social housing with flexible models of delivery.

## 5.2.2 Social and Affordable Housing

Social and affordable housing is provided by the Council as the Housing Authority, by Approved Housing Bodies and by a wide range of other mechanisms, including by private development under Part V of the Planning Act.

Housing affordability is an important aspect of housing delivery, and influences demand for social housing supports. In order to understand, examine and project housing affordability and in particular, to estimate the number of households in the county who may not be able to afford accommodation, either through purchase or rental over the lifetime of the Plan, the Housing Strategy incorporates a 'Supplementary Analysis<sup>34</sup> of Household Affordability'. It was a key finding of this analysis that, of the 5,917 anticipated households to form over the Plan period, 1,225 or approximately 209 per annum will not be eligible to qualify for a mortgage for the cheapest house under the Central Bank Loan-to-Income rule.

These same 209 households will encounter affordability issues renting sustainably in the private rental market (spending no higher than 35% of their disposable income on accommodation). This means that 21.2% of new household formations will therefore experience affordability challenges (as defined in Section 93(1) of the Planning Act) in attempting to provide for their own housing needs. Of these 21.2% new households, approximately 10.5% will have a social need and 10.7% will have an affordable need, equating to approximately 104 and 105 households respectively.

The Council has a role in responding to demand for social housing and also in addressing a specific demand for specialised housing for the elderly, the travelling community, persons with disability and the homeless. The Council will monitor, manage and provide for social housing demand in the county through, for example, the provisions of Part V in private sector housing, social housing construction and other social housing schemes in line with 'Housing for All' etc and particularly in areas where economic pressures such as house prices and demand are highest, for example in the Key Towns.

The Council will also seek to proactively work with the Government in regular monitoring of housing affordability in terms of households, and will provide an appropriate response to those households found to have an 'affordability constraint'<sup>35</sup> that would prevent them from purchasing a dwelling. Careful monitoring of emergent needs over the lifetime of the Plan will allow for a timely response, particularly in facilitating the accessing of support schemes under 'Housing for All'.

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<sup>34</sup> Prepared in October 2021 by KPMG Future Analytics on behalf of the Council

<sup>35</sup> Households that have an affordability issue requiring a higher deposit or to spend greater than 35% net disposable income to service the mortgage ("unaffordable" under the legislation).

## 5.3 Residential Development in Towns and Villages

Towns and villages should offer a high quality of life, and support housing choice and quality. The design of new housing must consider factors including; the scale and nature of the town/village, the delivery of a range of housing types, appropriate density and the need to ensure that residential schemes are supported by amenities and facilities. All proposals for residential development will be assessed having regard to relevant and current Section 28 Planning Guidance documents (and any review thereof), including the Sustainable Development in Urban Areas: Guidelines for Planning Authorities, (DEHLG, 2009).

New residential or mixed-use developments of 10 or more units must be accompanied by a 'Sustainability Statement'<sup>36</sup> that will assess overall quality in terms of housing type, climate action measures, Part V, 10-minute towns etc. The Council will also seek to deliver accommodation of a unit type and size that is more affordable in line with the policies set out in the Housing and Sustainable Communities Strategic Plan (Housing Agency, 2019).

New residential development will be required to take cognisance of the prevailing scale and pattern of development in the area, and be of a design, layout and scale presenting a high-quality living environment. In line with the Core Ambition of this Plan, and the Development Management Standards set out in Volume 3, new development will be expected to support accessibility, connectivity, active travel and the '10-Minute Town' concept and be of an appropriate density to achieve this. Innovative approaches to development of infill sites, and of living accommodation on upper floors of town centre commercial units is supported.

### 5.3.1 Urban Residential Development

Tipperary's towns are the key focus of new residential growth of a sustainable density and quality, including for a mix of unit types, connectivity and individual character. The settlement strategy has established a framework<sup>37</sup> for the growth of urban towns, and will underpin this focus, supported by objectives for residential development, including regeneration sites and land zoning. New residential development in the towns will be supported by the policies and objectives of Volume 1, the relevant Town Plans (and any review thereof), the relevant LAPs (and any review thereof) and the Village Statements for Ballina, Fethard and Newport as set out in Volume 2.

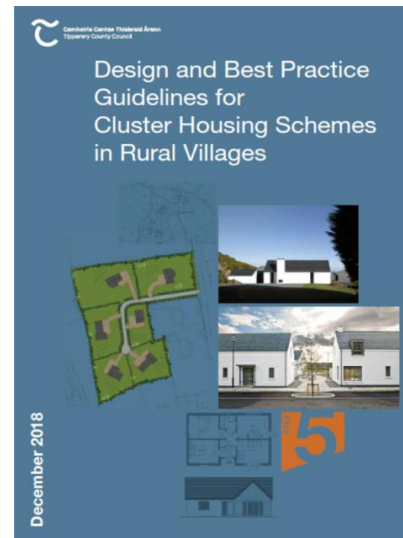
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<sup>36</sup> Volume 3, Appendix 6 Development Management standards

<sup>37</sup> Noting that LAPs will be prepared in due course for towns with existing Town Plans.

### 5.3.2 Residential Development in Rural Settlements

New residential development will be facilitated and encouraged in rural towns and villages in line with their role in the settlement hierarchy, and at a scale and density appropriate to the character of the settlement. Guiding principles for village development are set out in Table 5.1 and the individual Settlement Plans contained in Volume 2. New development should consider and reflect the unique character and nature of each settlement in its design and layout. The Council will also encourage and promote the development of serviced sites, low-density housing options and reuse of vacant properties and brownfield sites. In this respect the Tipperary ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’ will apply.



**Table 5.1 Residential Development in Rural Settlements**

Settlement Category	Settlements	Approach to Residential Development
<b>Service Centres</b>	Borrisokane, Ardfinnan, Ballyclerihan, Kilsheelan, Holycross, Borrisoleigh, Killenaule, Cloughjordan, Mullinahone, Clogheen, Portroe, Two-Mile-Borris	These are villages of 400 or more persons. Lands are zoned for ‘New Residential’ and ‘Village Centre’ development. ‘Housing Clusters’ in line with the ‘Cluster Guidelines’ will be considered on lands zoned for residential and agricultural use on lands outside of, and directly adjoining rural settlement boundaries.
	Other Service Centres as listed in the Settlement Hierarchy	Applications for village housing schemes, cluster housing and infill development of an appropriate scale and quality will be supported. ‘Housing Clusters’ in line with the ‘Cluster Guidelines’ will be considered on lands outside of, and directly adjoining rural settlement boundaries.
<b>Local Service Centres</b>	Local Service Centres as listed in the Settlement Hierarchy	Applications for infill development, village housing schemes, and cluster housing schemes of an appropriate character and scale. ‘Housing Clusters’ in line with the ‘Cluster Guidelines’ will be considered within, or adjacent to, the village boundary.
<b>Settlement Nodes</b>	Settlement Nodes as listed in the Settlement Hierarchy	Applications for appropriately scaled village housing, infill sites and ‘Housing Clusters’ in line with the Cluster Guidelines, will be considered within, or adjacent to, the village boundary.



## 5.4 Specialised Housing Requirements and Housing Mix

### 5.4.1 Housing Mix and Universal Design

The Housing Strategy has identified a specific need to deliver housing choice in the form of smaller units for single and 2-person households, and a range of unit types, including single level units, to support the needs of those with impairments or disabilities. Therefore, the Council will seek the provision of a range of unit sizes and designs in new developments, as appropriate and will seek the submission of an evidence based ‘Statement of Housing Mix’ in developments of 10 or more units.

Where possible, homes in new residential developments are to be universally designed to the ‘Lifetime Homes’ standard set out in Quality Housing for Sustainable Communities (DEHLG, 2007). The Council will also seek to ensure that residential development provides mobility and access for people with disabilities in order to remove barriers to involvement in community, having regard for the National Disability Authority’s document ‘Building for Everyone: A Universal Design Approach – Planning and Policy’ (2012).



### 5.4.2 Age Friendly Housing

Up to 27% of older persons in Tipperary live alone in houses unsuited to their needs. ‘Housing Options for our Ageing Population’ (DoH, 2019) provides a policy framework to support our ageing population, by describing accommodation options, for how and where we might like to live as we age. It also supports the development of good-quality housing on centrally located sites in towns and villages, with a range, and choice of housing tenures and types, enabling us to enjoy more active, healthy and socially connected lives as we get older.

Proposals for new housing development should specifically support persons to remain in their own homes as they age, as integral to the consideration of ‘Housing Mix’, and new housing developments shall provide a range of house types, and designs to cater for all stages of life. New residential development shall consider ‘Age Friendly Principles Guidelines for the Planning Authority’, Age Friendly Ireland 2021. Where possible, homes in new residential developments are to be universally designed to the ‘Lifetime Homes’ standard set out in Quality Housing for Sustainable Communities (DEHLG, 2007). Public realm works should have regard to and implement the principles of Age Friendly Ireland’s ‘Age Friendly Towns’ and ‘Being Age Friendly in the Public Realm’, where feasible.

The Council will also support new and innovative approaches to the delivery of a range of housing options between traditional housing and nursing home care, including ‘Independent Living’, ‘Assisted Living’ and ‘Specialised Living’ in Tipperary. There is also a need to cater for more specialised accommodation, for those unable to care for themselves, for example, residential care

accommodation. New nursing homes and age-friendly accommodation will be facilitated on lands within settlements, where quality of life is supported through easy access to services such as shops, places of worship, medical care, gardens/walking routes etc, and the other services, amenities and facilities to guarantee a high quality of life and community.

### 5.4.3 Part V

In line with the Housing Strategy, social housing and affordable housing (as the case may be) will be delivered as part of new private housing, Part V of the Planning Act (as amended by the Affordable Housing Act 2021) will apply, and new planning permissions for housing development on land (irrespective of land zoning) will have a 20% Part V requirement. Part V proposals shall be prepared in discussion with the Housing Authority and submitted with the planning application 'Sustainability Statement' and agreed prior to commencement of development. The Council will require at least half of the Part V provision to be used for social housing, with the remainder to be used for affordable housing<sup>38</sup> as considered on a case-by-case basis, subject to agreement with the Housing Authority.

### 5.4.4 Traveller Accommodation

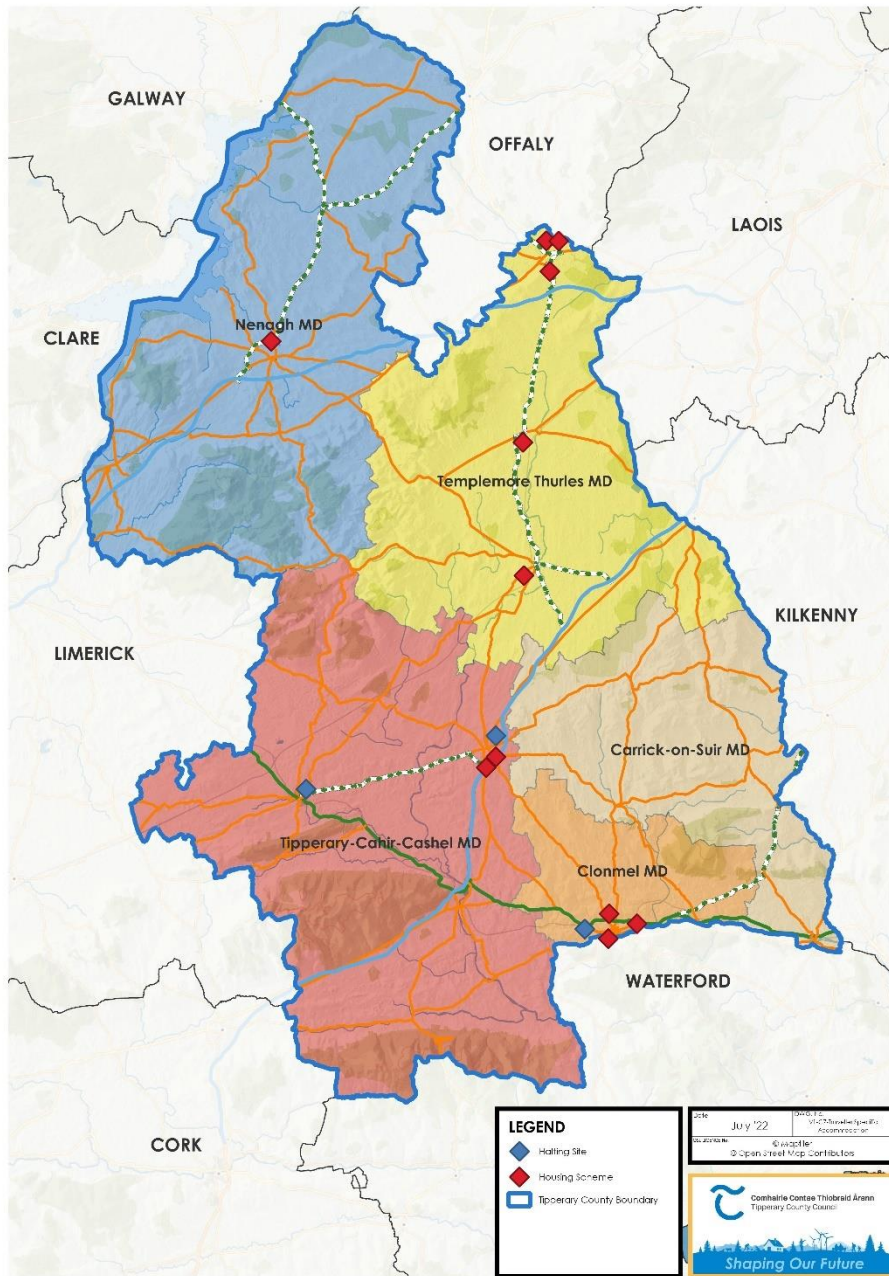
The Housing (Traveller Accommodation) Act 1998 requires that each Housing Authority adopts a Traveller Accommodation Programme for its functional area. The Traveller Accommodation Programme 2014-2019 identified a need for 71 accommodation units, and delivered 88 units over the lifetime of that programme. The Traveller Accommodation Programme 2019-2024 outlines the accommodation requirements of the Travelling Community over the five-year period as follows;

- Standard Housing/Including RAS – 58
- Group Housing – 15
- Group Housing Halting Site – 8
- Single Rural Dwelling – 9

The Council is aiming to provide 15 units of accommodation per year to achieve the target of 90 units during the course of the programme at the locations identified in the programme.

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<sup>38</sup> which can be affordable purchase, cost rental or both.



**Figure 5.2: Location of Traveller Accommodation in Tipperary**

## 5.5 Residential Development in the Open Countryside

The NPF and ‘Our Rural Future’, Ireland’s Rural Development Policy 2021-2025’, (DRCD, 2021) support the need to plan for sustainable communities and strengthen our rural communities. This will be achieved through attracting new residents to live in rural settlements, to encourage and promote the reuse of vacant homes and to make provision for housing in the countryside for those who demonstrate a need to live in our rural areas.

### 5.5.1 Rural Area Designations

The Core Strategy makes distinction between rural ‘Areas under Urban Influence’ and the areas outside of these or ‘Open Countryside’ as part of its overall approach to strengthening rural fabric and communities and protection of the environment. The approach outlined below will apply:

- In ‘**Areas under Urban Influence**’, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable ‘economic or social’ need to live in a rural area, and siting, environmental and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements;
- In ‘**Open Countryside**’, facilitate the provision of single housing in the countryside based on siting, environmental and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

It is also recognised that certain parts of the county are of significant scenic and tourism value, and need to be protected because of their landscape quality. These areas are designated as ‘**Primary Amenity Areas**’ and include visually sensitive uplands and important tourism areas such as the Glen of Aherlow, the Galtee Mountains, the Lough Derg Lakelands etc.

‘**Strategic Transport Corridors**’ include national routes and strategic regional roads<sup>39</sup> and have also been defined which, in order to protect public investment, carrying capacity and the safety of road users, are considered generally unsuitable for new housing development.

‘Areas under Urban Influence’ ‘Open countryside’ and ‘Primary Amenity Areas’ along with the ‘Strategic Transport Corridors’ are illustrated in Figure 5.3.

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<sup>39</sup> Selected due to the high traffic volumes they carry on an annual basis.



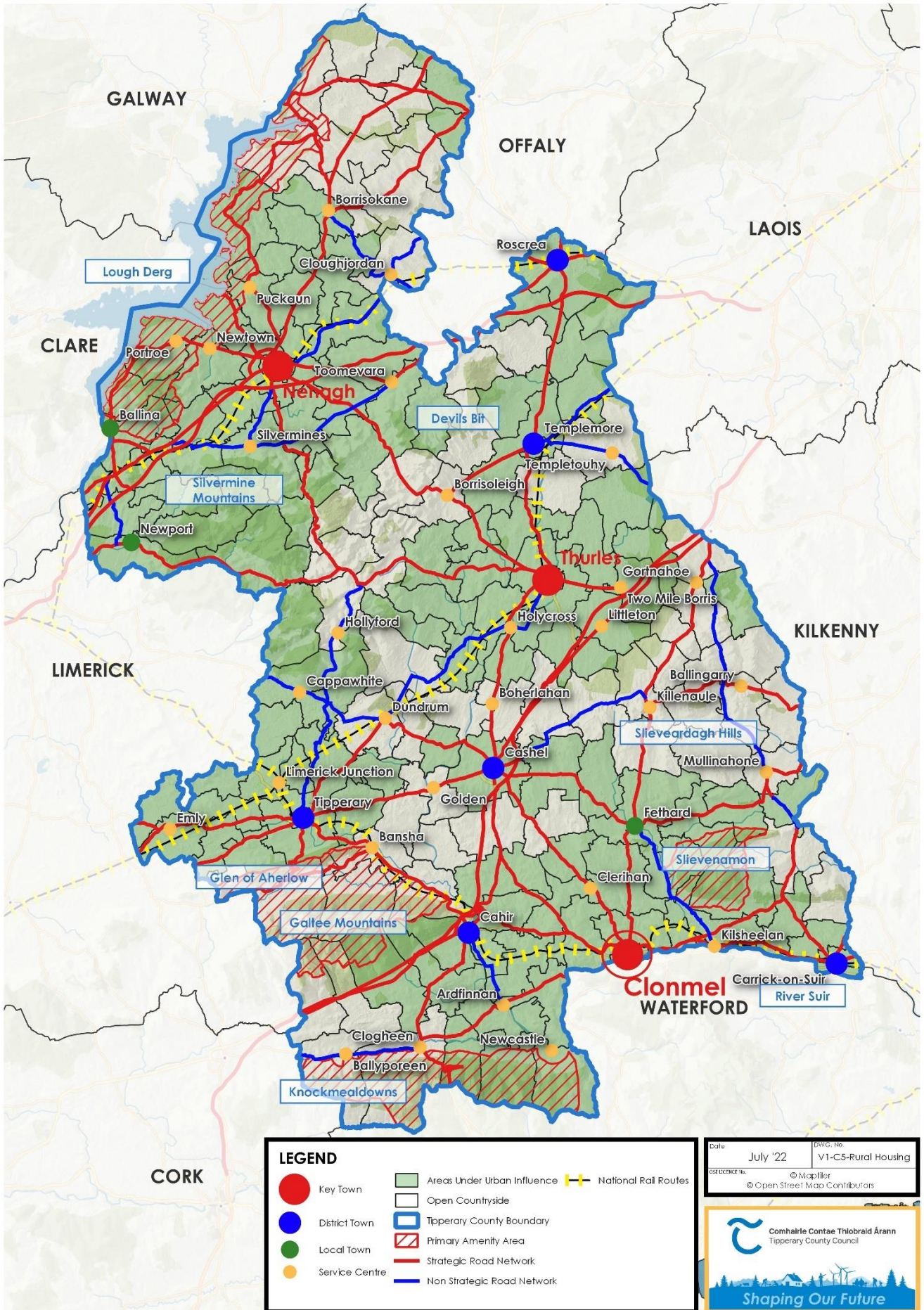


Figure 5.3 Rural Areas with Strategic Transport Corridors and Primary Amenity Areas



### 5.5.2 Rural Housing Policy

This planning policy for one-off houses in the countryside has been developed in compliance with NPO 19 of the NPF, the Circular Letter PL 2/217 relating to the Flemish Decree<sup>40</sup> and the ‘Sustainable Rural Housing: Guidelines for Planning Authorities’ (DEHLG, 2005). The Council has developed a set of principles, as set out below, for applicants to consider and to inform the policy for rural housing.

<b>Table 5.2: Rural Housing Technical Principles for Applicants</b>	
<b>1. Site and Design</b>	The Development Management Standards and the ‘Tipperary Rural Housing Design Guidelines’ as set out in Volume 3 will apply to planning applications.
<b>2. Housing Need and Occupancy</b>	An applicant seeking a new rural dwelling must be building their first home for their permanent occupation, demonstrate a housing need, and must not already own a dwelling in a rural area. An application for a dwelling in the rural area must be made in the name of the person for whom it is intended, and an ‘Occupancy Condition’ <sup>41</sup> will be attached to any grant of permission requiring that the applicant must live in the dwelling for the first 7 years after its construction.
<b>3. Sustainable Low-Carbon Design and Function</b>	New dwellings should incorporate low-carbon and renewable energy technologies in services, functions, finishes and amenities. For example, use of SUDS for outdoor ground works and drives, planting for biodiversity and adequate waste segregation and storage space, as set out in the Development Management Standards, Volume 3.
<b>4. Road Traffic Safety</b>	The Council will seek to protect the carrying capacity of and traffic safety of roads. Therefore, a new dwelling will only be permitted where the applicant has demonstrated, to the satisfaction of the Council, that the site selected offers a safe option in terms of safe entry and exit, and meets the road traffic safety requirements as set out in the Development Management Standards, Volume 3.
<b>5. Environment, Flooding and Cultural Heritage</b>	The application shall demonstrate that it meets the standards and policies as they relate to environmental, water quality and source protection, flood risk protection and cultural heritage protection standards as set out in the Development Management Standards, Volume 3. The Council will apply the provisions of the ‘Sustainable Rural Housing: Guidelines for Planning Authorities’ (DEHLG, 2005) and the EPA Code of Practice: Wastewater Treatment Systems for Single Houses (2021), and any review of either document.

<sup>40</sup> This restricts the use of policy requiring that persons wishing to apply for planning permission for a house in the rural area should fulfil a prior minimum residency requirement in the rural area in question or have familial ties to that specific rural area. However, In accordance with the ruling of the European Court of Justice in the ‘Flemish Decree’, any requirement that planning applicants have occupational/employment related ties to the rural area in question are not considered problematical as such criteria are non-discriminatory between locals and non-locals.

<sup>41</sup> See Appendix 3, Development Management Standards

The Department of Housing, Local Government and Heritage have indicated that new ‘Rural Housing Guidelines’ are being prepared to address rural housing issues and to take account of the Flemish Decree, the NPF and broader settlement context.

**Table 5.3: Housing Need Definitions**

The Council has provided a definition of ‘Economic’ and ‘Social’ need in the context of rural housing policy, as set out below;

<b>Economic</b>	<p>A person who is actively engaged in farming/agricultural activity on the landholding on which the house is to be built, meeting either of the following:</p> <p>(a) A farmer of the land – defined as a landowner with a holding of &gt;20ha. Or</p> <p>(b) An owner and operator of a farming/horticultural/forestry/bloodstock activity on an area less than 20ha, who is engaged in farming activity on a daily basis, where it is demonstrated that the farming/agricultural activity forms a significant part of their livelihood.</p>
<b>Social</b>	<p>(a) A person who has resided in a rural area (as defined in Table 2.4 Chapter 2 Core Strategy):</p> <p>(i) Within 5km of the site where they intend to build for a substantial period of their lives (10 Years) within a ‘Primary Amenity Area’,</p> <p>(ii) Within 10km of the site where they intend to build, for a substantial period of their lives (10 Years) within an ‘Area of Urban Influence’</p> <p>Or</p> <p>(a) A person with a demonstratable housing need on the basis of exceptional medical circumstances. Any planning application must be supported by documentation from a registered medical practitioner and disability organisation, proving that a person requires to live in a particular environment, and in a dwelling designed and built purposely to suit their medical needs.</p>

## 5.6 Planning Policy

It is the policy of the Council to:

5 - 1	Have regard to the County Housing Strategy (or any amendment thereof), when implementing housing programmes, and when assessing proposals for both private and
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	public residential development, to ensure that new housing is provided, and located in a manner that caters for the diverse housing needs of the community, suitable for households of a range of incomes and in tandem with the delivery of social and community infrastructure and amenity.
5 - 2	Facilitate residential development, in accordance with the policy and objectives for residential development for towns and villages, as set out in Volume 2, in the relevant LAPs (and any review thereof) and as set out in the relevant Development Plan for each town (and any review thereof <sup>42</sup> ) and the Development Management Standards set out in Volume 3.
5 - 3	Require that residential schemes proposed on lands zoned for residential use, or a mixture of residential and other uses, comply with Part V of the Planning Act (or any amendment thereof).
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.
5 - 5	Support and facilitate the delivery of new residential development in towns and villages and where the applicant has demonstrated compliance with the following: <ul style="list-style-type: none"> <li>a) New residential development shall meet the relevant Development Management Standards as set out in Volume 3.</li> <li>b) New residential developments of 10 or more units shall be accompanied by a 'Sustainability Statement', and a 'Statement of Housing Mix'.</li> <li>c) New development shall be of an appropriate density and quality in accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, (DHLGH, 2009), and any amendment thereof, and shall demonstrate that all opportunities for connectivity and linkages have been explored and incorporated in accordance with the 10-Minute Town concept and supporting active travel options.</li> <li>d) Residential development in rural settlements shall be appropriate to the scale, character and infrastructural capacity of the settlement in which it is to be located.</li> </ul>
5 - 6	Support and facilitate cluster housing developments and serviced sites in rural settlements, in line with land zoning provisions, and immediately adjacent to the boundary, where it is demonstrated to the satisfaction of the Council that the development is of a high quality and can link effectively with, and contribute positively to the village form. Proposals for cluster housing schemes will need to comply with Tipperary County Councils 'Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages, 2018' (as may be amended).

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42 Noting that each Town Plan will be reviewed over the coming years and will be replaced with a LAP

5 - 7	Ensure that new residential development accommodates housing for a range of specialised needs, including those of the elderly, and contain appropriate mix of housing types and sizes. New housing shall incorporate the principles of Lifetime Adaptable Homes <sup>43</sup> and Universal Design <sup>44</sup> to cater for groups with specific needs in the county, as informed by a 'Statement of Housing Mix' as part of a 'Sustainability Statement' where applicable.
5 - 8	Support the provision of specialised residential accommodation facilities for the elderly, such as age appropriate homes, independent and assisted living units, day-care facilities, nursing homes and specialised care units (e.g. dementia specific units) in towns and villages, where they can readily connect with the services and amenities of the local community.
5 - 9	Require that climate change actions and measures <sup>45</sup> be incorporated in new residential development of all scales to demonstrate how the development will minimise energy use, enhance accessibility, manage waste and support biodiversity <sup>46</sup> .
5 - 10	Facilitate the sub-division/extension of existing dwellings for the provision of ancillary accommodation for dependant family relatives, subject to compliance with the Development Management Standards set out in Volume 3.
5 - 11	<p>Facilitate proposals for dwellings in the countryside outside of settlements in accordance with NPF Policy NPO 19 for new Housing in the Open Countryside, and designations illustrated in Section 5.5.1, and Table 5.2: Rural Housing Technical Principles for Applicants.</p> <p>In '<b>Areas Under Urban Influence</b>' and '<b>Primary Amenity Areas</b>', the Council will consider single houses for persons where the criteria set out in Category 1A or B, or Category 2 hereunder are met:</p> <p><b>Category 1: 'Economic Need'</b></p> <p>A: The applicant must demonstrate an economic need to reside in the area through active employment in farming/agricultural activity (farming, horticulture, forestry, bloodstock). The farm must exceed 20ha in total.</p> <p>And all the criteria below is met:</p>

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43 Designing Housing to meet the needs of all, Housing Agency, 2018

44 National Disability Authority

45 Climate Action measures include passive house design, sustainable transport proposals, alternative energy proposals, waste reduction measures, green roofs, rain water harvesting, etc

46 Housing development of 10+ units, commercial, industrial developments should be supported by landscape and biodiversity plans.

- (i) The applicant must be actively engaged in farming,
- (ii) The applicant must demonstrate that they have been engaged in farming at that location for a continuous period of over 5 years prior to making the application,
- (iii) The applicant does not, or has never owned a house in the open countryside.

B: The applicant must demonstrate an economic need to reside in the area through active engagement in the running of a farming/horticultural/forestry/bloodstock activity on an area less than 20ha where it is demonstrated to form a significant part of the livelihood of the applicant who is engaged in farming activity on a daily basis, and/or where the farming/agricultural activity provides local employment.

And all the criteria below is met:

- (i) The applicant is trained in good farming practice (or qualifies for an exemption from training), owns or occupies, works and maintains land for the purposes of achieving outputs, and demonstrate that they have been engaged in farming/agricultural activity at that location for a continuous period of over 5 years prior to making the application
- (ii) The applicant does not, or has never owned a house in the open countryside,
- (iii) A detailed 5-year business plan will be required to demonstrate 'compliance with Section (i).

### **Category 2: 'Social Need'**

The applicant must demonstrate a social need to reside in the local rural area for social purposes in line with Table 5.3.

And all the criteria set out below is met:

- (i) Within a 'Primary Amenity Area', the applicant must have resided within 5km of the site where they intend to build for a substantial period of their lives (10 years),
  - (ii) Within an 'Area of Urban Influence', the applicant must have resided within 10km of the site where they intend to build for a substantial period of their lives (10 years),
- And
- (iii) The applicant does not, or has never owned a house in the open countryside.

In 'Open Countryside' areas, the Council will consider single houses for persons where the development meets other relevant policies set out in the Plan, and where the proposed development is in accordance with all the criteria set out hereunder.



	<ul style="list-style-type: none"> <li>(i) The proposed development must meet the normal planning and environmental criteria and development management standards,</li> <li>(ii) The applicant does not, or has never owned a house in the open countryside,</li> <li>(iii) To prohibit speculative development in these areas, any application for a single permanent dwelling must be made in the name of the person for whom it is intended. An occupancy condition will be attached to any grant of permission,</li> <li>(iv) An alternative site is not available within a settlement within 5km of the proposed site.</li> </ul>
<b>5 – 12</b>	<p>Where 5 houses in total exist or are permitted, within any continuous 250 metre section of roadway thereby constituting ‘ribbon development’ the Council will seek to resist further development in the interest of road traffic safety, visual amenity and groundwater quality. An additional individual dwelling, either within, or extending the existing ribbon pattern, will be facilitated in the following circumstances:</p> <ul style="list-style-type: none"> <li>(i) The applicant can demonstrate an Economic or a Social Need (as outlined in Table 5.3), existing or shared accesses are used where practicable, and it is demonstrated that no alternative exists outside of Ribbon Development.</li> <li>(ii) Where the site is a ‘Gap Site’, defined as a site located within a line of existing and permitted dwellings, one dwelling site only will be accommodated, and other than agricultural access to lands to the rear (if required), the site should fully occupy the gap between existing and permitted dwellings.</li> </ul>
<b>5 - 13</b>	<p>Preserve the carrying capacity of strategic regional roads, identified at Figures 5.3 and 12.2, and safeguard the investment in such infrastructure. The Council will facilitate proposals for new dwellings on strategic routes in the countryside outside of settlements in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>a) Where the applicant meets an ‘Economic Need’ (see Table 5.3 and Planning Policy 5 - 11), and there is no availability of alternative sites to the applicant away from the strategic route. An existing and/or shared domestic dwelling entrance of the applicant’s family dwelling should be used where practicable and it will meet sightline requirements set out in Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>b) The applicant shall be a son or daughter of a person who meets and ‘Economic Need’ Category A (i) and (ii) and Category B (i), AND, the applicant meets a</li> </ul>

	<p>‘Social Need’. The new dwelling must share the existing domestic entrance of the applicant’s family dwelling and will meet sightline requirements set out in Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access and there is no availability of alternative sites to the applicant away from the strategic route.</p> <p>OR</p> <p>c) Where an applicant meets a Social Need and the proposed site has been in the ownership of immediate family members for a minimum of 10 years, and there is no availability of alternative sites to the applicant away from the strategic route. The new dwelling must share the existing domestic entrance of the applicant’s family dwelling and will meet sightline requirements set out in Volume 3, Appendix 6, Section 6.1 Road Design &amp; Visibility at a Direct Access.</p>
5 - 14	Facilitate rural dwellings on lands zoned for ‘Agricultural’ use within the rural Service Centres, where the applicant meets an ‘Economic Need’ to reside in the area through full-time engagement in farming/agricultural activity and there is no availability of alternative sites to the applicant.
5 - 15	Facilitate, where it is demonstrated by an applicant that a dwelling is no longer suitable for habitation, its replacement with a new dwelling.
5 - 16	Support and encourage the appropriate refurbishment, conversion and adaptation of existing rural building stock, such as vernacular school houses, coach houses, farm buildings, where feasible, as sustainable alternatives to new build.

## 5.7 Planning Objectives

It is the objective of the Council to:	
5 - A	Support Government policy and targets under “Rebuilding Ireland: Action Plan for Housing and Homelessness” ‘Housing for All’, a New Housing Plan for Ireland, (Government of Ireland, 2021) (and any review thereof) and local authority actions that contribute to delivery of affordable housing and social housing, reduction of homelessness and building of homes on public lands.
5 - B	Actively support public and private sector housing delivery in towns, by engaging in collaborative placemaking and regeneration, using land activation measures in line with national policy.
5 - C	Continue to develop and implement the ‘Age Friendly Programme’ and the actions of the Council, and to support and demonstrate the concept of independent living and

	<p>assisted living for older people, as well as the provision of specific purpose-built, social housing options specifically designed for older people as follows:</p> <ul style="list-style-type: none"> <li>● Age-friendly schemes in association with approved authorities.</li> <li>● “Right-sizing” options.</li> <li>● Downsizing schemes (financial contribution schemes) etc.</li> </ul>
<b>5 - D</b>	In line with the ‘Design and Best Practice Guidelines for Cluster Housing Schemes in Rural Villages’, develop a programme for ‘New homes in Small Towns and Villages’ with stakeholders such as landowners, communities and services providers, to enable and activate the development of new houses and/or the provision of serviced sites to attract people to live in rural settlements.
<b>5 - E</b>	Progress the provision of social and affordable housing through partnership with approved housing bodies, voluntary and co-operative organisations, the HSE, and through agreements with private developers.
<b>5 - F</b>	Promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing within the county.
<b>5 - G</b>	Implement the Tipperary County Council Traveller Accommodation Programme 2019-2023 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.
<b>5 - H</b>	Monitor both social and private housing delivery in the county, including the delivery of social and affordable housing units in line with the monitoring strategy set out in the Housing Strategy.
<b>5 - I</b>	Up-date and review the Rural House Design Guidelines to specifically address best practice on siting of housing within a landholding and different types of construction and design.

## 6.0 Supporting Sustainable Communities

### 6.1 Introduction

The NPF, and 'Our Rural Future', Ireland's Rural Development Policy 2021-2025', (DRCD, 2021) both support the need to plan for sustainable communities and the factors that contribute to quality of life. These are multi-faceted, including things important to us such as multi-generational homes, a quality environment, opportunities for education, healthcare, a voice in plan/policy making, amenities and secure employment. These factors together, make a real difference to people's lives.



**Figure 6.1: Elements supporting our Quality of Life (NPF)**

Our towns and villages are important for our quality of life and community. The effects of change, on-line shopping and the Covid-19 Pandemic are evident for rural towns and villages, with the loss of small businesses, services and population. It is important therefore, that new measures help breathe life back into Tipperary's rural towns and villages and enable them thrive. Place-making and regeneration of towns and villages will be supported by the Council through schemes such as the RRDF, Town and Village Renewal Scheme, the Built Heritage Investment Scheme, the CLÁR Programme etc and other initiatives to encourage people to reside in town centres. Chapter 7 Town Centres and Place-Making, addresses this important issue in more detail.

## 6.2 Inclusive Communities and Places

### 6.2.1 Social Inclusion and Vulnerable Communities

This Plan seeks to facilitate, and to deliver a more socially inclusive society through better integration, and greater accessibility for persons at all stages of their life cycle. There are parts of Tipperary where deprivation is high and families are struggling, these include parts of Clonmel, Carrick on Suir and Tipperary (former RAPID towns) and Roscrea, these are being prioritised in the Local Economic and Community Plan<sup>47</sup> as needing interagency focus. Housing, education, health and physical and digital connectivity are key areas where social inclusion can be improved by a plan-led approach; for example, universal design of buildings to deliver greater accessibility for all, high quality digital connectivity, and co-location of community facilities to ensure that towns and villages are active both in the day and evening.

In this respect, new development will be provided in tandem with the delivery of services, infrastructure and amenity as appropriate. The Council will also seek, through its stakeholders and in line with government policy, to recognise the positive contribution of multi-cultural communities, and will prioritise parity of opportunity, improved well-being and quality of life for all citizens. Measures include enhanced integration programmes and spatial planning objectives, such as enhanced accessibility and provision of services and amenities.

### 6.2.2 Just Transition

The Climate Action Plan (DECC, 2019) commits to delivering a ‘Just Transition’ to a low-carbon and climate resilient economy and society, recognising the significant level of change required and the need to share the burden as fairly as possible. De-carbonising the economy presents significant challenges, but also brings important opportunities in responding to and in learning how best to deliver a ‘Just Transition’. The Council will support national and regional guidance and programmes designed to ensure fairness and equality for all in making the transition, and will seek to access funds and programmes so that the best outcome for the county is achieved.

### 6.2.3 Empowering Local Communities

There are many community groups and organisations in Tipperary, who are vital to community voice and cohesion.

The Tipperary PPN (Public Participation Network) is a collective of community, voluntary, social inclusion, and environmental groups in Tipperary. The PPN provides an opportunity for the community voice to be represented on Council Committees and various other boards and committees throughout the county structure. Tipperary Comhairle



<sup>47</sup> See Section 6.2.3



na nÓg is another important group that represents the voice of young people. Both organisations have inputted into the preparation of this Plan.

A new LECP for Tipperary will inform and complement this Plan, noting that the LECP provides the supporting framework for economic and local community development, whereas the Plan provides a spatial strategy for proper planning and sustainable development. The LECP is further addressed in Chapter 8 Enterprise and Rural Development.

The role of the PPN, Comhairle na nÓg, Local Community Development Committee (LCDC) and each, and every community group and organisation is valued, and helps to ensure that a diversity of voices is heard and included in local decision-making, and in supporting communities to identify their own needs and solutions.

#### 6.2.4 Buy Local/Enjoy Local

Tipperary has a history of producing high quality food locally, and there has been a recent renewed focus on the production and consumption of our own local foodstuffs. This has been supported by committed groups such as the Tipperary Food Producers, and the 'Neighbourfood' programmes etc. The production, sale and consumption of food produced locally, supports rural communities, reduces carbon emissions, attracts visitors and enhances our quality of life. The Council is committed to this and considers that support for locally sourced food is a key climate change mitigation and adaptation action. The Council will seek to work with local food producers to consider innovative ways to market, support and showcase local products both nationally and internationally.



### 6.3 Healthy Communities

#### 6.3.1 Planning for Healthy Communities

The Healthy Tipperary Strategy 2018 – 2020 was prepared under the Healthy Ireland, A Framework for Improved Health and Wellbeing 2013-2025 with goals as follows:

- Increase the proportion of people who are healthy at all stages of life.
- Reduce health inequalities.
- Protect the public from threats to health and wellbeing.
- Create an environment where every individual and sector of society can play their part in achieving a healthy Ireland.

It is a central action of the Healthy Tipperary Strategy 2018 – 2020 to undertake a ‘Health Impact Assessment’ as part of the Development Plan process. In addition, the Tipperary Age Friendly Strategy 2018-2020 sets out Action 1.1: ‘To Review and Develop Village/ Town Infrastructure’.

Having consideration to the above, actions including the preparation of a Settlement Hierarchy, the zoning of land for development and the preparation of Village Statements as set out in Volume 2, have been supported by SLA that has considered the suitability of lands having consideration to services, accessibility, sequential approach etc. In addition, the provisions of these strategies and any review thereof will inform and support the review of existing town development plans and LAPs over the lifetime of the Plan.

### **6.3.2 Accessibility and Active Travel**

The National Disability Inclusion Strategy 2017-2021 (DCEDIY, 2017) is the key framework for policy and action to address the needs of people with disabilities, and local authorities have a key role in its delivery. In addition, the UN Convention on the Rights of Persons with Disabilities (2018) obliges the State to ensure access for persons with disabilities.

As part of new development, the Council will promote disability awareness and improve equal access for all through ‘Universal Design’ for public transport access, housing, social, cultural and recreational facilities and the public realm, to improve quality of life equally for abled and disabled citizens. In all new development this is a crucial issue for the elderly, and those with mobility impairments, and in tandem with the policy for specialised and elderly accommodation as set out in Chapter 5 Housing, will support quality of life for older persons. In particular, the Council will seek the integration of safe and convenient alternatives to the car, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages, as further addressed in Chapter 12 Sustainable Transport.

### **6.3.3 Healthcare Facilities**

The Council supports the implementation of ‘Healthy Ireland’ in its primary goal to improve health and wellbeing for people across all stages of life. New healthcare facilities may be provided by both the private and the public sector. The primary role of the Plan with respect to provision of healthcare facilities, including primary health care facilities, is to ensure that;

- a) Adequate land is available in settlement centres to enable existing facilities be expanded, adapted or to provide new healthcare facilities.
- b) To permit healthcare facilities in the appropriate locations subject to normal planning considerations.

### 6.3.4 Age Friendly County

Age Friendly Ireland brings together, supports and provides technical guidance to the authority-led, multi-agency Age Friendly City and County Programmes, of which the Council is a member. The Age Friendly Programme supports a consistent methodology and governance structure, to help the county to be more inclusive of older people, by addressing their expressed concerns and interests.

The Age Friendly Alliance involves senior decision-makers from public (Local Authority, HSE, An Garda Síochána etc.), commercial and not-for-profit organisations. An Older People's Council enables older people to exercise a strong, guiding influence on age-friendly local development, with practical steps applied under the guidance of the Age Friendly Alliance that influence housing, health services, built environment, transport and employment. The Council will continue to support the age friendly programme in collaboration with communities, to help the county to be more inclusive of older people, through the delivery of its services.

## 6.4 Community Amenity and Sports

### 6.4.1 Community and Sports

Tipperary has a long history of active participation and excellence in sports, is renowned as the birthplace of the GAA and has a range of sports groups and opportunities. The Tipperary Sports Partnership, which is an independent sub-committee of the Council, is tasked with delivering, coordinating and leading the provision of a broad range of recreational sport and physical activity in the county for everyone. The Tipperary Sports Partnership (Sport Ireland) Strategic Plan (2016 – 2022), sets out a framework for participation and sustainable infrastructure in sport. The Council will continue to work closely with the Sports Partnership in achieving the objectives of the Strategic Plan.

### 6.4.2 Delivery of Community Facilities

Community amenity is important to us all, and is supported by national programmes such as the Government Sports Capital Programme, and the 'Men's Shed' movement. The Sustainable Residential Development Guidelines in Urban Areas, (DEHLG, 2008) highlight the need to phase development in line with the availability of social and community infrastructure such as schools, amenities and other facilities.

The Council will seek to ensure that adequate and safe amenity, sports and recreational open space and facilities, including community facilities, sports fields, playgrounds and centres are available for all groups of the population at a convenient distance from their homes and places of work in line with the provisions of the Guidelines. In this respect, the Council has designated land for 'Social and Public' uses, including for sports fields and walking and cycling amenities etc.

Community facilities, including sports and educational facilities, should be located to maximize their efficiency, and to facilitate ease of access, shared use and sustainable transport movements for users of all ages and abilities. The clustering of facilities at appropriate locations will also be encouraged such as childcare facilities, and schools sharing the same campus.

All residential and employment developments above a certain scale are required to address public amenity needs and provision in the area as part of their Sustainability Statement and comply with the Development Management Standards set out in Volume 3.

### **6.4.3 Biodiversity and Natural Systems**

Today there is a much greater awareness of, and support for, community-led action for climate change and enhancement of biodiversity, supported for example by, the actions of organisations such as the Local Authority Waters and Communities Office. This Plan places an emphasis on the role of green and blue infrastructure in both quality of life, and in supporting natural services, biodiversity and climate action. Chapter 11 Environment and Natural Assets and Chapter 14 Green and Blue Infrastructure address these areas in detail.

The Council will seek to provide support to local communities in the development of community-led sustainable energy initiatives and biodiversity focused amenity plans and actions. The Council will support interested groups in the development of community gardens/allotments and biodiversity focused initiatives in towns and villages. In particular, the Council will seek to support and encourage pilot schemes which promote innovative ways to incorporate energy efficiency at the community level. In devising new schemes in towns and villages, the Council will consult with local communities on how biodiversity and natural systems can be integrated and supported.

There is increasing interest in the night skies for quality of life, biodiversity and tourism as supported by the government's "Rural Development Policy 2021-2025". Ireland already has two internationally recognised Dark Skies areas - Kerry International Dark Sky Reserve and Mayo International Dark Sky Park. Dark Sky areas offer rural communities sustainable tourism opportunities during out-of-season periods. A national Dark Skies Strategy is under development, and will provide guidance and focus on night skies and opportunities for rural communities, including employment creation.

## **6.5 Education and Lifelong Learning**

The Department of Education is responsible for the delivery of educational facilities and schools; however, the Council has a role, through capacity analysis and SLA, in ensuring that adequate serviceable land is available in appropriate locations, to facilitate the development of primary and secondary schools. It is an objective to support a planned approach to location of school facilities in accordance with the 'Provision of Schools and the Planning System – A Code of Practice for Planning Authorities', (DEHLG/DoE 2008) or any amendment thereof, to ensure that both proposed and

existing schools are accessible by cycling/walking from their main catchment areas and accessible by public transport with appropriate safe facilities supporting active travel modes.

The Council has designated land for social and public use within or close to residential areas and along sustainable transport corridors (walking, cycling, and public transport), to enable expansion of educational facilities. This is in accordance with the settlement plans as set out in Volume 2. Any future review of town and village settlement plans will continue to ensure that appropriate lands are zoned for expansion of, or the provision of new schools.

In addition to primary and secondary education facilities, the Council supports the principle of life-long learning in Tipperary. Third level education facilities in Tipperary include the TUS campuses at Clonmel and Thurles (further addressed in Chapter 8 Enterprise and Rural Development), and the agricultural college at Gurteen, along with the Tipperary Education and Training Board (ETB). In particular, it is noted that the third level institutes are, and will continue to be important in innovation in terms of low-carbon development. The Council will seek to support, in collaboration with its stakeholders, education and the development of the existing third level campuses in its role in economic development and innovation. The Council will also, seek to encourage third level education programmes that promote social inclusion and enable access to education for all e.g. through the Institutes of Technology/Technological Universities and the ETBs.

The Tipperary ETB is one of 16 ETBs established under the Education and Training Boards Act 2013 to provide a range of education programmes to meet the needs of the community. These include second level education, post leaving certificate programmes, further education, second chance learning, adult and community education and training services. In addition, Tipperary ETB plays a role in the development of the county through a variety of inter-agency partnerships.

The ETB, with the support of the Council also co-ordinates and supports youth services providing non-formal education to children and young people and administers funding with projects including:

- Foroige (Nenagh)
- North Tipperary Development Company (Roscrea)
- Youth Work Ireland Tipperary (Fethard, Killenaule, Templemore, Thurles, Tipperary Town, Littleton)
- Waterford and South Tipperary Community Youth Services (Clonmel, Cahir).
- A range of apprenticeships and traineeships (for example the training centre at Archerstown, Thurles)

In addition, youth services support other initiatives such as Comhairle na nOg and provide information supports through the youth information centres (Clonmel, Tipperary town, Thurles).



The Council also provides unique educational facilities through the Tipperary Museum and Library Services. These amenities support educational / primary and secondary school curriculums and provide unique off-site learning experiences.

## 6.6 Childcare

Childcare services include day-care and sessional facilities for pre-school children, and school going children out of hours. The Council will seek the active participation of local development partnerships/groups and the HSE in the provision of new facilities, and any proposal for new private sector childcare facilities must be to the satisfaction of the County Childcare Committee and the Childcare Facilities, Guidelines for Planning Authorities (DECLG, 2001).



New childcare facilities are acceptable in principle in areas with a proven demand for childcare, and where they are located to reduce the need for unsustainable traffic movements. Appropriate locations include residential areas, also in close proximity to, or within places of employment, educational institutions and places convenient to public transport nodes in line with the '10-Minute Town' concept. All residential developments are required to address childcare needs and provision in the area as part of their 'Sustainability Statement', and developers of residential developments in excess of 74 dwelling units are required to consult with the County Childcare Committee regarding the appropriate provision of onsite childcare facilities in advance of making a planning application.

## 6.7 Supporting Culture and the Arts

Tipperary possesses a distinctive and rich heritage and culture dispersed across our towns, villages and landscapes. There are many myths, legends and lore associated with the county for example the story of the Devil's Bit, the legend of St Patrick and King Aengus at the Rock of Cashel and the legend of Fionn Mac Cumhaill and Slievenamon. In addition, heritage centres and museums explore the Tipperary stories of castles and conquests, courage, power, superstition, and sporting legends.

The cultural diversity can be seen in the people and communities, the museums, theatres, sports and recreation etc, as well as the festivals and agricultural shows that bring great life and colour. The county boasts a rich tapestry of national monuments, national parks and nature reserves, cultural institutions, historic cities, towns and villages. Cultural heritage and the arts form a key element of 'Tipperary Transforming', our new tourism economic development strategy.

The arts have a significant role to play across many of the Council's service areas; particularly in areas of social, economic and cultural development, and in the promotion and development of the county as a unique place in which to live and to visit. The Council recognises the potential of the arts

to enrich of people’s lives and the importance of the preservation and evolution of local cultural identity and distinctiveness. The council will seek to support an environment where the arts flourish to the benefit of artists, local communities and visitors to the county.

The Tipperary Museum of Hidden History in Clonmel, enables people to experience the cultural richness and pride of Tipperary through collecting, caring, interpreting and displaying the material history of the county. The redevelopment of the Tipperary Museum under the Flights of Discovery Project, is a new state of the art visitor experience. It will provide an intriguing voyage into Tipperary’s past by incorporating its vast collection to tell unique stories, and discover Tipperary’s myths, legends and sporting heroes. The Tipperary Museum is committed to maintaining its standards through the Heritage Councils ‘Museum Standards Programme of Ireland’ MSPI and safeguarding archaeological artefacts under Section 68 (2) of the National Cultural Institutions Act, 1997.

Culture 2025 (DCHG, 2019) sets out the national framework for arts and cultural policy. The Council will promote and support cultural diversity and cultural heritage, music, arts, folklore and games to showcase the county. The Council will seek to develop a vibrant cultural and creative sector as a key enabler for enterprise growth, innovation, regeneration, place-making and community development, health and well-being and support measures under Culture 2025, the Action Plan for Rural Development and Project Ireland 2040. The Council will support the ‘Tipperary a Creative County’, Tipperary Arts Strategy 2017 – 2021 (and any review thereof).

## 6.8 Digital Connectivity and Innovation

The Council is focused on enhancing digital connectivity in Tipperary in line with the strategic framework set out in Harnessing Digital, The Digital Ireland Framework (Gol, 2022) and the targets and objectives set out therein, including the objective to position Ireland as a digital leader, driving and enabling digital transformation across the economy and society.

It is planned that Tipperary, and in particular rural Tipperary, will benefit from a mobile workforce and enhanced infrastructure, helping secure sustainability and prosperity. It is the intention of the Council to build on the competitive advantage afforded by accessibility to high speed communications networks such those being developed under the National Broadband Plan. A Tipperary Digital Strategy 2018 – 2023 has been prepared by the Council, thus building on national digital strategies, and is



developed around four themes – Infrastructure, Enterprise, Citizens and Training and Education. The Council supports high quality digital connectivity and innovation in the digital economy as a key enabler of learning and quality of life in Tipperary.

The Council and its partners have been proactive in the support of digital connectivity in Tipperary through actions such as the development of digital hubs and community learning spaces, better rural connectivity through ‘Connected Communities’, and in the use of digital communication and social media in consultation and communication programmes. The Council will continue to invest in digital connectivity in both urban and rural areas, will support the roll out of broadband in association with the National Broadband Plan, and will seek the future-proofing of public realm and capital investments to cater for future digital connectivity infrastructure. The Council will support a ‘Dig Once’ principle to ensure that digital connectivity infrastructure is delivered to enable better co-ordination between operators and providers in order to avoid inefficient, unduly disruptive and ad-hoc infrastructure provision, particularly as part of Council capital and public realm projects.

The Council recognises that there is a balance between facilitating the provision of mobile telecommunications infrastructure, and the need to protect residential, visual amenity and the natural and built environment. When considering proposals for telecommunications infrastructure, the Council will have regard to Telecommunications Antennae and Support Structure: Guidelines for Planning Authorities, DEHLG, 1996 (and any review thereof) and will seek to work proactively with the telecommunication industry during the development and deployment phase.

## 6.9 Burial Grounds

The Council recognises the need for the provision of new burial grounds and the extension of existing, as appropriate to cater for the needs of a multi-cultural county. The individual Settlement Plans and LAPs have examined the adequacy of existing burial grounds, and where appropriate lands have been identified within each development centre for additional burial grounds. The use of alternatives to burial, such as cremation, and other burial options such as columbarium walls, will be considered in appropriate locations in the county subject to normal planning and environmental criteria.

## 6.10 Planning Policy

### It is the policy of the Council to:

<b>6 - 1</b>	Seek to ensure that new development is compatible with the availability of community amenity and recreational facilities for people at a convenient distance from their homes, in line with the Settlement Strategy and the Sustainable Development in Urban Areas: Guidelines for Planning Authorities, (DEHLG, 2009).
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6 - 2	Support and encourage the provision of multi-use community facilities and amenities, which would facilitate co-location and sharing of facilities, and match the needs of as many persons and groups as possible.
6 - 3	Facilitate and encourage new healthcare facilities to locate on suitably zoned land in settlements in close proximity to public transport services, amenities and facilities.
6 - 4	Apply the Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities (DHLGH, 2009), which requires planning applications for major housing proposals to be accompanied by assessments of the capacity of local schools to accommodate the proposed development.
6 - 5	Facilitate new childcare facilities in settlements, to the requirements of the County Childcare Committee, and the Childcare Facilities, Guidelines for Planning Authorities (DEHLG 2001) or any amendments thereof. New residential development will be required to consider demand for childcare likely to be generated by the development and the existing childcare facilities in the area, and to submit proposals to accommodate any identified increase in demand which may arise.
6 - 6	Facilitate the sustainable development of telecommunications and digital connectivity infrastructure in line with Harnessing Digital, The Digital Ireland Framework (GoH, 2022) and in accordance with Telecommunications Antennae and Support Structure: Guidelines for Planning Authorities, (DEHLG, 1996), where it can be established that there will be no significant adverse impact on the surrounding areas and the receiving environment.

## 6.11 Planning Objectives

It is the objective of the Council to:	
6 - A	Support the Local Economic Development Committee in the implementation of the LECP for Tipperary, and in the preparation of a new LECP.
6 - B	Implement the provisions of the Healthy Tipperary Strategy 2018-2020 and the Tipperary Age Friendly Strategy 2018 – 2020 (and any review thereof) as part of the review and preparation of LAPs, and to continue to develop, support and implement the Council's Age Friendly Programme and Actions in towns and villages to make Tipperary a healthy and age friendly county.
6 - C	Actively liaise with the PPN during the development of any new statutory planning frameworks including public realm and regeneration frameworks, and to support the PPN in the implementation of their own plans and strategies.
6 - D	Strengthen education and lifelong learning in Tipperary by supporting the work of groups such as the Tipperary ETB etc. in the provision of educational programmes and youth services.

<b>6 - E</b>	Collaborate with the Department of Education and Skills in the identification of sufficient land to meet the need for the expansion of existing schools and/or the provision of new schools in accordance with the Provision of Schools and the Planning System, a Code of Practice, (DEHLG 2008) or any amendment thereof.
<b>6 - F</b>	Support the HSE, other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities in settlements with good public transport and pedestrian services, and access for parking and healthcare vehicles.
<b>6 - G</b>	In co-operation with the Tipperary Sports Partnership, to work in partnership with communities, organisations and individuals, to encourage more people to benefit from sport and physical activity in the development, improvement and expansion of facilities for sporting and recreational needs, through the reservation and/or identification on a case by case basis of suitable land, having regard to the availability of land and/or existing buildings, and the provision of funding where available and appropriate.
<b>6 - H</b>	Work with communities to protect, conserve and maintain the cultural heritage of historic burial grounds, and to encourage local involvement in their maintenance in accordance with legislation and best conservation and heritage principles.
<b>6 - I</b>	Provide support to, and to consult with, local communities in the development of community-led and biodiversity focused amenity plans and actions.
<b>6 - J</b>	Through the work of the Tipperary Arts Office, to support and encourage a vibrant cultural and creative sector as an enabler for enterprise growth, regeneration, community development, health and well-being. Integrate the arts into the Council's overall cultural, social and economic development policies in partnership with stakeholders and support the 'Tipperary a Creative County' Tipperary Arts Strategy 2017 (and any review thereof) and the preparation of a new Tipperary Festival Policy 2022-2024.
<b>6 - K</b>	<p>(a) Support the delivery of the National Broadband Plan and the Tipperary Digital Strategy 2018 – 2023 (and any review thereof), enable high-speed broadband and digital connectivity services to all businesses and householders in Tipperary, and to support innovation in the digital economy.</p> <p>(b) To support and enable enterprise and remote working opportunities, thereby strengthening settlements as places to live, and work through the 'Smart Town' and 'Town Centre First' concepts.</p>
<b>6 - L</b>	Facilitate the provision of new burial grounds and the extension of existing, as appropriate, and to consider the use of alternative burial options, as appropriate.
<b>6 - M</b>	Strengthen education and life-long learning in Tipperary by supporting the work of groups such as the Tipperary ETB etc. in the provision of educational programmes and youth services.



## 7.0 Town Centres & Place-making

### 7.1 Introduction

Our towns and villages are at the heart of our communities as places for living, working and raising our families. Building on this, it is the ambition of the Council to actively support the regeneration, re-population and development of our towns and villages to help them to thrive, and to contribute to local and national economic recovery, enabling people to live and work in a high quality and sustainable environment.

Key aspects of place-making to support this ambition are:

- To support and facilitate a collaborative approach to the regeneration and revitalisation of our towns to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as service, social, cultural and recreational hubs for the local community.
- To support towns and villages through the Settlement Strategy thus ensuring that new homes are provided in the right locations, at an appropriate scale and density.
- To deliver affordable and 'lifetime adaptable homes' for changing needs of households.
- To ensure an integrated planning approach to ensure that employment, infrastructure, services and housing supply are considered together;
- To strengthen the relationship between the movement of people between places, emphasising sustainable transport, public realm and integration of multi modal travel chains;
- Support the regeneration and retrofit of existing building stock, including housing, to tackle vacancy and improve energy efficiency;
- To improve and invest in the quality of the public realm for settlements of all scales.

Addressing vacancy throughout the county could provide much needed homes, and give added vibrancy to our cities, towns and villages. The 'Housing for All' Plan (DHLGH, 2021), sets out key measures to reduce vacancy and encourage reuse of existing building stock through the following:

- The introduction of a 'Croí Cónaithe (Towns) Fund' for servicing sites for new homes in regional towns and villages and to support refurbishment of vacant houses;
- The implementation of a Compulsory Purchase Order (CPO) Programme for vacant properties, the objective of which will see Local Authorities acquire vacant units and present them to the market for sale;
- The incorporation of activation of vacant properties as key criteria in the URDF and RRDF;

- Reform of the 'Fair Deal Scheme' to remove the disincentive to bring vacant homes to the market and to encourage rental of vacant homes;
- Tackle unfinished estates with a view to minimising any vacancy levels;
- Introduction of a vacant property tax;
- New regulations that will require short-term and holiday-lets to register with Fáilte Ireland;
- The enhancement of the 'Repair and Leasing Scheme' which targets owners of vacant properties who cannot afford or who do not have access to the funding required to bring the properties up the standard of a rental property.

The Council will engage with measures and initiatives under 'Housing for All' to tackle vacancy in towns and villages throughout the county.

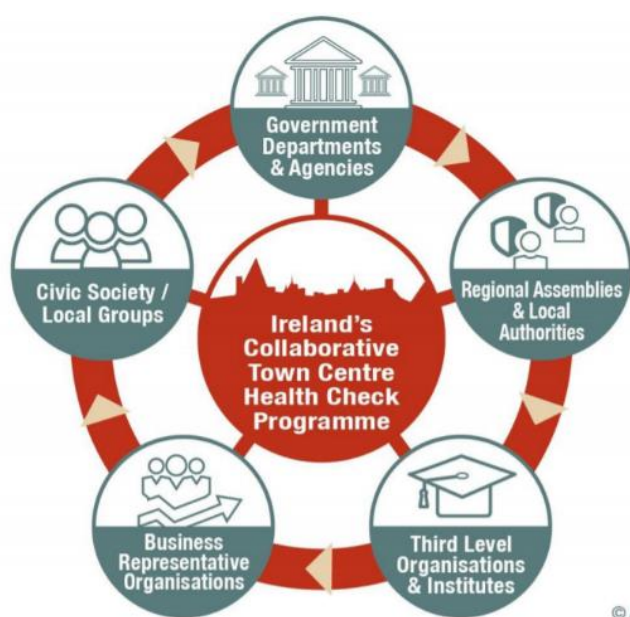
The NPF and the RSES both emphasise the need to revitalise rural towns and villages, by investing in projects which support economic activity and liveability in our towns and villages, improving the public realm and providing services and infrastructure to support town and village regeneration. This is enshrined in 'Town Centre First' A policy approach for Irish Towns (DHLGH and DRCD, 2022) 'Housing for All' Plan (DHLGH, 2021).

Through this Plan and the Town Development Plans and LAPs (any review thereof), and in tandem with national policy objectives to support a collaborative approach to town centre revitalisation and regeneration, a framework for sustainable places is set out.

## 7.2 Framework for Regeneration

### 7.2.1 'Town Centres First'

In accordance with Our Rural Future, Rural Development Policy 2021 – 2015 (Government of Ireland, 2021), Town Centre First' A policy approach for Irish Towns (DHLGH and DRCD, 2022) and 'Housing for All', a New Housing Plan for Ireland, (Government of Ireland, 2021) a 'Town Centre First' policy approach encourages stakeholders, including local authorities and communities to put town centres at the heart of decision-making. The Government's 'Town Centre First' National



**Figure 7.1: Heritage Council Collaborative Town Centre Health Check Key Partners**

Programme, will play a vital role in developing a co-ordinated, action led approach to town centre regeneration and re-vitalisation around the country, and in recovery from the effects of the Pandemic.

The policy envisages a strategic approach to town centre regeneration (through the collaborative work of Town Teams and Local Authority Town Regeneration Officers), and promoting residential occupancy in rural towns and villages is at the heart of the Plan. Implementing the ‘Town Centre First’ approach will require a broader ‘area enabling strategy’ providing both advisory and financial supports for property owners and those seeking homes in towns. In this respect, the Council has already put in place a proactive regeneration strategy with funding under the RRDF and URDF (Table 7.1 sets out key projects to date), and will continue to build on this over the lifetime of the Plan (including through the preparation of LAPs as set out and the preparation of Town Centre First Plans).

This approach has already been embraced in towns in the county, for example, in Tipperary Town, where the Tipperary Town Task Force has applied the Heritage Council Collaborative Town Centre Health Check (CTCHC)<sup>48</sup> framework to gather data and lead actions. The CTCHC supports better town management by closely working with the business community, using detailed surveys and consideration of local matters such as vacancy etc. The Council supports the CTCHC approach as a part of an integrated approach to town centre management, revitalisation and regeneration.

The Council leads a significant regeneration programme focusing on towns, with multi-disciplinary teams to support renewal and regeneration, and to actively pursue economic regeneration and revitalising opportunities in line with Project Ireland 2040. Since 2018, significant funding has been received under the URDF and RRDF programmes by the Council. This collaborative placemaking framework for each town centre supports the overall vision of the development of each town in terms of a local and a strategic regeneration scale, building on their strengths and capacities, as set out in Chapter 4 Settlement Strategy.



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The Council will continue to dedicate resources and support for these important programmes. As part of its regeneration programme, the Council will also seek to maximise the benefit of other, and emerging schemes, such as the Town and Village Renewal Scheme, Ceantair Laga Árd-Riachtanais (CLÁR), Revitalising Areas by Planning, Investment and Development (RAPID), the Rural Recreation Scheme and the Community Facilities Fund, Historic Towns Initiative etc.

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<sup>48</sup> The Heritage Council, RGDATA and the Retail Consortium, have developed a trans-disciplinary National Collaborative Town Centre Health Check Programme (CTCHC).

**Table 7.1 Projects and Funding awarded under the URDF and RRDF Regeneration programme (2021)**

District	Project Title	Brief Description	Total Costs of Project	Grant Awarded €
Clonmel	Kickham Barracks Regeneration Phase 1, Clonmel	Public Realm, Civic Plaza & Carpark	€7,356,546.00	€5,274,803.00
Clonmel	Regional Sports Hub, Clonmel	Sports Facility	€7,806,701.00	€5,320,158.00
Clonmel	Kilsheelan Cluster Housing Serviced Sites	Development of serviced sites for the purpose of high-quality energy efficient homes and development of a park in the heart of the village	€670,833.00	€603,750.00
Nenagh	Nenagh Historic and Cultural Quarter	Nenagh Historic and Cultural Quarter - A Tourism Led Regeneration Plan	€896,712.00	€672,534.00
Nenagh	Nenagh Centre of Excellence	A new centre of excellence for sustainable energy in the heart of Nenagh town	€12,700,000.00	€9,525,000.00
Thurles	Liberty Square Enhancement Scheme, Thurles	Development of a car park off Liberty Square and extensive public realm works on Liberty Square	€10,075,291.00	€5,390,291.00
Thurles	Templemore Town Hall Cultural and Enterprise Centre	Re-development of former Town Hall for cultural and enterprise uses, with public realm enhancement works	€2,810,000.00	€2,107,500.00
Thurles	Thurles Market Quarter	A multi-functional space for local food and craft producers, artists and performers and refurbishment of an old farm building for use as a café with office space for the MIC Student's Union.	€3,825,700.00	€3,443,130.00
Cahir-Cashel-Tipperary	Tipperary Town Market Yard	Public Realm Enhancement Plan	€730,392.00	€547,794.00
Cahir-Cashel-Tipperary	Tipperary Town River Ara Walkway	River Ara Riverside Park	€711,626.00	€533,719.00

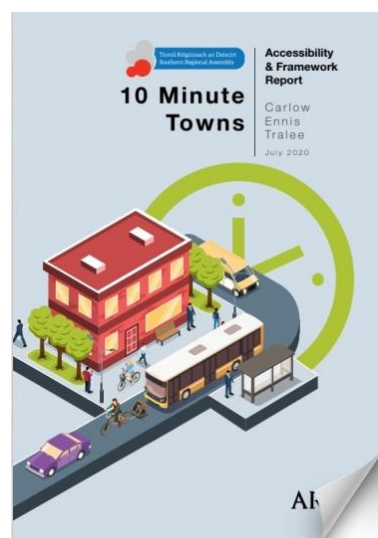
Cahir-Cashel-Tipperary	A Pathway to the Regeneration of Cahir Town Centre	Regeneration of Cahir Town Centre - Re-establishing the Historic Square as a Living-Working Quarter	€951,354.00	€663,362.00
Carrick on Suir	Carrick-on-Suir Regeneration Plan	Carrick-on-Suir Regeneration Plan - A Journey from the Suir Blueway to the Ormond Castle Quarter.	€487,500.00	€365,625.00
Carrick on Suir	Fethard Town Park	A new Town Park focusing on community facilities to improve health and wellbeing	€2,600,000.00	€2,600,000.00
			€51,622,655.00	€37,047,666.00

### 7.2.2 Streets as Places for People

The streets and public realm are important for place-making and sustainable communities. The Design Manual for Urban Roads and Streets (DTTS and DECLG, 2010) puts well-designed streets at the heart of sustainable communities, and supports government policies on the environment, planning and transportation. New development will be expected to deliver the standards set out and in particular:

- Highly connected streets which allow people to walk and cycle to destinations in a direct and easy-to-find manner.
- A safe and comfortable street environment for pedestrians and cyclists of all ages.
- Streets that contribute to attractive and lively communities.
- Streets that calm traffic via a range of design measures that make drivers more aware of their environment.

The Council also supports the NPF “10-Minute Town” concept in seeking to have all community facilities and services accessible within a 10-minute walk or cycle from homes, or accessible by public transport services, and in turn reducing the need to travel by car and carbon emissions. The SRA have produced a framework and methodology that will support local transport planning for our Key Towns, and this will be further developed through a framework for active travel and sustainable transport in our towns and villages, see Chapter 12 Sustainable Transport.



**Figure 7.2: SRA 10-Minute Towns methodology**



### 7.2.3 Greening of our Urban Areas

An 'Urban Greening' approach supports compact growth and quality placemaking and helps ensure the health and wellbeing of communities and builds resilience to climate change. The Council will seek to support compact growth in settlements, with a greener public realm and the greening of buildings (such as living/green roofs and living/green walls).

The Council will support investment in natural and indigenous planting and landscaping in urban areas, in accordance with the approach set out in the All Ireland Pollinator Plan. New developments shall include urban greening as a fundamental element of site and building design, incorporating measures such as high-quality, bio-diverse landscaping (including tree planting), nature-based solutions to SUDS and provision of attractive routes and facilities for the pedestrian and cyclist.

### 7.2.4 Achieving Urban Infill/ Brownfield and Town Centre Development

The NPF places a clear emphasis on urban infill/ brownfield development in towns with an objective that 30% of new homes will be located within existing built-up footprints. It is a key ambition of the Council to enable urban infill/brownfield development, and to ensure the practical implementation of the objectives for compact growth and regeneration, including through land activation measures. The Council will seek to work on a collaborative basis with stakeholders to activate strategic public land banks, as may be identified within towns across the county. With respect to sites in private ownership, the Council will seek to collaborate with landowners to support them in activating the land through pre-planning advice, and design services where appropriate, and will also consider interventions such as site assembly, demolition and clearance and the provision of facilitating infrastructure.

Strategic brownfield or disused sites suitable for redevelopment in the central areas of towns are identified in Volume 2 in the Village Statements for Ballina, Newport and Fethard, in the LAPs for Roscrea and Cahir, and in the relevant Town Development Plans (and any review thereof). The Council will seek to secure appropriate uses for such strategic sites and will facilitate the amalgamation of a number of brownfield sites in order to secure their appropriate redevelopment as opportunities arise.

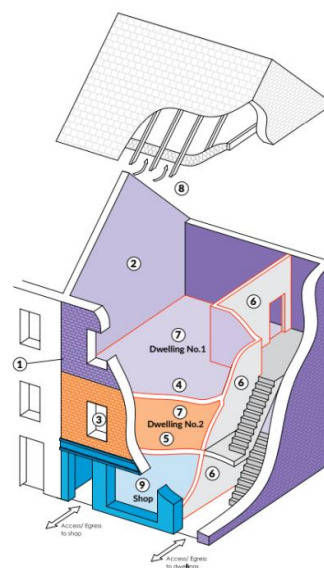
New brownfield or infill development will be required to respect the historic character, visual quality and permeability of town centres. New design shall be appropriate for its context and shall actively seek to improve the character and quality of the area and protect residential amenities. The Council will seek to enhance the role of town centres by ensuring that new development is designed and finished in a manner that will enhance the public realm in accordance with the Retail Design Manual (DEHLG 2012).

## 7.2.5 Diversity of Uses

A diversity of uses makes an important contribution to the function of town centres, and as such a mix of uses will be accommodated to facilitate the provision of a range of services, and to enhance the vibrancy of towns. The appropriate mix and level of uses will depend on the nature and size of the settlement, however there will be a presumption in favour of development that fulfils evidence-based housing or service needs. The Council, in considering proposals for development, will seek to ensure that a balance of uses and diversity is maintained, and may restrict development where a proliferation of a particular use detracts from the function of the town centre.

## 7.2.6 Vacant Property Strategy

Many of our towns and villages have vacant properties in their central areas, these present opportunities for reuse and redevelopment as new homes and businesses. An excessive concentration of underused sites or derelict sites can detract from the visual amenity, tourism potential and residential amenity of an area, and from the property value of adjoining properties. The Council maintains a register of all derelict sites and dangerous structures throughout the county in line with the Derelict Sites Act 1990 and the Local Government Sanitary Services Act 1964 (or any amendment thereof) Act. The Council will encourage, through collaboration and support, for example, through the Commercial Vacancy Incentive Scheme, and through legal mechanisms, where appropriate, the maintenance and active use of town/village centre buildings, and the reduction in the number of properties registered as derelict or dangerous.



**Figure 7.3: Model for reuse of vacant building**

### Vacant Buildings

The Town Centre First framework will deliver mechanisms for developing improved data to help to better understand our towns, and inform subsequent policy development and targeted regeneration measures. This is particularly important in setting out an action plan for the management of vacancy, and in setting out evidence-based targets for the active reuse of buildings in the town centre. Using a consistent methodology and a collaborative approach, the Council will identify vacancy in Tipperary's towns, and set proactive targets for the reduction of vacancy as part of LAPs.

In partnership with Town Teams, the Council will seek to actively achieve vacancy targets and encourage residential uses in town/village centres, such as at ground floor in certain instances, or locations and in living over the shop arrangements through the flexible application of parking, amenity space and internal space standards where these standards cannot be practicably met on-

site and will continue to seek ways, having consideration to national and regional guidance to promote the reuse of vacant floorspace in town centre areas.

### Vacant Sites

In line with the Urban Regeneration and Housing Act 2015, the Council maintains a ‘Vacant Sites Register’ of lands in the Council area that are suitable for housing but have not been put forward for development. A vacant site is defined as either:

- The site is residential land (more than 0.05 hectares), there is a need for housing in the area, the site is suitable for housing and the majority of the site has not been in use for an extended period of time.
- The site is regeneration land (other than residential land), the majority of the site has not been in use for an extended period of time, or the site is having a negative impact on existing amenities or on the character of the area.

In line with Housing Policy Objective 15.2 of ‘Housing for All’, new provisions to activate land for residential purposes will, in due course, replace the Vacant Site Levy as provided for in the Finance Act 2021 (DOF, Revenue Commissioners and DHLGH, December 2021).

The Council will continue to support the provisions of the Urban Regeneration and Housing Act 2015, and in due course, the Finance Act 2021, as part of a vacant property strategy.

## 7.3 Retail Development

The Council recognises the role of retail quality and choice in settlements, both in meeting local shopping needs, and in contributing to the viability of town centres and the wider economy. A shift towards increased access to retailing by public transport, cycling and walking in accordance with the Government’s ‘National Sustainable Mobility Policy (DoT, 2022), is a key policy of the Retail Planning Guidelines (DHLGH, 2012). The location of new retail development in town centres where it is easily accessible by public transport, and on foot, is a key component of this policy approach. In line with the Retail Planning Guidelines for Planning Authorities and the supporting Retail Design Manual, (DECLG 2012) the following policy objectives apply to retail development:

- 1) New retail development is to be plan-led, and based on the retail hierarchy,
- 2) New retail development in settlements is to occur on a sequential basis,
- 3) Quality retail development will be facilitated at suitable locations to support competitiveness,
- 4) Increased access to retailing to be by public transport, cycling and walking in accordance with the ‘National Sustainable Mobility Policy (DoT, 2022), and,
- 5) New retailing development to be of high-quality design standard.

### 7.3.1 County Retail Hierarchy

The retail hierarchy indicates where retail services of differing sizes, scale and retail offer should be located, having regard to existing infrastructure and proximity to significant catchment populations. New retail development must be appropriate to the scale and function of the settlement in which it is located, in line with the retail hierarchy.

**Table 7.1: Retail Hierarchy, Function and Management**

Category	Locations	Retail Function	Retail Management
<b>Key Town</b>	Clonmel	Clonmel performs an important convenience and comparison role in the county and the region. It provides high quality comparison and convenience retail choice in the town with a dedicated shopping centre and retail warehouse parks.	To support and acknowledge the role of Clonmel as the primary retail centre of Tipperary and particularly in the south of the county, and to support its role in the southern region. New retail warehousing and convenience retailing will be facilitated where it is demonstrated that there is a need for additional floor space and where it will support the town centre.
<b>Key Towns</b>	Nenagh and Thurles	These towns also have an important -regional role with a good range of convenience and comparison offer. They service a large rural catchment and are not expected to compete directly with each other or with Clonmel. Both towns have strong established central areas and their strengthening and environmental improvement is a priority.	To acknowledge the vitality and viability of Nenagh & Thurles in the greater Limerick/Shannon region. There is a preference for new retail floor space to locate in, or adjacent to, the town centre to maintain commercial synergy. Edge of town retail floorspace is only acceptable where it is demonstrated that there is a need for additional floor space of this type and where it will support the town centre.
<b>District Towns</b>	Carrick-on-Suir, Roscrea, Tipperary, Cashel, Cahir, Templemore	These towns have important sub-county roles, with good choice in convenience and comparison retail offer. Existing vacancy has been identified in dedicated retail ware house parks and some shopping centres. There are established central areas with varying levels of retail vacancy and the strengthening of and	To support an appropriate range of retail choice to serve the needs of rural catchments and protect the vitality of the town centres. New convenience retailing will be only acceptable where there is a demonstrated need and it will support the town centre. New retail warehousing may be facilitated, but only where it is demonstrated that there is a need for additional floor space and where it will support the town centre.

		environmental improvement of these will be a priority.	
<b>Rural Areas and Local Shopping</b>	Service Centres	These are important providers of local convenience shopping, e.g. local supermarkets or convenience shops and comparison shopping e.g. small-scale hardware, pharmacies and clothes shops. Focus will be on town/village centre vitality and meeting local convenience needs along with the retention of key rural services such as Post Offices.	To support, promote and protect these centres and their roles in local shopping and provision of a range of day to day services and facilities. New convenience and comparison floor space of an appropriate scale will be supported in the central areas subject to appropriate design. Dedicated retail warehouse parks or edge of centre shopping will generally be directed to higher tier settlements.
	Local Service Centres and Settlement nodes.	Retailing in these centres provides important day to day shopping and is especially vital for those who cannot easily make the trip to the larger centres. The focus will be on local convenience shopping.	To support, promote and protect the county's villages which play an important role in local shopping and provide a range of essential day to day services and facilities for all members of the community.
	Open Countryside	Demand for shopping and services in the open countryside will be met in the network of towns and villages.	Retailing in the open countryside will only be considered when associated with agricultural/rural production on site.

### 7.3.2 Retailing in Settlements

Retailing plays an important function in ensuring buoyant and thriving centres, and the Council will pro-actively facilitate appropriate retail development proposals in town and village centres. In order to protect the function of town centres, retail developments at edge of town centres, will be required to demonstrate compliance with the ‘Sequential Approach’ as set out in Retail Planning Guidelines for Planning Authorities (DEHLG 2012), and to be accompanied by a Retail Impact Assessment to demonstrate that the development would not have an adverse impact on the vitality or vibrancy of town centres. The Town Development Plans, LAPs and the Village Settlement Plans set out in Appendix 2 have delineated Primary Retail Areas and/or town or village centre zoning (as the case may be), to focus new retail development on central areas.

The reuse and uptake of existing vacant retail units in town centre areas is a primary objective of the Plan. The Council will seek a proactive approach to addressing existing retail floor space vacancy and in cases where new development is proposed on edge of centre or out of centre sites, the



Council will assess the need for the development, having consideration to the location of existing vacant retail floor space.

### 7.3.3 Retail in the Open Countryside

Retail proposals in the open countryside will be encouraged to locate in one of the many existing towns and villages in the county. In exceptional circumstances, certain types of small-scale retail use in the open countryside outside of settlements may be acceptable. Proposals will be assessed on a case-by-case basis, considering its need to locate in the rural area, and not within a settlement, and may be permitted in the following limited circumstances:

- 1) A retail unit which is ancillary to activities arising from on-farm diversification,
- 2) A retail unit associated with tourism or recreation where it is ancillary to the main use,
- 3) A small-scale retail unit attached to an existing or approved craft/artisan<sup>49</sup> workshop retailing the product direct to the public.

### 7.3.4 Retail Warehousing

Retail warehouse parks in some of our towns are currently vacant or under used, and such vacancy will be an important consideration in assessment of need for new retail warehouse floorspace in these towns. The Retail Planning Guidelines for Planning Authorities, (DECLG 2012), state that there should be a general presumption against further development of retail warehousing on out-of-town sites. In view of the above, the need for any additional retail warehousing, will be carefully assessed at planning application stage having regard to existing retail warehouse provision, and potential impacts on the vitality and viability of town centres. A sequential test and a retail Impact assessment (if considered necessary), shall be submitted in support of any such proposal at planning application stage. The range of goods sold in retail warehouse parks will be controlled to protect the comparison-shopping function of town centres, with retail warehousing to be primarily devoted to bulky goods.

## 7.4 Planning Policy

### It is the Policy of the Council to:

<b>7 - 1</b>	<p>(a) Have regard to the Settlement Plans as set out in Volume 2, the relevant LAPs and the relevant Development Plan for each town (until replaced with a LAP) in accordance with Table 4.2: Framework of Town Plans and Local Area Plans).</p> <p>(b) Require the incorporation of innovative design solutions for density, maximum permeability and interconnectivity, the '10-Minute town' concept and enhancement of residential amenity.</p>
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<sup>49</sup> Such a workshop shall be operated by the craftsperson/artist who is a full-time resident at the site.

7 - 2	Promote a diversity of uses in town centres, and where new development would result in an over-concentration of uses that would detract from the function and visual quality of town centres, to encourage such development to locate away from the central area.
7 - 3	Require the inclusion of urban greening/landscaping as a fundamental element of design, incorporating features and design solutions such as biodiversity friendly landscaping, nature-based solutions to SUDS and providing attractive routes and facilities for the pedestrian and cyclist.
7 - 4	<p>In line with the Retail Hierarchy, to promote a competitive and healthy environment for retailing, providing for consumer choice and maintaining the vitality and vibrancy of town centres in line with the Guidelines for Planning Authorities on Retail Planning, (DECLG 2012) and any amendment thereof. The following key considerations will apply:</p> <ul style="list-style-type: none"> <li>a) New retail development will be encouraged to locate within/adjoining the primary retail areas and/or on lands identified for town centre/village centre purposes, and in existing vacant retail units in the central area. Retail proposals outside of these locations will be required to comply with the ‘sequential approach’ and to demonstrate that the proposal will not adversely impact on the vitality and viability of the town centre.</li> <li>b) New small-scale retail development outside of settlement boundaries will be facilitated in exceptional circumstances only, where it is demonstrated to the satisfaction of the Council that it is ancillary to a tourism or recreational use, is ancillary to an on-farm diversification business, or where it is retailing a product produced on site and directly to the public.</li> <li>c) New retail warehouse floor space shall generally be located in or adjacent to town centre areas and within easy walking distance of the primary retail area. Proposals for new retail floorspace in other locations must demonstrate compliance with the ‘sequential approach’ and demonstrate to the satisfaction of the planning authority that there is a need for retail warehouse floorspace in accordance with Retail Planning Guidelines for Planning Authorities, (DECLG 2012) or any amendment thereof.</li> </ul>

## 7.5 Planning Objectives

It is the objective of the Council to:	
7 - A	<p>Support the ‘Town Centre First’ approach, through the following:</p> <ul style="list-style-type: none"> <li>(a) Support and deliver on the ‘Town Centre First’ policy approach for Irish Towns to enable the development and coordination of regeneration and revitalisation of towns.</li> </ul>

	<p>(b) Work with stakeholders to stimulate regeneration and competitive bidding having consideration to the ‘Investment Priorities’ of the NPF and other funding opportunities as they may arise, and having consideration to the strategic regeneration potential of each town as set out in Section 4.2.</p> <p>(c) Actively enable urban infill/brownfield development and the practical implementation of objectives for compact growth and regeneration, through land activation measures, and by working on a collaborative basis with stakeholders to activate public land banks.</p> <p>(d) Identify ‘Regeneration Areas/Opportunity Sites’, including public lands for regeneration and development, underused key sites for housing delivery, and to drive strategic land assembly.</p> <p>(e) Promoting heritage-led regeneration and the reuse and conservation of core-built heritage and archaeological sites within urban centres, as an integral part of place-making.</p> <p>(f) Encourage residential uses in town/village centres, such as at ground floor in certain instances or locations, and in living over the shop arrangements, through the flexible application of parking, amenity space and internal space standards where these standards cannot be practicably met on-site.</p> <p>(g) Identify ‘Settlement Consolidation Sites’ within built-up areas of the Key Towns and District Towns (where appropriate), with the potential to deliver significant housing provision or commercial, employment and/or mixed-use development and to generate wider regeneration of the existing built-up area and in particular the core town centre area.</p>
<b>7 - B</b>	To take a collaborate approach with private landowners, to support them in activating land through pre-planning advice and design services, as appropriate, and through interventions, on a case-by-case basis such as site assembly, demolition and clearance and the provision of facilitating infrastructure.
<b>7 - C</b>	Support and facilitate the development of town centre strategies / public realm strategies, where appropriate, liaising closely with local community groups and representatives, agencies for example Fáilte Ireland, businesses and other relevant stakeholders.
<b>7 - D</b>	<p>(a) In line with the ‘Town Centre First’ Policy, and a new integrated National Health Check, undertake Town Centre Health Checks of the Key Towns, District Towns and Local Towns on an annual basis.</p> <p>(b) Identify vacancy reduction targets in LAPs, and support the provisions of the ‘Town Centre First’ policy approach in the active reuse of vacant properties in town centres.</p>

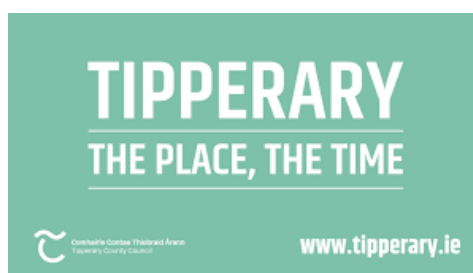
<b>7 - E</b>	<p>(a) Engage in activation measures, including through the Urban Regeneration and Housing Act 2015, the Finance Act 2021 and initiatives identified in 'Housing for All' to address dereliction and vacancy.</p> <p>(b) Reduce the number of derelict sites and dangerous structures through the Derelict Sites Act 1990 and the Local Government Sanitary Services Act 1964 (or any amendment thereof), and to seek ways, to promote the reuse of vacant floorspace in town centre areas.</p>
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## 8.0 Enterprise and Rural Development

### 8.1 Introduction

Tipperary has an innovative and diverse economy based on its strong network of towns, diverse rural areas, vibrant community and rich culture and landscape. Tipperary has established traditions and strengths in a range of sectors, including the pharmaceutical industry, agriculture and food production. Over the past few decades, the county has seen the development of new and emerging sectors, including in sustainable energy innovation, food production, tourism, the digital economy, financial services and the bio-economy.

This chapter sets out planning policies and objectives to support sustainable and diverse enterprise, employment in Tipperary. It also seeks to inform and guide at a strategic level, local economic strategies and plans by agencies involved in enterprise and economic development.



Tipperary's small and medium size enterprises are a key in the county's indigenous economy, along with food production and a reputation for artisan foods. The Tipperary Food Producers Network is one of the strongest artisan food networks in the country, and an excellent example of enterprise clustering and smart specialisation. Tipperary is famous as a specialist region for the equine sector, being home to many well-known breeding and training yards.

This Plan seeks to support a diverse economy in Tipperary, and to use innovation to drive growth and build on our locational distinctiveness, with placemaking strategies that will attract investment for example, access to skills, talent, higher education and a combination of factors, such as innovation capacity, infrastructure investments, services and amenities, property and housing solutions, quality of life, access to trade and markets etc.

**Table 8.1 Key Employment Sectors (2016 Commuting and Jobs profile)**

Key Employment Sectors	Tipperary	State
Agriculture, Forestry and Fishing	10.7%	4.5%
Manufacturing	15.3%	11.5%
Construction	5.2%	5.1%
Wholesale, Retail, Transport etc	21.9%	23.3%
IT, Professional Services etc	10.6%	18.6%
Public Admin and Defence	5.5%	5.3%
Education, Social and Health	20.3%	20%



## 8.2 National and Regional Policy

There are a broad range of national and regional economic policy documents which support and influence the Plan including;

- National Planning Framework 2018
- National Development Plan 2018-2027
- Regional Spatial and Economic Strategy for the Southern Region (SRA, 2020)
- Mid-West and South-East Action Plans for Jobs (DJEI, 2015) (and any review thereof).
- Powering the Regions, Regional Plan (Enterprise Ireland 2019)
- The Mid-West and South-East Regional Enterprise Plans (DETE, 2022)
- IDA Ireland ‘Driving Recovery and Sustainable Growth 2021-2024’
- Southern Regional Assembly Regional Co-Working Analysis 2020
- Food Wise 2025 (DAFM, 2020)
- Enterprise 2025 Renewed (DBEI, 2018)
- Future Jobs Ireland 2019 (Government of Ireland, 2019)
- Our Rural Future: Rural Development Policy (DRCD, 2021)
- Tipperary County Digital Strategy 2018-2023
- Tipperary Climate Action Plan 2019

The NFP and the RSES provides a spatial strategy for the achievement of balanced regional development with a framework for investment in economic infrastructure, connectivity and place-making. They will enable resilient growth, while acknowledging risks associated with Brexit, the Covid-19 Pandemic and other global issues. The RSES strategy is based on five key principles, and requires employment development to follow the settlement hierarchy and to deliver alignment between population and jobs growth. The strategy also addresses the importance of the green economy and digital and transport connectivity. The five principles, on which the economic strategy of the RSES is focused, are outlined below:

**‘Smart Specialisation’** as a place-based approach to identify strategic economic sectors based on the strengths and potential of our economy and wide stakeholder involvement, supported by collaborative platforms such as the Regional Enterprise Plans and LECs.

**‘Clustering’** enables a favourable business ecosystem for innovation and entrepreneurship supporting the development of new economic value chains and sectors.

**‘Place-making’** as a tool in attracting enterprise, and investment in the attributes that will attract employers to an area and deliver efficiencies, economies of scale and wider societal benefits.

**‘Knowledge Diffusion’** underpins economic growth by supporting community and education providers to support skill development, while the presence of high profile foreign and indigenous companies, and highly skilled workers can also spread knowledge and skills.

**‘Capacity Building’** enables effective implementation, adaptation and response to challenges and is an important part of building economic resilience.

The recently published ‘Our Rural Future’: Rural Development Policy (DRCD, 2021) also has a strong economic focus seeking to support opportunities post COVID-19, by attracting remote workers to rural communities, revitalising town centres, and developing jobs in sustainable tourism and the green economy. Tipperary is a rural county with unique assets and strengths and this Plan seeks to support employment across our rural settlements and areas in line with the national vision, including:

- Optimising the opportunities for rural communities from high speed broadband.
- Supporting improved quality employment and career opportunities in rural areas.
- Assisting the regeneration, repopulation and development of rural towns and villages.
- Enhancing the participation, leadership and resilience of rural communities.
- Enhancing public services in rural areas
- Supporting a ‘Just Transition’ to a climate neutral economy.
- Supporting the sustainability of agriculture, the marine and forestry.
- Nurturing our culture and heritage.

### 8.2.1 National Recovery and Resilience Plan

The Governments National Recovery and Resilience Plan (Gol, 2021) is part of the post-COVID response and will inform Irelands response to the EU Recovery and Resilience Facility. The EU’s Recovery and Resilience Facility lies at the heart of the Union’s response to the COVID-19 pandemic. The aim is to mitigate the economic and social impact of the pandemic and make European economies and societies more sustainable, resilient and better prepared for challenges and opportunities.

The National Recovery and Resilience Plan will be important in setting out how funding received, will support recovery and economic responses in Ireland, responsive to the emerging economic sectors arising from green and digital transformation. The Council understands that building a resilient economy requires support for diverse economic base, innovation and support for

entrepreneurship and will seek to align this Plan with the objectives of the National Recovery and Resilience Plan. In considering new economic opportunities in Tipperary, the Council will encourage and support those arising from digital connectivity and recognise the ability of Tipperary to deliver the green transition, through a focus on the bioeconomy, sustainable energy and research and development in green technologies.

## 8.3 Our Economic Strategy

### 8.3.1 A Sectoral Strategy for Employment

New enterprise development in Tipperary will be supported and informed by enterprise plans for both the Mid-West and South-East regions. In this respect, the Council participated in the development of a new South-East Regional Enterprise Plan published in 2022 which sets out an enterprise framework for enterprise, innovation and job opportunities in the context of the south-east.

The Council also actively engaged in the development of the Mid-West Regional Enterprise Plan 2022, which considers the emerging economic sectors and job opportunities for the region, as well as concepts such as smart specialisation and clustering to build on regional and local economic



strengths. This Plan provides a framework that will be responsive to emerging priorities in the mid-west, including the proposal to develop a ‘Green Digital Basin’ to create Digital Tech and Innovation jobs as part of a new renewable energy approach in the Region.

The RSES, as outlined above, promotes both a spatial and sectoral approach to economic development based on the county’s land-use strengths and contribution at a regional level. The Plan will seek to continue to support our traditional economic sectors and clustering of activities, such as pharmaceutical and medical devices within the county. Tipperary is very well placed in terms of its track record and talent of the workforce and infrastructure, to make a major contribution to emerging enterprise and innovation across both sub-regions.

### 8.3.2 Spatial Strategy for Employment

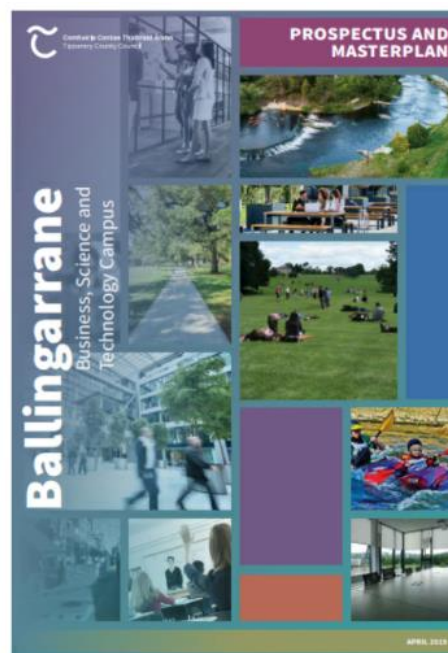
The Council is committed to the strengthening of its settlement structure, creating centres where jobs are close to where people live, and where services and amenities can be provided. In line with the County Settlement Hierarchy, new strategic economic development will be focused on the Key Towns of Clonmel, Nenagh and Thurles primarily, on the District Towns of Roscrea, Carrick on Suir, Tipperary Town, Cashel, Cahir and Templemore, and on the Local Towns of Ballina, Newport and Fethard, in line with the characteristics and strengths of each settlement. As opportunities arise, appropriately scaled, local employment facilities will be supported in the smaller settlements of the

county on lands zoned for enterprise and employment use in the District Centres, and on a case by case basis in smaller settlements.

### *Strategic Employment Locations*

As set out in Chapter 4, Tipperary's Key Towns, and in particular Clonmel, have been identified as regional economic drivers, and are targeted for significant population growth. The Council has, and will continue to work with national and regional economic stakeholders, to identify strategic employment locations, to provide opportunities for investment in new businesses and to support emerging sectors of the economy, examples of 'Strategic Employment' locations include:

- Ballingarrane Park - Strategic Business, Science and Technology Campus, Clonmel. This is a 121ha Council owned landbank, prepared as a ready-to-go, strategic employment location through master-planning and on-site infrastructure.
- Stereame Business Park, Limerick Road, Nenagh. This is 15ha mixed-use landbank located on the Limerick Road and planned as a key employment site for the town.



The Council will continue to work in partnership with, and to seek, identify, masterplan and promote the development of business parks for economic development, building on the strengths and specialties of each town and their adjoining areas as set out in Chapter 4, Section 4.3 and 4.4 as opportunities arise, and through the LAP process. The Plan will also support, and facilitate the expansion of established business and industrial parks around the county, such as the Archerstown Business Park in Thurles, and the Ardgeeha Business Park in Clonmel.

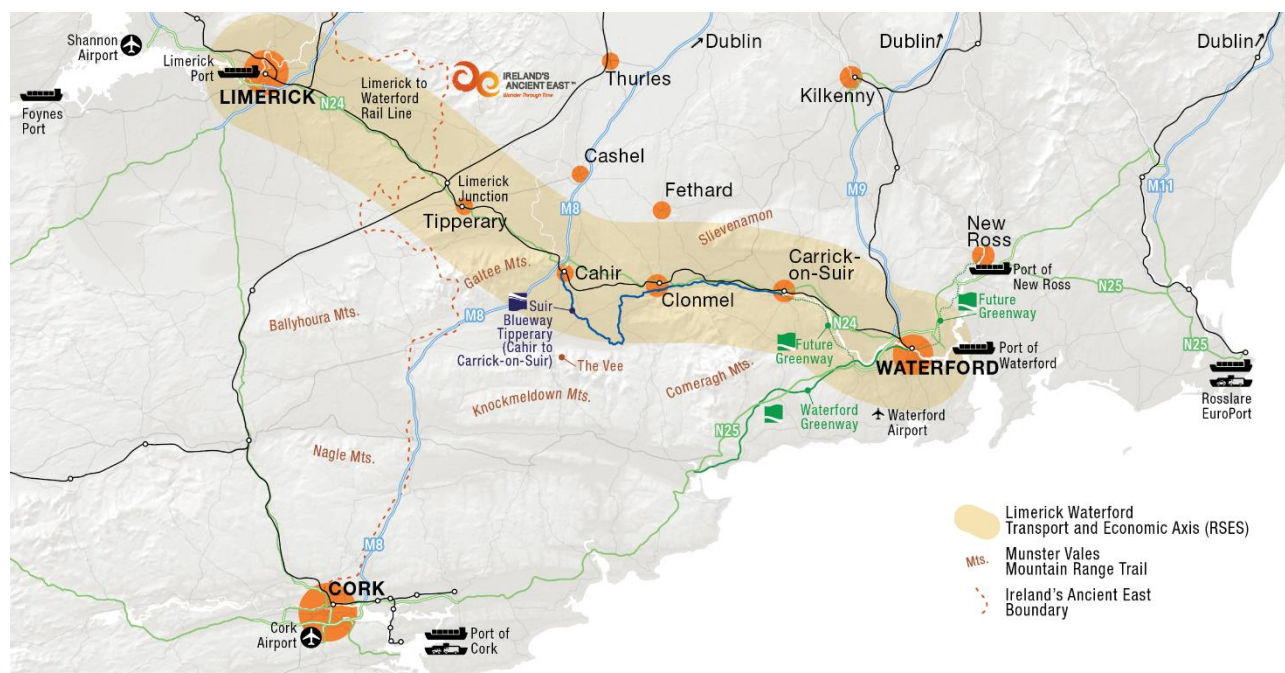
The Council also acknowledges that some employment generating uses, of a unique or a strategic scale, may have specific land-use requirements that require them to be located away from towns, these are, for example, often related to renewable energy, the bioeconomy, the digital economy or tourism, for example the National Bioeconomy Campus at Lisheen. These will be considered on a case-by-case basis in line with the relevant policies of this Plan and having consideration to regional plans and strategies, including the Mid-West Regional Enterprise Plan 2022 and South-East Regional Enterprise Plan 2022 (and any further review thereof). Proposals for strategic development on un-zoned lands must be to the satisfaction of Transport Infrastructure Ireland, and ensure that they would not compromise the capacity of strategic road corridors, and water and energy supplies

in the area. Such developments will be encouraged to make provision for auto-production of renewable energy supplies, and best practice in terms of water use and waste heat capture.

The Council will continue to work in partnership with economic stakeholders, including the IDA, Enterprise Ireland and third level Institutions to attract strategic investment in line with the spatial planning framework set out in this Plan, including identifying opportunity for economic clusters of activity in the county.

### 8.3.3 Limerick – Waterford Transport and Economic Network

The Core Strategy acknowledges the strategic role of the ‘Limerick – Waterford Transport and Economic Network’. In this respect, the Council, in collaboration with the SRA, and Limerick and Waterford County Councils, will seek to build on the multi-modal connectivity and economic strengths of Clonmel, Carrick on Suir, Tipperary Town, Cahir and Limerick Junction and their synergies with Limerick and Waterford.



**Figure 8.1: Limerick – Waterford Transport and Economic Network**

Key infrastructural improvements and collaborative place-making investment will be sought in the towns along the network to enable them to support regional growth collectively, and to focus on their strengths including the rail line, regional transport interchange at Limerick Junction, east-west interconnectivity and access to ports and airports, and emerging economic specialties such as the Suir Blueway Tipperary, Norman Heritage and Munster Vales. The upgrade of the road network is considered a priority and important to the vitality and amenity of the towns located on the Network. It is the vision of the Council that the existing transport linkages of this corridor are upgraded to cater for sustainable east-west population and freight movement, and that the Tipperary towns gain from



ease of movement in the region, new employment opportunities and enhanced accessibility for tourism.

In particular, the Council will seek to support the objectives of the Rail Freight 2040 Strategy (Irish Rail 2021) noting the objective to develop a ‘Strategic Freight Terminal and Transport Hub’ at Limerick Junction to facilitate intermodal traffic, a hub for distribution activity and support for businesses across the wider region.

#### **8.3.4 Local Economic and Community Plan**

The preparation of an LECP by the LCDC is provided for in the statutory Local Government Reform Act 2014. The current LECP for Tipperary was adopted in 2015, and is currently under review. The new LECP will set out a collaborative six-year plan, with goals, objectives and actions to promote and support local economic and community development within the county. The LECP must incorporate local economic considerations and local community considerations reflecting the statutory functions of the LCDC, for example, the management of the ‘LEADER’ rural development programme, the ‘Social Inclusion Community and Activation Programme’ etc. In particular, the LECP and the Core Strategy of this Plan will be prepared on a co-operative basis to ensure that they are consistent with one another; the preparation of the LECP is addressed in Chapter 6 Supporting Sustainable Communities.

#### **8.3.5 Remote Working**

The COVID pandemic radically changed how we live and work, and some of these changes including the ability to work remotely, have brought wider benefits, including more family time, less commuting and fewer transport emissions. The National Remote Work Strategy (DETE, 2021) and the Our Rural Future – Rural Development Plan 2021-2025 (DRCD, 2021) both acknowledge the opportunity that remote working can bring to rural areas. In addition, the SRA has produced a Regional Co-Working Analysis (SRA, 2020) to support a co-ordinated approach to remote working in the region.

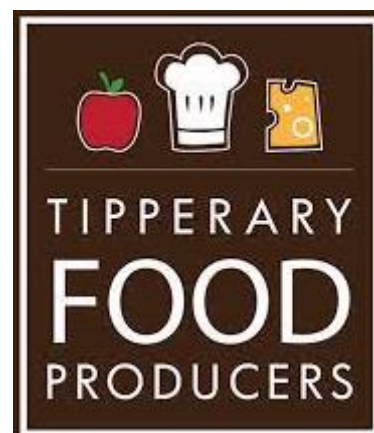
Tipperary’s central location, excellent connectivity and quality of life makes it an ideal location to work remotely, and this Plan will facilitate and support new job opportunities on a remote basis. The Council is currently developing ‘Digital Hubs’ around the county, and will continue to work in partnership with economic and community stakeholders in seeking further development opportunities. Remote working and co-working spaces will be facilitated in settlement centres across the county supporting broader regeneration benefits. The reuse of vacant properties will be particularly encouraged. Digital connectivity is further addressed in detail in Chapter 6 Supporting Sustainable Communities.

### 8.3.6 SEVESO SITES

The SEVESO III Directive (2012/18/EU) is the main EU legislation dealing with the control of on shore major accident hazards involving dangerous substances. A Major Accident Hazard Site (SEVESO Site) is a site where the occupier has notified the Health and Safety Authority (HSA) that they meet a specified threshold for quantities of hazardous substance as outlined in the aforementioned regulations. There is one SEVESO site in Tipperary located at Ballydine, Kilsheelan this is the pharmaceutical facility Merck Sharp and Dohme. The Health and Safety Authority is a consultee in relation to any planning application pertaining to a SEVESO site or within a reasonable 'consultation distance'.

### 8.3.7 Fostering Culture and Creativity in Enterprise

The Tipperary Local Enterprise Office (LEO) actively promotes enterprise in Tipperary, through supports, education, training and development. Enterprise development is also supported through the work of the Economic Development Unit, the Tipperary Economic Forum, and the LECP and addressed in the LECP. The Council will continue to identify and support strategic economic opportunities in collaboration with national, regional local stakeholders, having regard to the principles of Project Ireland 2040, and the URDF and RRDF and other funding streams as they arise, as also addressed in Chapter 7 Town Centres and Place-making.



## 8.4 Rural Employment Strategy

Rural Jobs and the rural economy are important to Tipperary and the Council strongly supports 'Our Rural Future' – Rural Development Plan 2021-2025 (DRCD, 2021) and the Regional Action Plans for Jobs as they relate to rural areas.

Tipperary is internationally renowned for its agriculture, horticulture and bloodstock industry. These industries form a traditional base of economic activity, and are significant employment generators. However, the rural economy in Tipperary has already taken steps to extend beyond the traditional rural sectors. Industries have developed to harness the natural resources of the county, including mining, quarrying, forestry, peat extraction and renewable energy. Rural areas provide opportunities for development in expanding economic sectors, such as rural tourism, the bio energy and renewable energy, addressed in Chapters 9 and 10 respectively.

Rural areas, including our rural towns, villages and open countryside, play a key role in defining our identity and sustaining rural communities. They also drive our economy and our high-quality environment, and are an important part of the county's strategic development. In addition to the

natural resources and food sector as traditional pillars of the rural economy, improved connectivity, broadband and rural economic development opportunities offer the potential to ensure our rural area remains and strengthens as a living and working community. The Council will seek to protect our high-quality agricultural lands and to support a diverse and sustainable rural economy.

#### 8.4.1 Agriculture and Horticulture

In Tipperary, nearly 11% of the workforce are employed in agriculture, forestry and fishing. This is more than double the State average, and illustrates the importance of this sector to the county. The Rural Development Programme (DAFM, 2014) supports agriculture, sustainable management of natural resources and climate action, and balanced development of rural economies and communities. In addition, Foodwise 2025', (DAFM, 2020) provides a plan for the agri-food sector. The 'Tipperary Food Producers' network are a well-known group of high-quality food producers and an excellent example of smart specialism and clustering for economic development.



This Council will support the sustainable expansion of agriculture and horticulture, where it is demonstrated that it respects the natural functions of the environment, including water systems and ecology. In addition, the Council will favourably consider projects ancillary to existing farming activities, such as renewable energy in agriculture, which contribute toward the viability of the farm and the rural community.

#### 8.4.2 Equine and Related Industries

Tipperary is internationally recognised for its bloodstock industry. Quality land coupled with an experienced labour force, whose tradition of working with horses has resulted in some of the world's best breeding and training establishments being in the county. The Council will seek to ensure that the vitality and viability of the equine industry is maintained through the appropriate management of the rural environment on which the equine industry is reliant. The Council will seek to protect, promote and enhance the development of the equine industry and to continue to promote the county as a recognised centre of excellence for the bloodstock industry and equine based leisure and tourism.

#### 8.4.3 Forestry

Tipperary has a total forest area of around 11% of the land area of the county<sup>50</sup>. The expansion of forestry is supported under 'Food Harvest 2020', in particular as a renewable raw material for industry and renewable energy, and by 'Forests, Products and People: Ireland's Forest Policy – a

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<sup>50</sup> National Forestry Inventory, 2017

Renewed Vision’ (DAFM, 2014). One of the main aims of Government policy is to expand forest cover in the entire country to reach 18% nationally by the year 2046.

Forestry plantations can provide synergies such as recreational opportunities including walking, biking and equine trails; they may support biodiversity and have a role in carbon storage. However, these effects are influenced by forest management practices and a collaborative approach to forestry, with stakeholders in the areas of tourism and climate action supported. Forestry also has a key role in water quality and water retention, as recognised in the River Basin Management Plan 2018 - 2021, (and any review thereof) and the Environmental Regulations for Forestation (DAFM, 2016) will apply to all new afforestation proposals. Water quality and flood risk management is further addressed in Chapter 11 Environment and Natural Assets.

The Climate Action Plan (DCCA, 2019) deals with the role of forestry in climate action with a key aim to support new plantations, and sustainable forest management of existing forests. Support measures include the promotion of agroforestry and ‘neighbourhoods’ and the Teagasc ‘Native Woodland Scheme’. The Council, where appropriate, will seek to actively encourage and facilitate the sustainable and integrated development of the forestry sector in Tipperary having consideration to the role of forestry in terms of the economy, water quality, flood risk management, biodiversity, carbon storage, tourism and recreation.

#### **8.4.4 Start-up Enterprise in the Open Countryside**

It is recognised that the viability of start-up enterprises is often dependent on the use of a home base. On a case-by case basis, the Council will seek to facilitate small-scale enterprise developments outside of settlements, to facilitate a start-up entrepreneur in or adjacent to their own home. Proposals will be balanced with the need to protect the residential amenities of adjoining landowners, and the visual amenities of the area. In this respect, proposals for new buildings should be of domestic proportions and capable in time of returning to a domestic use. It should be noted for clarity, that uses that would entail significant customer draw, including non-farm related shops/retailing will not be considered appropriate in the open countryside. Furthermore, if the enterprise needs to expand significantly and has no operational need to be located in a rural area, it will be expected to locate to a settlement with the appropriate level of infrastructure and services.

#### **8.4.5 Extractive Industries**

Minerals and deposits are essential raw materials for society, and the Geological Survey of Ireland provides data, maps, interpretations and advice on matters related to minerals, their use and their development. Tipperary contains extensive and important reserves of sand, gravel and other minerals, including lead and zinc ore, and the protection and management of these is important for future development. Quarrying provides direct and indirect employment in many areas of the county and the Council, in line with the provisions of the NPF, will seek to protect the potential of the

extractive industries sector by identifying, and protecting important reserves of aggregates and minerals from development that might prejudice their utilisation.

The Council will facilitate the development of extractive industries, and will also, in assessing new development, seek to protect mineral deposits from development that would adversely impact a site of geological importance or known high quality aggregate reserves (refer to Figure 8.2 and to the Geological Survey Ireland website for more specific detail), while ensuring that the environment and rural and residential amenities are protected. The protection of mineral assets and local geology, is specifically addressed in Chapter 11 Environment and Natural Assets.

Where development proposals involve the redevelopment, rehabilitation or reuse of historic mining sites in the county, the Council may seek the preparation of a 'Master Plan' for the entire landholding of the former mine to ensure the appropriate level of co-ordination of the entire landholding and protection of the environment. This approach is set out in Chapter 10 Renewable Energy and Bioeconomy in respect to Lisheen Mine, a former lead and zinc mining site located at Lisheen, Thurles. This is a significant site of 455ha, and in line with Planning Objective 10-F will be subject to the preparation of a multi-faceted master plan to inform its future use.



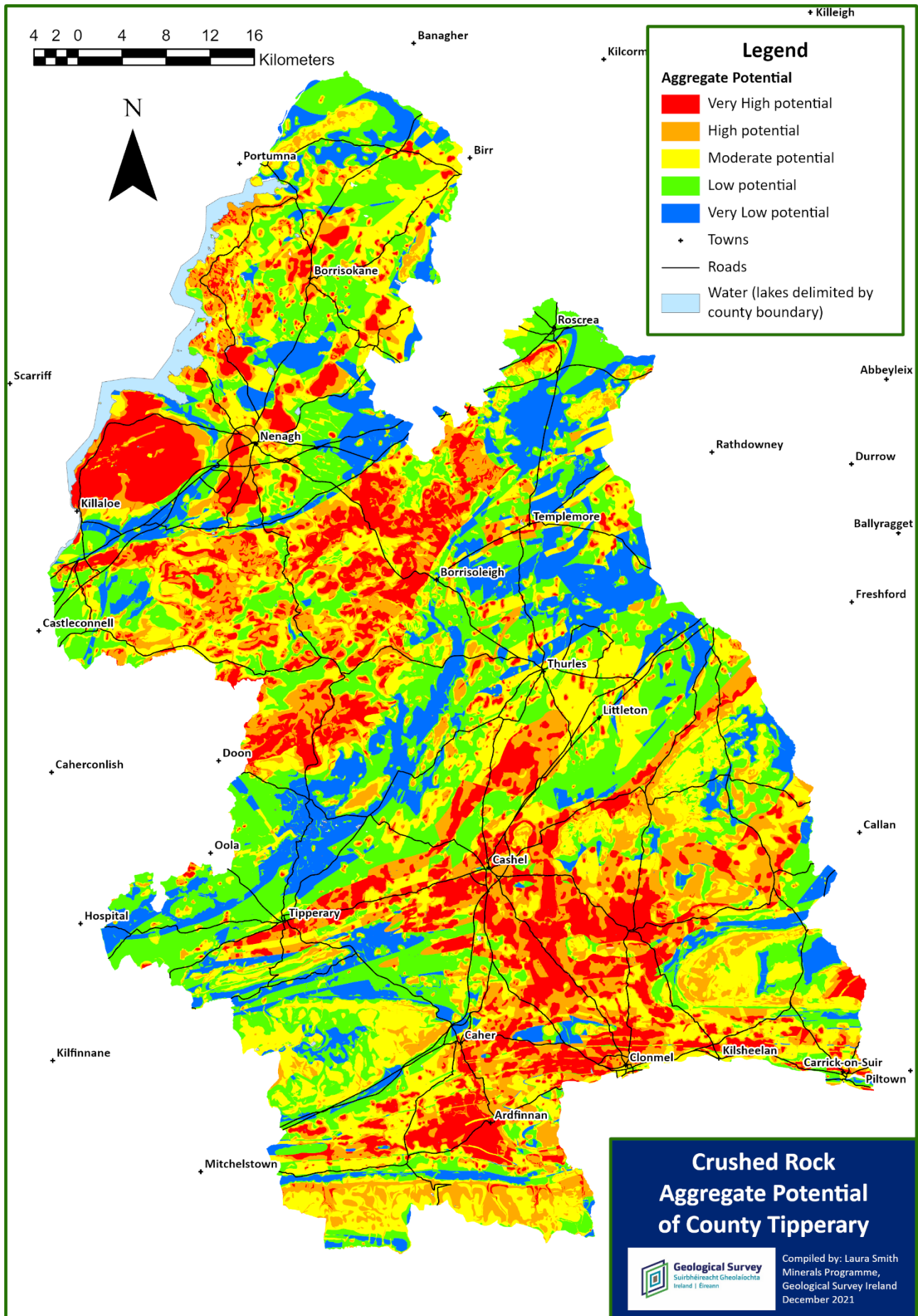


Figure 8.2 Illustration of crushed rock aggregate potential Tipperary (Geological Survey Ireland)

## 8.5 Non-conforming uses

In cases where authorised long-established commercial activities are in operation at locations that are not compatible with current planning objectives, the Council will support their continued operation and expansion, provided that it does not result in loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the area or creation of a traffic hazard.

## 8.6 Planning Policy

It is the policy of the Council to:	
8 - 1	<p>(a) Support and facilitate proposals for new enterprise development on lands zoned for such uses, in accordance with the Town Development Plans (and any review thereof), the LAPs (and any review thereof) and Settlement Plans as set out in Volume 2.</p> <p>(b) New developments shall be of a nature and scale compatible with the Settlement Hierarchy, and in accordance with environmental protection standards, the protection of residential amenity and the preservation of road traffic safety.</p>
8 - 2	Support the development and expansion of business parks in the county, subject to compliance with the policies and objectives of the Plan and the Development Management Standards as set out in Volume 3.
8 - 3	<p>Facilitate proposals for employment generating developments of a 'strategic/regional scale' at locations outside of designated lands in settlements, subject to the demonstration of a need to locate in a particular area. These will be considered on a case by case basis, and must demonstrate that;</p> <p>(a) They are compatible with relevant environmental protection standards, the protection of residential amenity and the capacity of water and energy supplies in the area, and,</p> <p>(b) They would not compromise the capacity of strategic road corridors in line with the Spatial Planning and National Roads, Guidelines for Planning Authorities (DHLGH, 2012).</p>
8 - 4	Facilitate the development of alternative farm enterprises, whilst balancing the need for a proposed rural-based activity with the need to protect, promote and enhance the viability and environmental quality of the existing rural economy and agricultural land.
8 - 5	<p>Support and facilitate small-scale start up-rural enterprise in the countryside within and/or adjoining the owner's home. Development proposals will be required to meet the following criteria:</p> <p>a) The development shall not have an adverse impact on the residential, environmental and rural amenity of the area;</p>

	<ul style="list-style-type: none"> <li>b) Any new structure shall be of a scale appropriate to the size of the site, and be sited and designed to ensure it does not detract from the rural setting and landscape character of the area;</li> <li>c) Where the enterprise or activity develops to a scale that is inappropriate by virtue of activity or size in its rural context, the Council will encourage its re-location to a more suitable location on zoned land within towns and villages, and,</li> <li>d) Uses that would entail significant customer draw, including non-farm related shops/retailing will not be considered appropriate.</li> </ul>
<b>8 - 6</b>	Support new forestry plantation and works related to forestry including works relating to tree-felling, subject to the protection of visually sensitive areas, ecology (both terrestrial and aquatic), water resources and abstractions, and compliance with national regulations with respect to protection of the environment.
<b>8 - 7</b>	Support the extraction of minerals and aggregates, and to have regard to; <ul style="list-style-type: none"> <li>a) Quarries and Ancillary Activities, Guidelines for Planning Authorities, (DEHLG 2004), where such activities do not have a significant impact on the environment, landscape or residential amenities of the area.</li> <li>b) In considering new development, to have regard to potential adverse impacts on sites of geological importance or known high quality aggregate reserves as set out in the County Geological Sites record (and any review thereof) as maintained by the GSI.</li> <li>c) Where development proposals involve the redevelopment, rehabilitation or reuse of historic mining sites in the county, the Council may seek the preparation of a Master Plan for the entire landholding of the former mine to ensure the appropriate level of co-ordination of the entire landholding and protection of the environment.</li> </ul>
<b>8 - 8</b>	Implement the requirement of the Seveso III Directive, and any regulations giving effect to this Directive, with regard to the following: <ul style="list-style-type: none"> <li>a) The siting of Major Accidents Sites;</li> <li>b) The modification of development on an existing, or within the vicinity of a Major Accident Hazard Site.</li> </ul>
<b>8 - 9</b>	Where commercial/industrial enterprises exist as non-conforming but long-established uses, to support their continued operation and expansion, provided such does not result in loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the character of the area or creation of a traffic hazard.

8 - 10	Support existing and emerging digital technologies in the interests of efficiency and competitiveness such as robotics, artificial intelligence, the 'Internet of Things', digital fabrication, augmented / virtual reality, blockchain and autonomous mobility.
8 - 11	Support the development of start-up incubator units on lands zoned and identified for development in towns and villages.

## 8.7 Planning Objectives

It is the objective of the Council to:	
8 - A	Work in partnership with national and regional stakeholders, including IDA Ireland, Enterprise Ireland etc. in attracting economic investment and employment opportunities to support national competitiveness, regional development and to strengthen the county's resilience.
8 - B	Support and facilitate the 'National Recovery and Resilience Plan' and to ensure that our economy and society is more sustainable, resilient and prepared to deliver Green and Digital transition.
8 - C	Support and participate in the preparation and implementation of the Mid-West and South-East Action Plans for Jobs, and any amendment thereof.
8 - D	Promote 'Strategic Employment Locations' as already identified in towns, and to continue to support a strong spatial framework for economic development, by ensuring that appropriate lands are zoned and serviced, by developing Masterplans/Frameworks for strategic landbanks, and applying land activation measures, where appropriate, to activate these lands.
8 - E	Work in partnership with stakeholders to identify opportunities and support the development of remote working hubs in settlements in the county.
8 - F	Support the implementation of the Tipperary Food Strategy, 2020 and the development of, and promotion of a Tipperary Food Brand.
8 - G	Work with national and regional partners in delivering a co-ordinated strategy for the 'Limerick – Waterford Transport and Economic Network', including the identification and development of Limerick Junction as a Strategic Freight Terminal and Transport Hub.
8 - H	Support and collaborate with the third level educational facilities, thus enabling skills retention and creation, research capacity building and learning excellence in the county thereby supporting enterprise and jobs development in the region.
8 - I	Recognise and promote remote working throughout the county, either from home or from a designated hub/co-working space within settlements, which offer employees flexible work arrangements and contribute to a lower carbon output through the associated reduction in commuting. Encourage the reuse of existing vacant buildings within town/village centres for such purposes.

<b>8 - J</b>	In conjunction with Coillte and other stakeholders, to support the development of forestry resources with a number of functions including, flood retention, biodiversity, water quality/catchment management and tourism and recreation.
<b>8 - K</b>	Work with economic partners in the Mid-West in the development of the 'Green Digital Basin' to support job creation in digital technology associated with the renewable energy sector. The Green Digital Basin will support the development of data centres and the Council will seek to identify two suitable sites for this purpose as part of this project and in accordance with proper planning and sustainable development.
<b>8 - L</b>	Carry out a review of strategic employment sites in the Key Towns and District Towns to support and inform the Town Development Plans and LAPs (and any review thereof).



## 9.0 Tourism

### 9.1 Introduction

Tipperary has an actively growing tourism economy and the county punches above its weight in terms of international visitor numbers attracted by our strong natural and heritage assets, including the Rock of Cashel. The county has a wonderful mix of built and natural heritage, complemented by attractive towns and villages, excellent food and an abundance of activities for all ages and abilities. Tourism development in the county is supported by the Council, in partnership with ‘Tipperary Tourism’, an independent, industry-led representative organisation and other groups and organisations.

Tipperary is located within two Fáilte Ireland destination proposition brands, ‘Ireland’s Ancient East’ and ‘Ireland’s Hidden Heartlands’. Fáilte Ireland has



already invested significantly in key towns such as Cashel and Clonmel, and in initiatives and amenities in the county such as the ‘Cashel Town Plan for Tourism’, Tipperary Museum of Hidden History, and Destination Experience Development Plans (DEDPs). The tourism economy of the county is significantly supported by exciting and multi-faceted tourism destination propositions, including the ‘Shannon Tourism Masterplan’, ‘Discover Lough Derg’ and ‘Munster Vales’, and unique flagship products including Suir Blueway Tipperary, the Beara Breifne Way and the Butler Trail.



**Figure 9.1: Tipperary located within both Ireland's Hidden Heartlands and Ireland's Ancient East**

The tourism experience that Tipperary offers is built on its natural, social and cultural assets. These cross-cutting themes include the character and history of our towns, villages and communities, the dramatic beauty and variety of our landscapes, and the quality of our environment and excellent food produce. It is a key function of the Plan to protect, support and grow these assets in a plan-led

manner in collaboration with stakeholders with incorporation of the principles of 'Responsible Tourism' as part of the county's overall strategy for tourism.

The Covid-19 pandemic has had a big impact on tourism. In response, a 'Destination Recovery Taskforce' has been established to co-ordinate recovery. This group is led by Tipperary Tourism in co-operation with Fáilte Ireland and supported by the Council. Stakeholders from across the industry and across the county are represented, working together to specify impacts and address issues arising from Covid-19.

## 9.2 National and Regional Tourism Frameworks

The Government's 'People, Place and Policy, Growing Tourism to 2025', (DTCAGSM, 2019) outlines key strategies and policies, including placing tourism as a core component of its economic strategy, and reiterates the market segments of greatest significance to Ireland and Tipperary. The NPF sets out national policy objectives aimed at realising the potential of tourism to sustain communities, create employment and deliver social benefits for Ireland, and in particular rural Ireland, including to facilitate tourism development and promote collaboration between tourism agencies to realise this potential.

'Our Rural Future': Rural Development Policy (DRCD, 2021) also recognises tourism as a key driver of rural economic development, and seeks to maximise the tourism and recreation potential of rural Ireland. In a regional context, the RSES realises the significance of the tourism sector for the southern region in terms of visits, accommodation and employment and seeks to promote its existing natural and man-made tourism resources, and encourage and facilitate the development of further resources in order to achieve its tourism potential.

## 9.3 Tipperary Tourism Strategy

The Tipperary 'Marketing, Experience & Destination Development Plan', 2016 - 2021 sets out a development strategy for tourism in the county. This is supported by 'Tipperary Transforming – Tourism Product Development Plan 2020 – 2030' (Tipperary Tourism and Tipperary County Council), a 10-year vision statement for tourism development. These promote Tipperary as national leader in 'Responsible Tourism' and recognise the following key county strengths;

1. A richness of built heritage and culture,
2. A wonder of mountains, hills and landscapes.
3. Lough Derg and the River Suir, including the waterscape, hinterlands and towns and villages.



19 concepts are listed in 'Tipperary Transforming'; these concepts will be further developed, subject to feasibility, to transform Tipperary as a tourism destination. It is an objective of the Plan to support and protect the growth and development of the concepts and projects as identified. The programme outlined will be supported by an annual 'Destination Resilience Action Plan', to set out a pathway for the delivery of actions over the next 10 years.

### 9.3.1 Regional and Collaborative Tourism Actions

'Tipperary Transforming' is the overriding vision for tourism development in the county, however, it is supported by cross-county and collaborative tourism initiatives including the following:

#### *The Lough Derg Visitor Experience Development Plan 2020 – 2024*

The Lough Derg Visitor Experience Development Plan 2020 - 2024 was collaboratively prepared and supported by the Tipperary LCDC, and the Lough Derg Marketing Group, including Fáilte Ireland and Waterways Ireland, Tipperary, Clare and Galway Councils, Inland Fisheries, the Leader Programme in Tipperary, Clare and Galway and Coillte. It sets out the overall approach to destination planning over the next 5 years, and focuses on developing sustainable visitor experiences that will place Lough Derg as a holiday destination of choice both nationally and internationally. The Lough Derg Visitor Experience Development Plan 2020 – 2024 complements the overall vision of the Shannon Tourism Master Plan (DTCAGSM and DHLHG, 2021).

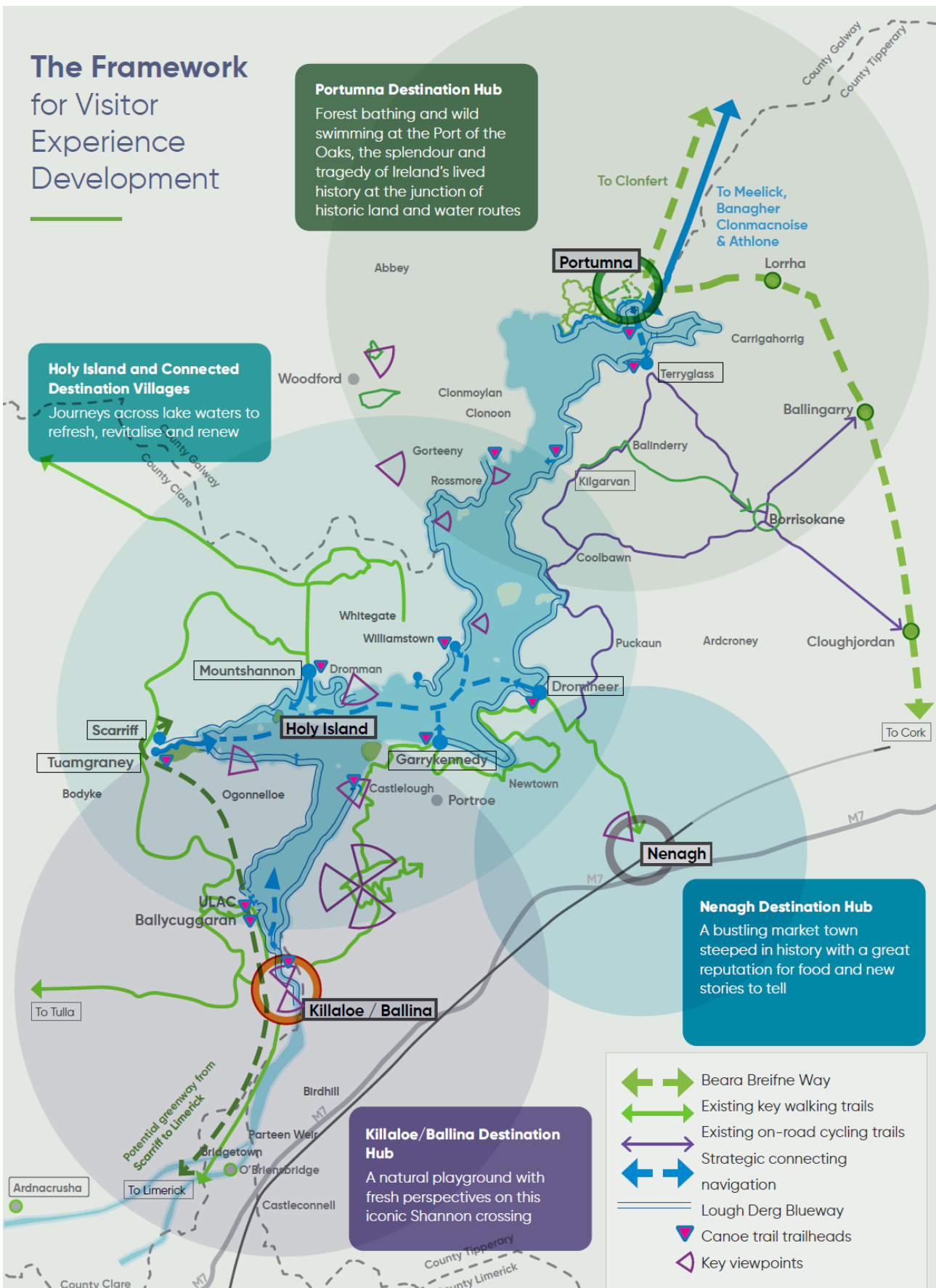


Figure 9.2: Extract from the Lough Derg Visitor Experience Development Plan 2020 – 2024

*The Munster Vales Strategic Tourism Development Plan 2020 - 2025*

The Munster Vales encompasses parts of counties Tipperary, Waterford, Cork and Limerick, including the Comeragh, Knockmealdown and Galtee mountain ranges, and the communities between each of these ranges. This 5-year strategic tourism development plan was supported by the Tipperary LCDC, and is a collaborative project with Cork, Limerick and Waterford County Councils, supported by Fáilte Ireland and the industry across the region. The Munster Vales Strategic Tourism Development Plan 2020 - 2025 will guide the development of Munster Vales as a destination and support the development of existing and new flagship visitor experiences that align with, and elevate the Munster Vales brand encouraging more visitors to stay in the area, extending dwell time and growing the rural tourism economy in a responsible and sustainable manner.

*Green and Blue Way Development*

The Department of Tourism, Transport and Sport produced its 'Strategy for the Future Development of National and Regional Greenways and Blueways' in 2018. It is stated that investment and development of green and blueways and related outdoor activities can offer a 'tourism product with significant potential to attract overseas visitors'. In addition, it will provide for local communities in terms of economic benefits and for all users as an amenity for physical activity and a contributor to health and wellbeing. 'Tipperary Transforming' highlights recreational projects which offer linkages to wider national networks e.g. Suir Blueway Tipperary, the Lough Derg Blueway and the Beara Breifne Way. The sustainable development of green and blueways is further addressed in Chapter 14 Green and Blue Infrastructure.

The Council will seek to actively support, and collaborate with adjoining local authorities, and other key stakeholders to deliver tourism actions and potential on a regional and national basis.

**9.3.2 Cashel Town Plan for Tourism**

The 'Cashel Town Plan for Tourism', was commissioned by Fáilte Ireland in 2020, in collaboration with the Council, supporting Cashel as a core visitor attraction for the county and region. In accordance with the Cashel Town Plan for Tourism, funding has been secured under the Fáilte Ireland-Destination Towns Capital Investment Programme, for way-finding actions and public realm improvements, focused on the area between the Rock and the town centre. A critical element of the Cashel Town Plan for Tourism is the continued development of the Rock of Cashel experience in partnership with the OPW, and to increase visitor flow between the Rock of Cashel and the town of Cashel. This has the potential to position Cashel as a gateway to the wider county and region for visitors. It is also an objective of the Council to deliver a new Cashel Park to support tourism in the town. The Council will continue to collaborate with Fáilte Ireland, OPW and other tourism stakeholders in the implementation of findings of the Cashel Town Plan for Tourism with particular



focus on the development of a world-class destination for tourism centred on the Rock of Cashel and Cashel Town.

### 9.3.3 Equine Tourism

Equine Tourism has been identified as a unique selling point and economic speciality for Tipperary. Fáilte Ireland recently developed a ‘Thoroughbred Country Destination Experience Development Plan’ (2021), which is supported by Tipperary and Kildare County Councils, and the racing industry. Plans are currently in development to develop a ‘Thoroughbred Trail’ of experiences across the county leveraging significant development planned at Tipperary Racecourse, Limerick Junction. 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.

## 9.4 Tourism Development

### 9.4.1 Supporting Tourism Product Development

In line with the Core Strategy, ‘Tipperary Transforming’ supports responsible tourism development with commercial, community and environmental needs as equal rather than competing forces. Having consideration to the natural assets of Tipperary, such as Lough Derg, the River Suir and our mountains and valleys, the Council will seek to ensure that new tourism development has protection of the environment, communities and the rural economy at its core. New tourism development will generally be supported in our towns and villages in line with the settlement strategy, and where it can avail of the clustering of services, infrastructure and visitor amenities, including heritage and cultural attractions.

The Council, through its own actions and programmes, will seek to ensure that the concepts, projects and objectives of ‘Tipperary Transforming’ are supported and collaboratively delivered in partnership with businesses, communities, special interest groups, government agencies and departments as relevant. Access to high speed broadband is a priority of the Council as essential for tourism, supporting customers in booking, accessing local information and for people who may choose to go on a working holiday with their family.

It is understood that tourism facilities are multi-faceted, including, for example, visitor attractions/centres, amenities and recreation activities such as water sports, outdoor adventures, wellbeing, and facilities for waterway cruising and boating. The national focus on tourism product development in recent times has moved towards the development and enhancement of outdoor based amenities such as short and long-distance walks, cycleways, bridleways, waterside activity centres, walking trails, and other green and blue infrastructure. For example, the Shannon Tourism Master Plan 2021 proposes interventions such as enhanced harbours and waterside public realms;

improved amenities for boat users and infrastructure for activity providers, clubs and communities to operate; a rejuvenated cruising experience; remote moorings and tranquillity zones.

The Council will facilitate opportunities for harnessing the potential of scenic areas, trails, uplands, lakes and waterways in a manner that is compatible with the natural heritage and environment of the area. Development proposals outside of settlement centres, including those associated with agri-tourism and eco-tourism, wellness facilities, adventure sports, outdoor recreational installations and water-based tourism activities, (including water side interpretive/ activity centres and jetties), will be required to demonstrate a clear need to locate in the area, and to ensure that the development is compatible with the protection of the environment, including lakeshore and riparian habitats. Proposals for new tourism or recreation projects will be required to demonstrate adequate mitigation of potential environmental effects, including:

- Management of any increase in visitor numbers and/or any change in visitor behaviour, including through visitor/habitat management plans, in order to avoid significant effects including loss of habitat and disturbance; and
- Ensuring provision of infrastructure with adequate capacity and performance.

#### **9.4.2 Specialist/niche tourism accommodation**

Fáilte Ireland has highlighted that there are limited choices in accommodation in the county, including holiday homes, motorhome parking, camping and glamping sites. There is also a need for alternative and a more diverse offering in accommodation with associated high-quality facilities for walkers, cyclists and families. Motorhome and caravan tourism are growing markets in Ireland, and particularly so as a result of the Covid-19 Pandemic. There are a number of private tourism-related caravan parks in Tipperary. These are often associated with a particular attraction on site or in the area, and have significant demands in terms of services (electricity, waste, water, sewerage) and management. There is potential for niche tourism accommodation, in response to growing market interest, where facilities are compatible with adjoining amenity and protection of the environment.

The Council will support and encourage tourist accommodation to locate within established settlement boundaries, and ensure that such development relates sympathetically to the scale and level of development and facilities in the locality. Proposals for tourism accommodation in un-serviced rural areas will only be facilitated for unique, or niche accommodation for example 'eco-pods', glamping etc where there is a clear and demonstrated need for it to be located at the site, for example where it is associated within an existing on-site attraction, and where it is compatible with policies for the protection of the environment. Proximity to public transport, and the volumes of traffic that may be generated, will be key considerations in determining if a rural based development is appropriate and sustainable.

## 9.5 Planning Policy

Planning Policy for Tourism Development	
It is the policy of the Council to:	
9 - 1	Encourage and support tourism development, including accommodation and related facilities, to locate within existing settlements, subject to normal planning and environmental considerations, where they can support compact growth and regeneration, provision of services and the general economic vitality of settlements. New development will be required to relate sympathetically to the scale, capacity and level of development and facilities in the settlement.
9 - 2	In assessing proposals for tourism development, including accommodation, at locations outside of settlement centres, to consider proposals on a case-by-case basis, having regard to; <ul style="list-style-type: none"> <li>(a) The nature and scale of the proposal in the context of its setting,</li> <li>(b) The specific need for the development to locate in the rural area and not within a settlement,</li> <li>(c) Demonstration that the development is compatible with the protection of the environment, including lakeshore and riparian habitats.</li> <li>(d) The environmental conditions and sensitivities, scenic amenity, availability of services and the cumulative impact of such developments on the environment.</li> </ul>
9 - 3	Encourage all new tourism related development proposals to: <ul style="list-style-type: none"> <li>(a) Maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology.</li> <li>(b) Support best-practice environmental management including energy efficiency, waste management, biodiversity and sustainable transport.</li> </ul>

## 9.6 Planning Objectives

It is the objective of the Council to:	
9 - A	<ul style="list-style-type: none"> <li>a) Continue to collaborate with Fáilte Ireland, OPW and other tourism stakeholders in the development and delivery of Regional Tourism Plans and DEDPs to ensure that Tipperary's established and emerging attractions and activities are continually developed to their maximum potential.</li> <li>b) Support tourism by collaborative product development and clustering, and proactive bidding for funding through schemes such as the 'Platforms for Growth' Investment Programme, the URDF and RRDF (and any review thereof).</li> </ul>

<b>9 - B</b>	Support the development of Tipperary as a national leader in ‘Responsible Tourism’ in line with the actions of the Tipperary ‘Marketing, Experience & Destination Development Plan’, 2016-2021 and to encourage and promote the development of the Fáilte Ireland ‘Irelands Ancient East’ and ‘Irelands Hidden Heartlands’ regional brands through sustainable tourism.
<b>9 - C</b>	<p>Support the implementation of the Tipperary ‘Marketing, Experience &amp; Destination Development Plan’, 2016-2021 and ‘Tipperary Transforming’ (and any review thereof) and associated tourism strategies and plans set out therein. Support existing and emerging tourism programmes, including;</p> <ul style="list-style-type: none"> <li>● Lough Derg Visitor Destination Plan 2020,</li> <li>● Shannon Tourism Master Plan 2021,</li> <li>● Munster Vales programme,</li> <li>● Cashel Town Plan for Tourism,</li> <li>● Butler Trail,</li> <li>● Suir Blueway Tipperary,</li> <li>● Beara Breifne Way,</li> <li>● Thoroughbred Country Destination Experience Development Plan.</li> </ul> <p>In supporting tourism, the Council will seek to support synergies and clustering of tourism attractions, for example, the ability of the Rock of Cashel to act as a catalyst for the area, thereby supporting associated product development at sites such as Holycross Abbey, Monaincha Abbey and Church, Cahir Castle and Swiss Cottage, Ormond Castle, Fethard Walled Town etc.</p>
<b>9 - D</b>	Develop a ‘Greenway and Trails Strategy’, and to support and seek funding opportunities for the development of green and blue ways, incorporating walking, cycling and equine trails and supporting the tourism economy.
<b>9 - E</b>	To continue to enhance and re-imagine the towns and villages as visitor-led tourism destinations, through the existing collaborative heritage and tourism-led regeneration programmes and projects funded through Project Ireland 2040.
<b>9 - F</b>	To co-operate with Fáilte Ireland, Waterways Ireland and other relevant bodies and agencies, in promoting the county’s waterways and Lough Derg Lakelands as part of an overall tourism development and marketing strategy.
<b>9 - G</b>	To collaborate with Fáilte Ireland, TII and other key stakeholders in the development and implementation of a digital technology enhancement programme, including interpretation and way-finding to support our tourism economy, to include branded orientation signage, digital innovation and roadside signage.

<b>9 - H</b>	To support, encourage and promote sports tourism within the county.
<b>9 - I</b>	Support the provision of accessible tourism in Tipperary, thereby ensuring that facilities are accessible to people with mobility issues, people with learning disabilities, visual or hearing impairment, young children and elderly people.



## 10.0 Renewable Energy and Bioeconomy

### 10.1 Introduction

Renewable energy and the bioeconomy are important aspects of our diverse and vibrant rural economy, with synergies between and across other areas such as climate action, job creation and amenity development. It is understood that by supporting a climate resilient, biodiversity-rich, environmentally-sustainable and climate-neutral economy we can make optimum use of our available renewable energy resources. The Council, with the support of the Tipperary Energy Agency and through the Core Strategy of this Plan, has strongly committed to the support of renewable energy as part of sustainable economic growth in line with the National Renewable Energy Action Plan of the Government.

This Plan supports investment and development in renewable energy and the bioeconomy, as part of a national transition to a low-carbon, climate resilient and circular economy.

### 10.2 National Policy

The policy context for renewable energy is set out in the Renewable Energy Strategy, Volume 3 Appendix 2. Recent national and regional and emerging policy considerations are set out below.

#### 10.2.1 Climate Action Plan 2019

The government, its stakeholders, and the private sector are taking major steps towards making Ireland carbon neutral by 2050. This will occur in a number of ways, through the development of onshore and offshore renewable energy resources, through tax incentives and supports such as those for micro generation of solar and wind, and through Government schemes such as the ‘Renewable Energy Feed-in Tariff Scheme’ and the ‘Renewable Electricity Support Scheme’. Key provisions relating to renewable energy and the bio-economy supported by this Plan include:

- To increase reliance on electricity from renewable sources from 30% to 80%.
- A clear support scheme for micro-generation and for selling power to the grid.
- A plan for community participation and community gain in renewable energy.
- Streamlining of the consent system, connections arrangements and funding for new technologies.
- Support for diversification of agriculture and land-use, to develop sustainable and circular business models for lower carbon farming, and production of bio-based products and bio-energy in line with the ‘Common Agricultural Policy’ and the National Policy Statement on the Bioeconomy (Government of Ireland, 2018).
- Clusters at a regional/sectoral level as centres of excellence for low-carbon technologies.

- The delivery of quality employment and enterprise in new areas of opportunity.

The Council will support the Climate Action Plan (DECC, 2019) as it relates to renewable energy production, having consideration to the strategic importance and potential benefits of renewable energy investment to rural communities, and to small and medium enterprises in Tipperary.

### **10.2.2 Review of the Wind Energy Guidelines**

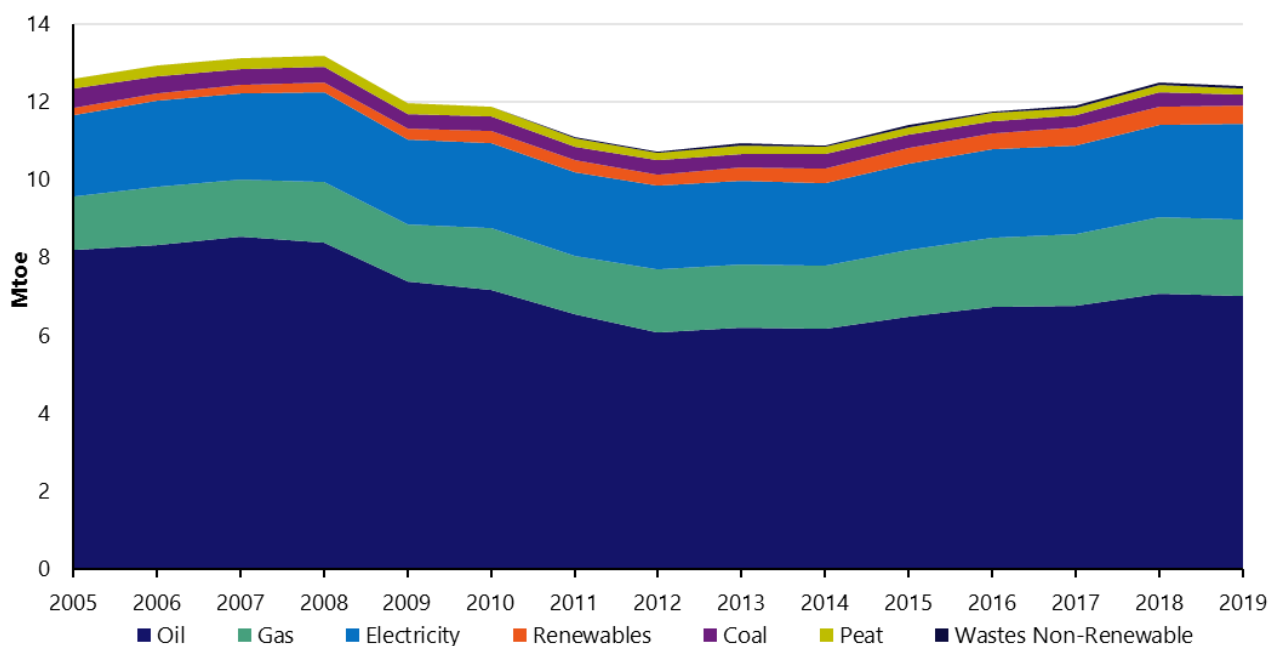
The National Wind Energy Development Guidelines (DEHLG, 2006) are currently under review. The review focuses on several areas including new mechanisms for local community engagement with consideration to investment/benefit, setback from turbines and noise limits. The Council will seek to apply the Wind Energy Development Guidelines, and any review thereof, in assessing proposals for wind energy developments.

### **10.2.3 National Policy Statement on the Bioeconomy (2018)**

The National Policy Statement on the Bioeconomy (Government of Ireland, 2018) sets out a vision for Ireland to be a global leader for the bioeconomy with common principles, strategic objectives, and a framework for implementation. The Council will support the National Policy Statement on the bioeconomy having consideration to the strategic importance of the bioeconomy to rural Tipperary.

## **10.3 Energy Consumption Patterns**

According to the 'Energy in Ireland Report' (SEAI, 2020) in 2019 56.5% of all energy consumed in Ireland was from oil and 16% was from gas. Renewables made up 12.0% of gross final consumption, relative to a 2020 target of 16.0%. The share of electricity generated from renewable sources increased from 33.2% in 2018 to 36.5% in 2019 (normalised). The 2020 target was 40%. The renewable share of energy used for transport (including weightings) increased from 7.2% in 2018 to 8.9% in 2019. The 2020 target was 10%. The renewable share of energy used for heat remained flat at 6.3% in 2019. The 2020 target was 12.0%.



**Figure 10.1: Total Final Energy consumption by Fuel (SEAI 2019)**

According to the EPA<sup>51</sup>, the dramatic decline in economic activity and travel in 2020, as a result of the COVID-19 pandemic translated into GHG emissions reductions of only 5.9% in 2020, compared to 2019 levels. This illustrates the challenge for us all of achieving a year on year GHG reduction of 7% to 2030 in line with targets as we move away from the restrictions imposed during the Covid-19 lockdowns of 2020 and 2021.

## 10.4 Renewable Energy Policy

In producing this Plan, the Council has had regard to the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (July 2017), which sets out the requirement for the Planning Authority to comply with a Specific Planning Policy Requirement under section 28(1C).

The Tipperary Renewable Energy Strategy is set out in Volume 3, Appendix 2. Chapter 4 of the Renewable Energy Strategy identifies the renewable energy resources of Tipperary, including bioenergy, energy from waste, wind, solar, hydro and geothermal energy. It is a strategic aim of the Renewable Energy Strategy to facilitate a low-carbon future in Tipperary by supporting the sustainable development of the renewable energy sector in Tipperary. In addition, the Renewable Energy Strategy supports the active participation of communities in renewable energy generation.

The Council will continue to support sustainable renewable energy development through its own economic programmes and actions and through supporting the private sector. The policies and objectives of the Renewable Energy Strategy (and any review thereof) will apply to proposals for

<sup>51</sup> The impact on 2020 greenhouse gas emissions of COVID-19 restrictions, January 2021

renewable energy development in Tipperary along with the relevant Development Management Guidelines set out in Volume 3. New development proposals will be subject to required environmental assessment processes where necessary, and balanced with the importance of maintaining and protecting the natural landscape.

The Renewable Energy Strategy for Tipperary will be reviewed by the Council, in collaboration with stakeholders, over the lifetime of the Plan, and will incorporate the provisions of national government as they relate to renewable energy and climate action, the Tipperary Climate Action Plan (when complete) and the Wind Energy Development Guidelines (when available).

### Section 10.4.1 Renewable Energy Targets

The national Climate Action Plan (DECC, 2021) raises the target for renewably-sourced electricity from 70% to 80%, which will involve increased investment in solar and onshore wind as key resources in Tipperary. The county has already contributed significantly to renewable wind energy generation, with its installed wind capacity representing approximately 11% of the total installed wind capacity in the Republic of Ireland to date (based on the national installed wind capacity of 4,309 MW (Irish Wind Energy Association)).

It is estimated that 1MW of wind capacity can provide enough electricity to supply approximately 650 homes, therefore, having consideration to the current estimated output of Tipperary of 475MW and the 75,820 private housing units in the county, Tipperary produces enough electricity to power three times the number of homes of the county. In terms of solar electricity generation, there are approximately 15 ground mounted solar farms permitted, these will have an estimated output of 117MW. Having consideration to investment to date in renewable electricity, it can be seen that Tipperary is a strong net exporter to the national grid, and has already exceeded its minimum targets for renewable electricity on a per capita basis. However, in line with the Renewable Energy Strategy currently in place, the Council will seek to further build on this achievement, and to continue to proactively support the export of renewable electricity to contribute to national targets.

In line with the Core Strategy, and the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (DHPCLG,2017) the Council has considered how the implementation of the Plan to 2028 will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production.

**Table 10.1 Renewable Energy Targets for County Development Plan period**

Resource	Approved/Operational (MW)	2028 target-approx. 25% increase over permitted capacity
Wind	475 Operational	600MW Operational
Solar	117 Permitted	150MW Operational

These targets will be reviewed subsequent to the emergence of regional targets for wind and solar energy, and as part of a review of the Renewable Energy Strategy.

## 10.5 Renewable Energy, Economy and Communities

The Council is committed to the rural economy and employment, including through investment in renewable energy and energy efficiency. The objectives of the LECF as they relate to rural development, support for small and medium enterprises and local community investment, are also reflected in this Plan, and it is expected that the development of a sustainable energy base, training and development programmes along with investment in efficiency, will confer an economic advantage to rural areas in the form of jobs and investment.

The RSES seeks to support renewable energy projects in Ireland, including the consideration of frameworks and supports for community participation through micro-generation, auto-production and investment in commercial energy production in their localities. The Council strongly supports the active participation of local communities and SECs in renewable energy production as proposed by the RSES, the Climate Action Plan 2019 and the Draft Wind Energy Development Guidelines, and local community investment is seen as important to rural communities and a key opportunity for future investment. Climate active communities are further addressed in Chapter 3 Low Carbon Society and Climate Action.

## 10.6 Supporting the Bioeconomy

The National Policy Statement on the Bioeconomy (Government of Ireland, 2018) sets out the ambition for Ireland to be a global leader for the bioeconomy, through a co-ordinated approach that harnesses Ireland's natural resources, and competitive advantage. It seeks to promote greater coherence between the sectors of the bioeconomy, to strengthen the development of bio-based products and grow the relevant markets for them, and to access funding available at EU level as well as leveraging private investment. The National Policy Statement seeks to deliver:

- **Sustainable economy and society** - putting Ireland's economy on a more sustainable footing by encouraging the efficient use and re-use of resources.
- **Decarbonisation of the economy** - playing a part in lowering GHGs, for example, the development of new practices to improve efficiency in agriculture and forestry production. Bioprocessing and bio-refining can replace high embedded carbon products such as concrete, steel, plastics and chemicals with bio-based alternatives and new products.
- **Jobs and Competitiveness** - fostering employment, as many of the inputs for the bioeconomy are sourced nationally, so its development has a greater impact compared to other areas of the economy that are more reliant on imports.



- **Regional Prosperity** - one of the advantages of the bioeconomy is that many of the businesses rooted in it are located in rural areas and can assist in halting rural decline.

The NPF highlights the potential of the bioeconomy in promoting more efficient use of renewable resources and in supporting rural economic development and employment. Tipperary, through its National Bioeconomy Campus in Lisheen, will support the southern region to become a ‘European Model Demonstrator Region’ for the bioeconomy.

This proposal for a national campus at Lisheen was developed through the Irish Bioeconomy Foundation, bringing together relevant stakeholders, including universities, private enterprise and is supported through Enterprise Ireland. The campus will have a range of facilities which will enable industry, entrepreneurs and researchers to scale technologies that convert Ireland’s natural resources to products of high value for use in a wide variety of sectors including food ingredients, feed ingredients, pharmaceuticals, natural chemicals, biodegradable plastics and more. The proposed centre is supported by the EU Bioeconomy Strategy and ‘Horizon 2020’ for the sustainable use of natural resources from traditional and non-traditional sectors.

As set out in the Renewable Energy Strategy, the county has potential to support the bioeconomy and produce bioenergy<sup>52</sup> through its agriculture sector, including anaerobic digestion technologies, forestry, and related industries and from industrial and municipal waste. Bioenergy from biomass can be used to generate electricity, heat and transport fuels. The Council supports the sustainable development of the bioenergy sector in the county, and will promote the efficient use of bio-based waste resources as part of a broader strategy to develop a Bioenergy Implementation Plan for the Southern Region.

### 10.6.1 Mid-Tipperary Decarbonisation Zone

The Climate Action Plan (DECC, 2019) states that ‘Each local authority will identify and develop plans for a spatial area(s), in which a range of climate mitigation, adaptation and biodiversity measures and actions are identified to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action targets’. ‘Decarbonisation Zones’ (DZ) should address wider co-benefits including air quality, improved health, biodiversity, embodied carbon, agricultural practices, sustainable land management, lower noise levels, waste, water, circular economy etc. A DZ can also explore the co-benefits of climate adaptation, and local measures such as climate proofing, afforestation, green and blue infrastructure, reducing heat island effects, citizen awareness and behavioural change.




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<sup>52</sup> The three main categories of bioenergy are biomass, bioliquids and biofuels.

The Council has already identified the Lisheen Mine and Lisheen Bog area, centred on the National Bioeconomy Campus, as the first candidate DZ in the county, with co-benefits in terms of tourism and amenity (Littleton Labyrinth and Bushcraft Survival Destination Plan). This DZ designation recognises the importance of the bioeconomy in Tipperary and the potential for synergies with other areas including wind energy and tourism and amenity.

Building on this first designation of a strategic DZ, the Council will support the development of further DZs and energy activation zones (as the case maybe) in the county in line with national and regional guidance) over the lifetime of the Plan.

## **10.7 Disruptive Technologies and Energy Storage**

The Council understands that a move to a low-carbon society will need innovation in terms of technologies that will significantly alter the way we live and do business. The ‘Disruptive Technologies Innovation Fund’, under Project Ireland 2040, supports innovative approaches to technology, where it is demonstrated that there will not be an adverse impact on the environment.

Energy storage technologies enable a decarbonised electricity system, and support renewable energy production. Short term energy storage typically uses battery energy storage systems, whilst longer term storage technologies may include pumped hydro, compressed air and liquid air energy storage. Emerging technologies may provide other solutions.

Carbon capture systems include sustainable forestry, native tree planting and better management of peatland and soils, to support carbon sequestration and enhancement of biodiversity. The Council will also support innovation in both sustainable energy storage technologies, and natural carbon capture systems as further addressed in Chapter 11 Environment and Natural Assets.

This Plan, and its supporting Renewable Energy Strategy, seeks to support innovation and development of new technologies, synergies and concepts that will support ways, for example to generate renewable energy, to ensure carbon sequestration, to deliver energy storage etc.

The only electricity generating project planned for Ireland under the European Network of Transmission Systems Operators for Electricity plan for 2018 to 2028, is proposed for Tipperary. This “pumped-storage hydroelectricity plant” proposed to be located at Silvermines, would be one of the largest private infrastructure projects in the history of the State and generate 360 megawatts of electricity. The Council will support this development, subject to planning and environmental protection standards.

## 10.8 The Circular Economy and Sustainable Waste Management

The ‘Circular Economy’ concept is part of the EU’s Waste Framework Directive, which sets out to prioritise waste prevention, followed by re-use, recycling, and recovery and finally disposal into landfill. The Waste Action Plan for a Circular Economy (DECC, 2020) is Ireland’s new roadmap for waste planning and management. This Plan shifts focus away from waste disposal and instead supports the preservation of resources by creating a circular economy. The Waste Action Plan for a Circular Economy (DECC, 2020) sets out a range of national aims and targets and the measures by which these will be achieved, including increased regulation and measures across various waste areas such as the Circular Economy, Municipal Waste, Consumer Protection and Citizen Engagement, Plastics and Packaging, Construction and Demolition, Textiles, Green Public Procurement and Waste Enforcement.

European and national policy is implemented at the regional level through the Regional Waste Management Plan (Southern Region of Ireland 2015-2021). The new National Waste Management Plan for a Circular Economy (Government of Ireland, 2022) will replace the Southern Region Waste Management Plan 2015-2021. The National Waste Management Plan for a Circular Economy (Government of Ireland, 2022) will include the new guidance document Waste Management Infrastructure – Guidance for Siting Waste Management Facilities, the scope of which includes broad siting criteria and facility specific guidance for consideration when siting a waste facility.

It is a key objective of the Council to support the sustainable management of waste in line with the National Waste Management Plan for a Circular Economy (Government of Ireland, 2022) and associated guidance across the delivery of its services and in the management of new development.

## 10.9 Planning Policy

It is the policy of the Council to:	
10 - 1	Support and facilitate new development that will produce energy from local renewable sources such as hydro, bioenergy, wind, solar, geothermal and landfill gas, including renewable and non-renewable enabling plant, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers. The provisions of the Tipperary Renewable Energy Strategy (and any review thereof) as set out in Volume 3, will apply to new development.
10 - 2	Support and facilitate disruptive technologies and innovations, including natural carbon capture systems that will support the generation of energy from local renewable energy sources and support energy storage and carbon capture, subject to compliance with

	normal planning and environmental criteria, in co-operation with statutory and other energy providers.
10 - 3	Support and facilitate the development of a sustainable and economically efficient agricultural and food sector and bioeconomy, balanced with the importance of maintaining and protecting the natural services of the environment, including landscape, water quality and biodiversity.
10 - 4	Ensure the sustainable management of waste and the application of the 'Circular Economy' concept in line with the provisions of the National Waste Management Plan for a Circular Economy and the Waste Management Infrastructure – Guidance for Siting Waste Management Facilities, (Government of Ireland, 2022) in the development and management of new development.
10 - 5	Support and facilitate the co-location of renewable energy development and technologies to ensure the most efficient use of land identified as suitable for renewable energy generation.

## 10.10 Planning Objectives

It is the objective of the Council to:	
10 - A	Support the Climate Action Plan (DECC, 2019) as it relates to renewable energy production, having consideration to the strategic importance and potential benefits of renewable energy investment to rural communities.
10 - B	Support the National Policy Statement on the Bioeconomy (Government of Ireland, 2018) and any review thereof, having consideration to the strategic importance of the bioeconomy to rural Tipperary and support the preparation of a Bioenergy Implementation Plan for the Southern Region in conjunction with the Local Authorities and the Southern Regional Waste Management office.
10 - C	To continue to support renewable energy development and to maintain a positive framework for development through the review of the Renewable Energy Strategy over the lifetime of the Plan.
10 - D	Support the emerging bioeconomy sector, including continued support for the National Bioeconomy Campus at Lisheen, Co. Tipperary.
10 - E	Support the diversification of the agriculture sector as part of decarbonisation, and its role in energy production, including anaerobic digestion and green gas production.
10 - F	<p>(a) Work in partnership with stakeholders and landowners to develop a multi-faceted plan to support the development of the Mid-Tipperary DZ at Lisheen having regard to normal planning and environmental criteria.</p> <p>(b) As opportunities arise, to identify additional DZs in Tipperary in line with national and regional guidance.</p>

<b>10 - G</b>	Support the development of a 'Centre of Excellence for Sustainable Energy' in Nenagh, thereby harnessing economic specialism in the sector.
<b>10 - H</b>	Support the development of a proposed Hydroelectric Power station at Silvermines as identified in the European Network of Transmission Systems Operators for Electricity plan for 2018 to 2028, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers.
<b>10 - I</b>	Support, in collaboration with stakeholders such as the Tipperary Energy Agency and SEAI, Small and Medium Enterprises in Tipperary in developing a culture of sustainability and in addressing climate change, through training programmes and support networks.



# 11.0 Environment and Natural Assets

## 11.1 Introduction

Tipperary has a rich and diverse natural environment and landscape, with mountain ranges, uplands and valleys, forestry, rivers, lakes, and peatlands. These living and non-living natural assets benefit our society and economy, with outcomes including food, fibre and fuel provision, and cultural services such as recreation and appreciation of nature. Other services are not so well known, however, are of great importance to our well-being. These services include, for example, the regulation of our climate, the purification of air and water, flood protection, soil formation, pollination and nutrient cycling.

The NPF and the RSES aim to protect and value our important and vulnerable habitats, landscapes, natural heritage and green spaces. They highlight the importance of the interrelationships between biodiversity, natural heritage, landscape and our green spaces. The NPF states that integrated planning for green infrastructure, and the natural services that our environment provides is to be incorporated into the preparation of statutory land use plans. It also refers to the importance of biodiversity, and how the planning system can respond to challenges such as climate change, and ensure that development has regard to the requirements of relevant environmental legislation. The Tipperary Heritage Plan 2017 – 2021 (Tipperary County Council, 2017) seeks to support heritage in all its forms. In accordance with the Heritage Act of 1995, heritage is defined as monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways.

This Plan, through its supporting Environmental Reports (SEA Environmental Report, Natura Impact Statement and Strategic Flood Risk Assessment) as set out in Volume 5, focuses on the way that the natural environment works as a system. Environmental protection is a core objective, and the Council will seek, at all times, to integrate sustainable economic and social development with the protection and enhancement of our natural environment, and the natural services on which we depend.

## 11.2 Biodiversity

Biodiversity is the variety of plant and animal life in an area, and how it interacts within habitats and ecosystems. The protection of biodiversity is a cross-sectoral matter, and the Council will support stakeholders and sectors in achieving the objectives of the National Biodiversity Plan, '2017-2021', (DCHG 2017) as follows:

1. To mainstream biodiversity into decision-making across all sectors,



2. To strengthen the knowledge base for conservation, management and sustainable use of biodiversity,
3. To increase awareness and appreciation of biodiversity and ecosystems,
4. To conserve and restore biodiversity and ecosystems in the countryside,
5. To expand, and improve management, of protected areas and species, including control of invasive species, and,
6. To strengthen governance for biodiversity and ecosystem services.

There is a strong link between natural systems and climate change, and biodiversity can reduce the negative effects of climate change by carbon storage i.e. in peatlands, forestry and other green assets. This link can be supported the wider adoption of conservation and sustainable land-use practices, including the strengthening of protected area networks and green and blue Infrastructure assets. In addition, a changing climate can result in negative impacts on biodiversity, and adaptation must also be a consideration in land-use planning.

At national level, biodiversity policy is set out in the National Biodiversity Action Plan 2017-2021 (NBAP, 2017) which identifies habitat degradation, climate change and spread of invasive alien species as significant factors negatively impacting on biodiversity in Ireland today. In line with national policy, and as a member of the 'All Ireland Pollinator Plan', the Council will seek to integrate the protection and enhancement of biodiversity with sustainable economic and social development. New public and private sector developments will be required to demonstrate adherence to this principle through compliance with the development management standards set out in Volume 3. It is an objective of the Council to prepare a 'Heritage and Biodiversity Strategy' and a 'Pollinator Action Plan' to support and guide new development in Tipperary.

Trees and hedgerows are important components of the local landscape/ townscape. The protection and support of existing trees and hedgerows will be a consideration in the assessment of development proposals by the planning authority. Where trees or hedgerows are of particular local value, the Council may seek their retention, or where retention is not feasible, their replacement and will seek a proactive focus on new tree-planting as part of new development.

The concept of 'Urban Greening' is dealt with in detail in Chapter 7 Town centres and Placemaking, and the role of Green and Blue Infrastructure is set out in Chapter 14.

### **11.3 Conservation and Protection of Sites**

The Habitats Directive, together with the Birds Directive, provides for the conservation and protection of sites which host natural habitats and species that are rare, threatened or vulnerable. These areas are collectively known as 'European Sites' sites and encompass Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

Tipperary's Natural Heritage Areas (NHAs) and proposed NHAs are sites designated under the Wildlife Act 2000 (as amended). These are sites that are of national importance, intended to conserve nationally important sites that support a range of habitats, plant and animal species and, in some cases, geological features. The county also has many areas designated as European Sites and NHAs and proposed NHAs, including the Suir River Corridor, Lough Derg and Silevefelim - Silvermines Mountains. A full list of designated sites may be obtained from the National Parks and Wildlife Service (NPWS) website<sup>53</sup> and on the Council Public Planning Enquiry System<sup>54</sup>.

### Non-Designated Sites

There are also many sites throughout the county that host important plant and animal species or their habitats, including protected Annex I habitats, Annex I birds and Annex II species, which are not designated as a European Site or NHA, these include wet woodlands, marsh, springs, fen, swamp, reedbeds etc. These are important ecological assets and corridors, contributing to biodiversity and climate action, and their protection is advocated in Article 10 of the Habitats Directive and Section 10(2)(a) of the Planning Act, as follows: "the encouragement, pursuant to Article 10 of the Habitats Directive, of the management of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species"

Wetlands include watercourses and water bodies as well as other habitats types such as marshes, fens, reed beds, bogs and wet woodlands. These habitats tend to have high biodiversity value, as well as serving other essential services relating to the protection of water quality, flood protection, carbon capture and climate mitigation. While many protected areas include wetlands, most wetland areas occur outside protected sites. Work or development which involves the drainage or reclamation of a wetland requires planning permission where the wetland is greater than 0.1ha and is subject to mandatory EIA where the wetland is greater than 2ha. The Council intends to undertake a survey of non-designated wetlands, as defined by the Ramsar Convention (2010) over the lifetime of the Plan.

### Summary

The main threats and pressures on the natural environment including habitats and species, are from works associated with development including agriculture, forestry and fisheries, natural system modifications (including drainage), tourism, mining and quarrying (including peat extraction) and issues such as climate change, pollution, and invasive and problematic species. Habitat loss is also recognised as an ongoing pressure. Proposals for new development will be required to demonstrate adequate mitigation of potential environmental effects, including ensuring provision of infrastructure

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<sup>53</sup> <https://www.npws.ie/protected-sites/nha>

<sup>54</sup> [www.tipperarycoco.ie](http://www.tipperarycoco.ie)

with adequate capacity and performance. The Council, in accordance with the Core Strategy objective of the Plan will seek to ensure the protection the natural habitats and species as part of the management of new development, and through its enforcement procedures.

## 11.4 Water Quality and Protection

The protection of water quality and water supply is a critical aspect for our society and for the ecological health of the county. Water quality and management must be balanced with a plan for economic prosperity and consider the pressures arising from climate change. The Council has an important role to play in the protection, maintenance, and improvement of water quality through the planning and management of future development.

### 11.4.1 Water Framework Directive

The Water Framework Directive 2000/6/EC (WFD) addresses the protection of water quality in a holistic way, addressing all waters – rivers, streams, lakes, wetlands and groundwater, and the immediate area adjoining them or ‘Riparian Zones’. The WFD requires the status of water bodies to be classified as high, good, moderate, poor or bad and the status is defined with respect to biology, chemistry, quality and morphology. River Basin Management Plans were established to implement the directive in an integrated manner, and to achieve targets set out in the WFD. The WFD, with respect to surface water and groundwater resources, is given effect by:

- a) The European Communities (Surface Waters) Regulations 2009 (as amended)
- b) The European Communities (Groundwater) Regulations 2010;

The European Union (Good Agricultural Practice for the Protection of Waters) Regulations, 2014 gives effect to the Nitrates Action Programme, and are designed to prevent pollution of waters from agricultural sources and to protect and improve water quality.

In considering applications for development, the Council will seek to ensure that surface and ground waters are protected and will seek measures, to improve the integrity of such water sources. ‘Ground Water Protection Schemes’ and ‘Zones of Contribution’ which contribute to public water supplies identify key aquifers and groundwater resources, and will be applied by the Council in assessing the impacts of new development on receiving waters. There are a number of sensitive fisheries in Tipperary, the Council will provide for the sustainable development of fisheries, where this is following the Habitats and Birds Directives and other ecological protection objectives.

### 11.4.2 Integrated River Basin Management



River basin management planning is an integrated approach to the protection, improvement and sustainable management of the water environment. The River Basin Management Plan (RBMP) for Ireland 2018 – 2021 (DHLGH) sets out actions for how water quality will be improved through the engagement of stakeholders under the leadership of Water Forum (An Fóram Uisce), and the Local Authority Waters Programme (LAWPRO). Key measures of the RBMP include:

1. Investment by Irish Water in waste-water projects, programmes and maintenance.
2. Local authority investigative teams working in 'Areas for Action'.
3. A collaborative Sustainability and Advisory Support Programme for the dairy industry, promoting agricultural best practice in 'Areas for Action'.
4. Improved controls for the management of water abstractions.
5. A "Blue Dot Catchments Programme" for the protection of high-status waters.
6. Grant scheme for repairs, upgrade and replacement of domestic waste-water treatment systems, with priority given to high-status catchments.
7. Community Water Development Fund to support community water initiatives; and protection of drinking water sources.

LAWPRO works with local authorities and State agencies for the development and implementation of RBMPs in Ireland. The programme is jointly managed by Tipperary and Kilkenny County Councils. The Council will support, through the work of LAWPRO and this Plan, the achievement and maintenance of 'at least good' status for all water bodies by:

- Protection of water quality through the development management processes.
- Supporting the objectives of the RBMP (and any review thereof) and the specific local objectives as they relate to Tipperary such as the protection of 'Blue Dot Catchments'.
- Supporting Investment in flood risk management, including for natural water retention measures and sustainable urban drainage measures.
- Support of projects to enhance biodiversity and habitats.
- Support education and awareness programmes i.e. through membership of the All-Ireland Pollinators Plan, Tidy Towns, Green Schools etc.

The Council recognises the importance of supporting an integrated and collaborative approach to local catchment management to assist in the effective implementation of the RBMP (and any review thereof) and will support the activities of LAWPRO in rolling out the Local Authorities Waters Programme.



#### 11.4.4 Peatlands

Tipperary's upland and low-land peatlands are identified in the County Landscape Character Assessment set out in Volume 3. These are unique habitats in a European context, and there are a number of sites in Tipperary which have been designated SACs. Peatlands have a significant role to play in carbon storage, biodiversity, and in some cases may offer synergies with tourism and amenity projects, for example the proposed 'Tipperary Bush Craft Survival and Activity Park' (A tourism objective of 'Transforming Tipperary', see Chapter 9). The National Peatlands Strategy (DAHG, 2015), sets out objectives for bogs and peatlands so that they may be managed responsibly in order to optimise their social, environmental and economic contribution to society.

In line with the provisions of Chapter 3 Low Carbon Society and Climate Action, the Council will support the diversification of peatlands, for example the sustainable development of renewable energy, and or tourism related facilities, whilst ensuring the conservation of their ecological, archaeological, cultural and educational significance in line with the National Peatlands Strategy (DAHG 2015) and any review thereof. The Council will support projects which assist the transition of the industrial peatlands to sustainable after uses. Where new development is proposed on areas of peatland, the Council may request the landowner to support a Master Plan for the entire peatland area in their ownership.

### 11.5 Flood Risk Management

#### 11.5.1 Flood Risk Data

The most significant water bodies in Tipperary are the Rivers Shannon and Suir, forming the core of a network of water bodies. The control of flooding, in the face of climate change, is a key land-use management issue and collective responsibility for everyone. The EU Directive on the Assessment and Management of Flood Risks, often referred to as the 'Floods Directive' requires management of flood risk on a RBMP basis, and having consideration to national water retention measures. The OPW manages relevant data, available on [www.floodinfo.ie](http://www.floodinfo.ie)<sup>55</sup> including, and not limited to Past Flood Events, Predictive Flood Risk Maps, and Arterial Drainage Schemes etc.

The Council is committed to supporting and implementing, in co-operation with the OPW, the requirements of the 'Flood Directive', the Flood Risk Regulations (2010) and the provisions of The Planning System and Flood Risk Management Guidelines (DEHLG and OPW, 2009) and Circular PL2/2014. This Plan has been subject to a SFRA (Volume 5), having



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<sup>55</sup> Supported by Geological Survey Ireland and the Groundwater and Geothermal Unit

consideration to available and relevant data. A ‘Constrained Land Use’ approach was applied to land use zoning as set out within Volume 2 of this Plan.

### 11.5.2 Assessing Flood Risk

In accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG 2009), the Council will adopt a precautionary approach to flood risk management, and will seek to avoid inappropriate development in all areas at risk of flooding<sup>56</sup>. In this respect, the Council will have regard to planning applications within Flood Risk Zones A and B<sup>57</sup> as outlined in OPW predictive flood mapping (and any review thereof).

A ‘Constrained Land Use’ approach was applied to land use zoning as set out within Volume 2 of this Plan. Applicants should, and may be requested to, consider a ‘Staged Approach’ to individual site assessment in line with Section 2.21 of the Guidelines in support of development. Where proposals for new development are located in flood Zones A and B, the applicant should consider a site outside of the flood zones, or may be required to submit a flood risk assessment to demonstrate that the development complies with the ‘Justification Test’ set out in the Guidelines.

Flood risk assessments submitted shall consider climate change impacts and adaptation measures, including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. These structural and non-structural flood risk management measures are further addressed in Volume 3 Development Management Standards.

In Flood Zone C, where the probability of flooding is low (less than 0.1%, Flood Zone C), site-specific flood risk assessment may be required, and the developer should satisfy themselves that the probability of flooding is appropriate to the development being proposed. The Plan SFRA datasets and the most up to date Catchment Flood Risk Assessment and Management (CFRAM) Programme climate scenario mapping should be consulted by prospective applicants for developments in this regard. SFRA and site-specific flood risk assessment shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect. Applications for development on land identified as

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<sup>56</sup> Flood hazard mapping and flood risk information as set out in this Plan may be subject to change over the lifetime of the Plan 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.

<sup>57</sup> Flood Zone A – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding); Flood Zone B – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

‘Benefitting Land’ may be prone to flooding, and as such site-specific flood risk assessments may also be required in these areas.

The Council will also, through both public and private sector development, and in collaboration with the OPW, seek opportunities to enhance biodiversity and amenity, and to ensure the protection of environmentally sensitive sites and habitats, through methods such as nature-based SUDS (refer to Chapter 15 Water and Energy Utilities), non-porous surfacing etc in new development to minimise the risk of flooding.

### 11.5.3 Climate Change and Flooding

The Planning System and Flood Risk Management Guidelines for Planning Authorities and Technical Appendices (DEHLG 2009), recommends that a ‘Precautionary Approach’ to climate change is adopted due to the level of uncertainty involved in potential effects. In contributing towards compliance with the Guidelines, climate change scenario mapping has been considered as part of the Plan SFRA.

The Plan requires that SFRA mapping, and the most up to date CFRAM Programme climate scenario mapping is consulted by prospective applicants for developments, and that it is made available to lower-tier development management processes in the Council. Chapter 11.5.2 Assessing Flood Risk of this Plan requires that:

- Flood risk assessments submitted shall consider climate change impacts,
- CFRAM programme climate scenario mapping should be consulted by prospective applicants for developments; and,
- SFRAs and site-specific flood risk assessment shall provide information on the implications of climate change with regard to flood risk in relevant locations.

### 11.5.3 Arterial Drainage Schemes and Drainage Districts

There are a number of Arterial Drainage Schemes and Drainage Districts in Tipperary. Under the Arterial Drainage Acts, 1945 and 1995, construction and alteration of watercourses, bridges, weirs and embankments require the prior consent of the OPW. These legal requirements mainly serve to ensure that proposed construction and alteration projects do not increase the risk of flooding or have a negative impact on drainage of land. The Council will have consideration to developments proposed in Arterial Drainage Schemes and Drainage Districts and the impact a new development may have on these areas.

## 11.6 Mineral Deposits and Geology

An audit of Tipperary’s extensive and diverse geological heritage sites was completed in 2019, and supported by the



Geological Survey Ireland, the Council and the Heritage Council. The list of Geological Heritage Sites is set out in the ‘Geological Heritage of County Tipperary’ (Geological Survey Ireland/Tipperary County Council, 2019) with corresponding individual site reports for the geological features set out in the audit<sup>58</sup>. The audit was a consideration in the SEA process underpinning the Plan, and should be read in conjunction with the County Landscape Character Assessment 2016 (Volume 3). The Council recognises that Geological/Geomorphological Sites and Areas are an intrinsic component of natural heritage, to be protected and promoted for their heritage value and for recreational and geo-tourism initiatives.

## 11.7 Landscape

Tipperary is well known for its dramatic and diverse landscapes, ranging from the rich ‘Golden Vale’, to the dramatic Galtee Mountains and to the scenic Lough Derg Lakelands. Landscape Character Assessment (LCA) has been prepared to describe, map and classify landscapes and support an understanding of their value and importance, and their capacity for change. The LCA establishes a basis for the protection, management and planning of landscapes having regard to those features that give Tipperary its unique ‘sense of place’.

Certain landscapes may be significant as a result of their associations with archaeology and human influence, the significance of these ‘archaeological landscapes’ in Tipperary are further addressed in Chapter 13 Built Heritage.

A key output of the LCA was the identification of the four ‘Landscape Character Types’ and within those types, 23 distinctive and carefully described ‘Landscape Character Areas’. New development proposed within those LCAs will be required to integrate with the character, sensitivity and value of the area in accordance with the LCA. The landscape character areas are described in the LCA set out in Volume 3, Appendix 3.

### 11.7.1 Primary and Secondary Amenity Areas

Having consideration to the LCA and the overriding objectives of the Plan, the Council has designated ‘Primary’ and ‘Secondary’ amenity areas (Figure 11.1), which include, amongst others, Lough Derg and the Glen of Aherlow/Galtee Mountains. These areas are particularly notable by virtue of their scenic and visual quality and offer significant opportunities for tourism development and rural recreational activities. The Council will seek to ensure that a balance is achieved between the protection of sensitive landscapes and the appropriate socio-economic development of these areas. In this respect, development proposals will be required to demonstrate that they integrate and respect the visual quality of the amenity area.

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<sup>58</sup> <https://www.gsi.ie/en-ie/publications/Pages/The-geological-heritage-of-Tipperary.aspx>

### 11.7.2 Scenic Routes and Views

The Council has designated a series of scenic views and routes in the county, which include views of key heritage sites, and inter-county scenic tourism routes. In assessing new development, consideration will be given to ensuring that views are not obstructed or significantly altered, and that the visual impact of new development be minimised by careful design and siting. Views and routes are outlined in the LCA, Volume 3 and illustrated in Figure 11.1. The Council may request the submission of a Visual Impact Statement (VIS) at application stage to ascertain the extent of the visual impact that may arise as a result of new development.



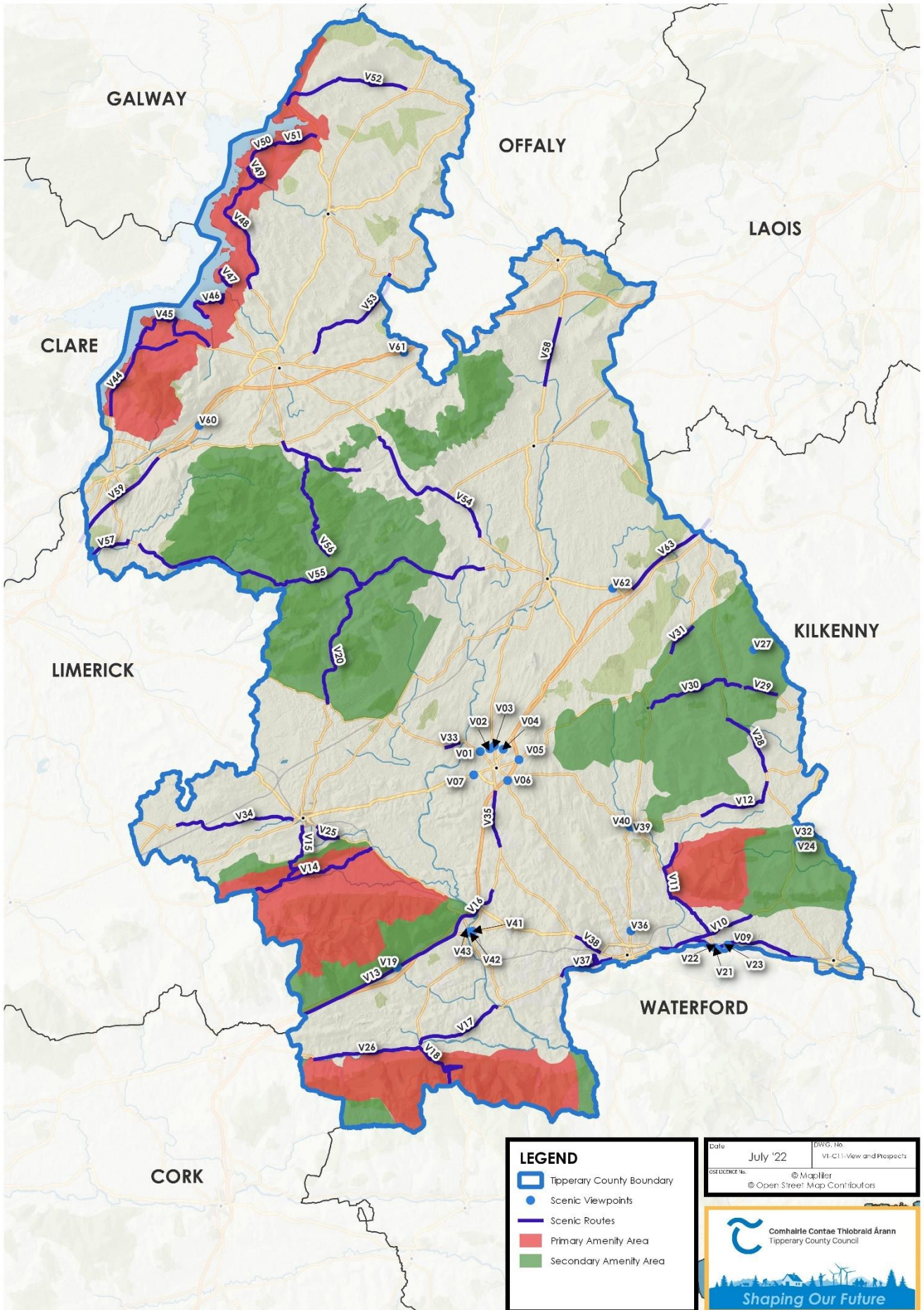


Figure 11.1: Primary and Secondary Amenity Areas and Views and Scenic Routes

## 11.8 Noise and Light Emissions

The Tipperary County Council Noise Action Plan 2018 - 2023 was prepared in line with the European Communities Environmental Noise Regulations 2018 (S.I. No. 549/2018) and is aimed at management of environmental noise. Environmental noise is defined by the Regulations as unwanted or harmful outdoor sound created by human activities, including noise emitted by means of transport, road traffic, rail traffic, air traffic and noise in urban areas over a specified size. Types of noise not included in the regulations include noise caused by neighbours, construction sites, night clubs, pubs, etc. The Noise Action Plan seeks to manage the existing noise environment and protect the future noise environment within the Action Planning Areas identified below:

1. M8 Motorway as it passes through Tipperary (64.8kms);
2. M7 Motorway as it passes through Tipperary (57kms);
3. N24 National Primary Road as it passes through Tipperary (69.8kms);
4. N52 National Secondary Road, from M7 Interchange, to Ardcroney (13Kms);
5. N62 National Secondary Road, from M8 Interchange, to Thurles (8Kms);
6. R688 (Cashel to Clonmel Road) for a distance of 1.3kms north from its junction with the N24 National Primary Road at the Cashel Road Roundabout,
7. R689 (Urlingford to Clonmel Road) for a distance of 1km north from its junction with the N24 National Primary Road at the Fethard Road Roundabout.

Mitigation measures to reduce noise impacts may include:

- Improved traffic management and smoothing traffic flows.
- New traffic calming areas and optimisation of existing traffic measures.
- Improvement or changes to road surfaces during routine road maintenance,
- Reduction of traffic density on a countywide basis.

The Council will consider the impact of noise emissions that may arise from such developments through the planning process, and in line with the relevant guidelines and standards for such developments. The Council recognises the need for artificial lighting as a means to contribute to a safe and secure night-time environment; however, the Council also recognises the impacts of light pollution, glare and light spillage and its impact on the visual, environmental and residential amenities of surrounding areas, and will seek to ensure that new development does not result in significant disturbance as a result of light pollution.

## 11.9 Planning Policy

It is the policy of the Council to:	
11 - 1	In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive, no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects <sup>59</sup> ).
11 - 2	Ensure the protection, integrity and conservation of European Sites and Annex I and II species listed in EU Directives. Where it is determined that a development may individually, or cumulatively, impact on the integrity of European sites, the Council will require planning applications to be accompanied by a NIS in accordance with the Habitats Directive and transposing Regulations, 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof and relevant Environmental Protection Agency (EPA) and European Commission guidance documents.
11 - 3	Ensure the conservation and protection of existing, and proposed NHAs, and to ensure that proposed developments within or in close proximity to an existing or proposed NHA would not have a significant adverse impact on the status of the site as described.
11 - 4	<p>(a) Conserve, protect and enhance areas of local biodiversity value, habitats, ecosystems and ecological corridors, in both urban and rural areas, including rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands in accordance with the objectives of the National Biodiversity Plan (DCHG 2017) and any review thereof.</p> <p>(b) Safeguard, enhance and protect water bodies (rivers/canals/lakes) and river walks and to provide links, where possible, to wider green infrastructure networks as an essential part of the design process.</p> <p>(c) Require an 'Ecosystems Services' approach for new development to incorporate nature-based solutions to SUDS, in so far as practical, as part of water</p>

<sup>59</sup> Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) Adequate compensatory measures in place



	<p>management systems, public realm design and landscaping, in line with best practice.</p> <p>(d) Where trees or hedgerows are of particular local value, the Council may seek their retention, or where retention is not feasible, their replacement and will seek a proactive focus on new tree-planting as part of new development.</p>
11 - 5	Ensure that new developments proposed in or near 'Ground Water Protection Schemes' and 'Zones of Contribution' which contribute to public water supplies, do not result in a significant negative impact on the integrity, function and management of these important assets.
11 - 6	Ensure the integration of river corridors with green infrastructure in settlements in line with the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland, 2020).
11 - 7	<p>a) Ensure the protection of water quality in accordance with the EU WFD, and support the objectives and facilitate the implementation of the associated Programme of Measures of the River Basin Management Plan 2018-2021 and any successor. This includes contributing towards the protection of Blue-Dot catchments and drinking water resources. Also, have cognisance of the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the WFD.</p> <p>b) Support an integrated and collaborative approach to catchment management in accordance with the River Basin Management Plan 2018-2021 and any successor.</p> <p>c) Require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies to maintain the natural function of existing ecosystems associated with water courses and their riparian zones, and to enable sustainable public access.</p>
11 - 8	Provide for the sustainable development of fisheries, in compliance with the Habitats and Birds Directives, and other ecological protection objectives. New infrastructure should be positioned at already modified locations where feasible; and sedimentation and siltation issues should be considered, with floating infrastructure used where feasible. Fishery related developments may necessitate the preparation of a Visitor/Habitat Management Plan that includes requirements in relation to: sustainable fishing practices that would not affect the ecological site integrity; and invasive species.
11 - 9	Assess all new developments (both within and without designated Flood Risk Zones) in line with the 'Staged Approach' and pre-cautionary principle set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities, (DEHLG, 2009) and any amendment thereof, and the following:

	<p>(a) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A &amp; B and on lands subject to the mid-range future scenario floods extents, as published by the OPW. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</p> <p>(b) SFRAs and site-specific flood risk assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.</p> <p>(c) Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.</p> <p>(d) Applications for development on land identified as ‘benefitting land’ may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.</p> <p>(e) Require applications for new development, or for an extension to an existing development on land zoned for ‘Social and Public’ or ‘Amenity’ use and where a potential flood risk is identified, and where the proposed use might be vulnerable, to be subject to site-specific flood risk assessment to the satisfaction of the Council.</p>
11 - 10	<p>(a) Flood risk assessments shall incorporate consideration of climate change impacts and adaptation measures with regard to flood risk, and,</p> <p>(b) Flood risk management planning shall determine actions to embed and provide for effective climate change adaptation as set out in the OPW ‘Climate Change Sectoral Adaptation Plan for Flood Risk Management’ applicable at the time.</p>
11 - 11	<p>(a) Ensure that new developments proposed in ‘Arterial Drainage Schemes’ and ‘Drainage Districts’ do not result in a significant negative impact on the integrity, function and management of these areas.</p> <p>(b) Consult with the OPW in relation to proposed developments in the vicinity of Flood Relief Schemes and drainage channels and rivers for which the OPW are responsible, and to retain a strip on either side of such channels, where required, to facilitate maintenance access thereto.</p>



	(c) Protect the integrity of any formal flood risk management infrastructure (see key flood risk infrastructure identified in Section 2.2 “Drainage, Key Flood Risk Infrastructure and Early Warning Systems” of the SFRA), thereby ensuring that any new development does not negatively impact any existing defence infrastructure or compromise any proposed new defence infrastructure
11 - 12	In assessing proposals for new development to seek to protect, support and conserve the geological heritage sites of Tipperary and their value as outlined in the Tipperary Audit of Geological Heritage Sites, (GSI/TCC, 2019).
11 - 13	Seek to control the spread of invasive plant and animal species, including consideration of potential pathways for invasive species spread, i.e. watercourses.
11 - 14	Ensure that proposals for agricultural developments, as appropriate, comply with the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2010 or any amendment thereof.
11 - 15	Support the diversification of peatlands, whilst ensuring the protection of their ecological, archaeological, cultural and educational significance in line with the National Peatlands Strategy (DAHG 2015). The Council may request landowners to prepare a ‘Peatland Master Plan’, especially for areas of industrial cut-over peatland, and will work with all stakeholders involved in the process in this regard. Any Masterplan should identify any significant tourism, amenity and recreation potential of these lands.
11 - 16	Facilitate new development which integrates and respects the character, sensitivity and value of the landscape in accordance with the designations of the Landscape Character Assessment, and the schedule of Views and Scenic Routes (or any review thereof). Developments which would have a significant adverse material impact on visual amenities will not be supported.
11 - 17	Ensure the protection of the visual amenity, landscape quality and character of designated ‘Primary’ and ‘Secondary’ amenity areas. Developments which would have a significant adverse material impact on the visual amenities of the area will not be supported. New development shall have regard to the following: <ul style="list-style-type: none"> <li>a) Developments should avoid visually prominent locations and be designed to use existing topography to minimise adverse visual impact on the character of primary and secondary amenity areas.</li> <li>b) Buildings and structures shall integrate with the landscape through careful use of scale, form and finishes.</li> <li>c) Existing landscape features, including trees, hedgerows and distinctive boundary treatment shall be protected and integrated into the design proposal.</li> </ul>

11 - 18	Ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2018 and relevant standards and guidance that refer to noise management.
11 - 19	Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding areas.

## 11.10 Planning Objectives

It is the objective of the Council to:	
11 - A	Support education and awareness programmes related to protection and promotion of the environment, biodiversity and our natural systems i.e. through membership of the All-Ireland Pollinators Plan, Tidy Towns, Green Schools etc.
11 - B	Undertake a survey of non-designated wetlands as defined by the Ramsar Convention (2010) in the county over the lifetime of the Plan.
11 - C	<p>(a) Support and facilitate the implementation of the objectives of the Tipperary Heritage Plan 2017- 2021, and,</p> <p>(b) Prepare a 'Biodiversity and Heritage Plan' for Tipperary over the lifetime of the Plan.</p>
11 - D	<p>(a) Support the objectives of the All-Ireland Pollinator Plan 2021- 2025 by incorporating pollinator friendly native trees and plants within grass verges along public roads and existing and future greenways, new hedgerows, public parks and public open spaces in towns and villages, including part of mixed use and residential developments.</p> <p>(b) Prepare a 'Pollinator Action Plan' for Tipperary over the lifetime of the Plan, having consideration to the All-Ireland Pollinator Plan, 2021 - 2025.</p>
11 - E	Require an integrated and collaborative approach to local catchment management to assist in the effective implementation of the RBMP (and any review thereof) and to support the activities of LAWPRO in the Local Authorities Waters Programme.
11 - F	<p>(a) To support and facilitate the CFRAM Programme, and to support the OPW in the development and implementation of sustainable flood risk management plans and actions.</p> <p>(b) To consider, as appropriate any new and/or emerging data, including, when available, any relevant information contained in the CFRAM Programme Flood Risk Management Plans.</p>

<b>11 - G</b>	<p>Apply best practice in sustainable environmental standards in the design and development of collaborative and/or public sector development in Tipperary, including:</p> <ul style="list-style-type: none"> <li>(a) Ensure that biodiversity issues are considered at the earliest possible stages of plan making;</li> <li>(b) Ensure that plans and strategies comply with nature conservation legislation and policy as required (fulfil SEA and AA requirements); and</li> <li>(c) Carry out ecological impact assessment of plans and strategies as appropriate.</li> </ul>
<b>11 - H</b>	<p>Apply the provisions of the Tipperary County Council Noise Action Plan 2018 – 2023 as it relates to Noise Action Areas in order to reduce disturbance from noise.</p>
<b>11 - I</b>	<p>Comply with the Arterial Drainage Act 1945 (as amended) prior to the carrying out of construction/ alteration works, or drainage works etc on water channels.</p>

## 12.0 Sustainable Transport

### 12.1 Introduction

Tipperary is a largely rural county with many dispersed settlements and communities. The county is centrally and strategically located along interconnecting national rail lines with access to the cities of Dublin, Cork, Waterford and Limerick, along with regional ports and airports. It also has strategic transport connectivity in the form of national, regional and local road networks, which facilitate the delivery of public and private transportation. The towns of Tipperary are generally compact in nature, an important aspect in the move to more sustainable forms of local travel including public transport, walking and cycling.

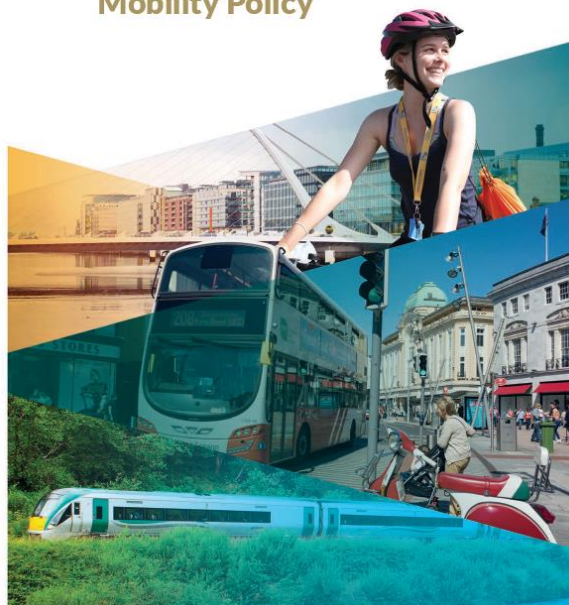
With the second highest vehicle ownership rate per capita in the country, there is an obvious reliance on the private car for transportation. Given that 71% of Tipperary commuters travel to work or school by car or van, there are good opportunities for a shift to more sustainable modes of transport supported by policy, infrastructure investment and behavioural change measures. Economic and population growth can result in greater demand for motorised transport if not properly planned. To ensure that this potential impact is reduced, the Council will, as a first principle, seek to reduce the need for transport, through compact and plan-led growth, supported by active travel measures and infrastructure.

The NPF, the ambitions of the Core Strategy, and the national target to reduce annual emissions by 7% will require a very significant change in how we travel, in terms of reducing demand, and with a modal shift from the private car to public transport, walking and cycling.

This chapter sets out policies and objectives in the Plan to enhance national and regional connectivity and to support development of a sustainable transport strategy for the county.



#### National Sustainable Mobility Policy



**Figure 12.1 National Sustainable Mobility Policy (DoT,2030)**

## 12.2 National and Regional Policy

A low carbon transport sector is underpinned by the National Sustainable Mobility Policy (DoT, 2022). The National Sustainable Mobility Policy sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to help Ireland meet its climate obligations. It is accompanied by an action plan to 2025 which contains actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to manage daily travel demand more efficiently and to reduce the journeys taken by private car.

The NPF and the RSES both recognise the importance of connectivity in achieving the full potential of places, achieving economic prosperity, improving quality of life and accommodating development in suitable locations. At the regional level, the Limerick- Shannon Metropolitan Area Transport Strategy and the Waterford Metropolitan Area Transport Strategy set out regional frameworks for investment in transport over twenty-year periods. The Council will seek to collaborate on these plans to strengthen transport connectivity with these cities, and to support growth and development of key settlement in the hinterland of the metropolitan areas.

The Council will support the principles of the National Sustainable Mobility Policy (DoT, 2022) the Climate Action Plan (DECC, 2019), and the provisions of the Climate Action and Low Carbon Development (Amendment) Act 2021, as they relate to carbon proofing transportation.

## 12.3 Transport in Tipperary

### 12.3.1 Rail Transport

Tipperary benefits from a central location on the national rail network, and is served by the following rail infrastructure.

- Dublin to Cork/Limerick (high-frequency rail services)
- Waterford to Limerick (low-frequency rail services)
- Limerick to Ballybrophy (low-frequency rail services)

The Plan provided a spatial strategy for growth for the development of the Key Towns, and other settlements along the rail network, including settlements such as Thurles, Templemore and Limerick Junction located on a high frequency Dublin to Cork/Limerick Railway network.

The rail lines between Waterford and Limerick, and Limerick and Ballybrophy are important for interregional connectivity, however they are underutilised and do not offer an effective service. The nationally important intersection of Limerick Junction, also provides opportunity for development as a regional transport hub. The RSES has recognised the importance of these lines for regional



development, and the Council will seek to support the improvement of services and infrastructure for both freight and passenger services.

### **12.3.2 Intra-Regional and Local Bus Services**

As a rural county, with many small to medium rural villages, the connectivity of rural areas with the urban towns and associated services is an important aspect of quality of life. The NTA provides rural transport services, including the ‘Local Link Rural Transport Programme’ which aims to address rural social exclusion, and the integration of rural transport services with other public transport services. Key objectives of the NTA and TII are:

- Integration with other public transport services, including HSE and schools
- Better linkage of services between towns, villages and rural areas
- Ensure fully accessible vehicles operate on all services
- Enhance the customer experience
- Increase patronage among children and young people
- Encourage innovation in the service

Bus Éireann and a number of private operators provide long distance express services as well as local bus services within the county. The Council, in collaboration with its partners will seek to support the development of regional and local bus services. The Council, when preparing LTPs and active travel plans, and in considering investment and enhancement programmes for the smaller settlements, will include for the provision of bus services as part of the consideration of multi-modal transport opportunities. The Council will work with the NTA through their ‘Connecting Ireland’ programme, in identifying demand and potential demand for bus services, as an alternative to the private car.

### **12.3.3 Active Transport Infrastructure**

Tipperary has an excellent network of walking routes, and in recent years there has been good investment in dedicated cycling facilities. The existing cycle network includes mainly unsegregated on-road cycle lanes, with some high-quality segregated lanes in towns, such as the cycle-way on part of the Clonmel by-pass. The exemplary Suir Blueway Tipperary is an off-road route that connects the town of Clonmel with Carrick-on-Suir for commuting and leisure alike.

A number of individual urban walking and cycling strategies were prepared for urban towns in 2014 under the Smarter Travel Programme, and sustainable transport is now a priority in public realm and regeneration plans throughout the county. However, the private car remains the predominant mode of transport across towns in the county at present.

### 12.3.4 Road Transport in Tipperary

The county's motorways, national primary and national secondary roads play a pivotal role in providing access to cities in the region and in providing high quality connectivity between towns. The NPF and the RSES seeks to maintain the efficiency and safety of the existing national primary and secondary roads network by transport demand management and infrastructure improvements. The RSES sets out the proposed investment priorities in the road network, including for national roads projects and for regional and local roads.

## 12.4 Modal Shift and Active Travel

The National Sustainable Mobility Policy (DoT, 2022) identifies that private car use remains the most frequent mode of travel in the country accounting for 74% of all journeys compared to 14% of journeys by walking, 2% by cycling and 7% by bus and rail. In 2019, nearly 57% of journeys of less than two kilometres were by private car, while walking or cycling accounted for only approximately 40% of journeys over the same distance. This highlights the challenge in changing our travel behaviour, and encouraging people to make journeys by active travel and public transport rather than by private car, particularly for shorter journeys. The travel to work figures, and the 10-minute walking proximity and 15-minute cycling proximity to the centres of the urban towns, is set out in Sections 3.4 Key Towns and Section 4.4 District Towns to help support planning for modal change.

In line with national trends, the modal share for work/school journeys by car/van in Tipperary is 71%, illustrating the challenge ahead to reduce dependency on the private car. However, there is an opportunity to achieve a modal shift to more sustainable transport/active travel within Tipperary's compact urban settlements, particularly for people who regularly commute journeys of less than two km each day. In this respect the Town Profile Plans set out in Chapter 4 illustrate the relative compact nature of our towns. The Council will work with the NTA through the preparation of LTPs and Active Travel Plans (in identifying the cohort of people that can be targeted for a shift to sustainable modes of transport).

In line with the National Sustainable Mobility Policy (DoT, 2022), county targets for modal shift over the lifetime of the Plan are in place and are supported by the Council, and as LAPs are prepared in conjunction with LTPs, appropriate local modal shift target will be identified for each town in consultation with local communities.

**Table 12.1 Modal Share Targets based on % of the population aged 5 years and over by means of travel to work, school or college.**

Mode	On Foot	Bicycle	*Public Transport	*Car/Van
CSO 2016	11.1%	0.76%	7.4%	71%
County Target	20%	10%	20%	45%

\*Public Transport includes: Bus, minibus or coach and train

\*Car/Van includes drivers and passengers

### 12.4.1 Achieving Modal Shift and Active Travel

It is an objective of the Council to prepare a ‘Sustainable Transport Framework’ for Tipperary in line with the principles and goals of the National Sustainable Mobility Policy (DoT, 2022) to establish existing transport trends and opportunities for modal shift. This will provide the context for the development of LTPs in the three Key Towns and Active Travel Plans in other urban settlements. The Council will work with the NTA to establish the nature of the existing transport network, commuting patterns and potential sustainable transport interventions. In addition, through the work of its Active Travel Team, the Council will implement a programme of measures to support active travel in the county with the support of funding from the Active Travel Investment Programme of the NTA. The high-level outcomes for sustainable transport, to be further explored at a settlement level, are as follows.

Table 12.2: Sustainable Transport Framework Outcomes for Tipperary	
<b>Key Outcomes for Walking</b>	<ul style="list-style-type: none"> <li>● Increased mode share for all trips.</li> <li>● Improved walking infrastructure with a focus on connectivity to schools, workplaces, town/village centres and public transport interchanges.</li> <li>● Enhanced public realm supporting safer and more efficient pedestrian movement over that of the private car.</li> <li>● ‘Mobility Management Plans’ for all trip intensive developments in line with Development Management Standards</li> </ul>
<b>Key Outcomes for Cycling</b>	<ul style="list-style-type: none"> <li>● Increased mode share for all trips.</li> <li>● Improved cycling infrastructure with a focus on connectivity to schools, workplaces, town/village centres and public transport interchanges.</li> <li>● Provision of secure bicycle parking in all new developments including public realm (see cycle parking standards set out in Development Management Standards Volume 3).</li> <li>● Mobility Management Plans for all trip intensive developments.</li> <li>● Development of a Greenway and Blueway Strategy with a focus on enhanced commuter links.</li> </ul>
<b>Key Outcomes for Public Transport</b>	<ul style="list-style-type: none"> <li>● Increased modal share.</li> <li>● Enhanced integrated and accessible bus services and bus stops.</li> <li>● Maximising the potential of the rail network.</li> </ul>

LTPs are to be prepared based on the Area Based Transport Assessment guidance (TII, 2018) for Clonmel, Thurles and Nenagh, supported by priorities for each settlement in terms of public transport infrastructure and services, cycle investment, improvements to the pedestrian environment, EV infrastructure and road enhancements. As part of LTP preparation, the ‘10 Minute Town’ Framework and Methodology (SRA, 2018) will be incorporated as a key tool to support permeability, accessibility, active travel and public transport. The policies, objectives and measures which emerge from the LTPs will be incorporated into the relevant LAPs for each Town. The Council will also prepare LTPs or Active Travel Plans, as appropriate, for the each of the other towns over the lifetime of the Plan.

#### **12.4.2 Management and Monitoring of Trip Intensive Development**

##### *Mobility Management Plans*

New ‘trip intensive’ developments will be required to prepare a ‘Mobility Management Plan’ to support their planning applications in accordance with the development management standards set out in Volume 3 to identify a baseline modal split, and incorporate measures to improve the mode share for sustainable transport. All trip intensive developments will be required to make a positive contribution to modal split, and to demonstrate support for the principles of the National Sustainable Mobility Policy (DoT, 2022). It should be clearly demonstrated that the development can progress towards national targets.

##### *Monitoring of use of public active walking and cycling infrastructure*

In developing new public active travel infrastructure, the Council will seek to monitor the footfall, and use of such infrastructure, through counters etc, to keep track of uptake, and use, and to monitor the effectiveness of the roll-out of active travel measures.

#### **12.4.3 Land-use Planning and Active Travel**

Active walking and cycling infrastructure supports active health initiatives and healthy communities, and assists a transition to a lower carbon society. The RSES seeks to deliver sustainable mobility across the region through investment priorities including; public transport networks and multi-modal interchange, ‘Smarter Travel’ projects, green energy fuel and innovations including ‘Smart/digital Mobility’ and ‘Multi-modal’ travel. The integration of land use and transport is further supported in Chapter 6 Supporting Sustainable Communities, and Chapter 7 Town Centres and Placemaking.

Land-zoning decisions have been supported by the principle of ‘sequential development’ and detailed SLA in all instances. The Council will continue to actively support and facilitate regeneration of towns, and the reuse of existing building stock and brownfield sites, as a sustainable approach to compact development, with low-transport demands and as a form of development that enables active travel. The design of roads and streets within urban areas shall be as per the Design Manual for Urban Roads and Streets (DECLG, 2013). Car sharing schemes reduce the need for car

ownership and have a positive impact on the environment. The Council will facilitate and support the provision of car-sharing infrastructure in appropriately located areas in Tipperary.

#### **12.4.4 Alternative Fuels Infrastructure**

It is an objective of the Government through its 'National Policy Framework on Alternative Fuels Infrastructure for Transport' (DTTS, 2017) to decarbonise transport by 2050, with an ambition that by 2030 all new cars and vans sold in Ireland will be zero-emissions capable. By 2030 it is envisaged that the movement in Ireland to electrically-fuelled cars and commuter rail will be well underway, with compressed natural gas and biofuels developing as alternatives, primarily in the freight and bus sectors.

The Council has already actively invested in infrastructure to support the use of alternative and renewable fuels in transport across its own services, in particular EV charging points, and will continue to support the development and use of alternative and renewable fuels and low-emissions vehicles in transport as part of public and private sector development. EV charging infrastructure requirements as part of new development are set out in Volume 3, appendix 6 Development Management Standards.

## **12.5 Roads Priorities for Tipperary**

### **12.5.1 Investment in Strategic Road Infrastructure**

#### **Major Roads Projects**

A key regional transport priority for Tipperary, the southern region and nationally, as supported by the RSES (RPO 30, RPO 166(b) and RPO 167 (b)) and NPF is to strengthen the Limerick to Waterford connectivity and the N24 upgrade project (N24 Cahir to Limerick Junction and N24 Waterford to Cahir). The N24 corridor forms part of the strategic link between Shannon Foynes Port, Rosslare Europort and the Port of Waterford. The N24 also provides strategic inter-regional connectivity between the cities of Limerick and Waterford and movement east to west of the country, and traffic flows between Waterford City, Clonmel and the settlements of Carrick-on-Suir, Cahir and Tipperary Town. However, the function of the N24 is undermined by its current route through the towns of Clonmel, Tipperary Town and Carrick-on-Suir, in addition, the impact on these towns as a result of road traffic is significant. The Council will seek to upgrade the existing strategic intra-urban road network in the county.

It is an objective of the Council to work with TII, and other relevant stakeholders in the region, to strengthen strategic inter-regional connectivity between Limerick and Waterford (N24 Cahir to Limerick Junction and N24 Waterford to Cahir), as part of an overall programme for the Limerick-Waterford Transport and Economic Network identified in the RSES. As part of the feasibility and design phase for the project, the Council will ensure that the study area is maintained free from



inappropriate development for the duration of the design phase. The study areas will be similarly protected, as appropriate, for the project planning phases, and through to construction and delivery.

### Strategic Roads Investment Projects

In addition, in collaboration with TII, and the Department of Transport, and through Project Ireland 2040, the Council will seek the delivery of strategic road projects, including for the following:

- Thurles Bypass linking the N62, N75 and R498
- Thurles Inner Relief Road.

In addition, to the projects listed here, the Council will seek to coordinate, and support the delivery of strategic roads investment in Tipperary in line with national, regional and local transport needs and priorities. In addition to the identification, and roll-out of strategic road projects, the Council, will seek to upgrade sections of national and regional roads in line with an annual roads programme.

### Feasibility

New transport infrastructure projects, that are not already provided for by existing plans/programmes or are not already permitted, will be subject to feasibility assessment, considering need, environmental sensitivities as identified in the SEA Environmental Report, and objectives relating to sustainable mobility. Where feasibility is established, a corridor and route selection process will be undertaken, where appropriate, in two stages

- Stage 1 – Route Corridor Identification, Evaluation and Selection
- Stage 2 – Route Identification, Evaluation and Selection.

## 12.5.2 Safeguarding the Strategic Road Network

It is a key aim of the Council to maintain and protect the safety, capacity and efficiency of national roads and associated junctions, avoiding the creation of new accesses and the intensification of existing accesses to national roads. New development proposals will be assessed having regard to Spatial Planning and National Roads: Guidelines for Planning Authorities (DECLG, 2012).

The Council will seek to restrict access onto national routes in order to protect critical investment in infrastructure, route carrying capacity and the safety of road users. The Council has identified routes of strategic importance, by virtue of their significance in terms of connectivity between settlements, traffic volumes and role as scenic tourism routes within the county. These routes include all motorways, all national primary and secondary routes and heavily trafficked regional routes.

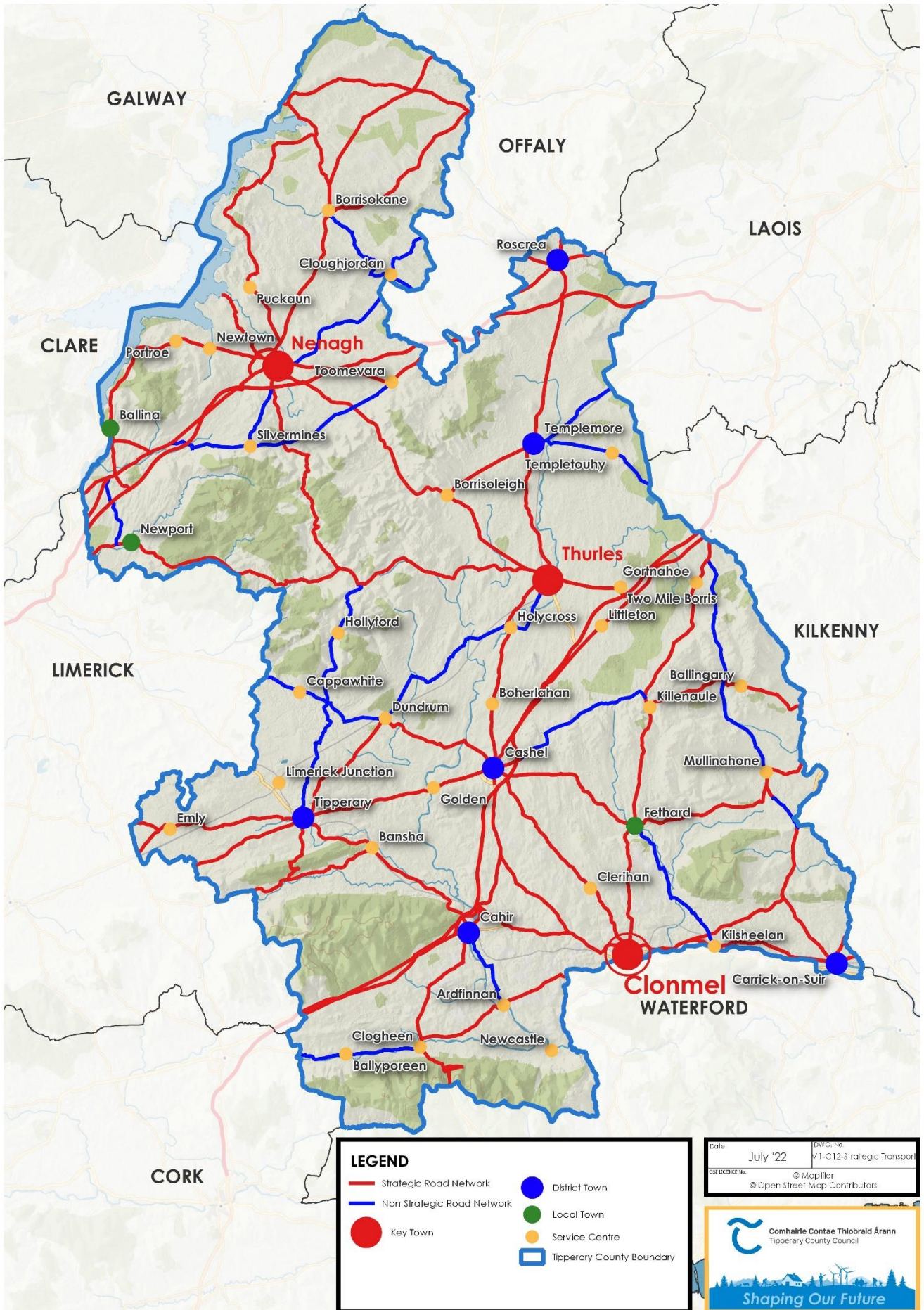


Figure 12.2: Strategic and Non-Strategic Roads

In considering any ‘exceptional circumstances’ that may arise, resulting in a request for new access onto the National Road network, the Council will have consideration to Section 2.6: Exceptional Circumstances of the Spatial Planning and National Roads: Guidelines for Planning Authorities (DECLG, 2012) and the recommendation of TII. It should be noted that any ‘exceptional circumstance’ being considered in accordance with the Guidelines shall be included by way of variation in accordance with Section 13 of the Planning Act.

Motorway Service Areas may be developed ‘on-line’ by TII in accordance with the provision of the Roads Act, 1993 and there are a number of private sector off-line service stations in the county. In this respect Tipperary is well supplied with both on-line and off-line motorway services stations on both the M7 and the M8. For proposals for new off-line motorway service areas, the Council will require demonstration that the facility is justified in terms of traffic volumes, potential impact on the retail function of adjoining towns, and having consideration to the proximity to the nearest existing facility, and its overall impact on the safe and effective operation of the motorway to the satisfaction of TII.

Traffic Impact Assessments may be required for significant development which, due to their scale and/or location, may impact on the carrying capacity of national routes.

## 12.6 Planning Policy

It is the policy of the Council to:	
12 – 1	<ul style="list-style-type: none"> <li>(a) Support the achievement of the modal shift targets set out in Table 12.1 Modal Share Targets to apply to Tipperary, and require new development to demonstrate and ensure that land-use, connectivity and transportation are integrated in a manner which reduces reliance on car-based travel, promotes more sustainable transport choice, and co-ordinates particular land uses with their accessibility requirements.</li> <li>(b) Apply the principles of the National Sustainable Mobility Policy (DoT, 2022), the Design Manual for Urban Roads and Streets (DTTS and DHPLG, 2019) and the Design Manual for Urban Roads and Streets Interim Advice Note – Covid-19 Pandemic Response (2020).</li> <li>(c) Development proposals shall be required to provide for well-integrated pedestrian and cycling networks and infrastructure, such as cycle parking, as part of their planning application and ‘Sustainability Statement’, where applicable, the development management standards Volume 3 will apply.</li> <li>(d) To apply a ‘whole journey approach’ to make public transport fully accessible to people with disabilities’, this refers to all elements that constitute a journey from the starting point to destination including footpaths, tactile paving, cycle paths,</li> </ul>



	roads, pedestrian crossing points, town greenways and bus stops/shelters in line with relevant Guidance from the Department of Transport.
12 – 2	Require new trip intensive developments to prepare and submit ‘Mobility Management Plans’ as part of their planning application, in line with the requirements of the Development Management Standards set out in Volume 3. An assessment of likely transport demand, and modal split shall be established, to enable a programme of monitoring as part of the Mobility Management Plan.
12 – 3	Protect the viability of the ‘Strategic Transport Investment’ priorities in the road network as set out in Section 12.5.1, by reserving corridors for the proposed routes free from inappropriate development.
12 – 4	Maintain and protect the safety, capacity and efficiency of Tipperary’s roads network and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities, (DECLG, 2012) and the Trans-European Networks Regulations and to avoid the creation of additional access points to national roads to which speed limits greater than 60kmh apply.
12 – 5	Consider proposals for off-line motorway service stations in accordance with the Spatial Planning and National Roads: Guidelines for Planning Authorities, DECLG 2012 (or any amendment thereof) and the National Roads Authority Service Area Policy, 2014 (or any amendment thereof). In the consideration of proposals, the Council will ensure that the development will not act as a draw from, or negatively impact on the vitality or viability of any town or village.
12 – 6	<p>(a) Facilitate a limited level of new accesses, or the intensified use of existing accesses to the national road network, on the approaches to, or exit from urban centres that are subject to a speed limit zone between 50kmph and 60kmph, otherwise known as the transition zone noting the provisions of TII Publication Standard DN-GEO-03084 ‘The Treatment of Transition Zones to Towns and Villages on National Roads.</p> <p>(b) Such accesses will be considered where they facilitate orderly urban development and would not result in a proliferation of such entrances, leading to a diminution in the role of these transitional zones.</p> <p>(c) A Road Safety Audit, prepared in accordance with the Design Manual for Roads and Bridges (TII, 2010), shall be submitted, where appropriate</p>
12 – 7	Support and encourage new developments, and in particular, new domestic homes, to install or enable the installation of an EV charging point in line with the Development Management Standards set out in Volume 3, Appendix 6.

<b>12 - 8</b>	Ensure that in assessing new development, the capacity and efficiency of the national road network drainage regimes in county Tipperary will be safeguarded for national road drainage purposes.
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## 12.7 Planning Objectives

It is the objective of the Council to:	
<b>12 – A</b>	<p>a) Promote the transition to a low carbon transport system both by reducing the demand for travel through smarter travel solutions; and by supporting investment in integrated, safe, efficient and cost-effective alternatives to private vehicles and public transport in line with the provisions of the National Sustainable Mobility Policy (DoT, 2022).</p> <p>(a) Through the work of the Council’s Active Travel Team, implement a programme of measures to support active travel in the county with the support of funding from the Active Travel Investment Programme of the NTA.</p>
<b>12 – B</b>	<p>Work in partnership with TII, and regional stakeholders to achieve enhanced regional accessibility, sustainable mobility and quality international connectivity. In particular, to actively seek;</p> <p>(a) The strengthening of multi-modal connectivity between Limerick to Waterford along the ‘Limerick – Waterford Transport and Economic Network’.</p> <p>(b) The upgrade of the N24 National Route linking Limerick and Waterford (Major Roads Project).</p>
<b>12 – C</b>	<p>Work in partnership with the SRA, adjoining local authorities and public bodies, including the NTA and TII, in the implementation of the transport policies and objectives contained in the RSES, including the Limerick Shannon Metropolitan Area Transport Strategy and the Waterford Metropolitan Area Transport Strategy and any subsequent regional level land use and transportation guidelines and strategies that may be prepared over the lifetime of the Plan.</p>
<b>12 - D</b>	<p>Work in partnership with Iarnród Éireann/Irish Rail to seek the improvement and enhancement of rail services on the Limerick to Waterford and Limerick to Ballybrophy Railway lines and deliver their strategic programme of planning and investment over the lifetime of the Plan.</p>
<b>12 – E</b>	<p>Prepare a ‘Framework for Sustainable Transport in Tipperary’ in line with the principles and goals of the National Sustainable Mobility Policy (DoT, 2022), to enable the profiling of the existing transport patterns of the population, identify transport assets at both the local and regional level, summarise the national policy approach to infrastructure, and</p>



	identify the cohort of people that can be targeted for a shift to sustainable modes of transport.
<b>12 – F</b>	<p>In the preparation of multi-faceted, future-proofed and sustainable LAPs:</p> <ul style="list-style-type: none"> <li>(a) Prepare LTPs for the Key Towns (Clonmel, Thurles and Nenagh), based on the Area Based Transport Assessment Guidance (TII, 2018).</li> <li>(b) Prepare LTPs or Active Travel Plans, as appropriate, for the other towns.</li> <li>(c) Prepare Local Transport Plans and Active Travel Plans to support the preparation of LAPs in line with the timeline and framework set out in Table 4.2: Framework of Town Plans and LAPs.</li> <li>(d) Consider the ‘Town Profile Plans’ as set out in Section 4.3 and 4.4 and the walking and cycling distances and baseline figures in setting out individual targets for modal shift to active travel in the towns.</li> </ul>
<b>12 – G</b>	<p>Through Council own development, such as public realm upgrading and regeneration programmes, seek to encourage the following principles;</p> <ul style="list-style-type: none"> <li>(a) Implement improvements to facilitate pedestrians and cyclists and to improve access for people with mobility needs.</li> <li>(b) Support the ‘10-minute towns’ concept and active travel projects.</li> <li>(c) Seek funding under the ‘Active Travel Towns Initiative’ for the implementation of strategies and infrastructure to support walking and cycling.</li> <li>(d) To consider how existing and proposed transport services may be supported and facilitated through the spatial planning process.</li> <li>(e) In installing active travel infrastructure, provide a facility for monitoring and reporting of footfall and use.</li> </ul>
<b>12 – H</b>	Integrate the county transport and blueway and greenway strategies to ensure that potential blueways and greenways are exploited for their commuting potential, as well as their amenity and tourism value.
<b>12 – I</b>	Work with the NTA and stakeholders, including ‘Local Link Tipperary’, through their ‘Connecting Ireland’ initiative, in identifying opportunities to enhance the public bus network including the identification of new and enhanced bus stops, in order to support and provide services that can offer a viable alternative to the private car.
<b>12 – J</b>	To support the Green School Programme through the provision of dedicated walking and cycling infrastructure in close proximity to schools, subject to the availability of funding and with regard to the ‘Safe Routes to School Design Guide’ (NTA, 2021).
<b>12 – K</b>	Work in partnership with TII and the Department of Transport, to support the delivery of the ‘Strategic Roads’ projects as outlined in this Plan, and to continue to support these

	Strategic Roads projects in line with national, regional and local transport needs and priorities.
<b>12 - L</b>	Support the Local Link Rural Transport Programme of the NTA, and other national, regional and local initiatives for public transport, thereby supporting rural connectivity, reduce isolation and facilitate modal shift away from the private car.
<b>12 - M</b>	Support the development of the regional rail network through enhanced service provision, and linkages of ports with the rail lines, including the development of Limerick Junction as a strategic national rail hub on the Limerick/Waterford and Dublin /Cork rail lines.
<b>12 - N</b>	Continue to promote and support the regional 'Park and Ride' facilities at Thurles and Limerick Junction train stations in collaboration with Irish Rail.
<b>12 - O</b>	Investigate the potential for 'Park and Ride' or 'Park and Stride' facilities in appropriate locations in the county, to reduce congestion and emissions in town centre areas in partnership with the NTA, TII and regional and local stakeholders, and as part of regional and local transport planning.
<b>12 - P</b>	To facilitate the provision of car-sharing infrastructure, and facilities in appropriately located areas in the county, to enable car sharing, and to reduce congestion and emissions
<b>12 - Q</b>	Support the roll-out of alternative fuel Infrastructure, including electric vehicle charging points, in collaboration with relevant agencies, at appropriate locations, both on-street and in new developments_ and as part of this to prepare a Tipperary EV Infrastructure Guidance Document.

## 13.0 Built Heritage

### 13.1 Introduction

Tipperary has a rich and diverse built heritage that has deeply influenced the identity and character of the county and the region. The built heritage of Tipperary is outstanding and ancient, and includes the iconic Rock of Cashel, one of the Royal Sites of Ireland. Our history and culture are strongly influenced by iron-age remains, monastic settlements, Norman walled towns and the big-house demesnes of the 17<sup>th</sup> and 18<sup>th</sup> centuries. These influences and others have formed the character of our towns, landscapes and communities, and are to be valued, enhanced and protected as integral to quality-of-life, and important assets in our tourism economy.

Much of our built heritage is clustered in our towns, and the restoration and re-use of derelict or under-used buildings can provide for a variety of innovative uses, such as housing, education, arts and cultural spaces. In line with the objectives of this Plan, the active use of built heritage is a key element of the revitalisation of our town centres. The protection and conservation of buildings, structures and their settings, as protected structures and archaeological monuments, will continue to be a key element in built heritage policy.

The Tipperary County Heritage Plan 2017 – 2021 (and any review thereof) seeks to support heritage in all its forms. In accordance with the Heritage Act of 1995, heritage is defined as monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways.

### 13.2 National and Regional policy

The NPF states that there is a need to conserve, manage and present our heritage for its intrinsic value, and as a supporting factor in economic renewal and sustainable employment. The RSES highlights the importance of incorporating best practice in heritage management into land use planning through the protection of historic urban fabric, the sensitive reuse of historic properties, the enhancement of places of special cultural or natural significance and the provision of high-quality public realm and recreational spaces. It is a regional policy objective to promote historic towns in the practice of heritage-led regeneration, to promote sensitive and adaptive re-use of historic building stock, industrial features and protected structures. The Planning Act set out legislative provisions for the protection of architectural heritage. It is a key requirement of the Plan to include a Record of Protected Structures, Architectural Conservation Areas and also provide objectives in relation to the protection of archaeological heritage, structures and areas/landscapes of special historical interest.

### 13.3 Supporting Heritage and Communities

Community and landowner support, understanding and involvement are important to the protection and regeneration of built heritage. The Council will support national programmes such as ‘Adopt a Monument’, the Irish Walled Towns Network, and funding programmes for protected structures, such as the DHLGH ‘Built Heritage Investment Scheme,’ the ‘Historic Structures Fund’, the ‘Communities Monuments Scheme’ and the Heritage Council ‘Heritage Towns Initiative’. It is an objective of the Council to better support the owners of protected structures, and structures in ACAs, through educational and information programmes to assist in the conservation and active use of built heritage.

Heritage and community projects are important for communities and can also be a focus for tourism ideas and projects, which can support community-led employment schemes, local economic development, as well as the social and cultural development of communities. It is an objective of the Council to promote the initiatives of the Heritage Council, DHLGH, local communities, heritage property owners and other stakeholders pursuing the revitalisation of historic cores in our cities, towns and villages.

### 13.4 Record of Protected Structures

The RPS for the county is addressed in Volume 4 Built Heritage. Buildings or structures included in the RPS may have particular importance in terms of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, as set out in the Architectural Heritage Protection Guidelines for Planning Authorities’ (DAHG, 2011).

Works which would materially alter the character of a protected structure, or any element thereof, which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest requires planning permission. Owners and occupiers intending to carry out works to a protected structure may seek a declaration under Section 57 of the Planning Act, to identify what types of work can be carried out without materially affecting the character of the structure, and hence not require planning permission. Applicants proposing to carry out works to a protected structure are advised to seek the advice of a conservation professional at an early stage.

New development that may impact on structures on the RPS shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities’ (DAHG, 2011). The Council, having regard to the nature and scope of works may require the submission of an Architectural Impact Assessment and method statements to facilitate the assessment of the development.

### 13.5 Architectural Conservation Areas

ACAs are places, areas, groups of structures, or a townscape, which are of special interest or contribute to the appreciation of protected structures. ACAs are designated in certain towns and

villages for the purposes of maintaining the unique character of such townscapes and villages. In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if these works would not materially affect the character of the area. Furthermore, works to a structure in an ACA must be consistent with the appearance of the structure itself and neighbouring structures. A list of ACAs is set out in Volume 4, and each is illustrated in the relevant Settlement Plan (Appendix 2) and Town Plans/LAPs.

### **13.6 Respecting Vernacular Rural Settlements and Buildings**

Many villages, whilst not warranting the designation of a formal ACA, are still interesting and unique in their village form, character and scale. The Council will seek to promote the reuse of disused or unoccupied buildings, and ensure that developments proposed within or adjacent to villages respect and enhance their spatial character, building forms, features, details and materials.

The Council recognises that structures of architectural and vernacular merit, not included in the RPS, may contribute to the built fabric of local areas. These structures include the many examples of vernacular architecture, or traditional building forms, and types which have been built using local materials, skills and techniques, and methods which have been since lost. These buildings contribute, both individually and collectively, to the character, heritage and identity of the county, and their reuse is often a low-carbon alternative to demolition and reconstruction. There will be a presumption against the demolition of vernacular buildings where restoration or adaptation is a feasible option.

### **13.7 Archaeology**

Archaeological heritage includes all structures, constructions, groups of buildings, developed sites, recorded monuments and their settings<sup>60</sup> and includes both terrestrial and underwater features. The National Monuments Service applies different levels of protection to a monument depending on its significance. Universal protection is afforded to all monuments listed in the Record of Monuments and Places established under Section 12 of the National Monuments (Amendment) Act 1994. All entries on the list are known as ‘Recorded Monuments’. In addition, certain monuments are accorded a higher level of protection, and are recorded on the ‘Register of Historic Monuments’. The highest level of protection is afforded to ‘National Monuments’, i.e., monuments deemed to be of national significance. The full list of recorded monuments for Tipperary is listed on the National Monuments Service website at <https://www.archaeology.ie/archaeological-survey-ireland>. Archaeological structures may, in some situations, also be considered as architectural heritage, and therefore may appear on both the Record of Monuments and Places and on the RPS.

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<sup>60</sup> The European Convention for the Protection of Archaeological Heritage, Valetta, 1992



In addition to the National Monuments Acts, the Planning Act plays a central role in protecting our archaeological heritage. This means that protection of archaeological heritage is an important consideration in planning decisions, and that conditions relating to protection of the archaeological heritage may be attached. Development can impact on the visual appreciation, setting and amenity of recorded monuments. Such impacts should be adequately assessed and, where possible, eliminated or minimised. Previously unidentified archaeological sites may be uncovered during development works, while archaeological deposits that would be damaged by development must be investigated and recorded in detail.

Any proposed development (due to its location, size or nature) with the potential to affect the archaeological heritage resource will be subject to an Archaeological Impact Assessment. This includes proposals in close proximity to archaeological monuments, proposals extensive in area (half a hectare or more) or length (1 km or more), and development that requires an Environmental Impact Assessment (EIA).

### **13.7.1 Walled Towns of Tipperary**

Due to our Norman history, there are six walled towns in Tipperary. These are Nenagh, Thurles, Cashel, Fethard, Clonmel and Carrick-on-Suir, with significant upstanding remains evident in Cashel, Fethard, Clonmel and Carrick-on-Suir. Town defences are considered to be monuments for the purposes of the National Monuments Acts, 1930-2004. The Council is an active member of the Irish Walled Town Network<sup>61</sup>, which co-ordinates and funds the conservation and promotion of the heritage value of the medieval walled towns of Tipperary. A programme of conservation work has been ongoing in the four-member towns since 2007, and annual maintenance and oversight of the medieval town walls is carried out. The walled towns are unique in their form and character with the streetscapes and layout of the medieval towns still apparent.

The Council will continue to respect and preserve the remains of the medieval towns in line with the Conservation, Management and Interoperation Plans in place, and in line with the guidance of the Heritage Council. The Council will support the National Policy on Town Defences (DEHLG, 2008) which sets out national policy for the protection, preservation and conservation of the defences of towns and cities.

### **13.7.2 Archaeological Landscapes**

An archaeological landscape is a natural landscape that has been deliberately modified by a group (or groups) of people during a particular archaeological period (or periods). It provides context and meaning to individual archaeological sites and helps us to understand how our ancestors lived. Such

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<sup>61</sup> The Irish Walled Towns Network was established by The Heritage Council in 2005 to unite and co-ordinate the strategic efforts of Local Authorities involved in the management, conservation and enhancement of historic walled towns in Ireland.

landscapes have the potential to be of cultural, economic, social and/or environmental value. International best practice, as outlined in the European Convention on the Protection of Archaeological Heritage (Valette Convention) 1992 and the European Landscape Convention (Florence Convention) 2000 supports a landscape-based approach to archaeological protection. It is an objective of the Council to carry out an audit of archaeological landscapes in Tipperary over the lifetime of the Plan.

### **13.7.3 Underwater Archaeology**

The rivers and lakes of Tipperary may contain features and objects associated with its riverine heritage (such as boat wrecks, fish traps, fording points, bridges etc.). Data on underwater archaeological sites (marine, coastal and inland waterways), are available from the Underwater Archaeology Unit of the National Monuments Service.

Any development either above or below water, including to river banks or coastal edges, within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting. Planning applications will be referred to the National Monuments Service for their comment where relevant.

### **13.7.4 Tipperary Museum of Hidden History**

Under Section 68 (2) of the National Cultural Institutions Act, 1997 the Director of the National Museum of Ireland may, with Ministerial consent, designate local museums as appropriate places for the curatorial care of State-owned archaeological objects that are predominately of local rather than national interest. The Tipperary Museum of Hidden History, Clonmel and its managing curator have designated status.

## **13.8 UNESCO and the Royal Sites of Ireland**

The Royal Sites of Ireland were all sites of major royal inauguration, ceremony and assembly, representing each of the four Irish provinces: Ulster, Leinster, Munster and Connaught, as well as the Ancient 5<sup>th</sup> province of Midhe (Meath).

Navan Fort is portrayed as the royal site for the kings of Ulster; Dún Ailinne for the Kings of Leinster; Cashel for the Kings of Munster and Rathcroghan for the Kings of Connaught. Tara was the seat of the High Kings of Ireland. In addition, the Hill of Uisneach is traditionally the epicentre (omphalos) of Ireland, where the five provinces met. The sites are strongly linked by myth and legend. Cashel itself is also associated with the transformation of Ireland from paganism to Christianity and Saint Patrick. Tipperary County Council is the lead authority on the proposal for the Royal Sites group nomination on the 'Tentative List' as a UNESCO World Heritage Site, and the Council will seek to lead and support the nomination over the lifetime of the Plan.

## 13.9 Planning Policy

It is the policy of the Council to:	
<b>13 - 1</b>	Encourage and support the sympathetic restoration, re-use and maintenance of protected structures thereby ensuring their conservation and protection. In considering proposals for development, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, (DAHG 2011) or any amendment thereof, and proposals that will have an unacceptable impact on the character and integrity of a protected structure or adjoining protected structure will not be permitted.
<b>13 - 2</b>	Encourage and support new development that contributes to the enhancement of ACAs with regard to; <ul style="list-style-type: none"> <li>a) Impact on the character, appearance and integrity of the ACA in terms of compatibility in design, colour, finishes and massing of form;</li> <li>b) Impact on the existing amenities, character and heritage of the ACA;</li> <li>c) The importance of retaining important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, plasterwork etc as appropriate.</li> </ul>
<b>13 - 3</b>	Seek the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance.
<b>13 - 4</b>	<p>Safeguard sites, features and objects of archaeological interest, including Recorded Monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure their preservation (i.e. in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht.</p> <p>Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require an archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.</p>

13 - 5	Respect and preserve the remains (both sub-surface and upstanding) of the medieval towns in line with the Conservation, Management and Interoperation Plans in place for each town, in line with the guidance of the Heritage Council and the National Policy on Town Defences (DEHLG, 2008).
13 - 6	Consider landscapes of archaeological significance and, if considered necessary, require an impact assessment for proposed development which could have a significant impact on the identified landscape.
13 - 7	Consider underwater archaeology and ensure that development to river banks or coastal edges within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.

### 13.10 Planning Objectives

It is the objective of the Council to:	
13 - A	Support the owners of structures on the RPS and structures in ACAs through educational and information actions to assist in the conservation and active use of built heritage.
13 - B	Administer and manage built heritage funding schemes such as the 'Built Heritage Investment Scheme', 'Structures at Risk Scheme' etc and any review thereof, to support owners of built heritage in the county.
13 - C	Ensure that the towns of Cashel, Fethard, Carrick on Suir and Clonmel remain members of the Irish Walled Towns Network, and to carry out an annual maintenance, interpretation and conservation programme in respect of each of these towns
13 - D	Carry out an audit of archaeological landscapes in Tipperary over the lifetime of the Plan, having consideration to landscapes that may extend into adjoining counties.
13 - E	Work closely with the relevant State bodies, International Council on Monuments and Sites, UNESCO, the relevant local authorities and local stakeholders to support the designation of the Royal Sites as a UNESCO World Heritage Site.
13 - F	Safeguard archaeological artefacts found on land or in rivers and, as appropriate, to file a 'Report of Discovery' with the National Museum of Ireland under Section 68 (2) of the National Cultural Institutions Act, 1997.

## 14.0 Green and Blue Infrastructure

### 14.1 Introduction

Over the past few years, as a result of events such as the Covid-19 pandemic, we have grown to further appreciate our diverse and iconic landscape and outstanding outdoor amenities available here in Tipperary. Green and blue infrastructure, and associated ecological and outdoor networks, have positive environmental, social and economic impacts that contribute significantly to our health, wellbeing, quality of life and economy.

‘Green Infrastructure’ is defined as the network of natural and semi-natural areas and environmental features that deliver a range of ‘ecosystem services’ in both rural and urban settings. A ‘Green Infrastructure’ approach is the principle of ‘protecting and enhancing nature and natural processes through their conscious integration into spatial planning and development’.

Green Infrastructure is not simply an alternative description for conventional open space. It includes parks, open spaces, playing fields, woodlands – and also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems and soils. It also includes rivers, streams, canals and other water bodies, sometimes called ‘Blue Infrastructure’.

There are many types of green and blue assets common to Tipperary including; trails, pocket parks, street verges and hedges, forest parks, rivers, canals and floodplains etc. There are however, two primary waterways – Lough Derg and the River Suir. The Suir Blueway Tipperary runs for 53km in an east-west direction from Carrick-on-Suir to Cahir via Clonmel. The route is made up of a walking/cycling trail for 21km which runs from Carrick-on-Suir to Clonmel, and a further 32km of waterway along the River Suir which can be travelled by canoe or kayak. Since opening it has provided a central recreational asset that in turn promotes visitor numbers to the county. In the north of the county the Lough Derg Blueway has a unique tourism offering, 160km of paddling trails to explore around the lakeshore.

A ‘greenway or a ‘blueway’ is a dedicated recreational or pedestrian route, which enhances both the environment and quality-of-life for residents of the surrounding area. Tipperary has a wealth of tracks and trails associated with our uplands, peatlands, rivers and at the more local level in our towns and villages associated with heritage sites, for example ‘Bothar na Marbh’ in Cashel, and the ‘Coronation walk’, in Cahir.

A Green Infrastructure approach to planning and development includes the planning, design and management of green spaces, and blue ecosystems, to provide societal benefit for both urban and rural areas. The Council will seek to recognise, protect, and interconnect (where feasible) green and



blue assets, particularly those in urban areas, where public spaces, private gardens, cemeteries, urban streams and derelict land are often undervalued for their natural services.

## 14.2 National and Regional Policy

The Strategy for the Future Development of National and Regional Greenways (DDTTS, 2018) sets out to deliver:

- A strategic greenway network of national and regional routes, with high capacity flagship routes that can be extended and/or link with local greenways and cycling/walking routes;
- Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism and are regularly used by overseas visitors, domestic visitors and locals thereby contributing to a healthier society through increased physical activity;
- Greenways that provide a substantially segregated off-road experience linking places of interest, recreation and leisure in areas with beautiful scenery with plenty to see and do;
- Greenways that provide opportunities for local businesses and economies, and
- Greenways that are developed with stakeholders in line with an agreed code of practice.

Ireland has significantly invested in developing a network of strategic greenways, though funding programmes including the ‘Outdoor Recreation Infrastructure Scheme’ (DRCD). This scheme and related funding options under Project Ireland 2040 help contribute to quality of life and supports the economy.

The integrated approach to the enhancement of green and blue infrastructure helps with meeting many EU directives and national legislation obligations such as the WFD; the Flood Risks Directive; the Habitats and Birds Directives; the European Landscape Convention; and the EIA Directive and SEA. Having consideration to the above, the development of new infrastructure will be informed by the appropriate level of environmental assessment and consideration of ‘Connecting with Nature for Health and Wellbeing’ EPA Research Report 2020’, in line with the development management standards set out in Volume 3.

## 14.3 Green and Blue Infrastructure in Tipperary

### 14.3.1 Green and Blue Infrastructure Roadmap

The Tipperary Green and Blue infrastructure Masterplan 2018<sup>62</sup> sets out a vision for the enhancement of green and blue infrastructure along the River Suir and Lough Derg. The Master Plan incorporates biodiversity, heritage, tourism, sport, leisure, communities and economy to provide a cooperative strategic plan for our county’s waterways. The character of the existing network of

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<sup>62</sup> Council was a partner in the EU INTERREG Europe ‘SWARE’ (Sustainable Heritage Management of Waterway Regions) project

infrastructure within the Suir and Shannon catchments is described. It also provides a coordinated approach to support, protect and promote habitats and biodiversity in light of increasing demand in land uses, including recreation, tourism and socio-economic growth. Measures in which green and blue infrastructure can support and enhance economic, social, cultural and environmental activities and their interactions are set out. Proposals relating to new infrastructure development shall have regard to the Tipperary Green and Blue infrastructure Master Plan 2018 (and any review thereof).

### **14.3.2 Tourism and Recreation**

Walking, cycling and water-based activities are becoming increasingly popular amongst holiday-makers and are an important tourism product, increasing dwell time, extending the tourism season and increasing regional and rural spending. Green and blue infrastructure is a critical component of Tipperary's tourism as further detailed in the Green and Blue Infrastructure Master plan.

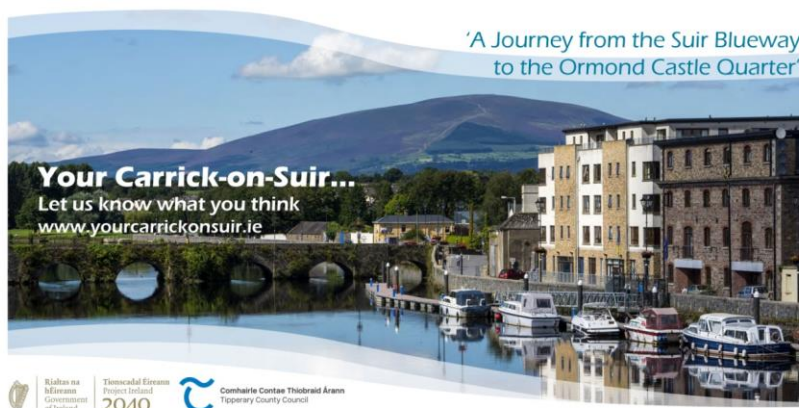
During consultation processes for this Plan, the emerging need for high quality equine facilities including tracks and trails and equine orientated accommodation and experiences have been highlighted. This is particularly important for Tipperary, having consideration to its importance as a centre of excellence for the equine economy.

The most recent tourism strategy for Tipperary is 'Tipperary Transforming' (Chapter 8). This sets out the key tourism actions of the county to 2030, and is very supportive of activity-based tourism. The actions set out will inform the development of blue and green infrastructure, including for horse-riding and equine tourism, with the objective that Tipperary will become a centre of excellence for sustainable and activity-based tourism and recreation.

### **14.3.3 Sustainable Mobility**

Green and blue infrastructure has an important role in mobility in general and should not be considered as a recreational asset only. In many cases, existing walking and cycling routes in towns can interconnect with recreational based routes, and have a dual purpose. This role is highlighted in the RSES where new development should support sustainable pedestrian and cyclist greenway initiatives, and the potential for inter connections between greenways.

This is illustrated, for example, through the proposed Carrick-on-Suir Regeneration Plan (RRDF, Category 1 2022), whereby it is proposed that the Suir Blueway Tipperary better interconnects with the town and its streets and routes.



**Figure 14.1: Carrick on Suir Regeneration Plan 2021 – consultation flyer**

## 14.4 Strategy for Development

The further identification and development, with interconnection and enhancement of our green and blue assets both at a local scale, and at a regional scale, in collaboration with adjoining authorities, is a key priority of the Council. Therefore, it is an objective of the Council to further build on the existing Green and Blue Master Plan, though the preparation of a ‘Greenway and Trail Strategy’ to support funding of green and blue assets throughout the county (including those assets not associated with Lough Derg and the River Suir). The Council will seek to consult with adjoining local authorities to ensure co-ordination with their own long-distance tracks and trails, and with other stakeholders such as Coillte, Bord na Mona, Waterways Ireland, other Local Authorities and Fáilte Ireland to explore opportunities for synergies with existing programmes. Such actions will be undertaken while ensuring the protection of the integrity of European sites and ecological sensitivities.

It is acknowledged that green and blue infrastructure has a significant tourism and recreational potential for the county. A key objective of the plan is the expansion and enhancement of these significant tourism and recreational assets supported by development of key Greenway projects already in development. The forthcoming ‘Greenway and Trail Strategy’ to be prepared for Tipperary will identify strategic and intercounty recreational routes, including those already in development:

- Beara Breifne Way
- Lough Derg Blueway
- The proposed Lough Derg Greenway to link Ballina with Dromineer, and the greenway link to Nenagh Town as a key Gateway to the Lough Derg region via the Nenagh river walk.
- Suir Blueway Tipperary (walking and cycling shared surface for the entire length of the Suir Blueway from Carrick-on-Suir to Cahir to complement its Blueway offering)

- Proposed link between the Suir Blueway Tipperary (Carrick on Suir) and the Waterford Greenway (Kilmeaden)
- St Declan’s Way
- The proposed greenway to link the towns of Cahir and Cashel and their main tourism attractions, including the Rock of Cashel and Cahir Castle.

## 14.5 Tracks and Trails

The Council acknowledges the importance of existing way-marked ways and rights of way in the county and in this respect will seek to preserve and



maintain existing public rights-of-way and way-marked ways. Where appropriate, and in the interest of gaining formal public access to important tourism or heritage attractions, the Council may also undertake a formal process of preserving and implementing public rights of way. The Council will seek to ensure that public rights-of-way are well marked and signposted, and will seek to integrate signage with existing themes and brands where appropriate. The Council will work with the following stakeholders; National Trails Office of the Irish Sports Council, Waterways Ireland, Bord Na Mona, LEADER, the Heritage Council, Office of Public Works and the National Parks and Wildlife Service.

### 14.5.1 Public Rights of Way/Tracks and Trails

The network of walking, cycling and other routes regularly used by the public in Tipperary are comprised of public rights-of-ways, national way-marked ways and other routes managed by agencies, landowners and community and environmental groups.

An integrated approach, combining agreed ways and trails, has the potential to extend the amenity and recreational offer, and as such providing better access and improved connectivity throughout the wider county area and within adjoining counties. The overall combined approach, offers an opportunity to enhance access at a time of high demand for local recreational access, and the Council will seek to protect and enhance existing public rights-of-ways and tracks and trails. The major recreational trails of Tipperary are outlined below as a non-exhaustive list<sup>63</sup>:

- Lough Derg Way,
- Suir Blueway etc.
- Slieve Felim way
- Tipperary Heritage Way
- The Multeen way

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<sup>63</sup> The omission of a right of way shall not be taken as an indication that such a right of way is not a public right of way.

- Ballyhoura way
- East Munster Way
- Avondhu Way

## 14.6 Planning Policy

It is the policy of the Council to:	
14 - 1	<p>(a) Require new development proposals to incorporate a ‘Green Infrastructure’ approach to the planning, design and management of built form/public realm and green and blue spaces, (where feasible), and to consider all opportunities for synergies and linkages with existing blue and green infrastructure in both urban and rural areas, in line with the Development Management Standards set out in Volume 3.</p> <p>(b) Ensure that proposals for greenway/blueway development contribute towards the protection or enhancement of existing green infrastructure and have regard to the “Connecting with nature for health and wellbeing” EPA Research Report 2020 and the Development Management Standards 1.1 Habitats Directive Assessment and 1.2 Environmental Assessment.</p> <p>(c) Where new development is required to prepare a ‘Sustainability Statement’, they must demonstrate compliance with this policy to the satisfaction of the Council.</p>
14 - 2	<p>Preserve and protect existing public rights-of-ways, and way-marked ways which give access to lakeshores, mountains, riverbanks or other places of natural beauty or recreational, tourism or heritage amenity, and to create new formal public rights-of-way as appropriate, and as required as part of emerging and developing tourism, regeneration and amenity initiatives.</p>
14 - 3	<p>To restrict new development where an existing or proposed public rights-of-way will be affected unless the level of amenity loss is minimised by:</p> <ul style="list-style-type: none"> <li>a) Diversion of the route by the minimal practical distance,</li> <li>b) The character of the route is not materially affected,</li> <li>c) Appropriate legal procedures have been undertaken to extinguish any existing right-of-way and to establish a new right-of-way to replace it.</li> </ul>

## 14.7 Planning Objectives

It is the objective of the Council to:	
14 - A	<p>To build on the Tipperary Green and Blue Infrastructure Masterplan 2018 and to support further investment in sustainable green and blue infrastructure, through the preparation</p>



	of a 'Greenway and Trail Strategy' over the lifetime of the Plan, in collaboration with stakeholders and the general public, including adjoining local authorities and the SRA.
<b>14 - B</b>	Consider all opportunities as they arise to seek maximum connectivity between existing and new walking and cycling routes. The potentials for better inter-connectivity will be detailed in the proposed LTPs and Active Travel Plans to be prepared for the towns as part of the review of existing town plans and LAPs.
<b>14 - C</b>	<p>Support investment and collaboration, and feasibility study, design and planning processes, in the development of greenway and blueways, peatways and trail corridors between county and regional settlements, and the potential for sustainable linkages with other existing / proposed greenways, blueways, peatways and trails both within and without the county to create interregional routes. The following shall be supported as key intercounty routes:</p> <ul style="list-style-type: none"> <li>● Beara Breifne Way</li> <li>● Lough Derg Blueway</li> <li>● The proposed Lough Derg Greenway to link Ballina with Dromineer, and the greenway link to Nenagh Town as a key Gateway to the Lough Derg region via the Nenagh River walk.</li> <li>● Suir Blueway Tipperary (walking and cycling shared surface for the entire length of the Suir Blueway Tipperary from Carrick-on-Suir to Cahir to complement its blueway offering)</li> <li>● Proposed link between the Suir Blueway Tipperary (Carrick on Suir) and the Waterford Greenway (Kilmeaden)</li> <li>● St Declan's Way</li> <li>● The proposed greenway to link the towns of Cahir and Cashel and their main tourism attractions, including the Rock of Cashel and Cahir Castle.</li> </ul>
<b>14 - D</b>	Strategically consider the development of new green and blue assets as part of tourism, regeneration and ecological initiatives and actions of the Government, and key stakeholders such as Coillte, Fáilte Ireland, Bord na Mona etc
<b>14 - E</b>	Support investment in the on-going development, maintenance and enhancement of trails and recreational infrastructure in Tipperary.
<b>14 - F</b>	Ensure that proposals for greenway / blueway development contribute towards the protection and enhancement of existing blue and green infrastructure.

## 15.0 Water and Energy Utilities

### 15.1 Introduction

As a rural county, further investment in modern water and energy utilities will be important for rural towns, villages and communities, and is supported by the provisions of the NPF and the RSES, and national utility companies such as Irish Water and Eirgrid. The proper and targeted investment in water and energy infrastructure is highlighted in this Plan as important to underpin growth in our towns as national and regional drivers of economic development, and to support and enable growth in our villages.

The public water and wastewater supply network of Tipperary constantly needs investment to ensure the provision of safe, secure and reliable supplies. There is an extensive public water supply across the county with many homes and business already connected to this utility. In addition, an extensive and high capacity, gas and electrical network, provides energy and heat and opportunity to expand and develop our renewable energy output.

This is a key challenge for the county in delivering its settlement strategy in the face of economic recovery, and in adapting to climate change. Tipperary has already benefited by its association with renewable energy, and will continue to be a supplier of energy from renewable sources including wind, biomass and solar energy. To enable this vision, Tipperary needs access to a national energy transmission network functioning at a high level, and supporting and transmitting renewable energy production.

The Council seeks, in collaboration with utilities providers, to support the development of water and energy utilities to enable the delivery of the Core Strategy, and having consideration to challenges, including the effects of climate change.

### 15.2 Water Services

Water services provision systems and methods in Tipperary are complex, and include public water and waste water networks, private and community services such as group water supplies and group sewerage schemes and individual private water supplies and waste water treatment systems. Irish Water is responsible for public water services and provides water and wastewater services nationally, with a central role in economic growth, health and safety and environmental protection.

Under the Water Services Act (no. 2) 2013, Irish Water has prepared a Water Services Strategic Plan (WSSP). The WSP sets out strategic objectives in relation to the provision of water services for a 25-year period up to 2040. The WSSP was completed in 2015 and reviewed in 2020. The review concluded that in relation to the relevant national and regional policies and plans published since

2015, there is broad agreement between the strategic objectives and strategies identified in the WSSP and the policies in subsequent documents such as the NPF and RSES. The development and implementation of the strategies of Irish Water is continually being adapted to address emerging government policy.

Irish Water's Investment Plan Revenue Control Period 3 has received final determination from the Commission for the Regulation of Utilities. It sets out a capital investment programme for a 5-year period from 2020-2025 and identifies where Irish Water prioritises investment to deliver the most urgently needed investment in accordance with the strategic objectives as set out in the WSSP. All future asset upgrades will be designed and constructed in line with Irish Water's sustainability policy requirements, which include adaptation for the impact of climate change. Climate change adaptation and mitigation will also be addressed through the National Water Resources Plan.

The Council will work in partnership with Irish Water in the performance of its functions and in the implementation of the WSSP, Investment Plan and National Water Resources Plan (and any amendments), to ensure that water infrastructure complies with all appropriate regulations and to ensure the sustainable development of the county.

The DHLGH are currently reviewing the Water Services Guidelines for Planning Authorities under Section 28 of the Act, to provide best practice guidance between the planning and development functions provided by planning authorities, and the delivery of public services by Irish Water. The draft Guidelines also offer guidance on how Irish Water will interact with the planning process in the provision of this critical infrastructure.

#### **15.2.1 Water Services in the Open Countryside**

In terms of new development outside of settlements, accompanied by septic tanks, proprietary effluent treatment systems and percolation areas, the Council will implement the provisions of the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards as set out in Volume 3. New residential developments will be required to connect to the public water network or group water scheme where available or likely to become available.

#### **15.2.2 Water Services in Settlements**

Water services infrastructure in towns and villages is maintained by Irish Water. The towns and larger settlements including the Local Towns, Service Centres and Local Services Centres are

served by municipal<sup>64</sup> waste water treatment plants. The Council will require new developments to be served by existing waste water treatment facilities and public water supplies, where possible.

However, it is recognised that there are many villages not served by municipal treatment plants, and notably the Irish Water Draft Investment Plan sets out a range of interventions to address both the needs of larger towns and smaller towns and villages (including those with populations less than 500 persons) in accordance with the objectives of the NPF. The Council will support the development of rural villages (to include for serviced sites in line with the Cluster Guidelines). The Council will require that septic tanks, proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021) (and any amendment) and the development management criteria set out in Volume 3.

New residential developments will be required to connect to the public water network or group water scheme where available or likely to become available.

### 15.3 Water Supply Project Eastern and Midlands Region

The NPF National Strategic Outcome 9, National Policy Objective 63 plans for the development of new national water supply infrastructure for the Eastern and Midlands region, a significant element of which will be relevant to Tipperary. The proposed 'Water Supply Project Eastern and Midlands Region' will involve the following elements:

- Abstraction and pumping of raw water from the Lower River Shannon at Parteen Basin;
- Treatment of the water nearby at Birdhill,
- Pumping of the treated water via buried pipeline to a break pressure tank located at a high point near Cloughjordan,
- Treated water will thereafter flow via buried pipeline through the midlands to a termination point reservoir at Peamount, Dublin (administrative area of South Dublin County Council), where it will connect into the existing Greater Dublin Area Water Resource Zone network.

The project will be subject to enactment of abstraction legislation, planning permission from An Bord Pleanála (Strategic Infrastructure Project) and licence application from the EPA.

Irish Water have set out a number of benefits from the scheme including an opportunity to resolve needs across a number of water supplies in north Tipperary, which would be facilitated by a future new connection point from the proposed pipeline. Furthermore, it is proposed that a bespoke purpose-built interpretative / visitors' facility be provided at the proposed water treatment plant at

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<sup>64</sup> Defined for the purposes of the Plan as treatment plant which are the responsibility of Irish Water

Birdhill, which will represent a key community gain for Tipperary. Irish Water has also committed to providing a 'Community Gain Fund' with a view to supporting community-based initiatives in areas affected by the project; a proposal in this regard will be included in the planning application to An Bord Pleanála.

## 15.4 Sustainable Surface Water Management

The management of surface and storm water is important in avoiding flood or pollution risk in the storm water network, rivers and streams and in the county's towns, villages and rural areas. SUDS are a series of management practices and control structures that aim to manage surface water by mimicking natural drainage. The use of nature-based SUDS to surface water management, reduces flood risk, improves water quality and provides amenity through the use of permeable paving, swales, green roofs, rain water harvesting, detention basins, ponds and wetlands.

SUDS can achieve multiple objectives such as removing pollutants from urban run-off at source, controlling surface water run-off from developments and ensuring flood risk does not increase further downstream. Furthermore, a nature-based approach to SUDS can offer the opportunity to combine water management with amenity/green spaces, which can increase amenity and biodiversity, therefore the use of nature-based SUDS compliments a green and blue infrastructure planning approach.

The Council is responsible for the on-going maintenance and monitoring of sustainable drainage systems within our towns and villages, and will seek to maintain drainage having consideration to Water Sensitive Urban Design and application of a nature-based SUDS approach.

The Council will require all new development to provide a separate foul and surface water drainage system and to incorporate water sensitive urban design and a nature-based SUDS approach, where appropriate, in new development and the public realm. The provisions of nature-based solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review there off, will apply. The Council will require the implementation of water sensitive urban design as an integral part of the design of new developments to reduce the generation of storm water run-off, and to ensure that all storm water generated is disposed of on-site or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:

- (a) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,
- (b) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.
- (c) The slow-down in the movement of water.

## 15.5 Electricity and Gas Supply Networks

Electricity supply and transmission is available throughout the county on the low (38kV, 20kV, and 10kV) and high transmission networks. High voltage transmission within the county is available at 110kV, 220kV and 400kV. The following towns are supplied by the natural gas network Clonmel, Nenagh, Carrick on Suir, Tipperary, Cashel, Cahir, Ballina, Newport, Kilsheelan and Ballyclerihan.

Improvement measures to the national grid electrical and gas networks are set out in the national infrastructure plans of 'EirGrid', 'ESB Networks' and 'Gas Networks Ireland'. The appropriate expansion of the national supply grids is important to ensure adequacy of regional connectivity for sustainable economic growth as well as facilitate the development and connectivity of sustainable renewable energy resources.

The Government supports the development of new conventional generation (including gas-fired and gasoil/distillate-fired generation) as a national priority in their 'Policy Statement ensure Security of Electricity Supply to 2.4 million Homes and Businesses', (DECC, 2021) and facilitate the target of up to 80% renewable electricity generation by 2030. The Policy Statement builds on policies set out in the National Development Plan and the Climate Action Plan 2021, which target the development of circa 2,000 MW of flexible gas-fired generation capacity. It also sets out that connections of large energy users to the grid must take account of the potential impact on security of electricity supply and the need to decarbonise the grid. The Policy Statement notes that additional electricity transmission and distribution grid infrastructure, as well as additional electricity interconnection and electricity storage, should be permitted and developed. It also notes that additional natural gas transmission and distribution grid infrastructure should be developed.

Where appropriate, the Council will support the statutory providers of national grid infrastructure by safeguarding strategic corridors, where identified, from other developments which might inhibit the provision of energy supply networks.

The Council will support the major service providers including EirGrid, ESB Networks and Gas Networks Ireland, where it is proposed to enhance or upgrade existing facilities or networks, or provide new infrastructure in order to extend or strengthen energy supply to meet demand and meet climate reduction targets.



## 15.6 Planning Policy

It is the policy of the Council to:	
15 - 1	Implement the provisions of the Water Services Guidelines for Planning Authorities (DHLGH, 2018) (and any amendment) in assessing applications for new development.
15 - 2	Require that all new septic tanks, proprietary effluent treatment systems and percolation areas to be located and constructed in accordance with the Water Services Guidelines for Planning Authorities (and any review thereof) and the Code of Practice for Domestic waste water treatment systems (EPA, 2021) (and any amendment) and the development management standards of this Plan as set out in Volume 3.
15 - 3	Protect the Irish Water Eastern and Midlands Water Supply Project pipeline corridor from inappropriate development that would prejudice the delivery of the project and to refer any planning applications within the development corridor to Irish Water for comment.
15 - 4	Collaborate with Irish Water in contributing towards compliance with the European Union (Drinking Water) Regulations Drinking Water Regulations 2014 (as amended) and compliance of water supplies with the parameters identified in these Regulations. Where new developments cannot be served by public water supply, the Council will consider a private water supply where the developer can demonstrate that any new supply is adequate to serve the proposed development and that for domestic use; it is safe to be consumed as drinking water. Groundwater abstractions must comply with EPA policies and guidelines.
15 - 5	<p>In line with the provisions of Section 5.3.1 of the Draft Water Services Guidelines for Planning Authorities (or any review thereof) new development will connect to existing water infrastructure, where capacity exists, in order to maximise the use of existing infrastructure and reduce additional investment costs. There is a general presumption that development will be focused into areas that are serviced by public water supply and wastewater collection network.</p> <p>In settlement centres where, municipal treatment plants do not have the capacity to cater for additional development, the Council will facilitate development, where the developer has agreed proposals for the up-grade of the treatment plant and/or network, as may be necessary, with Irish Water in accordance with the Draft Water Services Guidelines for Planning Authorities, and any amendment thereof, and the Irish Water Connection Charges Policy. The Council will require that such infrastructure is in place, prior to the commencement of the development.</p>

	<p>The Council <i>may</i> consider, on a site-specific basis, on-site waste water treatment proposals in cases where a connection to a municipal treatment plant has been demonstrated to be unfeasible or in settlements which are not served by treatment plants. Developments shall be subject to the criteria set out below:</p> <p>(a) Small Business, Community and Public Developments: the development shall be served by an on-site treatment system which demonstrates compliance with the Waste Water Treatment Manual: Treatment System for Small Communities, Business, Leisure Centres and Hotels, (EPA, 1999) (or any amendment thereof).</p> <p><i>or</i></p> <p>(b) Private Residential Developments: the development shall be served by individual treatment plants in compliance with the Code of Practice: Waste Water Treatment Systems for Single Houses, (EPA, 2021) (or any amendment thereof).</p> <p><i>In both cases as above</i></p> <ol style="list-style-type: none"> <li>i. the development shall connect to the municipal treatment plant, where and when such facilities become available<sup>65</sup>.</li> <li>ii. the development will not have an adverse human health, environmental or ecological impact on the receiving environment, including groundwater or surface water courses<sup>66</sup>.</li> <li>iii. the development shall demonstrate compliance with the Development Management Standards set out in Volume 3.</li> </ol>
15 - 6	Require development proposals to connect to the public water supply, where such facilities are available.
15 - 7	Require all new development to provide a separate foul and surface water management system and to incorporate nature-based water sensitive urban design, where appropriate, in new development and the public realm. New developments, or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:

<sup>65</sup> Full design details, plans and specification of further connections to be submitted at planning applications stage.

<sup>66</sup> The Council must be satisfied that the receiving environment has the capacity to cater for the development and will require, as necessary, the submission of appropriate environmental reports at planning application stage.

	<p>(a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review thereof,</p> <p>(b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,</p> <p>(c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.</p> <p>(d) The slow-down in the movement of water.</p>
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## 15.7 Planning Objectives

It is the objective of the Council to:	
<b>15 - A</b>	Work in partnership with Irish Water in the performance of its functions and in the implementation of the Water Services Strategic Plan, Investment Plan and National Water Resources Plan (and any amendment thereof), to ensure that water infrastructure complies with appropriate regulations and to ensure and support the sustainable development of the county.
<b>15 - B</b>	Co-operate with Irish Water in the delivery of the Eastern and Midlands Water Supply Project and to ensure the maximum benefit from this project to County Tipperary, in particular with respect to economic development potential and security of supply.
<b>15 - C</b>	Provide additional and improved surface water networks to both reduce pollution and support sustainable development.
<b>15 - D</b>	Carry out on-going monitoring and registration of private septic tanks in the county in line with the EPA's National Inspection Plan for domestic waste water treatment systems 2022 – 2026 (and any review thereof).
<b>15 - E</b>	Support the sustainable development, maintenance and upgrading of electricity and gas infrastructure, by network providers, to enable the integration of renewable energy sources and enable an energy system that is safe, secure and adaptable.
<b>15 - F</b>	Work in partnership with the Department of the Environment, Climate and Communications in line with their 'Policy Statement to Ensure Security of Electricity Supply and Facilitate the Target of up to 80% Renewable Electricity Generation by 2030', and to facilitate additional electricity transmission and distribution grid infrastructure, as well as additional electricity interconnection and electricity storage.

## 16.0 Monitoring and Evaluation

### 16.1 Introduction

This Plan will be in place from 2022 – 2028, and is a framework for sustainable development. It will be instrumental in the achievement of climate action targets over the crucial period up to 2030 whereby emissions reductions are to be frontloaded in line with the Climate Action Plan 2021. Policies and objectives arising from its Core Strategy are capable of being monitored to determine their effectiveness in terms of implementation and whether further policy or operational change is required to ensure their achievement. In particular, the population and housing targets will be monitored during the lifetime of this Plan to ensure that the town and village growth, regeneration and vitality is delivered as planned.

The implementation and delivery of the Plan is a key objective of the Council. This monitoring programme will be supported by procedural, information technology and operational supports that will enable ease of measurement. The Council places an emphasis on monitoring, and it is a key objective of this Plan to carry out effective, cross-sectional monitoring and evaluation.

### 16.2 Legislative requirements and Reporting

There are several pathways and outputs for monitoring applicable to the Plan.

Under the provisions of Section 15 of the Planning Act, the Council is obliged to secure the implementation of the objectives of the Plan and to prepare a progress report on achieving the objectives not more than 2 years after the making of the Plan. Under Section 22A (2) of the Planning Act, each Local Authority is required, every 2 years, to prepare and submit a report to the Regional Assembly setting out progress made in supporting RSES objectives, relevant to that authority. In addition, the Council shall, in conjunction with the Regional Assembly and other sources as relevant, implement the monitoring programme as set out in the SEA Environmental Report and Statement. This monitoring framework is intended to assist the Council in meeting its statutory reporting requirements and the outputs will include:

- The 2-year Progress Report of the Plan (as required by Section 15(2) of the Planning Act).
- To accompany the report required of the Chief Executive under Section 15(2) of the Planning Act, a report to include information in relation to progress on, and the results of, monitoring of the significant environmental effects of implementation of the Plan after 2 years; and in advance of the beginning of the next Plan preparation process.

- The Report to the SRA setting out progress made in supporting objectives of the RSES (as required under Section 25 A (1) of the Planning Act).

### 16.3 Monitoring and Evaluation

The Council will put in place procedures to enable monitoring. Data will be collected in house (from both local authority monitoring programmes and national monitoring programmes, for example, in the case of water quality, the monitoring is undertaken by the EPA), for monitoring of special objectives and development management monitoring, in the case of monitoring of strategic operational objectives, external data sources from national monitoring programmes will be used.

#### 16.3.1 Objectives

The implementation and monitoring framework categorise ‘Objectives’ in terms of their contribution towards the achievement of the strategic county outcomes of the Core Strategy. Objectives are set out at the end of each chapter of the Plan, these are key operational objectives of the Council to be achieved over the lifetime of the Plan and their monitoring will be a key measure of the implementation of the Plan. Objectives have been devised in so far as practicable to be SMART (Specific, Measurable, Assignable, Realistic and Time-Related) and are important monitoring tools.

#### 16.3.2 Strategic Policy Objectives

The achievement of the strategic policy objectives of the Plan will be assessed through the consideration of progress under Key Performance Indicators. Data will be compiled from records in house and from national datasets.

### 16.4 Planning Objective

Planning Objective for Monitoring and Evaluation	
It is the Objective of the Council to:	
<b>16 - 1</b>	<p>Undertake a programme of monitoring and evaluation of the Plan over its lifetime, as follows, and to align these monitoring protocols with each other as part of an overall monitoring framework:</p> <ol style="list-style-type: none"> <li>a) Prepare a 2 Year Progress Report of the Plan (as required under Section 15(2) of the Planning Act), having consideration to any regional monitoring programme in place.</li> <li>b) Prepare a Report to the SRA setting out progress made in supporting objectives of the RSES (as required under Section 25 A (1) of the Planning Act).</li> <li>c) SEA Monitoring as detailed in the Environmental Report.</li> </ol>



Comhairle Contae Thiobraid Árann  
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## Contact

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