



Comhairle Contae Thiobraid Árann
Tipperary County Council

Tipperary County Council

Draft Settlement Plan for Fethard 2017

November 2017



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1.0 Introduction to the Fethard Settlement Plan

1.1 Introduction

The South Tipperary County Development Plan 2009 (as varied), hereafter referred to as ‘the County Development Plan’, sets out the planning policies and objectives to guide the planning and development of the settlements of Tipperary. This is one of a suite of ‘settlement plans’ that addresses the local planning and development of rural settlements, and should be read and applied in conjunction with the County Development Plan.

This Plan will be incorporated into the County Development Plan by the way of Variation Number 4 in accordance with Section 13 of the Planning and Development Act, 2000 (as amended), and will replace the Fethard Local Area Plan 2011.

1.2 Strategic Planning Context

The settlements of Tipperary are allocated places in the ‘Settlement Hierarchy’ as set out in Chapter 3 of the County Development Plan. Fethard is designated as one of 35 ‘Service Centres’ in the County.

It is stated that Service Centres ‘are robust settlements that have a capacity to accommodate new residential growth, employment and enterprise and other appropriate uses. The services centres are being targeted for growth at an appropriate scale to service their local hinterlands and to consolidate housing, local employment, public transport and a range of services. These towns and villages perform important roles as retail and service providers in their local economy and are targeted for continued growth’.

The status of Fethard as a Service Centre remains unchanged and the objectives of the County Development Plan as they refer to Service Centres will apply.

1.3 Local Planning Context

This Plan shall also be read in conjunction with supporting plans and strategies that remain fully applicable, including;

- The Public Realm Plan for the Historic Walled Town of Fethard, 2008,
- The Fethard Town Wall Conservation & Management Plan 2008, and,
- The Tholsel Feasibility Study 2008.

The objective of this Settlement Plan is to support the County Development Plan by the identification of the unique character of Fethard, the development of a vision for the future and to address this vision through local guidance and objectives.

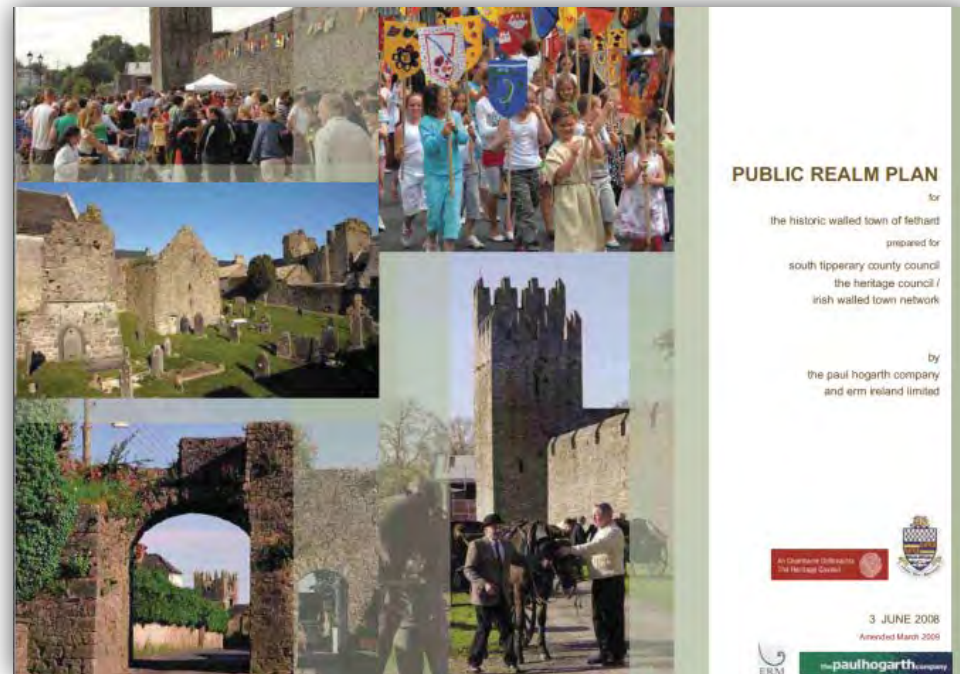


Figure 1: Fethard Public Realm Plan 2008

1.4 Protection of the Environment

The protection of the environment, and particular, consideration of the potential impacts on Natura 2000 sites, and in the case of Fethard, the unique built heritage of the area is incorporated. In accordance with EU Directive 2001/42/EC1, (hereafter known as the Strategic Environmental Assessment (SEA) Directive), the Council has carried out an assessment to determine whether the proposed Variation would be likely to have significant effects on the environment. A SEA Screening Report¹ has been prepared in accordance with Article 13 K (1) of the Planning and Development Regulations 2001 (as amended). In consultation with the statutory authorities, a determination was made that SEA is not required, taking account of relevant criteria set out in Schedule 2A.

The Council is also required to consider the possible nature conservation implications of the proposed Variation on the Lower River Special Area of Conservation (SAC) network. The EU Birds Directive (2009/147/EC) and Article 6 (3) and (4) of *European Union (EU) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora*, commonly known as the 'Habitats Directive', was applied. In this respect an Appropriate Assessment (AA) Screening Report² has been prepared, and it was found that the proposed Variation was not likely to have significant effects on Natura 2000 sites.

¹ Available as a supporting document to the proposed Variation at www.tipperarycoco.ie

² Available as a supporting document to the proposed Variation at www.tipperarycoco.ie

1.5 Settlement Context

Fethard is characterised by its medieval history and form, and its enduring association with the equine industry. The town is situated a low hill adjoining the River Clashawley, hence its Irish name 'Fiodh Ard' meaning 'the High Wood'. The town is deeply characterised by its Norman history, its distinctive Norman form and in its almost complete circuit of upstanding medieval Town Walls. The historic core of Fethard remains medieval in its clutter of castles, churches, lanes, plots and features situated within the Walls. Further reference to the medieval character of Fethard may be found in the Public Realm Plan and the Town Walls Conservation and Management Plan.

The overall significance of Fethard as defined in the Town walls Conservation Plan is:

'Fethard is of outstanding significance as a medieval defended town with its very complete circuit of Walls and other medieval buildings demonstrating the life and trade of the town'.

In recent years, the town has extended beyond its historic urban form in a predominantly northerly direction. As a result, the Killenaule Road area accommodates most of the residential neighbourhoods, community amenities and local industries. This Plan provides opportunities for more balanced spatial growth throughout the town whilst protecting the historic character of the town.

The Fethard LAP 2011 set out a vision for Fethard based on sustainable growth, management and protection of the environment, and delivery of a tourism product in the context of its medieval heritage. This Plan will continue to support this vision and particularly acknowledges that Fethard is unique and important by virtue of its medieval character and that this Unique Selling Point (USP) shall permeate all aspects of the sustainable growth and management of the town. The development of 'Civic Pride' in Fethard is considered vital to the improvement of the public realm of the town, in this respect the Council will act to encourage and facilitate local community initiatives such as Tidy Towns, festivals and events, local and national award schemes, local training programmes and economic enhancement schemes.



2017 promises to be a great year in Fethard marking the first year of the new Tholsel Visitor Centre. This was a multi-agency project led by the Fethard Business and Tourism Group who were able to leverage significant support and funding from the Council, the South Tipperary Development Company, Fáilte Ireland³ and Coolmore. This successful partnership has resulted in the refurbishment and redevelopment of the Tholsel and the delivery of a vision for the building as a tourism attraction for Fethard

³ Thorough Fáilte Ireland's 'New ideas in Ancient Spaces' Capital Grants Scheme within the Ireland's Ancient East initiative

1.6 Population

The 2011⁴ census of population for Fethard recorded that there were 1541 persons in the town; a 12% growth in population since 2006 and now Fethard accommodates 1.7% of the county population. There has been stable population growth since 1996 in the town, please refer to Table 1 below.

Table 1: Population Trends	
1996	1397
2002	1388
2006	1374
2011	1541
2016	TBC March 2017

14% of the population is over the age of 65 and 26% of the population is under the age of 20, this is in line with the average for county Tipperary⁵. It was recorded that 29% of all units were inhabited by persons who live alone, however, notwithstanding this, the average household size was 2 persons per unit which is slightly above the county average of 1.7 persons per unit.

2.0 Development Strategy

The County Development Plan sets out *strategic* policies and objectives that apply to all settlements including Fethard, in addition, the Council will have consideration to the *local* guidance and objectives for Fethard as set out below.

2.1 Core Strategy

The County Core Strategy is set out the County Development Plan, it is stated that;

‘Service Centres are robust settlement that have a capacity to accommodate new residential growth, employment and enterprise, and other appropriate uses, and are 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’.

The Council will support this multi-functional role whilst acknowledging the unique medieval character of the town, and will aim to achieve the objective of the Core Strategy in a manner that protects against damage or loss to the medieval character and fabric of the town.

A use landuse zoning matrix and maps are set out to guide new development in the town; these should be read in conjunction with the guidance and Specific Objectives of this Settlement Plan, and the overriding policies and strategic objectives of the County Development Plan.

⁴ Population figures for Legal Towns for 2017 Census of Population will not be available until March 2017
⁵ 26.5% over 65 and 13% under 20 (CSO 2011)

2.2 Sustainable Communities

Fethard has retained strong community services and facilities, notably, secondary and primary schools, sports and amenity facilities, post office, Garda station and childcare facilities etc. Residential vacancy is at a low level of approximately 5% in 2016⁶. However, since 2011 there has been little construction of new houses in the town despite the upwards growth trend in population and retail and services choice, particularly in the core area, could be enhanced.

An examination of demand for social housing⁷ in Fethard indicated a demand for accommodation in the town, it is notable that 60% of social housing demand was for single bed units and that approximately 28% of demand was from applicants with disability or medical needs. This highlights the need for close consultation with the Housing Section of the Council prior to the agreement on the delivery of new housing through provisions of Part V to ensure that the appropriate housing type is delivered.

Over the last census period, overall growth in population has resulted in a demand for approximately 98 residential units⁸, this accords with the projections in the LAP 2011 which predicated a need for 78-100 units, and it appears that whilst some of this demand has been accommodated in the housing stock of the town, having consideration to population growth trends there is now a significant demand for new housing.

There is approximately 17.5ha⁹ zoned for new residential use in Fethard. Residential landzoning is provided to meet predicted needs and adequate to provide variety and choice to accommodate new development noting that not all land will be available to development. In addition there are substantial infill sites in the urban area that could accommodate further development. In order to deliver balance in growth in the town, this Plan identifies new residential neighbourhoods north, east and south of the town. In addition, there are many smaller sites and infill plots throughout the town suitable for residential development and the development of such sites is encouraged. The population growth envisaged will result in a demand for additional public services and amenities such as school places, elderly accommodation, childcare to be delivered in tandem with the growth of the town in line with the policies and objectives of the County Development Plan and this Settlement Plan etc.

Chapter 4 of the County Development Plan sets out the policies for the Council for planning sustainable communities. In particular, new residential development of five or more units will be accommodated by a Development Impact Statement (DIS) ensure compliance with the ‘Guidelines of Sustainable Residential Development in Urban Areas (Department of the Environment, Community and Local Government (DECLG 2009)). This Plan has zoned lands for both ‘new residential’ use and ‘social and

⁶ An Post Geodirectory July 2016

⁷ Tipperary County Council housing section August 2016

⁸ At an average household size of 2.7

⁹ Lands identified for Fethard Park north of the town are not included in this figure

public' used to assist in the delivery of new residential development and land based community facilities including educational facilities, open space, infrastructure and burial grounds, this will be a key consideration in the assessment of new development. Residential densities are set out in Appendix 3, these are for guidance purposes and it is not intended to prescribe maximum residential density standards. The emphasis will be on providing quality housing environments based on innovation and a design led approach. The Planning Authority will seek to ensure that new developments have individuality and a sense of place, which is generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of development and having regard to servicing arrangements appropriate to the site.

2.3 Infrastructure, Transport and Flooding

The specific local planning policies to support infrastructure in Fethard are addressed below under the relevant sub-headings.

2.3.1 Balanced Urban Form and Provision of Local Access

Significant new development is proposed in the area that extends from the Killenaule Road to the Rocklow Road and as new development occurs it will incorporate local street access throughout to connect the area to the existing road networks. Further residential growth will be facilitated to the east of the town with local street access to be provided for as part of new development from the Peppardstown Road to the Cloneen Road. In addition, it is also proposed to provide for new housing to the southeast of the town subject to the improvement of Jesuit's Walk and location sensitive layout and design. Local street access shall conform to the design standards as set out in the '*Design Manual for Urban Roads and Streets*' 2013, Department of Transport, Tourism and Sport and Department of the Environment, Community and Local Government which incorporates good planning and design practice to support and encourage more sustainable travel patterns in urban areas. Local street access will ensure that the new developments will be accessible without depending on movement through the historic core for local journeys in so much as is practicable, and will in particular facilitate sustainable movement such as walking and cycling.

2.3.3 Water Services

The Fethard Waste Water Treatment Plant (WWTP) treats effluent from the town with a discharge to the River Clashawley. The WWTP is managed by Irish Water (IW). Recent upgrade works (completed in spring 2016) have improved the operation of the sewerage system through surface water separation works, the installation of new foul and storm sewers and the rehabilitation of existing sewers. This has reduced hydraulic loading on the water services system. The WWTP is now close to capacity and IW proposes to assess the Fethard WWTP as part of its Capital Investment Programme 2017-2021. This

assessment will inform proposals for the relevant capital works required at the WWTP. The capacity of the WWTP will be a consideration in the assessment of new development.

Where new development is proposed, developers are advised to liaise with IW and the Environment Section of the Council in advance of making any plans for new development to determine if their proposal is viable in the current situation and to investigate alternatives.

The new Water Treatment Plant, serving the Fethard Regional Water Supply Scheme came into operation in 2016. There are also watermain rehabilitation works ongoing in Fethard, which are being carried out by IW. It is envisaged that potable water supply will not be a constraining factor in the planned development of Fethard.

2.3.3 Flooding and Flood Relief Scheme

Parts of Fethard are subject to occasional flood events, and as a result a pre-cautionary approach must be taken to the growth of the town in the context of flood risk management. A Stage 1 Flood Risk Identification process has been carried out and is set out in the SEA Screening Report that accompanies this Plan. Areas at flood risk have generally been zoned for amenity and agriculture. New development in Fethard will be expected to comply with the Flood Management policies of the County Development Plan. The Office of Public Works (OPW) is currently¹⁰ preparing a Flood Relief Scheme for Fethard and in due course it is expected that flood relief works will be carried out in the town by the OPW. It is an objective of this Plan to ensure that flood relief measures are carried out in a manner that respect the unique architectural heritage of the town.

2.4 Urban Design and Public Realm

Further reference should be made the policies and objectives set out in the County Development Plan and the Fethard Public Realm Plan 2008 in respect to the following.

2.4.1 Design and the Unique Historic Core

As stated, the environmental quality of the entire town of Fethard is considered to be vital to the protection of the medieval core of the town and its ability to market itself as a tourism destination. However, the area within and adjoining the Architectural Conservation Area (ACA) and the Town Trail (see Appendix 2) is of particular importance and efforts should be made by all stakeholders to improve the quality and appearance of their premises. The Council will encourage, support and require as appropriate the use of high quality materials and finishes in this area in line with the '*Public Realm Plan and the Architectural Heritage Protection Guidelines for Planning Authorities*' published by the Department of the Environment, Heritage and Local Government, 2004.

¹⁰ November 2016 – Public Consultation Phase

2.4.2 Public Realm Improvement and Public Realm Plan

Fethard already has a distinctive and unique medieval character and urban form. This can be further enhanced by ongoing efforts by the local community and the Council to build on this unique quality by enhancing the public areas of the town through good design, materials and finishes and attention to detail. Particular care needs to be taken to respect, repair and maintain the stonework and medieval walled features in evidence all over the town. Notably, the 'Ireland's Ancient East' programme emphasises the need for an immersive tourism product based on the Fethard medieval experience.

The 'Public Realm Plan for the Medieval Walled Town of Fethard', 2008 provides excellent guidance on every aspect of public realm improvement. The Council will seek to implement the objectives of the Public Realm Plan as opportunities arise and in conjunction with the local community. There are a number of structures throughout the central area of the town that are disused / derelict or in poor visual appearance. It is vital to the character of the town that all stakeholders seek to ensure that properties in their ownership and control are better used, managed and presented.

2.4.3 Local Road Improvements

The maintenance of safe operation and a high quality visual appearance to the approach roads and the internal streets are vital to the day to day operation of Fethard and also to ensure that the town is welcoming to visitors. In assessing proposals for new development in the design of roads and traffic improvement measures, the Council will seek to enhance the appearance of the approach roads to the town in line with best practice and the guidance provided in the Public Realm Plan.

2.4.4 Laneways, Wall Walk and Pedestrian routes

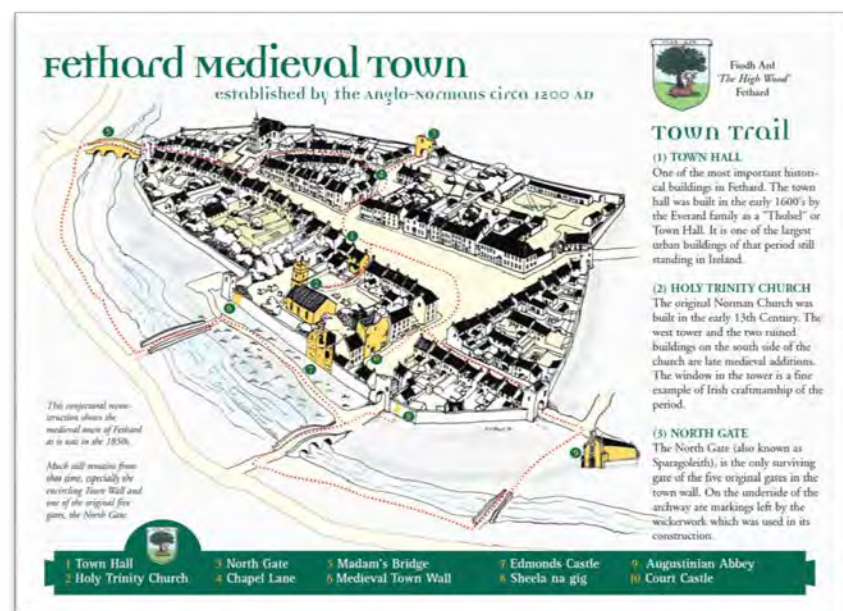


Figure 2: Brochure for Fethard Town Trail

The delivery of a network of pedestrian routes and accesses throughout the medieval town of Fethard will enhance the amenity and tourism product of the Town. The delivery of a walking circuit along the Town Walls and the management of public rights of ways and laneway accesses is integral to this vision and is addressed in the Public Realm Plan.

The 'Ireland's Ancient East' programme emphasises the need for a tourism experience based around a Fethard 'Medieval Town Trail'. The Council will seek to improve pedestrian accesses throughout the town as opportunities arise in line with the Public Realm Plan 2008 and the Fethard Medieval Town Trail (Appendix 3).

2.5 Environment and Heritage

2.5.1 Medieval Town Walls

The Fethard Town Wall is of national importance and comprises an almost complete circuit of upstanding medieval town defences. The Walls (both upstanding and sub-surface) are a national monument and any works to the wall or in proximity to the Wall require Ministerial Consent. In addition, Fethard is one of four medieval walled towns in Tipperary that are members of the Irish Walled Towns Network.

The Conservation and Management Plan for the Fethard Town Walls 2008 sets out comprehensive site specific policies, objectives and measures to promote the protection, conservation, appropriate use and future management of the site of the Fethard Town Wall and adjoining buildings in a manner which retains their significance.

The Council will seek to preserve, enhance and maintain the setting and character of the Fethard Town Wall in line with the archaeological protection policy of the County Development Plan and the Conservation and Management Plan for the Fethard Town Walls 2008.

2.5.2 Architectural Conservation Area (ACA)

The historic walled town of Fethard is designated as an ACA under the County Development Plan for the purpose of maintaining its unique medieval character. The ACA extends to include the entire medieval central area within the Walls, the area abutting the Walls and extends south over the Valley to include an area that is key to the rural setting of the Walled Town. All new development proposed in the ACA, will be assessed having regard to its appropriateness in the context of the visual character of the area. In addition, the maintenance, management and regeneration of this area is a central focus of this Plan. The area of the ACA is outlined in Map 2 and the Council will seek to ensure the enhancement and management of the ACA in line with the policy of the County Development Plan.

2.5.3 Riverside Amenity and Trees

The Clashawley River and its river park is an important feature of the town's public realm and the enhancement and maintenance of this area is vital to the character of the town. Increased use of the park for events should be considered and where new development is proposed in the vicinity of the river it should positively address the river.

As opportunities arise the following improvement measures should be sought:

- A. Improve the level and range of amenity and recreational facilities provided;
- B. Enhance existing mature trees and riparian vegetation that contributes to the character and appreciation of the river corridor;
- C. Improve the physical relationship and accessibility between the town and the River;
- D. Provide for improved or new walkways/cycle-ways along the riverside.

The retention of trees throughout the town where appropriate and tree planting and landscaping in general is supported by this Plan and will be encouraged as part of new development.

2.5.5 Views and setting of the Medieval Town

The visual setting of Fethard when viewed to and from the Town Walls provides a unique glimpse of the former medieval town. The cluster and fuss of structures within the Walls is a reminder of the Norman history of the town and is an attribute that this Plan seeks to enhance and protect.

Protected views are already listed in the County Development Plan as follows:

1. V087: Views from the Town Walls to the south over the River Clashawley.
2. V088: Views Northwest and Southeast from Madam's Bridge.

These are supplemented by designation of the following views in this Plan:

3. Views to the historic gated entry points to the town.
4. Views of the Town Wall from the south including the 'Valley'.
5. Views of amenity lands along the 'Valley' & Watergate Bridge.
6. Views of the Town Wall throughout the town.



Figure 3: View to the South from the Tholsel Museum

New development will be required to give consideration to the protection of the the character of views and prospects of special historic or amenity value, and to improve these areas through the management of development, clearance of unsightly areas, and by provision of visual amenity improvements where appropriate. The Council may require the submission of a Visual Impact Assessment (VIA) as part of new development in order to ascertain impact of new development.

2.6 Employment, Economy and Tourism

The achievement of the vision for Fethard will depend on the delivery of vibrant town centre functions, to cater for the needs of the local community and visitors alike.

2.6.1 Ireland's Ancient East and Tourism

The Council considers that there is significant potential for new tourism related employment opportunities as a direct result of recent national and local initiatives that will firmly place Fethard on the map as an engaging new destination in Tipperary and Irelands Ancient East. These include the roll out of the new Fáilte Ireland *Irelands Ancient East* brand which covers the entire County of Tipperary, the renewed emphasis on tourism development and promotion in Tipperary through the development and roll out of the *Tipperary Strategic Tourism Marketing, Experience and Destination Development Plan 2016 – 2021*, and specifically the redevelopment of the Tholsol. The marketing of Fethard as a unique destination in terms of medieval and equine experiences, has commenced with the inclusion of Fethard on the new IAE orientation signage installed at a number of sites across *Irelands Ancient East* both within county Tipperary and beyond. Fethard will feature on promotional materials and marketing associated with IAE and Tipperary Tourism, with an overall objective of increasing visitor numbers to the town and increasing dwell time within the County therefore boosting the local economy.

Tourism accommodation opportunities abound in Fethard, i.e. the redevelopment of existing properties on the Square as Guesthouses, reuse of existing premises as hostels i.e. Barrack Street Mill and buildings suitable for the development of boutique hotels i.e. the Convent etc. The Council will encourage and facilitate the development of tourism accommodation in the town.

2.6.2 Retail and Town Centre Function

The County Development Plan sets out the retail function of Service Centres as follows:

'Important providers of local convenience shopping e.g. local supermarkets and convenience shops and comparison shopping e.g. small-scale hardware, pharmacies and clothes shops tec. Focus will be on town/village centre vitality and in meeting local convenience needs along with the retention of key rural services'.

It is expected that the core retail function of the town will be delivered in the area zoned for 'Town Centre'. Proposals for retailing outside of this area will be assessed in line with the zoning matrix set out in this Plan and the retail policies of the County Development Plan, including policies for non-conforming uses. Positive consideration will be given for new retail development where it can be demonstrated that the site is accessible by foot to the town centre area.

The Public Realm Plan sets out the town centre as a public area can be improved and as opportunities arise the vision of the Public Realm Plan will guide new development and it will be expected that due consideration will be given to this by as part of new development proposals. As opportunities arise, the Council will seek to implement the vision of the Public Realm Plan. In addition, this Plan sets out guidelines for opportunity sites with potential to enhance the town (Appendix 1).



Figure 4: Plan for the regeneration of Chapel Lane from Public Realm Plan

2.6.3 Employment and Enterprise

Employment in Fethard is linked deeply with the heritage of the Town, the surrounding agricultural hinterlands and the equine industry. Industries located at the Killenaule Road contribute to employment opportunity and choice in the town. In order to facilitate further growth of industrial/manufacturing enterprises lands have been zoned for 'industry and employment' on the Killenaule Road and the Grove Road.

The Council will seek to enhance and stimulate employment in the town in the existing sectors in a sustainable and co-ordinated manner in line with the policies of the County Development Plan and the local guidance and objectives set out in this Settlement Plan. New enterprise and development in the town will be expected to be developed in synergy with rather than compete with the archaeological and architectural character of the town.

2.7.3 Local Opportunity Sites

The Council has identified a number of key sites in the town (Residential and Town Centre) that if developed have a role to play in the prosperity of the town. In this respect, guidance has been set out in Appendix 1 for the development of these sites for the consideration of landowners and the community alike.

3.0 Specific Objectives

The Council will seek to implement the following objectives as opportunities arise and where possible in consultation with the local community and private developers, over the lifetime of the County Development Plan (as varied).

PLANNING SUSTAINABLE COMMUNITIES

- SO1 To seek to work in partnership with local bodies to secure the development of a purpose built community childcare facility, additional playing fields and recreational space on Council owned lands at the Rocklow Road/Stylea Lane area (Fethard Park).
- SO2 Identify land for the future expansion of the burial ground on the Killenaule Road to incorporate and facilitate new access arrangements for the area as set out in Map 1.
- SO3 Seek to encourage and facilitate local community initiatives in order to foster strong Civic Pride and community ownership in the Town including Tidy Towns, festivals and events, local and national award schemes, local training programmes and economic enhancement schemes.
- SO4 Seek to ensure the delivery of sustainable neighbourhoods with an appropriate mix of house types, amenities and services as part of new residential development to cater for the housing needs of the community.

INFRASTRUCTURE, TRANSPORT AND FLOODING

- SO5 Through the implementation of the Design Manual for Urban Roads and Streets 2013, Department of Transport, Tourism and Sport and Department of the Environment, Community and Local Government ensure good planning and design to support and encourage more

sustainable travel patterns in urban areas and a to reduce pressure on the Medieval town core from local vehicular movement.

- SO6 Seek to improve safety and reduce congestion at the eastern end of Barrack Street through road / footpath widening and regulation of on street parking.
- SO7 Examine appropriate measures of traffic control such as signage and protective barrier to prevent further damage to the towns historic North Gate from large vehicles.
- SO8 Seek to undertake footpath provision and improvements along The Green, Cashel Road, Clonmel Road and at the Cloneen Road.
- SO9 Support Irish Water in the upgrade of the Water Services network and treatment capacity of Fethard Town.
- SO10 Seek to facilitate the improvement of the layout and setting of industrial developments on the Killenaule Road to deliver a high quality business park setting with shared access to lands to the rear.
- SO11 Seek to secure the upgrade of the L 2306-1 (Peppardstown Road) as part of the development of adjoining lands to the south for residential use.

URBAN DESIGN, TOWN CENTRE AND PUBLIC REALM

- SO12 In conjunction with the local community, business groups and stakeholders, seek to activate and implement the Specific Initiatives of the Public Realm Plan for the Walled Town of Fethard 2008.
- SO13 Seek to encourage and facilitate the regeneration and reuse of derelict and disused sites and take action under the appropriate statutory legislation where appropriate.
- SO14 Seek to encourage and activate, in partnership with local retailers and stakeholders, enhanced town centre management programmes that will deliver increased vibrancy and vitality to the town centre.
- SO15 In conjunction with Fáilte Ireland and other stakeholders seek to enhance the experience of the Fethard Town Trail as a key tourism amenity in the town through improvements to the sites along the route, the walkways and supporting branding and interpretative measures.
- SO16 Seek to enhance Jesuits Walk as a local access and also as an extension of the amenity and experience of the Fethard Town Trail.

ENVIRONMENT AND HERITAGE

- SO17 Work with the Irish Walled Towns Network and the Heritage Council to continue to support Fethard's membership of the Network and will continue to seek funding for the conservation and maintenance of the Town Walls in conjunction with the local community.
- SO18 Seek to implement a programme of regular and effective structural maintenance of the Medieval Town Walls in line with best practice.
- SO19 As opportunities arise, seek to improve the visual quality of the approach roads to the town through planting, boundary treatment, stonewall repointing, welcoming signage and traffic calming.
- SO20 In conjunction with the local community, seek to ensure the continued enhancement and management of the character and visual appearance of the ACA, in order that it may function as an important visitor experience for the town.
- SO21 Seek to ensure that any flood relief measures proposed are carried out in a manner that respects the unique architectural heritage of the town and the amenity of its Riverside areas.

EMPLOYMENT, ECONOMY AND TOURISM

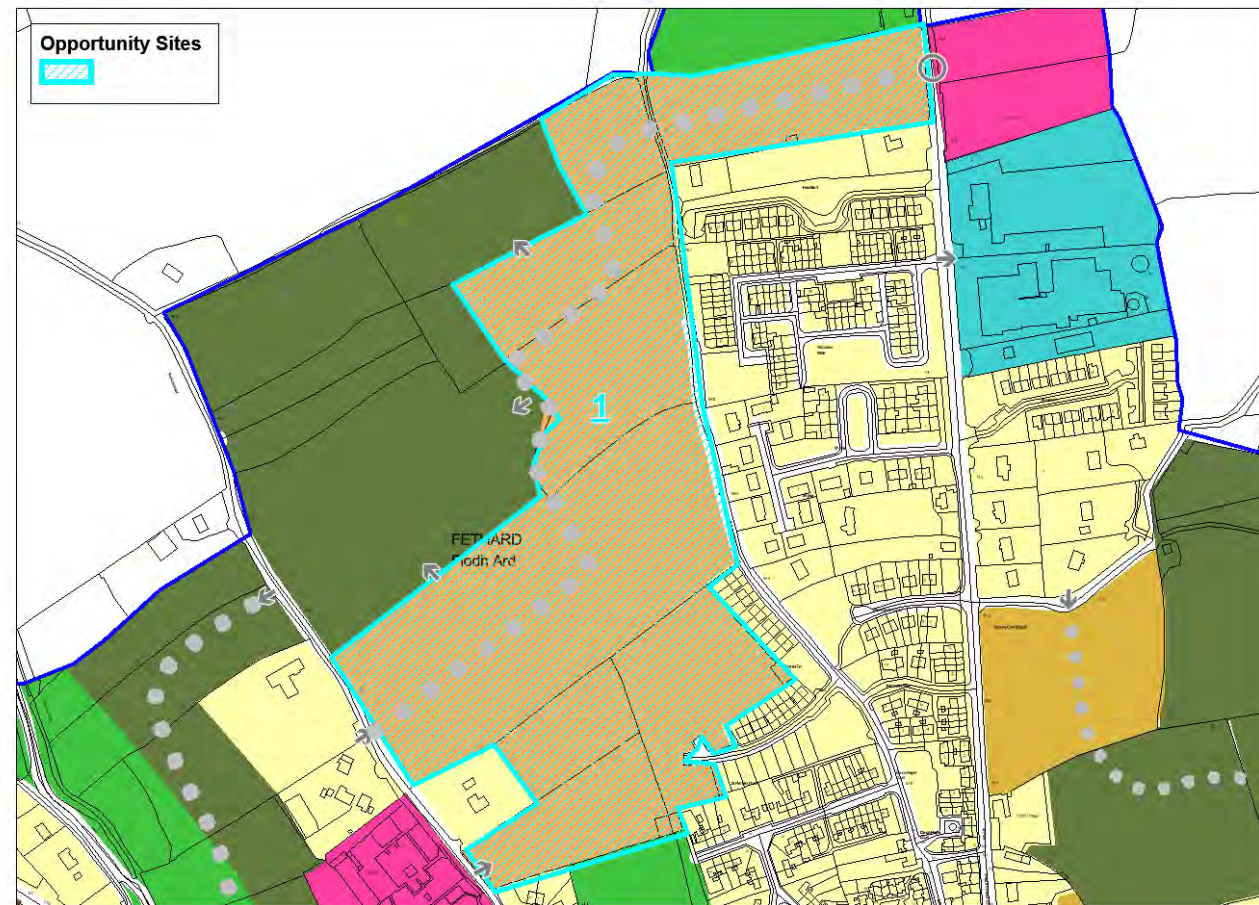
- SO22 To seek to maximise opportunities to enhance and deliver on the tourism potential of Fethard through its Heritage and Equine assets and amenity and in conjunction with the local community, stakeholders and Fáilte Ireland
- SO23 To support the re-use of public buildings for suitable tourist facilities. In particular, promote the use of the Tholsel as a tourist enterprise in conjunction with stakeholders.
- SO24 To support the expansion of the existing industrial lands located on the Killenaule Road and will support the development of new industry at this location, including small scale enterprise start ups.



Figure 5: Ireland's Ancient East Sign

Appendix 1: Opportunity Site Guidelines

5.3.1 Residential - Rocklow Road/Strylea/Killenaule Road Neighbourhood (1)



This brief refers to lands located north of Fethard, between the Rocklow Road and the Killenaule Road. This area is designated to develop into a new low-density residential neighbourhood on the north side of Fethard that will benefit from:

- Close linkages with the Town Centre via Strylea Lane, Rocklow Road and Killenaule Road.
- Close connection with the proposed Fethard Town Park at this location and new facilities proposed including: Crèche, playing pitch, gym, running track, parking facilities etc.
- Proximity to schools, sports facilities and the rural environment in the area.

Built form

New residential development in this area will be of low density in a high quality landscaped setting with excellent pedestrian/and cycle linkages with the features set out above. Density will typically be 8-10 units/ha on plots of at least 0.2 acres throughout. Higher density will only be permitted in the case of

high quality design sheltered housing or elderly accommodation. An appropriate mix of house types shall be delivered in consultation with the Housing Section of the Council.

Access and Road hierarchy

Local through access from the Killenaule Road to the Rocklow Road will be provided as part of the development of lands, the final layout shall be agreed with the Council as part of the planning process. A roundabout will be required to ensure safe access onto the Killenaule Road. The local access road shall be designed to ensure traffic calming by design. The development of lands will also utilise and upgrade the Strylea Boreen to provide an alternative means of access to the Town and amenities. Vehicular access via Strylea Boreen will be for local access only and general access to the town from the Boreen shall be limited to cycle and pedestrian uses. The local through access shall conform to the design standards as set out in the Design Manual for Urban Roads and Streets 2013, Department of Transport, Tourism and Sport and Department of the Environment, Community and Local Government which incorporates good planning and design practice to support and encourage more sustainable travel patterns in urban areas.

Open Space and Amenity Facilities

The development of this area requires the provision of community uses including childcare facility, park, playground and playing fields for the use of the various sporting clubs, schools and community. In this respect, a new Community Park is proposed on Council owned lands on the southern section of the area. All new residential development will be designed to provide ready (pedestrian/cycle) access to overlook this amenity. As new housing is delivered, additional landscaping and amenity shall be provided.

Implementation

All development proposals will be supported by the submission of a DIS to the satisfaction of the Planning Authority in accordance with the provisions of the County Development Plan.

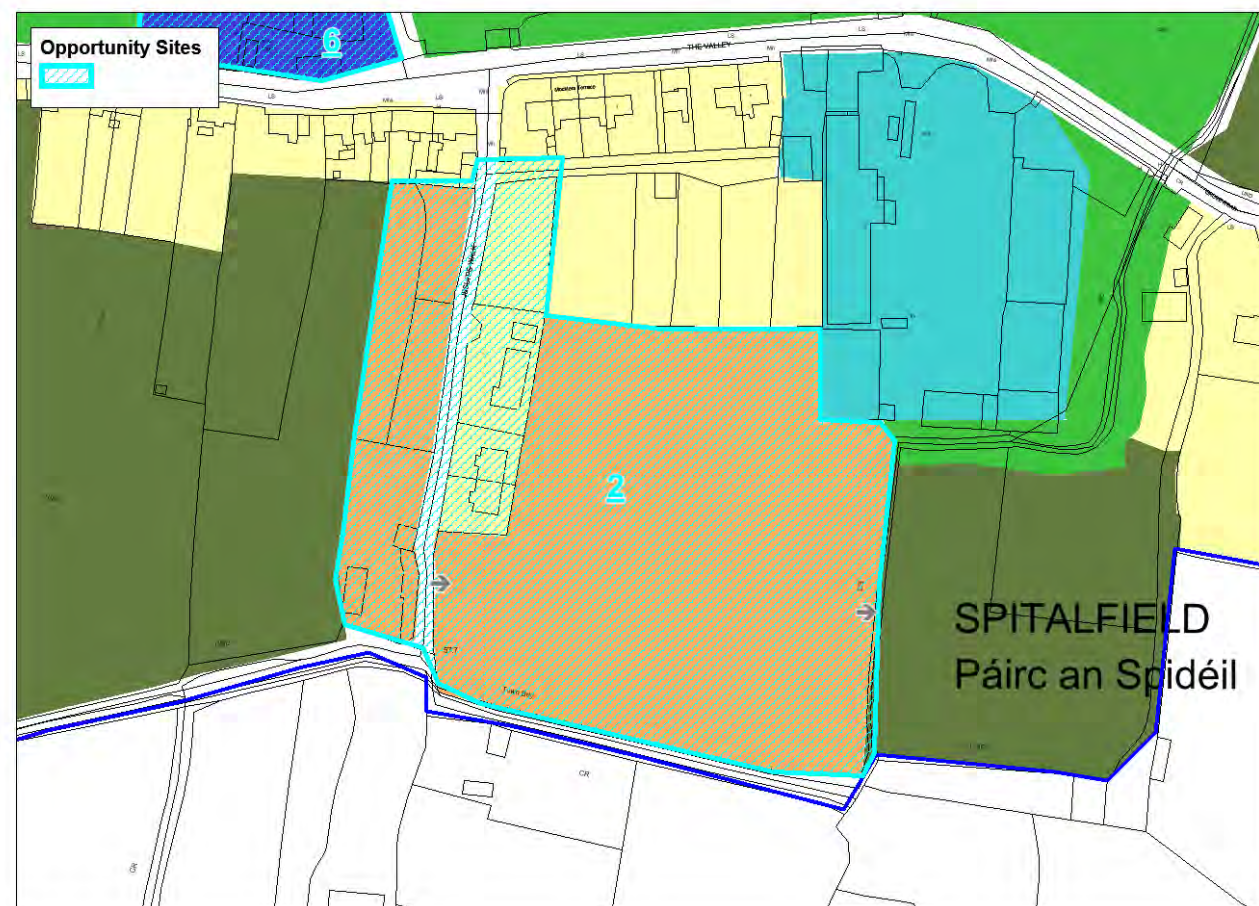
A. Accessing Killenaule Road (5.4ha approx)

Any planning application must identify (on site layout plan) the relationship/synergy/connectivity of this area with the adjoining the Rocklow Road area and with adjoining agricultural lands within the Plan boudanry. Local access road and roundabout onto the Killenaule Road must be delivered as part of new development (First Phase). The Strylea Boreen shall be widened and upgraded to provide pedestrian and cycle access to town for residents of this area.

B. Accessing Rocklow Road (5.7ha Approx –excluding proposed Fethard Park)

Any planning application must identify (on site layout plan) the relationship/synergy/connectivity of this area with adjoining the Killenaule Road area and with adjoining agricultural lands within the Plan boundary. Local access road must be delivered as part of new development of this area, as it will be required that vehicular access from the Killenaule Road will be provided to the schools located here. New foul and storm water drainage systems shall be installed of a capacity that can cater for the entire area. Pluvial/road drainage control measures will be required at this location. Individual accesses onto the Rocklow Road are not permitted.

5.3.2 Jesuit's Walk East (2)



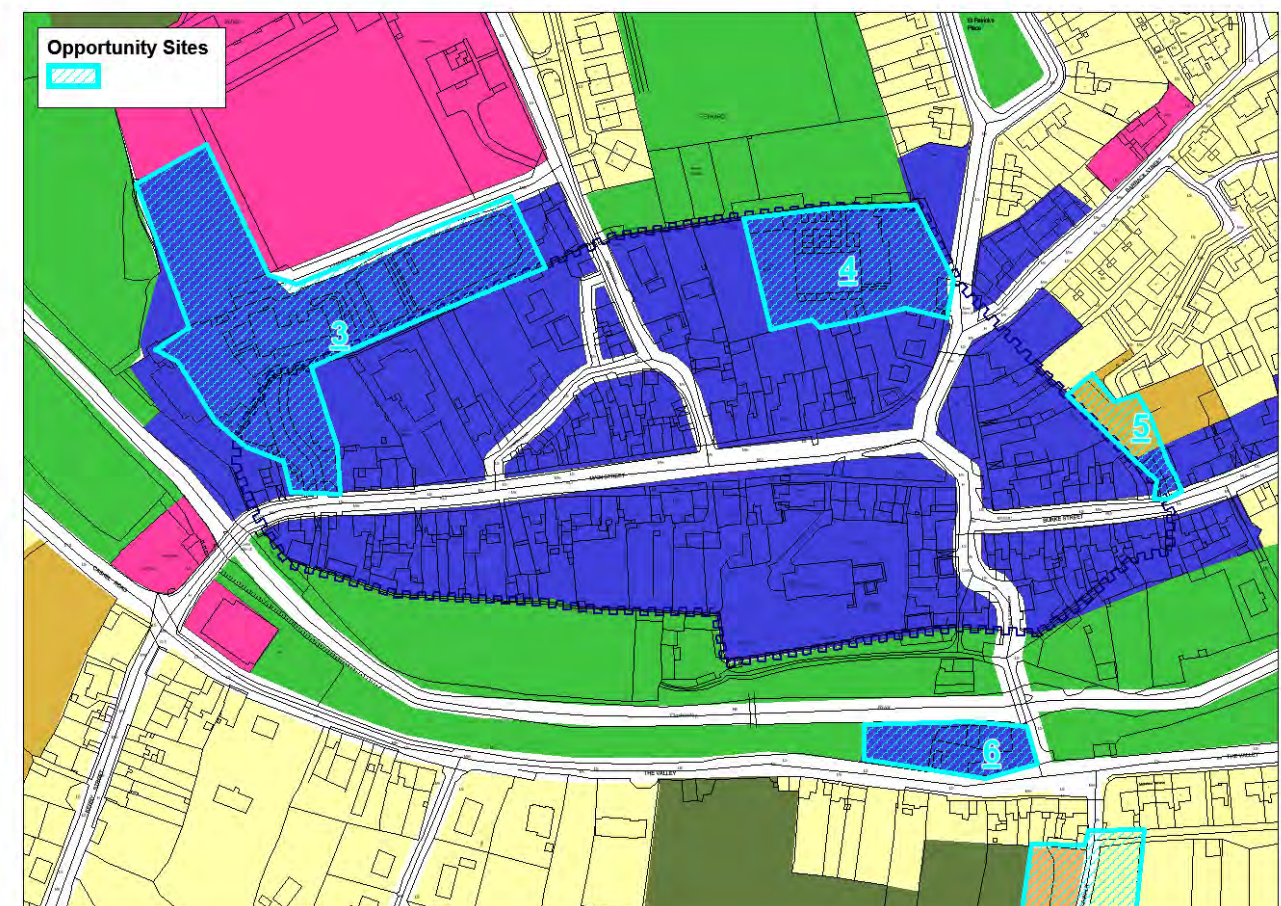
This area has been designated as suitable for low-density housing in tandem with improvement of capacity of Jesuit's Walk as follows:

- West of Jesuits Walk – Three/four single storey bungalows of a suitable design with setback of entire roadside boundary to facilitate road widening.
- East of Jesuits Walk – Low density residential development (10-15 units/ha). Access to lands to the east to be retained. Setback of boundary wall to facilitate access required.

A flood risk assessment shall be required to support any proposal for development having regard to the location of a stream along the eastern boundary.

Any new development of this area will be required to demonstrate that it will not detract from the views to and from and the setting of the medieval walled town. New development shall respect the rural nature of the area, with a high quality of finish expected to design and layout of development. Existing stone walls to be replaced where removed. VIA is required in support of new development.

5.3.3 Town Centre Strategic Sites



1. Convent Site and grounds (3)

The Convent and its grounds is zoned for 'town centre' use, and whilst this zoning permits a variety of uses suitable to a town centre location the site is considered suitable for the development of high quality tourism accommodation in the centre of Town. A long section of upstanding Town Walls adjoining the south of the site, provision shall be made for their conservation/maintenance as part of as part of any redevelopment. Provision for associated parking is made to the north of the site.

2. Cattle Mart (4)

Suitable as tourism gateway and visitor arrival point, to incorporate high quality mixed use commercial development to add value to the town centre vibrancy, not suitable for industry or storage type uses. The layout shall incorporate coach and car-parking on site and building heights should be generally 2-story. The overall layout and design shall enhance the setting of the Town Walls and provide public access to them.

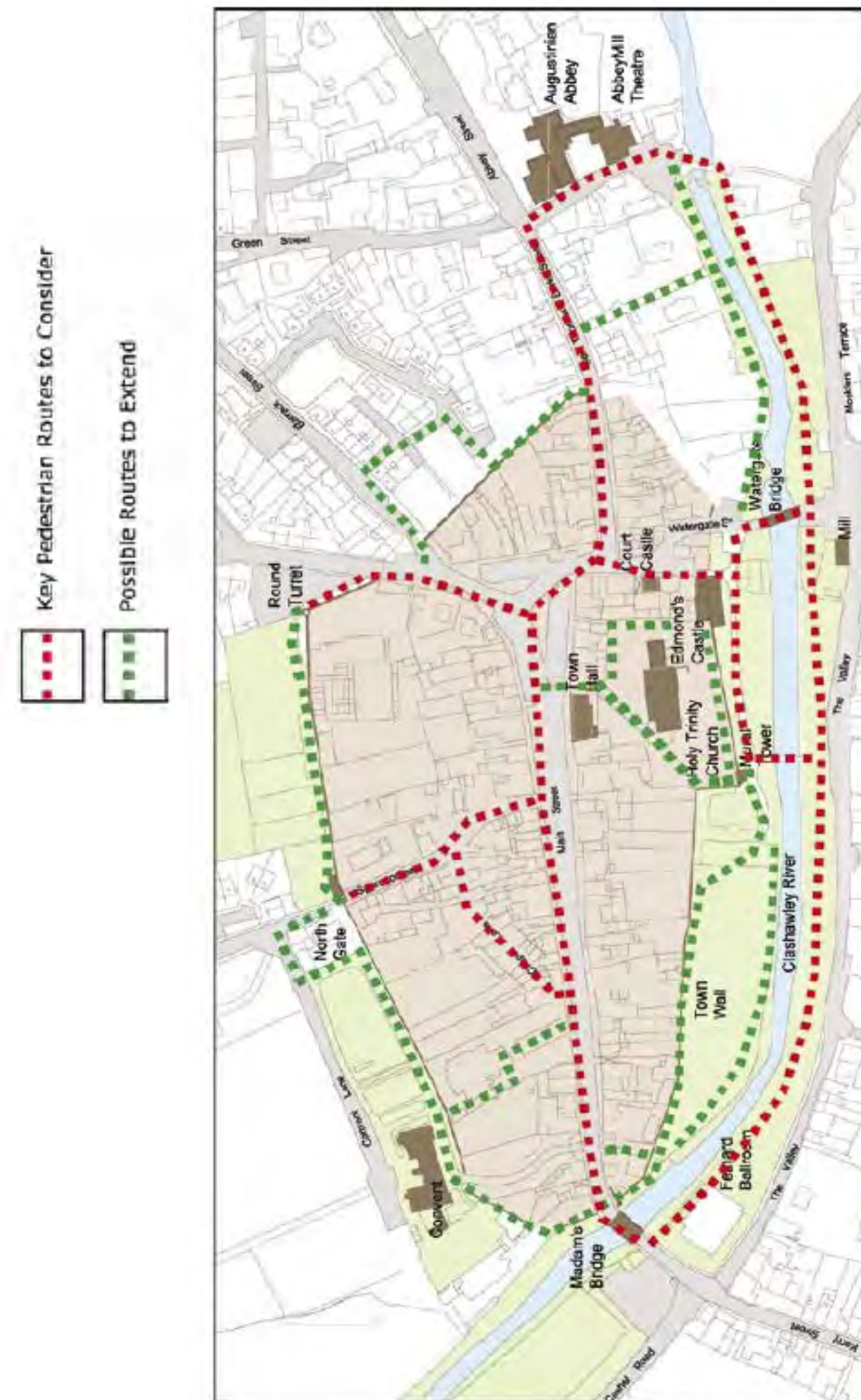
3. Walls at Burke Street (5)

This site is owned by the Council, and is located in a residential area with access onto Burke Street. An upstanding stretch of the Town Walls bounds the west of the site. The site may be developed to incorporate 2-3 homes with associated high quality pedestrian access through the site alongside the Walls. Vehicular access shall be via the existing access onto Burke Street. Redevelopment will require sensitive design of infill site at Burke Street to provide the best design solution to enhancement of streetscape at Burke Street and access to and visual appreciation of the Town Walls from Burke Street. Pedestrian access through the site onto Barrack Street (existing Archway) along by the Walls shall be provided.

4. Council Depot at the Valley (6)

Site is zoned for 'Town Centre' use. Any redevelopment shall incorporate the restoration of the Mill as an easy access point for community based tourism development and gateway to the south of the Walled Town, the capacity for car and coach parking to the west of the site should be explored. Any redevelopment must ensure that flood risk will not be a constraining factor for the proposal and the adjoining area.

Appendix 2: Fethard Town Trail



Appendix 3: Land use Zoning Objectives

The land-use Zoning Matrix set out below is intended as a general guideline in assessing the acceptability or otherwise of development proposals, although the listed uses are not exhaustive. Factors such as density, height, massing, traffic generation, public health, design criteria, visual amenity, and potential nuisance by way of noise, odour and pollution are also significant and relevant to the proper planning and development of the area.

Zoning	Objective
OS	Open Space: To provide, preserve and enhance open space and amenity uses
TC	Town Centre: To provide and enhance the service provision of the town through the provision of mixed use development inc. retail, office service and community facilities.
AG	Agricultural: To provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.
R	Existing Residential: To preserve and enhance existing residential development and residential amenity and provide for additional facilities where gaps are identified.
R2	Medium Density Residential: To provide for medium density residential development of 10-15 units/ha ¹¹ .
R3	Medium/High Density Residential: To provide for medium to high density residential development of 15-25 units/ha.
SP	Social & Public: To provide and improve social and public facilities
I	Enterprise & Employment: To provide, improve and encourage enterprise and employment activity, including start up enterprises.

The table below lists the land-use activities referred to under each zoning objective. It indicates the acceptability or otherwise (in principle) of the specified land-uses in each zone. This should be read in conjunction with the Settlement Plan and maps.

Land Use Matrix

Use Types	VC/T C	R	R2 R3	Ent & Emp	OS	SP	Ag
Abattoir	X	X	X	O	X	X	O
Agricultural Buildings/Structures	X	X	X	X	X	X	√
Betting Office/Amusement Centre	O	X	X	X	X	X	X
Caravan Park/Camping	X	X	X	O	O	X	O

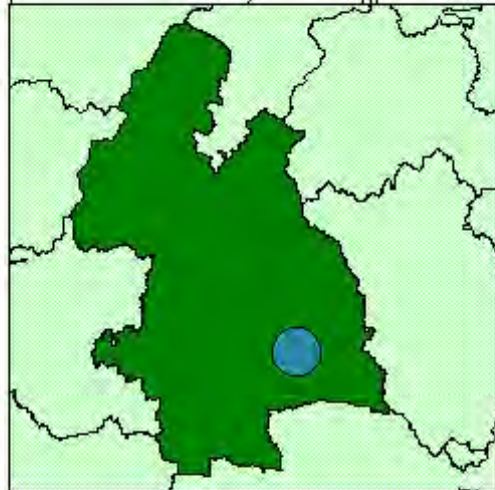
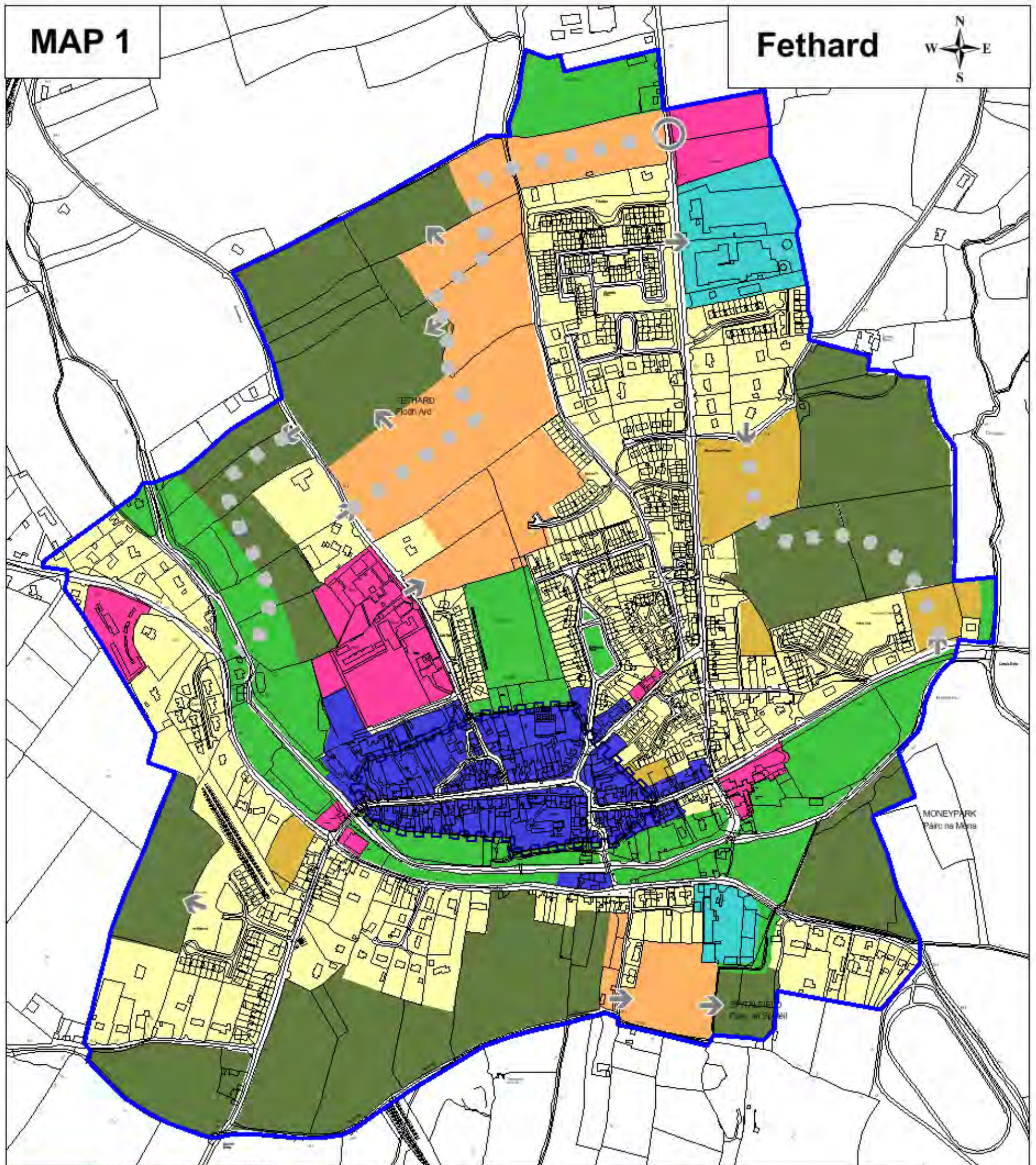
¹¹ A lower density may be acceptable in cases where individual waste water treatment systems are proposed.

Cash and Carry Wholesale	O	X	X	O	X	X	X
Community Facility	√	O	O	√	O	√	O
Childcare	√	O	√	O	X	√	X
Night Club	√	X	X	O	X	X	X
Cinema	√	X	X	O	X	X	X
Doctor/Dentist/Healthcare practitioner	√	O	O	O	X	X	X
Educational/School	√	O	O	X	X	√	X
Funeral Home	O	X	X	O	X	X	X
Crematorium	X	X	X	O	X	X	X
Garden Centre	X	X	X	O	X	X	O
Haulage/Bus/Truck Park	X	X	X	√	X	X	X
Health Centre (public)	√	O	O	O	X	O	X
Hotel	√	O	O	O	X	X	X
Industrial – General	X	X	X	O	X	X	X
Industrial - Light	X	X	X	√	X	X	X
Motor Sales Outlet	O	X	X	O	X	X	X
Offices	√	X	X	O	X	X	X
Parks/Playgrounds	√	√	√	O	√	√	O
Petrol Station	O	X	X	O	X	X	X
Places of Worship	√	O	O	X	X	√	X
Public House	√	X	X	X	X	X	X
Sports/Leisure Facilities (Commercial)	√	O	O	O	X	X	X
Refuse Transfer Station	X	X	X	O	X	X	X
Residential	√	√	√	X	X	X	O ¹²
Restaurant	√	O	O	X	X	X	X
Retail Warehouse	O	X	X	O	X	X	X
Retirement/Nursing Home	O	O	√	O	X	X	X
Recycling Facility	X	X	X	O	X	X	X
Shop – Neighbourhood	√	O	O	O	X	X	X
Supermarket (circa 1500sqm)	√	X	X	X	X	X	X
Take-Away	O	X	X	X	X	X	X
Veterinary Surgery	O	O	O	O	X	X	O
Warehousing	X	X	X	√	X	X	X

¹² Primary purpose of this zoning is to preserve the integrity of these lands and to ensure future access; therefore proposals for new homes will be directed to alternative locations outside of this zoning type. Applications for single homes will only be permitted in exceptional cases to persons who have intrinsic ties to the area and are direct descendant of farming landowners with assessments on a case by case basis.

MAP 1

Fethard



Legend

- Plan Boundary
- Future access provisions**
- Preserve access
- Local Through Access
- Roundabout Access
- Medieval Town Walls

Landzoning Descriptions

- Agricultural
- Enterprise and Employment
- Open Spaces and Amenity
- Existing Residential
- New Residential Medium Density
- New Residential Medium/High Density
- Social and Public
- Town Centre

