

# FETHARD DRAFT LOCAL AREA PLAN 2010



**SOUTH TIPPERARY COUNTY COUNCIL**

**JULY 2010**



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Appendix 3:- Rocklow Rd/Strylea Landbank Development Brief.

Appendix 4:- List of Protected Structures

Appendix 5:- Stage 1 Flood Risk Identification

## **1.0 INTRODUCTION**

### **1.1 Introduction**

The Draft Local Area Plan (LAP) 2010 sets out the Council's proposals for the development and use of land within Fethard for a 6 year period up to 2016. The area to which the Draft LAP relates is defined on Land Use Zoning Map 1. The 2010 LAP, when adopted will replace the 2005 Fethard LAP.

The Draft LAP has been prepared in accordance with the requirements of the Planning & Development Acts, 2000 - 2009 and the Planning & Development Regulations 2001 - 2009.

### **1.2 Composition of the Plan**

The Draft LAP consists of a written statement and maps. The written statement is set out in the following chapters:

- ◆ Chapter 1: Introduction
- ◆ Chapter 2: Strategy & Context
- ◆ Chapter 3: Town Centre Strategy
- ◆ Chapter 4: Economy, Industry & Employment
- ◆ Chapter 5: Infrastructure
- ◆ Chapter 6: Housing
- ◆ Chapter 7: Amenity, Built & Natural Environment & Heritage.
- ◆ Chapter 8: Community & Social
- ◆ Chapter 9: Development Management

A set of maps and appendices accompany the written statement which should be read in conjunction with the written statement. The maps provide a visual representation of the proposals of the Draft LAP, indicating land-use, conservation designations, future access road network, indicative locations for community uses etc. The maps are not accurate survey maps and should any conflict arise between the maps and the written statement, the statement shall prevail.

#### **1.2.1 Environmental Assessment**

It is a requirement of the Planning and Development Act 2000-2007 that a LAP shall contain information on the likely significant effects on the environment of implementing the plan. Two key pieces of such legislation which have been transposed into Irish law are the EU Habitats Directive (92/43/EEC) and the European Union Strategic Environmental Assessment (SEA) Directive (2001/42/EC). These are informally known as the Habitats Directive and the SEA Directive.

Article 6(3) of the Habitats Directive requires that Appropriate Assessment (AA), or screening for AA, be undertaken to determine the impact of plans and projects on Natura 2000 sites [Special Areas of Conservation (SAC's) or Special Protection Areas (SPA)], which would include land use plans such as the Draft Fethard LAP owing to the designation of the Lower



River Suir SAC within 500m of the LAP boundary. The Council has undertaken the screening process for the Draft LAP and the Screening Report concluded that an AA is not required for the Draft LAP.

The purpose of the SEA Directive is to ensure that environmental consequences of certain plans and programmes are identified and assessed during their preparation and before their adoption and that the plans or programmes are modified where adverse impacts are likely and/or that appropriate mitigation measures are incorporated to alleviate potential impacts. The DoEHLG have prepared guidelines on the implementation of the SEA process into Irish plan making. SEA Screening is required in the case of an LAP where the population concerned is less than 10,000. An SEA screening exercise has been undertaken and the SEA Screening Report concluded that an SEA is not required for the Draft Fethard LAP.

Both the SEA and AA Screening Reports are available for public viewing as a separate document.

### **1.3 The Draft LAP, the Elected Members & the Community**

The statutory process for the preparation and adoption of a LAP is set out under Section 20 of the Planning and Development Act 2000-2007. Under this Section it is stated that;

*“A planning authority shall take whatever steps it considers necessary to consult the public before preparing, amending or revoking a local area plan including consultations with any local residents, public sector agencies, non-governmental agencies, local community groups and commercial and business interests within the area”.*

In order to fully involve the community and to ascertain the needs and aspirations of the people and stakeholders of Fethard the Planning Authority undertook a four week Pre-Draft Public Consultation period from the 6<sup>th</sup> April to the 5<sup>th</sup> May 2010 during which submissions/observations were invited and a public information evening held. Notice of the Pre-Draft Public Consultation period and information evening was published in The Nationalist and The Tipperary Star on the 3<sup>rd</sup> April 2010. Notice was also aired on Tipp FM on the 9<sup>th</sup> April 2010 and again on the 12<sup>th</sup> April 2010. Local residents associations, Clubs, Organisations, Stakeholders and Service Providers operating within the area were written to

A public information session was hosted by the Forward Planning Section in the Fethard Youth Centre (Old Convent Hall) on the 12<sup>th</sup> May at 2pm. This information evening was attended by 7 members of the public. The attendees provided their views on issues within Fethard. The information gathered informed the framework and key objectives of the Draft Fethard LAP.

The making of a Local Area Plan is a reserved function of the Elected Members, which in the case of the subject plan are the Elected Members of South Tipperary County Council. Each of the elected members of South Tipperary County Council were consulted at pre-draft stage and were provided with a report on the submissions received from the public as part of pre draft consultation.

This Draft LAP is now being placed on public display and submissions are invited for a six week period. Following this second period of public consultation a Managers Report will be prepared considering submissions received and with proposed amendments to the Draft LAP. Thereafter the Fethard LAP 2010 will be finalised and presented to the Elected Members for

adoption. In the event of material amendments to the Draft LAP, further consultation will be held and another Managers Report prepared. Thereafter, the Fethard LAP 2010 will be finalised.

## **1.4 Relationship with other Plans & Guidelines**

The Plan has been prepared having regard to National, Regional and local policy documents, including the following;

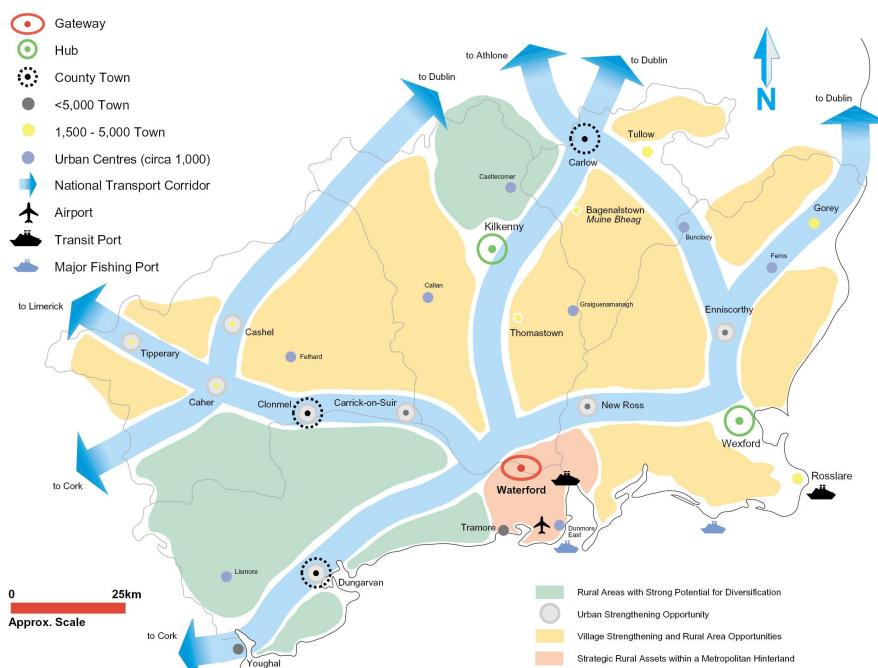
### **1.4.1 National Spatial Strategy 2002-2020**

The National Spatial Strategy (NSS) is a twenty year planning framework that aims to achieve a better balance of social, economic and physical development across the Country supported by more effective planning. The strategy is based on a hierarchy of settlement: Gateways, Hubs and county towns along with the need to support the role of smaller towns, villages and diverse rural economies.

Fethard is identified as an urban centre in the NSS. Of urban centres such as Fethard the NSS states:

'The traditional stability and prosperity of both the villages and their associated rural areas in the South East should be addressed, in the context of falling farm-based employment. This can be done within the county development plan process and through initiatives that enhance the attractiveness of villages as residential areas and locations for other functions drawn to the region both by the Waterford gateway and the extensive network of larger urban centres throughout the region. Such initiatives could include local infrastructure servicing programmes either by local authorities or in partnership with the private sector, the acquisition of key sites that unlock potential for back-land development and complementary policies to encourage people to live in villages'.

The NSS recognises the potential for tourist related economic growth in smaller towns and villages through promoting built heritage assets and the attractiveness of these settlements. The core strategy outlined in Section 2.5 sets out how the objectives of this Draft LAP are consistent with the NSS.



**Figure 1: Fethard in the context of the NSS South East Region**

#### 1.4.2 National Development Plan 2007-2013

The National Development Plan (NDP) identifies investment funding for significant projects in sectors such as health services, social housing, education, roads, public transport, rural development, industry, and water and waste services. The NDP is designed to strengthen and improve the international competitiveness of the Country so as to support continued, but more balanced, economic and social development in line with the NSS.

#### 1.4.3 Smarter Travel - A Sustainable Transport Future 2009-2020

Smarter Travel, A Sustainable Transport Future, is the transport policy for Ireland for the period 2009-2020. The policy recognises the vital importance of continued investment in transport to ensure an efficient economy and continued social development, but it also sets out the necessary steps to ensure that people choose more sustainable transport modes such as walking, cycling and public transport. The policy is a response to the fact that continued growth in demand for road transport is not sustainable from a number of angles; it will lead to further congestion, further local air pollution, contribute to global warming, and result in negative impacts to health through promoting increasingly sedentary lifestyles. The key goals of this national policy document are as follows;

- ◆ to reduce overall travel demand,
- ◆ to maximise the efficiency of the transport network,
- ◆ to reduce reliance on fossil fuels,
- ◆ to reduce transport emissions,
- ◆ to improve accessibility to transport

#### **1.4.4 South East Regional Planning Guidelines**

The Regional Planning Guidelines (RPG's) for the South East Region 2004 seek to achieve a better spatial balance of social, economic and physical development throughout the region. The RPG's inform and influence the formulation of Development Plans at a county and local level. The Guidelines acknowledge the 'extensive network of smaller towns and villages across the region that play particularly important roles as service/retail/residential centres'. This network includes Fethard. The Guidelines state

'The key settlement challenge is how to explore ways of making the existing towns and villages more attractive locations to live in....Achieving the right balance between encouraging development in towns and villages and the scale and nature of such development is critical'.

The Draft Regional Planning Guidelines 2010-2016 are currently on public display. The key tenant of the guidelines is to ensure a co-ordinated development approach across the region. The Guidelines identify the importance of Local Policy and Local Area Plans in realising the objectives of the Draft RPG's at local level.

The Draft RPG's set out guidance on how to manage the orderly development of settlements through Development Plan and LAP preparation. In summary the Guidelines recommend that lands for housing should be zoned on the basis of population targets for the settlement in question with an allowance should be given above the projected population targets between 50% to 150% of the amount of lands zoned. Zoned lands should be serviced or serviceable and lands should be phased to develop in a sequential manner. The Guidelines seek to prevent over zoning of residentially zoned lands and to ensure that settlements develop at an appropriate scale.

The Planning Authority has given due consideration to the objectives of the Draft Guidelines in the preparation of this LAP.

#### **1.4.5 National Climate Change Strategy 2007-2012**

The strategy seeks to reduce dependence on the use of fossil fuels for energy production, increase use of low and zero carbon fuels and improve building efficiency. The Council is committed to ensuring that the measures and commitments identified in the Strategy will be implemented throughout the life of the County Development Plan.

#### **1.4.6 The Water Framework Directive 2000**

The Water Framework Directive (WFD) sets out a framework for comprehensive management of water resources in the European Community. It addresses inland surface waters, estuarine and coastal waters and groundwater. The fundamental objective of the WFD aims at maintaining "high status" of waters where it exists, preventing any deterioration in the existing status of waters and achieving at least "good status" in relation to all waters by 2015. Member States will have to ensure that a co-ordinated approach is adopted for the achievement of the objectives of the WFD and for the implementation of programmes of measures for this purpose. Irrespective of political boundaries, the river basin is the natural unit for water management; Ireland is divided into 8 River Basin Districts. Fethard is located within the South Eastern RBD. The Draft River Basin Management Plan for the South Eastern River Basin District 2009 – 2015 produced in accordance with the Water Framework Directive is to be published early

2010. The Plan has to be adopted by all of the Local Authorities concerned and once published the measures identified have to be delivered.

#### **1.4.7 The Planning System and Flood Risk Management Guidelines**

These guidelines, published by the DoEHLG in November 2009 introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Guidelines serve to ensure that flood risk (where relevant) is key consideration in preparing development plans, local area plans and in the assessment of planning applications

Implementation of the guidelines is to be achieved through specific actions at the national, regional, local authority and site specific levels. These guidelines introduce a systematic approach to flood risk identification and assessment and the classification of appropriate land use to flood prone lands. The operation and implementation of the Guidelines has implications for land use zoning within the plan area.

#### **1.4.8 Sustainable Residential Development in Urban Areas 2008**

These statutory Guidelines and accompanying Urban Design Manual set out and illustrate essential criteria for sustainable urban residential development and demonstrate how new development can be integrated and facilitated across a range of locations. Specific guidance is also provided on residential development for smaller towns acknowledging that different solutions are required to meet different scales and patterns of urban development.

#### **1.4.9 Delivering Homes, Sustaining Communities 2007**

This national policy statement sets out a range of actions geared at:

- ◆ Building sustainable communities
- ◆ Responding to housing need in a way that improves choice and encourages individual responsibility within communities, There is a clear emphasis on a services approach – one that tailors supports to households taking account of their position in the life cycle, and,
- ◆ Effectively delivering housing programmes, to get better outcomes for the households' supported and better value for money for the tax-prayer

#### **1.4.10 South Tipperary County Development Plan 2009-2015**

The South Tipperary County Development Plan 2009-2015 (CDP) was adopted by the Elected Members on the 9th February 2009 and came into effect on the 9th March 2009. Under the provisions of the CDP Fethard is identified as a district service centre. Of the district service centres it is stated that;

“These centres are robust settlement forms that have a capacity to accommodate a reasonable degree of growth and an ability to facilitate employment and other appropriate uses. The District Service Centres are so designated because they are important resources for their sub-region, providing community, commercial and infrastructural facilities and services with a population base to maintain them. These settlements have also been targeted for infrastructural improvements (upgrade of water supply and waste water treatment plants,

communications and improved transportation linkages) and again, have the supporting environment to enable this to happen

#### **1.4.11 Fethard Town Wall Conservation & Management Plan 2008.**

South Tipperary County Council in partnership with the Heritage Council through the Irish Walled Towns Network (IWTN) commissioned a Conservation and Management Plan for the monument and site of Fethard Historic Town Walls in 2007. The non-statutory Conservation & Management Plan (CMP) was prepared by Oxford Archaeology in 2008.

The CMP serves to improve the local understanding and awareness of the monument and its significance, promote the recognition and protection of the monument (at both a local and international level), put in place an effective conservation and management scheme for the monument, give guidance and prioritisation for repairs/works and conservation of the monument, inform any planning requirements and put forward relevant recommendations in relation to the improvement of the presentation of the monument in the short, medium and long term.

The preparation of the CMP has been central to funding being made available for conservation based repairs of the Fethard town Walls, works which have been progressing from 2007.

#### **1.4.12 The Public Realm Plan for the Historic Walled Town of Fethard 2008**

This non-statutory plan was prepared in 2008 by Paul Hogarth Company and ERM Ireland. The Public Realm Plan (PRP) maps out the strategic direction of public realm improvements needed in the town and sets out a number of specific initiatives of varied scale and remit to improve the quality of the town's publicly accessible environment.

The PRP is designed to act as guidance for all those involved with development of Fethard, including central government officials, local council planners, private developers and other interested parties.

## 2.0 STRATEGY & CONTEXT

### 2.1 Location and Defining Character

Fethard is located north of Clonmel (14k) and southeast of Cashel (14k) and the M 8 Motorway at the intersection of the Regional Roads R689 and R692. It is overlooked by Sliabh na mBan (6km SE) and Market Hill (1km South).

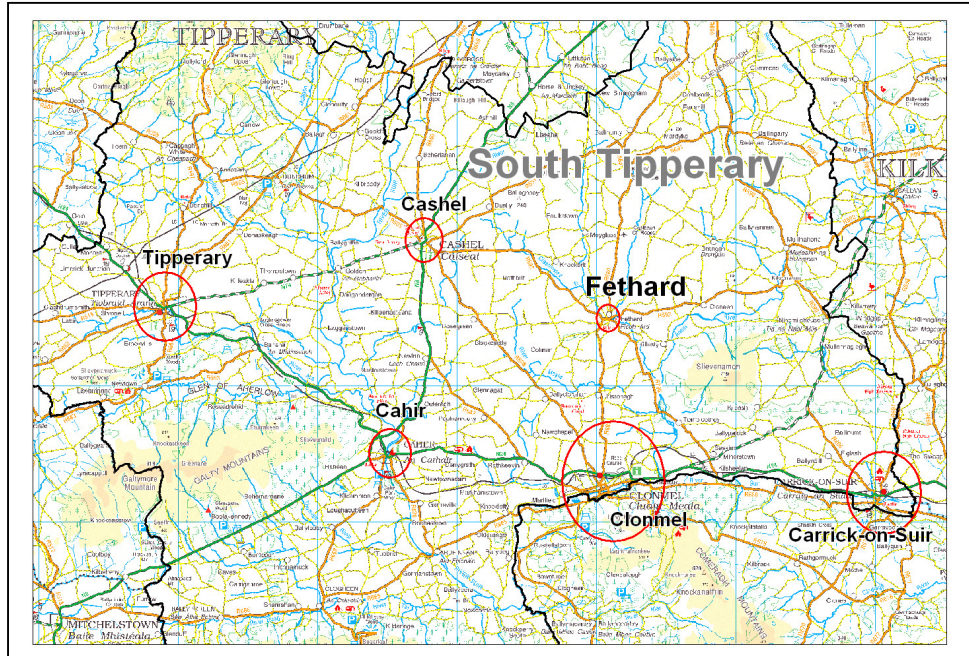


Figure 2: Location of Fethard

Fethard sits in a fertile agricultural plain at a crossing place on the River Clashawley, is a local shopping and business centre and is central to the thoroughbred horse industry with Coolmore and Tullamaine stud farms in the locality.

The town is situated on a low hill, with an undulating Main Street acting as the spine of the town. The town is distinguished by the almost complete medieval town defenses that enclose an historic town core containing medieval castles, churches and buildings.

In recent years, the town has extended beyond its historic form, and has expanded in a predominantly northerly direction. As a result the Killenaule Road R689 accommodates most of the residential neighborhoods of the town and also accommodates local industry.

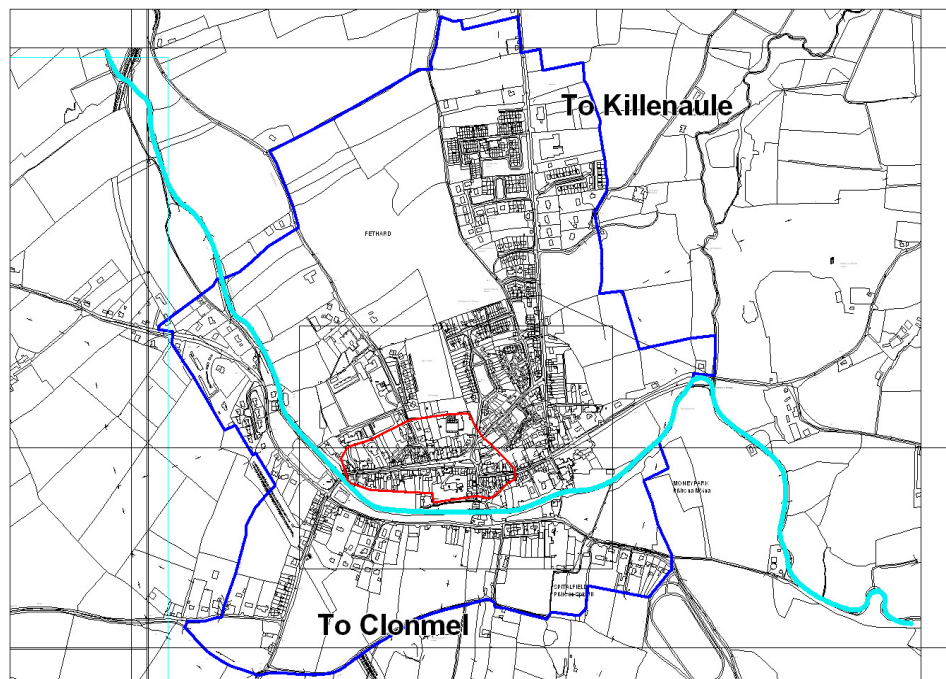
### 2.2 Historical Context

The history of Fethard began with the coming of the Anglo-Normans to Ireland. The town was laid out systematically, with a clearly defined market area, a conveniently located church and graveyard, and a regular pattern of streets.



There is no evidence that Fethard was a place of settlement until around 1200 when the location was chosen by Norman lord, William de Braose, who had been installed by King John in 1201. Many of the early inhabitants of Fethard would have come from de Braose's vast estates in Wales (1185-1208). In 1215 the Crown granted Fethard to the archbishops of Cashel, and from written texts it is known that the town functioned as a market and trade centre. It remained part of the archiepiscopal estates well into the 16th Century, although it was renewed under the Everard family in the 15th Century – a prominent and prosperous Catholic family. Under the backing of affluent families such as the Everards, and others, Fethard flourished greatly. The east end of the town was the market place in which a 'market cross' existed in 1541 and where the tholsel stood. The street pattern would suggest that there were five gates originally and the surviving North Gate and mural towers date from the 15th Century although the first record of the walling of the town was in 1292. These early defenses may have been of earth and timber. In 1375-6 a murage grant was issued for Fethard which specified stone walls be constructed. Further murage grants - are known from the 15th century.

The town was granted the status of Corporation by royal charter in 1552. In 1647 Cromwell marched on Fethard, leaving it in a ruinous and pitiful state. In 1752, Thomas Barton of Bordeaux purchased the Everard estate in Fethard, demolished the old Mansion House and erected a new one on the same spot. The Barton Mansion House was acquired in 1797 and converted into a temporary military barracks. It was converted into proper military barracks in 1805. Following the abolition of the Corporation in 1840, the administration of the town came under the elected Town Commissioner who continued in existence until 1936 when administration transferred to South Tipperary County Council.



**Figure 3: Plan of Fethard showing Historical Core and recent development to North of town**



## **2.3 Demographic Trends**

### **2.3.1 Population & Projected Growth**

The population of Fethard in 2006 was 1374 which was slightly less than the 2002 population figure of 1388 ( -1%). Based on 2006 CSO figures Fethard town accounted for 1.6% of the population of South Tipperary.

A total of 76 residential units have been built (completed dwelling) in Fethard from 2005 to 2010. Ca 8% of these units are unoccupied which, if taking an average of 2.8 persons per household, indicates a population increase of 196 persons from 2005 to 2010. This gives a current population of ca.1570 for Fethard which represents a population increase of 14% from 2006 CSO figures and accounts for 1.7% of the counties population in 2010 which is identified under the Draft Regional Planning Guidelines for the South East Region 2010 at 91,302.

The Draft Regional Planning Guidelines for the South East Region (January 2010) set out regional population growth projections for the South East region to 2022 and predict that the population of South Tipperary in 2016 is to be 96,863.

The Settlement Strategy contained in the South Tipperary County Development Plan 2009 (CDP) sets out to target the distribution of the county's population at 40% in the Primary and Secondary Service Centres, 20% in the District Service Centres and 40% in the Local Service Centres, Settlement Nodes and the open countryside. In assuming a county population figure of 96,863 in 2016 this scenario would see a population growth of 19,372 distributed between the 19 District Service Centres identified under the South Tipperary County Development Plan 2009. Fethard is currently the largest District Service Centre in South Tipperary and its 2006 population accounts for ca. 18% of the total District Service Centre population. It is important to note the CDP anticipates between 179-285 additional housing units in Fethard over the CDP plan period.

A proportional distribution of the anticipated 2016 County population into District Service Centres as targeted under the South Tipperary County Development Plan 2009 would see Fethard having a population of 3487 in 2016. This is representative of a high growth scenario and is considered unlikely.

If the population growth of 14% experienced in Fethard between 2006-2010 is maintained this will see a population growth of 220 persons over the plan period to a population of 1790. This is considered a more likely population growth scenario, although it falls short of that anticipated under the CDP.

The Council have selected a population growth range of between 220-280 persons over the lifetime of this Draft plan as a likely growth scenario for Fethard. This would see the potential population growth in Fethard in 2016 to between 1790 and 1850. Although this growth range falls short of that anticipated under the CDP it is considered a reasonable projection in view of growth levels experienced between 2006-2010.

### 2.3.2 Employment Profile

The results of Census 2006 (Table 1) illustrate that the main occupations among the workforce of Fethard are manufacturing, building and construction and services with manufacturing accounting for the highest employment threshold. The occupation sectors of Professional, Technical and Health and Sales and Commerce and Clerical, Management and Government also account for high occupation thresholds. Comparative analysis with 2002 Census figures show a similar employment distribution although numbers employed in Building and Construction declined between 2002-2006. Up to date sectoral employment figures for Fethard are not available but would likely show a further reduction in persons employed in Building and Construction. Numbers employed in manufacturing remained relatively consistent between 2002-2006 which indicates the importance of this sector for employment.

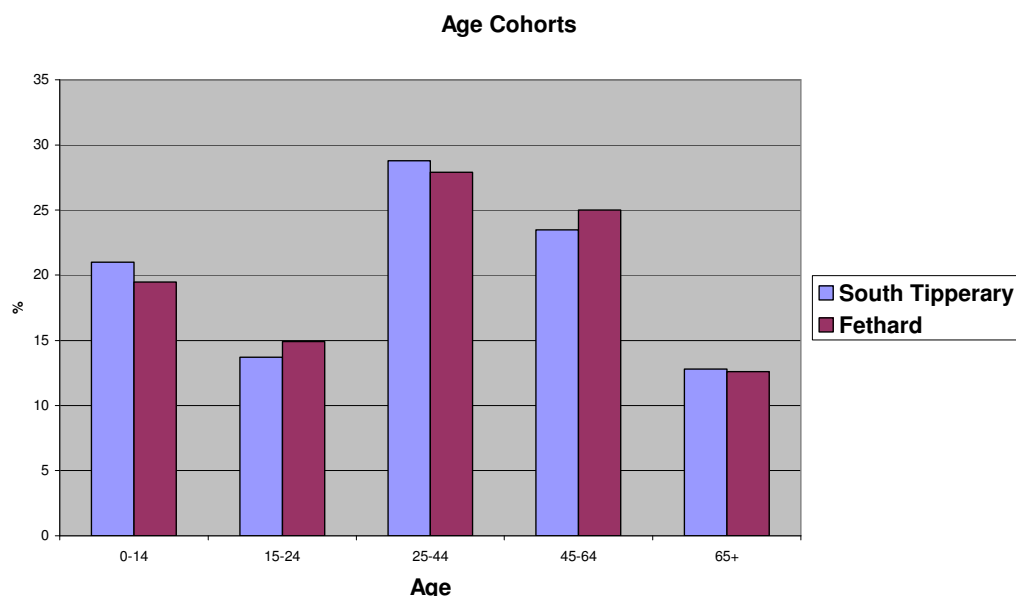
<b>Table 1: Occupational Groups</b>		
<b>Source: CSO.</b>		
	<b>2002</b>	<b>2006</b>
<b>Occupation</b>	<b>No. employed</b>	<b>No. employed</b>
Farming & Other Agriculture	28	31
Manufacturing	111	108
Building and Construction	96	62
Clerical, management and government	73	64
Communication and transport	41	31
Sales and commerce	77	63
Professional, technical and health	75	72
Services	96	66
Other	44	25
<b>Total</b>	<b>641</b>	<b>522</b>

### 2.3.3 Age Profile

2006 Census data illustrates that Fethard has a slightly lower percentage of persons in the age group of 0-14 when compared with figures for the County. This trend is reflective of the small

reduction in overall population in the period 2002 to 2006. The percentage of persons in the age bearing cohorts is slightly lower than County level but accounts for over 25% of the Fethard population.

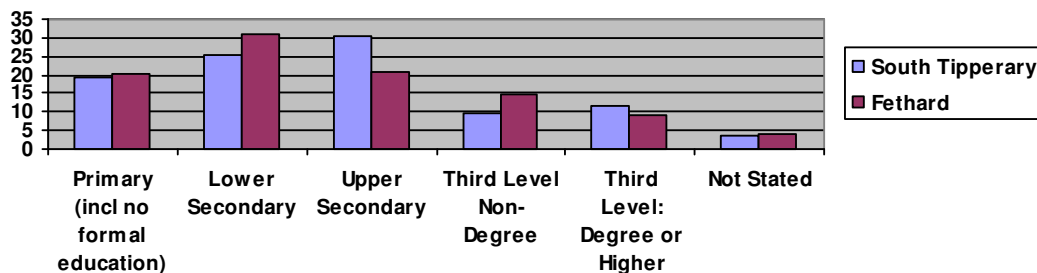
This has implications for future schooling capacity & childcare provision in Fethard which is discussed in Sections 2.3.4 and 2.4.6.



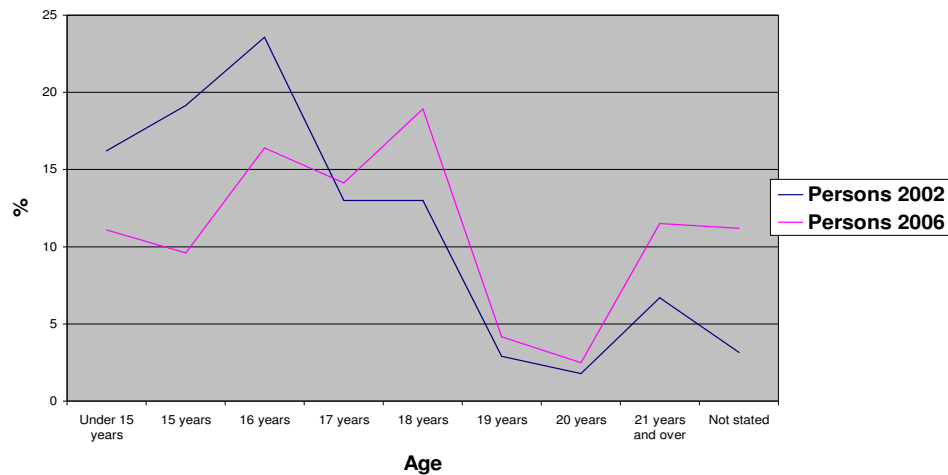
**Figure 4: Age Cohorts for Fethard from CSO 2006.**

### 2.3.4 Education Profile

Figure 1.2 illustrates that whilst the population of Fethard stays within the educational system up to lower secondary level, there is a noticeable drop off in numbers attaining upper-secondary level when compared with figures for the county. The figures correlate with the a high proportion of Fethard's population leaving school at aged 16, as illustrated in Figure 5.



**Figure 5: Highest Level of educational achieved from CSO 2006 (%)**



**Figure 6: Age at which formal education ceased from CSO.**

Figure 5 shows the age at which formal education ceased in Fethard in 2006 compared with 2002. The high percentage of school leavers at age 16 in 2006 is a concern given the percentage of population in Fethard in the 15-24 age cohort. This has implications for future youth facility provision in Fethard which is discussed in Section 2.4.6.

There are 2 no. national schools in Fethard and 1 no. secondary school that caters for the population of the town and rural hinterland. Current school enrolment numbers outlined in Table 2.

Table 2: Existing schools enrolment numbers		
Level	Name	Enrolment
Primary	Nano Nagle National School	Boys: 31 Girls: 108
	Scoil Naisiunta Naomh Padraig	65 Boys
Secondary	Patrician Presentation	Boys: 78 Girls: 68

The school authorities identify that the 2 no. existing primary schools are to merge in the near future with a requirement identified to extend the existing girls school. The school authorities identified no requirement for additional lands to facilitate this expansion. The existing boys school will be vacated once the merger is undertaken.

There is currently excess capacity in the Patrician Presentation Secondary.

## 2.4 Appraisal of Future Land Requirements

### 2.4.1 Analysis of Residential Development in Fethard from 2005-2010

A total of 76 residential units have been built in Fethard from 2005 to 2010 and a further 7 units are under construction. A total of 147 no. dwelling units were permitted (permission granted or consent under Part 8 of planning Acts obtained) between 2005-2010. Population trends show an estimated growth in population of 14%+ above 2006 CSO figures of 1388.

The majority of housing permitted and constructed in Fethard from 2005 comprised 2-3 bed semi detached or terraced dwelling units suitable as starter accommodation or for small families. There has been limited provision of larger family housing or detached housing during the 2005 LAP plan period. A wider range of housing options was identified through pre draft consultation as a requirement for future balanced housing provision for the town.

### 2.4.2 Projected Housing Demand

Section 2.3.1 identifies a population growth range of between 220-280 persons over the lifetime of this Draft plan as the likely growth scenario for Fethard. This projection will form the basis for projecting future housing demand over the lifetime of the Draft LAP.

Taking an average household size of 2.8 persons (based on 2006 Census data) the number of housing units required over the lifetime of the LAP is between 78-100 no units. Table 3 calculates the quantity of land required to facilitate this projected population growth at different scales of density recommended by the Sustainable Residential Development in Urban Areas 2008.

Table 3. Quantity Of Land Required To Accommodate Projected Population Growth.		
Density	Units Per ha	Quantity of Land in hectares
Low	15	5.2 -6.6
	20	3.9-5
Medium	20	3.9-5
	35	2.2-2.8
High	30	2.6—3.3
	40+	1.9-2.5

The quantum of land required to house the projected additional households differs depending on the density used. Low to medium density housing would require roughly 4-6 hectares, with higher density housing requiring as little as 2.5 hectares.

Given the existing densities and the morphology of the town, the land required to house the projected population growth is more likely to be closer to 6 hectares with future housing developed at low densities. This is required to address the social imbalance resulting from the high ratio of social housing to private housing.

### 2.4.3 Land Required for Future Housing.

In deciding on the amount of lands required for future housing the following issues need to be taken into account:

- The Settlement Strategy contained in the South Tipperary County Development Plan targets that 20% of the population of the County will be in District Service Centres, such as Fethard which is the largest District Service Centre.
- Undeveloped residentially zoned land, which was not released for development during the course of the 2005 Fethard LAP, may not be released for development during the course of this LAP.
- The population projected is an estimate, which has not taken account of future factors that could significantly increase the population of the town. An example of this would be where a major industry moves into the area resulting in an increased demand for local employment, which would increase the towns' population.

In deciding on the amount of land to be zoned for the period of the plan the authority has selected an area of 20.39 ha for new residential development. The location of these lands is outlined in Table 4. This is an area reduced from that proposed under the 2005 Fethard LAP. The lands identified are capable of being serviced and are well located in proximity to the town's facilities and services.

The Planning Authority acknowledge that the area of lands zoned for new residential development represent a surplus of lands zoned over and above the requirements of potential population growth projections to 2016. The Planning Authority have set out phasing requirements for the development of these lands to ensure that same are developed in a sequential manner.

In view of the area of lands zoned for new residential development the Planning Authority see no justification for new housing on adjacent agricultural lands over the lifetime of the LAP.

<b>Table 4: Location and Area of lands zoned for new residential development.</b>	
<b>Location</b>	<b>Area</b>
Rocklow Rd/Strylea/Killenaule Rd	17.49 (Gross) Ca 4.5 ha to be developed for community uses.
Killenaule Rd	2.2
Cashel Rd	0.44
The Valley	0.28
Burke St	0.2
The Green	0.32

The lands zoned for new residential use at Rocklow Rd/ Strylea/Killenaule Rd are subject to a development brief that requires the development of these lands to include for a childcare facility, playing fields and open space/parklands. These community uses are anticipated to comprise 4.5 ha of the residential land bank. The lands at the Cashel Rd and Valley are likely to be developed for single housing units in accordance with the prevailing development pattern.

#### **2.4.4 Land Required for Industry and Employment Uses**

Analysis shows that all lands zoned for commercial uses are brownfield lands and no undeveloped greenfield lands exist for industrial/employment uses within the Fethard LAP area. Much of the industrial/ employment land banks within the existing LAP boundary are developed

and areas within the towns historical core are considered unsuitable for industrial/employment uses.

The Draft LAP 2010 sets out to identify land to consolidate existing industry and to facilitate the development of new industry/ enterprise during the plan period in a manner consistent with the objectives of the South Tipperary County Development Plan 2009. In this regard Zoning of Industry/Employment has been added to facilitate local level enterprise growth and business start up.

The lands considered most suitable for these uses are to the east of the existing commercially zoned lands on the Killenaule Rd which house Dawn Foods. The lands have been indicated on the Principles Map.

#### **2.4.5 Land Required for Town Centre Uses**

There are existing levels of vacancy and dereliction within the town centre area, in particular along Chapel Lane, Barrack St and Burke St which can accommodate appropriate town centre uses such retail, office, residential, tourist service, restaurant café.

This Draft LAP has reduced the extend of lands zoned for town centre uses from that identified under the 2005 Fethard LAP for reasons of flood risk. This has been compensated with an increase in the town centre zone to include lands at Barrack St.

The 2010 South Tipperary County Retail Strategy identifies that there should be a greater representation and quality of convenience floorspace in Fethard to meet the needs of the local population. The Draft LAP identifies the Mart Site as a suitable location for the development of an appropriately sized convenience store, as part of a mixed use development.

#### **2.4.6 Land Required for Community Uses**

The Draft LAP sets outs specific development objectives to provide for lands for playing fields, parklands including playgrounds and for the development of childcare and youth facilities which are required in Fethard. Further to this potential sites for playgrounds are indicated and lands for the expansion of the burial ground on the Killenaule Rd are identified. These proposals are outlined on the Principles Map and are identified on Map 4.

Youth facilities in Fethard were improved with the opening of the Youth Centre at the Old Convent building, Main Street. The South Tipperary Local Authorities Integrated Teen Recreational Strategy 2008 – 2011 identifies actions for the further development of youth facilities in Fethard through a tri party agreement on the use of land in Fethard as a facility for youths, childcare, playground etc. As stated the Draft LAP outs specific development objectives to provide for lands for these community and youth facilities as part of the development of the Strylea residential landbank.

Should the need arise for the development of a dedicated nursing home / retirement home in Fethard the Draft LAP considers residentially zoned lands on the Killenaule Rd as suitable for this purpose.

It has been identified, through discussion with the school authorities that there is no requirement to zone additional lands for school expansion. There is currently 3.2 ha of lands

zoned for Social and Public use to accommodate school expansion should the need arise. This is considered an adequate.

The Draft LAP has identified specific development objectives to secure the expansion of the existing burial ground on the Killenaule Rd, which is nearing capacity.

#### **2.4.7 Land Required for Environmental Management.**

A Stage 1 Flood Risk Identification has been undertaken in support of the Draft Fethard LAP and is attached as Appendix 5. The information gathered and outcomes of this assessment, coupled with the provisions of the Planning System and Flood Risk Management-Guidelines for Planning Authorities DoEHLG 2009 has informed Land Use Zoning Map 1 included in the Draft LAP.

The Draft LAP is required to adopt a precautionary approach to zoning lands that are susceptible to flooding. Lands identified as susceptible to flooding have been zoned for amenity land uses in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009. These amenity/agricultural zoned lands subject to food risk will only be viewed as suitable for appropriate less vulnerable development and water-compatible development as described in Section 3.5 of the Flood Risk Management Guidelines where same uses are acceptable under the Land Use Zoning Matrix and other relevant policies and objectives of the Draft LAP.

## **2.5 Core Strategy**

In developing a core strategy for the future planning & development of Fethard it is recognized that it will be influenced by future economic, social and environmental trends in the county, which will in turn be influenced by the counties position in the South –East Region and strategic aims for the South East Region at National level.

In preparing the Draft LAP, the Planning Authority has taken into account:-

- The strategic aims of the National Spatial Strategy 2002-2020;
- The strategic aims of the Draft Regional Planning Guidelines for the South East Region 2009;
- The strategic aims of the South Tipperary County Development Plan 2009.
- The regional population targets set out by the Minister of the Environment Heritage and Local Government in the Regional Planning Guidelines Review, Gateway and Hub Population targets, August 2009.

### **2.5.1 Conformance with the National Spatial Strategy, Draft Regional Planning Guidelines and South Tipperary County Development Plan 2009.**

The Draft Fethard LAP 2010 articulates the settlement strategy objectives contained in the South Tipperary County Development Plan 2009 which was informed by the national and regional spatial policies as expressed in the *National Spatial Strategy* (NSS) and the *2004 Regional Planning Guidelines for the South East Region*. The South Tipperary County Development Plan 2009 pre dates the publication of the Draft Regional Planning Guidelines for the South East Region 2010.



Through appropriate objectives and policies, the Draft Fethard LAP 2010 provides a framework which encourages and facilitates the appropriate physical social and economic development of Fethard in line with the spatial objectives contained in the South Tipperary County Development Plan 2009, National Policy and Regional Guidance. In particular the Draft LAP incorporates the requirements of the South Tipperary County Development Plan 2009 in ensuring that lands exist for local employment and enterprise. Furthermore the policies and objectives contained in the Draft LAP serve to strengthen Fethards role as a service centre which preserving and enhancing its unique character.

The population projections contained in the Draft Fethard LAP and zoning of lands for future housing has been informed the recommendations of the Draft Regional Planning Guidelines for the South East Region 2010.

### **2.5.2 Conformance with Regional Population Targets**

The *Regional Planning Guidelines Review, Gateway and Hub Population Targets*, issued by the DoEHLG in August 2009, sets out population targets for the State and each of the regions up to 2022. The South East Regional Authority allocated the Regional population target at County and Gateway level under the Draft Regional Planning Guidelines for the South East Region 2010.

These population targets identify that South Tipperary has population of 91,302 in 2010 and will have a population of 96,863 2016. These targets have informed the population projections and future residential land allocation in the Draft LAP which are outlined in Section 2.4.3. The area of lands identified for new residential development at 18.42 represents a reduction of ca 20 ha from that identified under the 2005 Fethard LAP.

The core strategy has informed the strategic vision put forward in Section 2.6

## **2.6 Strategic Vision**

The Draft LAP puts forward the following strategic vision statement:

*“To develop Fethard as a balanced settlement centred on a vibrant town centre, to facilitate and encourage the growth of Fethard s tourism potential, to preserve, manage and enhance the towns unique heritage asset and built environment, to promote the town as a unique settlement for working, living and recreation and to balance future growth with the need for a healthy and sustainable environment.*

### **2.6.1 Delivering the Strategic Vision**

In order to deliver the Strategic Vision of this plan the following strategic objectives are put forward:

#### 1. Housing and Community:

To provide for a range of new housing appropriate to the needs of the population while facilitating provision for a range of social and community facilities to support population growth. To promote the development of larger family housing and serviced sites.

## 2. Built Environment & Heritage:

To positively enhance the towns built environment by:

- protecting existing heritage assets by promoting the enhancement, management and understanding of these assets and providing for appropriate development.
- improving the visual appearance of the town through promoting the development of existing vacant and derelict brownfield sites.
- improving the approach roads to the town.

## 3. Recreation & Amenity:

To promote the maintenance and development of opportunities for sport, recreation & leisure in accessible locations,

## 4. Natural Environment:

To positively enhance & manage Fethards natural environment by

- promoting the positive enhancement, management of and extension to existing amenity areas.
- protecting existing ecological sites.
- maintaining the natural floodplain of the Clashawley River.

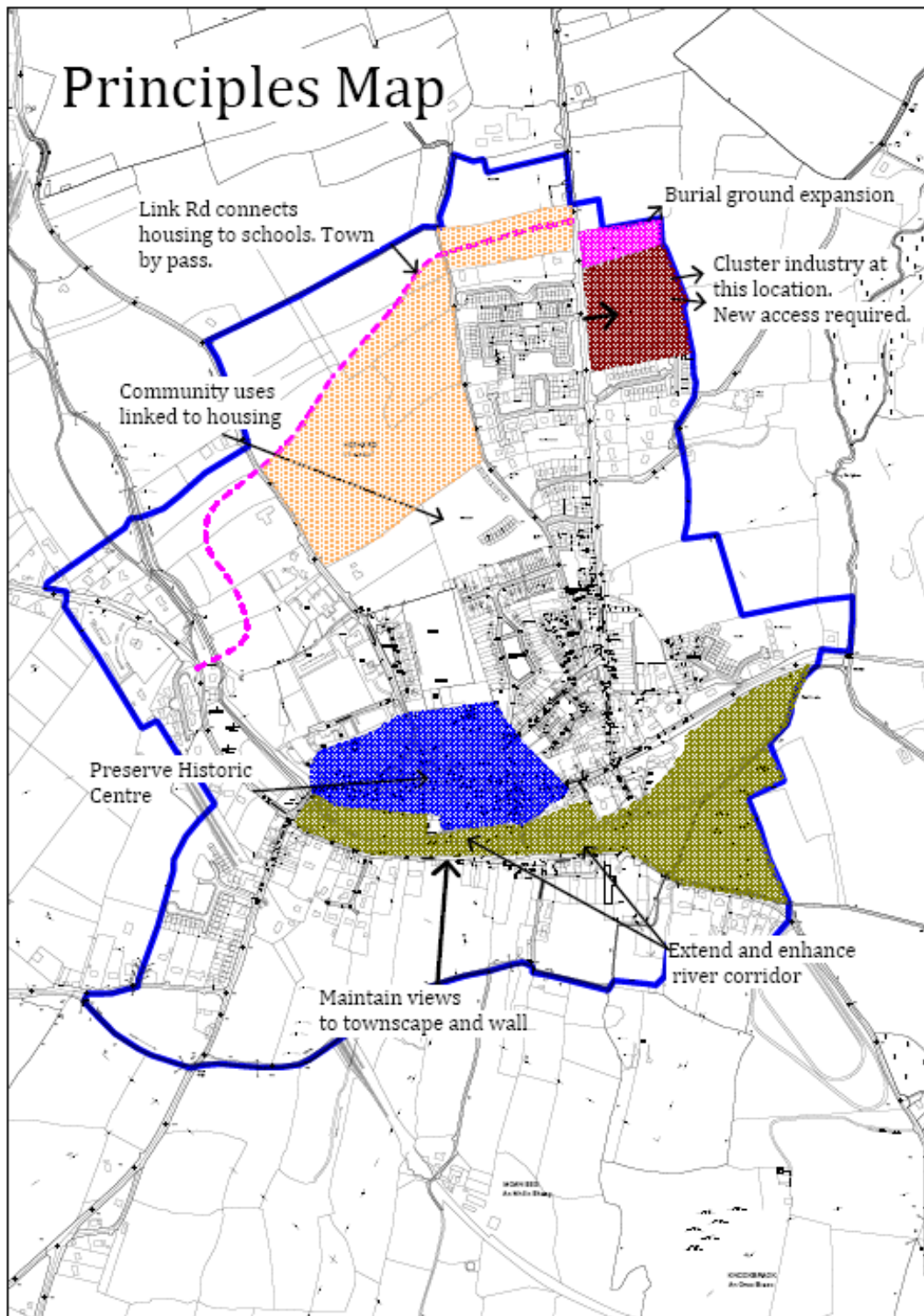
## 5. Enterprise and Employment:

To facilitate the expansion of existing industries, promote sustainable economic growth and employment opportunities and to continue to develop the tourist potential of Fethard. To promote the towns heritage as a tourism and economic asset.

## 6. Transport and Accessibility:

To promote an integrated transport strategy, linked to land use objectives, which encourages a reduction in the need for travel, tackling traffic congestion and promoting public transport, cycling and walking as alternative means of travel to the use of the car.

The strategic vision and strategic objectives are expanded upon in the policies and objectives contained within the remainder of this plan.



### 3.0 TOWN CENTRE STRATEGY

Fethard town provides a range of shops, commercial and leisure services that serve the needs of the town's population, its local catchment, workers and visitors. The town centre possesses a distinct townscape, historic identity, character and sense of place which need to be preserved and enhanced. Improvement of the town's services offer, vibrancy and image will improve the town's potential to attract investment in all sectors.

Despite the well preserved historic town centre there are levels of vacancy, dereliction and obsolescence which detracts from the town's built environment and image. It is important that new development respects and enhances the quality of the town's built environment.

#### 3.1 Enhancing the Town Centre- Land Use

##### 3.1.1 Strengthening the Town Centre

###### **Policy TC 1: Enhancing the quality of the Town Centre**

It is a policy of the Council to strengthen the retail/commercial, residential and recreational functions of the town centre and to facilitate the appropriate development of the town centre subject to compliance with the relevant development standards where applicable.

The Council will balance the objective of town centre strengthening through managing development in outer zones so that the aims of Policy TC 1 are supported. The Council consider the town centre as the preferred location for the development of retail, business, office, service and leisure uses.

##### 3.1.2 Retail Function of Fethard

The South Tipperary County Retail Strategy (CRS) 2010 identifies Fethard as an important service base for the northeast of the county. The CRS identified that Fethard provides for the basic convenience needs of the rural catchment and considers that scope exists for a greater representation and quality of convenience floorspace to meet the needs of the local population.

The development of further convenience retailing will be encouraged within the town centre area along with comparison retailing i.e. clothing, footwear, household equipment, boutiques & retailing associated with tourism such as arts and craft, antiques etc in the town centre area will be supported.

The Council considers the Mart Site as a suitable location for the development of an appropriately sized convenience store, as part of a mixed use development. The development objectives for this site are outlined in Appendix 2.

###### **Policy TC 2: Retail**

It is the policy of the Council to promote the growth and provision of an appropriate level of retail uses in the designated town centre area to meet the needs of the town and its rural catchment.

### 3.1.3 Take Away and Fast Food Outlets

The Council will have regard to the need to preserve the amenities and the character of the town in the assessment of applications for new take-away and fast food outlets. Take aways and fast food outlets tend to generate noise, odour, and litter and can cause disturbance to nearby residents particularly late at night. The Council will have regard to the number and location of existing take aways and fast food outlets in assessing application for new developments of take away and fast food outlets.

## 3.2 Enhancing the Town Centre – Built Environment & Image

### 3.2.1 Opportunity Sites

There are a number of prime opportunity sites within and adjoining Fethard town centre on which development/redevelopment will be encouraged. The sites are identified on Map 2 and are listed as follows:

1. Cattle Mart.
2. Council Depot.
3. Lands at Burke St.
4. Watergate Street
5. Barrack St Mill.

Appendix 2, Opportunity Sites Development Brief of the Draft LAP includes site specific development objectives for the opportunity sites identified. The development objectives for the above sites have been informed by the recommendations contained in the Public Realm Plan. The Council note that development has been permitted under Part 8 of the Planning & Development Acts with respect to Burke St and Chapel Lane. It is not possible to confirm at this stage if these developments will proceed due to uncertainty with available funding.

### **Policy TC 3: Opportunity Sites**

It is the policy of the Council to facilitate the redevelopment of the Opportunity Sites (as identified on Map 2) in accordance with the development briefs outlined under Appendix 2 of this plan.

### 3.2.2 Public Realm Improvements

The continued enhancement the town centres public realm is essential if Fethard is to improve its image. The Public Realm Plan for the Historic Walled Town of Fethard 2008 outlines a range of initiatives to enhance the public area within the historic town core. The initiatives include:

- Reducing dominance of parking on main street and develop pedestrian friendly realm.
- Reinstate the old market square at the east end of Main St.
- Improved paving, planting, lighting and provision of street furniture.

- Develop the Tholsel as focal building, widen footpaths outside same and connect with old market square through public realm improvements.
- Enhancement of medieval laneways, in particular Chapel Lane.
- Develop frontage programme to improve buildings on Main St and Burke St.

#### **Policy TC 4: Enhancing the Character of Historic Town Centre**

It is the policy of the Council to implement the objectives of the Public Realm Plan for the Historic Walled Town of Fethard 2008, as opportunities arise.

The Council will work in partnership with relevant stakeholders, heritage bodies and the community in delivering these objectives.

#### **3.2.3 Gateway Improvements**

There is an opportunity to define and develop the gateways to the historic town centre. This would enhance public understanding of the historic built form and develop the tourist potential of the town. Historic town centre gateway improvements should be matched with improvements on the approaches to the town.

The original walled town had five known gates with one on the north, west and south facing walls and two on the east. Today only one gate remains (the North Gate) to which a recent programme of conservation based repair has been undertaken. Further protective measures are needed to safeguard the gate from physical damage due to the impact of heavy vehicles that pass through it. There is also a requirement to look at the provision of alternative traffic routes to take heavy traffic away from the North Gate.

The other 4 no. historical gateways would benefit from physical works to mark their former role. The Public Realm Plan for the Historic Walled Town of Fethard 2008 outlines site specific measures for each of the gateway locations which would serve to improve the quality of these key entry points to the historic town. The locations of the gates are:

- Madams Bridge
- Watergate
- Northgate
- Site of Pierce's Gate (Barrack St)
- Site of Gate (Burke St)

#### **Policy TC 5: Historic Town Gateway Improvements**

It is the policy of the Council, where opportunities arise to undertake measures to improve the gateways to the historic town centre in line with the provisions of the Public Realm Plan for the Historic Walled Town of Fethard 2008.

### 3.2.4 **Obsolescence, Dereliction & Vacancy**

It is not unusual in a historic town that obsolescence, dereliction and vacancy occur and there are some examples within and adjoining Fethards town centre. Obsolescence, vacancy and dereliction have a negative impact on the town's image and character and it is desirable that this matter is addressed.

#### **Policy TC 6: Obsolescence, Vacancy and Dereliction**

The Council will facilitate the reuse of derelict/obsolete/vacant and sites for appropriate purposes by conversion, where a building forms part of the historic fabric of the town or is an important element in a streetscape, or otherwise by redevelopment.

The Council will encourage property owners / developers to use the following low cost / temporary measures to improve the appearance of vacant/derelict/obsolete sites/buildings:

- Simple maintenance (painting, power washing, removal of vegetation, removal of defunct inappropriate signage, securing property to protect from vandalism, installation of temporary window displays).
- Use of buildings/sites for appropriately designed advertising.
- Screening or boundary treatment.

It is the Council's aim to work in partnership with land owners & property owners to address matters of obsolescence, dereliction and vacancy and the Council consider that promoting the town centre as the primary area for retail, business and office development should stimulate investment in these sites. Site amalgamation will also be considered. Where there is persistent problems with dereliction the Council will take appropriate action under the Derelict Sites Act 1990.

### 3.2.5 **Shopfronts and Advertising**

In view of the heritage town status of Fethard proposals for new shop fronts and advertising signs should be sensitively designed to enhance the historic character of the town. The Council will consider encouraging high quality shop fronts through competitions for best shop front, best streetscape etc.

#### **Policy TC 7: Shop Fronts**

It is the policy of the Council to encourage the retention of existing shop fronts which are of high quality, exhibit unique features or add to the character of the streetscape. Applications for replacement or repair of shop fronts will be assessed according to their visual quality, and where developments are located in the ACA, in accordance with the Appendix 4 of this plan.

#### **Policy TC 8: Advertising and Signs**

The Council will facilitate advertising and support structures where the following criteria are met:

- (a) The proposed development would enhance the visual appearance of a building, a Protected Structure or the character of the ACA or the proposed location by reason of size, siting, design, materials or illumination; and,
- (b) The proposed development would not adversely affect public/traffic safety; and
- (c) The proposed development is appropriate in terms of scale and mass to the principal structure and its size.

Section 254 of the Planning & Development Act 2000, as amended requires that certain apparatus, appliances and structures located on, under, over or adjoining a public road will be required to obtain a licence from the Council.

The Council is committed to ensure that licences for unsightly advertising and signage will not be permitted and all such unlicensed structures will be removed. The Council also aim to ensure that all unauthorised signage and advertising, fittings and features are removed.

### **3.3 Specific Town Centre Objectives**

- TC 1 Improve the visual appearance of the town through seeking the appropriate development of derelict & obsolete sites.
- TC 2 Explore through discussion with property owners temporary measures to improve the visual appearance of vacant/derelict and obsolete sites, particularly on Chapel Lane.
- TC 3 To engage with local property owners and stakeholders to encourage vacant premises to be used for the display of works of art or alternatively goods from trading stores
- TC 4 Investigate the possibility, in partnership with local retailers and relevant interest groups to improve the range of retail services available in Fethard and in particular promote the development of Chapel lane for niche retail development (craft shop etc).
- TC 5 Require the removal of unauthorised signage, advertising and other fixtures and features within the town centre.
- TC 6 Encourage the repair and maintenance of existing shop fronts within the town centre and establish annual competition for best shop front.
- TC 7 Improve the appearance of the gateways to the town centre in line with the initiatives outlined under the Public Realm Plan.
- TC 8 Undertake public realm improvements in the town centre in line with the initiatives outlined under the Public Realm Plan.
- TC 9 Revise traffic management concepts and consider alternative/new road linkages to reduce traffic flows and the need for through passing traffic through the town centre
- TC 10 The Council will take appropriate action under the Derelict Sites Act 1990 where there are persistent problems with dereliction.



## **4.0 ECONOMY, INDUSTRY & EMPLOYMENT**

### **4.1 Employment and Enterprise**

Policy ECON 4 of the South Tipperary County Development Plan (CDP) 2009 states that it is a policy of the Council to facilitate enterprise land banks within all District Service Centres with provision for incubator/ starter units as a minimum land area of 20% of each land bank.

The main objectives of this policy are to foster local employment opportunities, to anchor and support community development; prevent excessive travel for employment and provide synergy and value added spin off employment opportunities.

The above policy aims are supported by the Draft LAP. The Council will seek to support the appropriate expansion of existing industries and facilitate the development of new industry/enterprise at appropriate locations. The Council recognises the importance of a partnership approach in achieving the objective of local employment creation and the importance of co-operating with employment creation agencies such as the County Enterprise Board, South Tipperary Development Company, Enterprise Ireland and the private sector.

The Council consider it desirable to cluster industry and enterprise to make optimum use of available infrastructure. In this respect the Draft LAP supports the expansion of the existing industrial lands located on the Killenaule Rd and will support the development of new industry at this location, including small scale enterprise start up. The expansion of industry and enterprise at this location requires the provision of a major access road that can cater for future industry and enterprise.

The existing agri-business Glanbia site and Countrylife store at the Valley has been identified for industrial and employment uses. The consolidation of industry and employment uses at this location will also be supported in the short term. It is desirable that over the medium to longer term industry / employment uses are clustered at the Killenaule Rd.

#### **Policy ECON 1: Employment Growth and Promotion**

It is the policy of the Council to facilitate the development of enterprise and employment opportunities in accordance with the overall vision of the Draft LAP, and to co-operate with other agencies including the private sector in progressing this policy.

### **4.2 Tourism**

Fethard, by virtue of its built heritage, association with the equine industry, location along the river Clashawley and proximity to mountain walks and scenery has considerable potential for tourism and as a tourist destination. Despite its potential Fethard is considered to have underperformed in the development of the tourism sector. This is attributable to the lack of a coordinated tourist product, lack of promotion and lack of bed spaces locally.

In order to promote growth in tourism and related service sectors the following proposals should be explored in consultation with Fáilte Ireland, South Tipperary Tourism Development Company and other stakeholders as part of an integrated tourism development approach for the town.

- The promotion and enhancement of the towns built heritage - town wall, medieval townscape, ecclesiastical buildings, castles- as a tourist package integrated with Cashel, Cahir, Clonmel and Carrick on Suir catering for walking and hiking associated with Slievenamon.
- Improved public realm, removal of dereliction & obsolete structures. In particular promote the regeneration of Chapel Lane.
- Development of an equine museum in the town linked with organised tours of active stud farm and training stable.
- Development of accommodation choices in the town. Promotion of use of part of the Tholsel as an apartment for tourist letting.
- Promotion of tourist spin off industry in retailing, craft shops, art shops.
- Continued enhancement of the existing river side amenity lands & the development of town walks.
- Co-ordination of local events to lengthen festival time and encourage longer tourist stays.

#### **Policy ECON 2: Integrated Tourism**

It is the policy of the Council to improve the visitor experience to the town and to co-operate with all stakeholders and appropriate agencies in promoting tourism and securing the development of tourist based enterprises, facilities and related services in the town.

### **4.3 Non-conforming uses**

The expansion of existing residential/commercial/employment uses will be supported except where the expansion of such uses is incompatible with the predominant use of the area and where expansion does not prejudice the development of lands for the uses identified under the plan.

#### **Policy ECON 3: Non-conforming uses**

Where residential/commercial/employment/industrial uses exist as non-conforming but long established uses, it is the policy of the Council to facilitate their continued operation and appropriate expansion save where the expansion of such uses is incompatible with the predominant use of the area and where expansion does not prejudice the development of lands for the uses identified under the Draft LAP.

### **4.4 Specific Economic Objectives**

- EC 1 To support and facilitate private and community initiatives for enterprise and employment where such proposals are compliant with the Draft LAP.
- EC 2 Support the re—use of public buildings for suitable tourist facilities. In particular promote the use of the Tholsel as tourist enterprise.

## 5.0 INFRASTRUCTURE

### 5.1 Transport, Movement & Access

#### 5.1.1 Future Link Road

A future link road route has been indicated to the north of Fethard connecting the Regional Roads R689 and R692, Rocklow Rd and Strylea boreen with eventual access to the Clonmel Road. This road will relieve traffic flows through the North Gate, to and from the town centre along with providing a link between Fethards main employment lands and the Clonmel/Cashel roadway. The road will also facilitate a link between the town's primary residential area and the schools located at the Rocklow Rd. Traffic movements associated with these uses should be removed from the centre of Fethard when the road is completed.

Where opportunities arise the Council will seek the implementation of the route during the lifetime of this Plan as an integral part of the development of the Rocklow Rd/Strylea land bank as shown on Map 1 and identified in Chapter 6 of the Draft LAP.

#### **Policy INF 1: Northern Link Road**

It is the policy of the Council to seek the implementation of the Northern Link Roads in conjunction with adjoining new development where appropriate and according to the proposed road corridor route and junction locations shown on Map 1.

Any proposals for development will have to respect the road corridor route and provide design details for its construction.

The development of the Strylea / Rocklow Rd lands will require the upgrading of the Strylea boreen. The standards required for this upgrade are outlined under Appendix 3. The use of the Strylea boreen should facilitate local access only and should not function as a through traffic route.

#### 5.1.2 Access to Land Banks

Section 4.1 identifies that the expansion of industry and enterprise on the Killenaule Rd requires the provision of a major access road. In assessing proposals for the expansion of existing industry or the development of new industry at this location the Council will require that a major access route be identified and safeguarded.

Lands have been identified for new residential use on the Killenaule Rd, west of Canon Hayes Court. The Council require that this landbank be served with a single access point from the L2603-1 and that the L 2603-1 be widened to 6 metres with off road provision of a footpath to connect to existing public footpaths. Development of these lands will be required to facilitate access to future development lands to the south.

The locations of major access points to land banks have been identified on Map No.1.

### 5.1.3 Local Road Improvements

Certain areas of the town require improvement in road structure, development and improvement of public footpaths & road improvement works to address matters of traffic congestion. It is the intention of the Council to:

- Realign the public footpath at Barrack St. to alleviate traffic congestion.
- Development of new and improve existing footpaths along The Green.
- Undertake a programme of road re-surfacing at areas where the road has suffered damage.
- Extend the public footpath to the new housing development on the Cloneen Rd & Cashel Rd.
- Implement a scheme of signage improvements around the town.
- Develop a pedestrian crossing point at the Kerry St, Cashel Rd and Main St junction.

#### **Policy INF 2: Road Improvements**

The Council will seek to ensure that future road improvements, traffic calming, parking provision and development of pedestrian priority crossing points respect and enhance the urban form of the town, particularly within the Architectural Conservation Area.

### 5.1.4 Walking & Cycling

Walking will be encouraged as the main means of movement in the Draft LAP area by facilitating footpath improvements, the development of walking routes and provision of pedestrian priority measures in key locations. New developments will be required to incorporate pedestrian friendly design into their proposals.

The development of leisure routes in accordance with the routes indicated on Map 4 will be promoted. In addition, the Council will seek to secure the improvement of signage and lighting on existing walking routes and provide signage and lighting on new routes.

The Council will also seek the development of cycle infrastructure as part of new developments and will promote the expansion of cycle facilities throughout Fethard particularly to and from areas of amenity, places of interest, employment locations, schools and residential development. New developments should explore the provision of pedestrian access and linkages with existing development, where opportunities arise.

#### **Policy INF 3: Walking & Cycling**

It is the Policy of the Council to:

- a) require that safe and efficient cycleways and routes are incorporated into the design schemes for residential, educational, employment, and recreational developments, where appropriate.
- b) promote the development of the pedestrian routes as identified on Map 4 in accordance with the aims of the European Charter of Pedestrian Rights

#### **5.1.5 Public Transport**

The improvement in public transport services in Fethard is of importance to reduce dependence on the private car, reduce isolation and improve linkages between the town and outlying areas. The Council will work with local taxi and bus companies to improve public transport options.

The Public Realm Plan identifies the Mart Site as a future visitor arrival point. The shared use of this site as a bus terminus/stop will also be promoted.

#### **Policy INF 4: Public Transport**

It is the policy of the Council to co-operate with relevant public and private transport companies to secure improvements to the local and intra-county public transport service.

### **5.2 Water Supply**

The water supply to Fethard comes from a number of sources including Cloran and Gurnapisha which form part of the Fethard Regional Water Supply Scheme. The main water supply comes from a spring source at Mullenbaun. The Council propose to install a new water treatment plant and reservoir at Cloran which is anticipated to commence in 2011.

Fethard has experienced water supply problems arising from the existing substandard water main network resulting in significant leakage. The Council have identified proposals for watermain network rehabilitation & upgrade of the Fethard Regional Water Supply Scheme and funding for this has been secured under the Water Services Investment Programme 2010-2012. It is anticipated that the proposed rehabilitation and upgrade would commence in 2011. Water conservation and mains rehabilitation will form the major investment proposals in Fethard over the plan period.

#### **Policy INF 5: Water Supply**

The Council will continue to implement a programme for upgrading the public water supply so as to provide adequate standards of water quality, pressure, storage and fire safety.

The Council will require proposed developments to connect to the public water mains where available or likely to be available.

### **5.3 Waste Water**

Fethard is served by a waste water treatment plant with capacity for 3,000 population equivalent. This plant has been upgraded as part of the Tipperary Grouped Operational Scheme and Wastewater Treatment Plants Design/Build/Operate Plant.

There are some problems with the hydraulic capacity of the plant due to infiltration of groundwater into the collection system. The Council are currently carrying out survey works to identify the extent of the problem and remedial works may take place subject to funding. The Fethard Town Sewerage Scheme is on the Water Services Investment Programme 2010-2012 to progress through the planning phase of the Project.

In order to expedite remedial works the Council will consider strategic partnerships with private developers to overcome the waste water treatment capacity difficulties.

#### **Policy INF 6: Waste Water Disposal**

It is the policy of the Council to take account of the drainage system in the area prior to granting planning permission for development. Planning permission will only be granted where the development proposed does not cause pollution, overload the sewers and wastewater treatment plant or cause nuisance or endanger public health.

### **5.4 Surface Water**

Fethard is not served by an independent surface water sewer network. Surface water from roads, yards, parking areas and other impermeable surfaces is normally disposed of via a drainage system separate from the foul sewer and it is a strategic objective of the Council to provide separate and adequate foul drainage and storm drainage networks in Fethard.

For future development the Council aims to reduce water volume and speed of release to surface water streams/rivers. The collection, re-use and disposal of surface waters on site will be encouraged. The Council require that drainage strategies be submitted with planning applications which indicate treatment and flow attenuation measures and details for the long term maintenance of any surface water collection systems.

#### **Policy INF 7: Surface Water**

It is the policy of the Council to:

- a) require that all new developments provide separate on site foul and surface water drainage infrastructure.
- b) support the development of adequate surface water drainage, treatment and disposal infrastructure in Fethard, in line with the provisions of Sustainable Urban Drainage Systems.
- c) promote suitable storm water retention facilities for new developments and existing catchment areas in the design and layout of development to enable the collection and where possible recycling of surface water according to sustainable drainage techniques.
- d) regulate the rate and quality of surface water discharge to watercourses as not to impact on water quality or cause or exacerbate flooding.

### **5.5 Flooding**

Parts of Fethard are subject to periodic flooding. Details of past flooding events have been compiled and are available from the Office of Public Works (OPW) on their national hazard mapping website [www.floodmaps.ie](http://www.floodmaps.ie).

The Planning System and Flood Risk Management Guidelines issued by the DoEHLG in 2009 require the Planning Authority to take a precautionary approach to development in flood risk areas.

The Draft LAP ensures that no inappropriate development occurs in areas at risk of flooding. To this end the Land Use Zoning Map 1 has been informed by the Stage 1 Flood Risk

Identification (Appendix 5) and lands identified as subject to flooding have been zoned for amenity use. As there is limited flood risk information available at this time the amount of lands designated as at risk of flooding may increase beyond that indicated during the lifetime of the LAP.

There are a number of existing properties located on lands at risk of flooding. Where cases arise for extensions to such properties or changes of use the onus will be on the applicant to investigate and evaluate the extent of risk from flooding and indicate proposals for flood risk mitigation. Such proposals will also be required to satisfy the other policies and objectives of this Draft LAP.

#### **Policy INF 8: Flooding**

Where flooding is considered to be a risk the Council will require a comprehensive Flood Risk Assessment in support of a planning application.

Where Flood Risk Assessments (FRA) are required they should identify the extent and susceptibility of the development to flooding from all sources and identify impacts on other sites arising from the development.

### **5.6 Waste Management & Litter**

The main objectives of the Joint Waste Management Plan for the South East Region 2006 are focused on prevention, minimisation, reuse and recycling of waste, provision of a framework for the development and operation of waste infrastructure within the region and the application of the polluter pays principle.

The Council has provided facilities for the collection of bottles at the public car park at the Cashel Rd and GAA ground entrance. The Council will examine opportunities for the development of further recycling facilities at appropriate and accessible location during the lifetime of this Draft LAP.

The Council is currently working with the Tidy Towns Committee, schools and local residents associations to increase awareness of waste recycling and litter control. The Council will require the submission of litter management plans to accompany applications for fast food take aways or developments with a take away element.

#### **Policy INF 9: Waste Management & Litter**

It is the policy of the Council to

- a) promote, through partnership with local agencies, committees and bodies the increased re-use and recycling of materials from all waste sources and to implement the policy objectives of the Joint Waste Management Plan for the South East Region 2006 & any amendment thereof.
- b) ensure that public areas and areas visible from tourist centres within the town are maintained free of litter.
- c) implement the 'polluter pays' principle with particular regard to industrial discharges and to implement the provisions of the various water pollution and environmental protection legislation and regulations there under.

## 5.7 Telecommunications

The Council recognises the importance of advanced communications as a key component of social and economic progress and aim to support the development of such infrastructure at appropriate locations & will facilitate the provision of mobile telecommunications & broadband services while protecting the historic character, residential amenities & environmental quality of the town, and public health of the community.

### Policy INF 10: Telecommunications

The Council will facilitate proposals for telecommunications masts, antennae and ancillary equipment where it can be established that there would be no negative impact on the surrounding area and that no other location can be identified which would provide adequate telecommunication cover save in the following locations:

- (a) Within significant views or settings of National Monuments or protected structures
- (b) In close proximity to schools, churches, crèches, community buildings, other public and amenity/conservation areas and residential areas.
- (c) Within the designated Architectural Conservation Area.

## 5.8 Broadband

There are a number of private broadband service providers serving Fethard and broadband access has recently been improved with the development of the National Broadband Scheme installation at Knockelly, northeast of Fethard town. The Council aims to support the further development of broadband infrastructure that serves Fethard. When considering proposals for broadband masts, antennae and ancillary equipment, the Council will have regard to the following:

- (a) The visual impact of the proposed equipment on the natural or built environment, particularly in areas of sensitive landscape or historic importance;
- (b) The potential for co-location of equipment on existing masts; and
- (c) Telecommunications Antennae and Support Structures Guidelines for Planning Authorities DoEHLG (1996), or any amendments thereto.

All proposals for development must include details of alternative sites, the impact on public health and the long term plans of the developer in the county and the plans of other promoters.

### Policy INF 11: Broadband

The Council will proactively work with key stakeholders to address deficiencies in broadband coverage and will facilitate the continued development of broadband infrastructure in Fethard in line with the policies of the National Development Plan and the Regional Planning Guidelines for the South East Region.



## 5.9 Energy Supply

The provision of secure and reliable electricity transmission infrastructure is recognised as a key factor for supporting economic development and attracting investment to the area.

Discussions with ESB Networks show that the existing ESB power supply to Fethard is adequate to cater for existing and planned demand. Should increased demand arise over the lifetime of this Draft LAP the Council will support the required upgrade of infrastructure.

## 5.10 Sustainable Energy

In line with National policy documents and the CDP the Council will seek to ensure that all new developments (domestic and non domestic) in Fethard contribute positively towards ensuring reduced energy consumption.

### Policy INF 12: Sustainable Building Design

It is the policy of the Council to encourage that all buildings shall be designed and constructed to have minimum energy requirements.

## 5.11 Specific Infrastructure Objectives

- INF 1 Improve safety and reduce congestion at the eastern end of Barrack St through road footpath widening and regulation of on street parking.
- INF 2 Improve pedestrian safety at the Kerry St, Cashel Rd and Main St junction through providing a priority pedestrian crossing.
- INF 3 Implement appropriate measures of traffic control such as signage and protective barrier to prevent further damage to the towns historic North Gate from large vehicles.
- INF 4 Undertake footpath provision and improvements along The Green, Cashel Rd. and at the Cloneen Rd.
- INF 5 Secure the phased development of a new interconnector road linking the Killenaule Rd, Rocklow Rd and Cashel Rd and serving as access to development lands between the Killenaule Rd and Rocklow Rd. Reserve land for required junctions/roundabouts at the Cashel Rd, Killenaule Rd, Strylea boreen and Rocklow Rd intersections.
- INF 6 Secure the upgrade of the Strylea boreen as part of the development of adjoining lands for use as local access only.
- INF 7 Provide for pedestrian/cycle connectivity between the housing on the Killenaule Rd and town schools.
- INF 8 The Council will seek funding to identify deficiencies with the foul drainage network. Where deficiencies are identified the Council will target investment to address the deficiencies.
- INF 9 The Council will undertake a programme of rehabilitation to the water supply network serving Fethard.

INF 10 Secure the upgrade of the L 2603-1 as part of the development of adjoining lands to the south for residential use.

## 6.0 HOUSING

### 6.1 New Housing Development

#### 6.1.1 Housing Type and Location

New Residential development will be required to provide a high quality living environment for all residents and cater for a range of housing types and needs to ensure suitable mix of housing stock to cater for all ages, lifestyle/stage and promote social inclusion.

The community observation is that there is a lack of executive style housing in Fethard & the Council will encourage such housing provision along with serviced sites on residentially zoned land in the Draft LAP area. This should provide a suitable alternative to development in rural areas and on agricultural and amenity zoned land on the urban fringe.

The Planning Authority consider that dedicated apartment developments are not a feature of development in Fethard to date and it is unlikely that this will change over the lifetime of the plan. Apartment developments will only be considered as part of a mixed use development or living over the shop accommodation within the town centre. In assessing applications for apartments the Council will have regard to Sustainable Urban Housing: Design Standards for New Apartments issued by the DoEHLG in 2007.

In order to ensure that new residential development is delivered in a sequential manner the Draft LAP has set out phasing requirements for the development of these lands. Lands identified as Phase 2 residential lands should only be developed after lands identified for new residential use have been developed. Phasing is indicated on Map 1.

#### **Policy HSG 1: Housing Type and Location**

It is the policy of the Council to:

- a) Promote the development of high quality private housing on appropriately zoned lands within the Draft Fethard LAP area.
- b) Encourage the development of larger housing units and serviced sites at locations identified under the Draft LAP.
- c) Require that the delivery of future housing is phased in accordance with Phasing identified on Map 1.
- c) Promote the utilization of upper floor space in the town centre for residential use.

#### 6.1.2 Infill Housing

Infill development will be encouraged at location such as opportunity sites, at locations of dereliction/obsolescence and at other locations that can support development while enhancing the urban structure in terms of design, layout, density, open space etc.

### **Policy HSG 2: Infill Housing Development**

It is the policy of the Council to facilitate housing on identified sites in the town centre subject to compliance with the development management standards of the Draft Fethard LAP.

#### **6.1.3 Residential Density**

The density of a proposed development should be influenced by the following factors:

- Proximity to town centre.
- Impact on the surrounding area.
- Efficient use of the site.
- Existing form, pattern and density of development.
- Capacity of public utility to service the site.
- Design and quality of development.

In general higher densities should be located in the town centre.

In order to provide certainty the Council has identified appropriate densities for new residential development which have been informed by the 'Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities DoEHLG 2008 and the above principles. The above principles will also be applied to new residential development, for infill development and development in the historic core.

#### **6.1.4 Residential Design and Layout**

High quality residential design and layout is an objective of this plan. The plan sets out minimum standards for new residential development in Chapter 9 on which, together with the following policy requirements, the assessment of new residential development shall be based.

All housing estate development will be required to set out at the time of planning application stage a **phasing scheme** for the construction of a development spread over a number of years such that services/infrastructure is completed for that part of the development prior to the beginning of the next phase.

### **Policy HSG 3: Residential Design and Layout**

It is the Policy of the Planning Authority to:

- a) Require a high standard of design and layout in new residential development. All developments must comply with the good urban design principles, contained in the Urban Design Manual-A Best Practice Guide published by the DoEHLG in 2008.

- b) Ensure development relates to existing landscape features (including tree groups, hedgerows, streams) and topography to provide structure and identity to new housing developments.
- c) Ensure that services, utilities and waste management facilities in residential developments are provided concurrent with the construction of new dwellings.
- d) Ensure the provision and upgrading of pedestrian linkages between new residential developments, community facilities and the town centre.
- e) Ensure that residential developments are suitably located and that they provide safe and pleasant environment for residents and for the wider community.
- f) Ensure that all housing developments are finished to an acceptable standard, and where appropriate encourage a structured phasing of development.
- g) Provide encouragement to developers wishing to utilize energy efficient materials and processes in new developments.

#### 6.1.5 **Serviced Sites**

Residential serviced sites will be of an adequate size to accommodate individually designed houses within a high quality landscape setting. Density will be determined by design. In general plots should not be less than 0.2 acres except in exceptional circumstances. Private amenity, parking and landscaping, and provision of a garage/store should be catered for. Scheme design should be consistent in terms of scale, proportions and material finish.

Minimum Design Standards for Serviced Sites are contained in Chapter 9 and in the Appendices of this Draft LAP and lands identified for serviced sites are identified on Zoning Map 1.

#### **Policy HSG 4: Serviced Sites**

It is the Policy of the Council to promote the development of residential serviced sites at suitable locations where services already exist or can be provided.

#### 6.1.6 **Rocklow Rd/ Strylea Land Bank**

This extensive site extends north of the existing Fethard GAA grounds between the Rocklow Rd, Strylea Boreen and the Killenaule Rd. Development proposals will need to demonstrate that the required residential development can be achieved in a manner that reflects the landscape character of the area and in accordance with other policies and objectives of this Plan, including the means of vehicular access, relationships and linkages with adjoining lands, provision for related social, community and recreational facilities, and provision for service infrastructure that can cater for the needs of the landbank. Linkages with adjoining lands, connectivity with existing and proposed community and recreational uses and development of the proposed link road will be essential requirements for the development of these lands.

#### **Policy HSG 5: Rocklow/Strylea Master Plan.**

It is the policy of the Council to permit residential development and community uses on lands identified on Map 1 as the Rocklow/Strylea land bank located at the Rocklow Road, Strylea Boreen and the Killenaule Road subject to such development being in accordance with the

development brief contained in Appendix 3 of the Draft LAP and subject to the agreement of a detailed phasing plan at application stage.

## **6.2 Existing Residential Zoned Lands:**

The Council recognises there is a demand for adaption of and extensions to existing housing stock or residential properties to meet the changing needs of existing residents. The main types of such adaption and extensions are set out as follows:

- Domestic extension or conversion for increased living space.
- Domestic extensions to accommodate 'granny flat'
- Domestic extension/adaption to accommodate persons with a disability.
- Domestic extension to accommodate home based economic activity.
- Residential plot subdivision to accommodate additional dwelling(s).
- Residential plot subdivision to accommodate development of backlands.

Existing residential properties can be limited by plot size or adjoining development form or patterns and it may not be possible to accommodate all proposals for appropriate residential extension, conversion or adaption. Chapter 9 of the Draft LAP sets out guidance and standards under which such proposals will be assessed.

## **6.3 Development Impact Assessment**

Planning applications for multiple housing units, subject to Part V of the Planning and Development Act 2000-2008 will be required to include a Development Impact Assessment (DIA) identifying the impact of the development on existing services and community facilities in Fethard and identify how they propose to address any deficiencies. In this regard developers will be encouraged to consult with the Local Authority & local community group representatives in order to identify any such deficiencies and possible solutions that can be facilitated as part of the proposed development.

The requirement to provide facilities as part of the DIA will depend on the size and nature of the proposed development. Minimum requirements are set out in Chapter 9 of the Draft LAP with regard to general amenity provision; however, the Council will assess each development on its own merits, taking into consideration the specific features of the development, the nature and use(s) proposed, significant cumulative effects and the range of existing infrastructure and services available.

### **Policy HSG 6: Development Impact Assessment (DIA)**

It is the policy of the Council to require the submission of a Development Impact Assessment in support of proposals for new multi-unit residential development that require compliance with Part V of the Planning and Development Acts 2000 - 2007

## **6.4 Housing Strategy/Social & Affordable Housing**

South Tipperary County Council has completed its Review of the South Tipperary Housing Strategy. An objective of the Housing Strategy Review 2008, having regard to Part V of the PDA 2000-2006, is the provision of an adequate supply of social and affordable housing and to promote social integration. The Housing Strategy Review 2008 has identified the continued need for 20% social and affordable housing as part of developments subject to Section 94 of the PDA 2000-2006. Generally, the 20% shall be comprised of an equal provision of social and affordable housing, though the Council reserves the right to require that the full 20% provision be for an alternative mix of social and affordable units, as it deems necessary in each particular case.

### **Policy HSG 7: South Tipperary County Housing Strategy Review 2008**

It is the policy of the Council to have regard to the South Tipperary County Housing Strategy Review 2008 and any amendment thereof when implementing local authority housing programmes and when assessing proposals for private residential development. The Council will facilitate the provision of appropriate housing accommodation to meet the needs of the community in a way that achieves social integration.

## **6.5 Traveller Accommodation**

The Housing Strategy Review 2008 addresses the provision of accommodation for the travelling community. It is Council policy to facilitate the provision of accommodation for the travelling community in accordance with the Traveller Accommodation Plan 2009 – 2013. Traveller accommodation includes temporary and permanent standard housing, group housing and/or halting bays. The assessment of need undertaken for the Fethard Electoral Area indicates no requirement for the provision of traveller accommodation over the lifetime of the Traveller Accommodation Plan 2009-2013.

### **Policy HSG 8: Traveller Accommodation**

It is the policy of the Council to provide accommodation for the travelling community in line with the South Tipperary County Traveller Accommodation Programme 2009-2013 and the South Tipperary County Housing Strategy Review 2008 and any amendment thereof.

## **6.6 Nursing Homes/Retirement Villages**

The Council recognise the need to cater adequately for an ageing population & acknowledge that the development of nursing homes and retirement villages may be a feature of future development in Fethard. Nursing Homes/ Retirement Villages should be located such that residents can avail of all services and facilities whilst occupying a quiet and pleasant environment. The Draft Plan puts forward the residentially zoned lands on the Killenaule Rd, opposite Canon Hayes Court, as suitable for the future development of a nursing home/retirement home.

### **Policy HSG 9: Nursing Homes/Retirement Villages**

It is the policy of the Council to encourage and facilitate the sustainable development of nursing homes and retirement villages on appropriately zoned land. All proposals will comply with the standards set out under Chapter 9.

## 6.7 Individual Houses on land zoned for agriculture

The purpose of the Agriculturally zoned lands is to preserve their integrity so as to provide for the co-ordinated and orderly development of these lands at a future date. However the Council will facilitate the development of individual houses on lands zoned for Agricultural land use within the Draft LAP boundary providing that the overall objective of this land use zoning is not compromised or prejudiced and applicants satisfy Policy HSG 10.

### **Policy HSG 10: Individual Houses on Agriculturally zoned lands**

It is the policy of this Council to facilitate individual houses on agriculturally zoned lands where the proposal is for an individual house; and

(a) it is being made by any one of the following persons;

i) a farmer of the land ii) a direct descendant<sup>1</sup> of i) above

(b) it is not possible to locate the house on other lands within the family landholding and outside the pressure area; and

(c) the house design, siting and layout is in accordance with the Rural Design Guide for Individual Houses in the Countryside as set out in Appendix 4 of the CDP; and

(d) the house is for that persons own use; and (e) the applicant has a housing need; and

(f) the applicant can demonstrate that he/she is eligible under the above criteria

(g) the proposed development will not prejudice the potential future development of the landholding.

## 6.8 Specific Housing Objectives

- H1 To support the development of serviced sites/executive style housing on lands on the Rocklow Rd/ Strylea landbank.
- H2 To support the development of new residential development on lands south of the town at identified locations to re-dress the spatial imbalance in housing distribution.
- H3 Ensure that overall scale, height, design and finish of housing on lands to the south of the town shall reflect local vernacular design and shall be sensitive to views of the historic townscape.
- H4 To ensure and adequate level of infrastructure is in place to support new residential development i.e. footpath connectivity with village centre, completed roads, water supply, waste water supply, lighting.
- H5 Ensure priority of movement and accessibility throughout housing developments and connecting adjoining urban areas, community uses, amenity and recreation lands, particularly for pedestrians and cyclists

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<sup>1</sup> Son, daughter or one special niece/nephew or grandchild



## **7.0 AMENITY, BUILT & NATURAL ENVIRONMENT & HERITAGE.**

### **7.1 Built Environment**

#### **7.1.1 Approach Road Improvements**

The Council, in conjunction with local interest groups & the Heritage Council produced a Public Realm Plan for the Historic Walled Town of Fethard (PRP). The purpose of this plan is to outline initiatives and strategies to improve the visual and physical appearance of Fethard. The primary focus of the PRP centres on the historic walled town and its relevance to the town centre area is discussed in Chapter 3. The PRP does include for a general initiative for areas outside the historic town centre through approach road improvements. These initiatives compliment the more extensive proposals for the town centre.

#### **Policy ENV 1: Approach Road Improvements**

It is the policy of the Council to seek visual improvements on all approaches to the town where opportunities arise. Visual improvements comprise a high quality and uniform approach to boundary treatment, landscaping & signage, lighting and footpath improvements.

#### **7.1.2 Redevelopment of Sites & Areas**

There are a number of visually poor and derelict sites in the Draft LAP area which detract from the appearance and perception of the town. These are primarily located within or adjoining the town centre. Policies to address the problem of dereliction are outlined under Chapter 3.

As stated it is the Councils aim to work in partnership with land owners, property owners to address matters of obsolescence, dereliction and vacancy and the Council consider that prioritizing the town centre for the location of major commercial and retail developments may stimulate investment in these sites.

#### **7.1.3 Townscape and Views**

There are many important views in around and towards the town. The most important views are to and from the southern section of the town walls & townscape along the banks of the Clashawley and from neighbouring agricultural lands at the Valley. This area provides a unique interface between the historic walled town, adjoining amenity area and neighbouring development.

There are also important views of the town walls from the main approaches at Madams bridge and the Rocklow Rd. It is vital that in order to contribute to Fethards unique character important views are maintained and where possible enhanced.

Protected views in Fethard listed in the South Tipperary County Development Plan 2009 are:

- V 087 Views over the River Cashawley to the south from quay west of Watergate St, Fethard
- V 088 views Northwest and South east from bridge at west end of Main St.

Additional views of Importance include:

- Views to the historic gated entry points to the town.
- Views of the Town Wall from the south including views from the Valley.
- Views of the amenity lands along the Clashawley from the Valley and Watergate bridge.
- Existing uninterrupted views of the town wall.

**Policy ENV 2: Views and Prospects**

Views and prospects from around and within Fethard of special historic or amenity value or interest will be preserved, especially along the main approach roads, and improved through the management of development, encouraging the clearance of unsightly areas, and by providing visual amenity improvements where appropriate.

**7.1.4 Visual Improvements to Employment Areas**

As opportunities arise the Council will seek to ensure that the image of the towns employment areas and town centre is improved through boundary treatment, signage design, landscaping, lighting, building enhancement.

**Policy ENV 3: Environmental Improvement of Employment Areas**

It is the Policy of the Council to improve the environment of the towns employment areas (including the town centre) through one or more of the following:

- a) landscaping where development borders other uses
- b) improved access for pedestrians
- c) enhancement of protected structures, areas of archaeological interest and architectural conservation areas.

**7.2 Built Heritage**

Fethard's medieval town enclosed by an almost complete circuit of upstanding walls containing various churches, castles, and remains of older houses form an exceptional group of structures of significant architectural, archaeological, historical and social value. The unique heritage of buildings, monuments, archaeological sites in Fethard are worthy of conservation.

The Council recognizes that built heritage is not a static entity and is ever evolving. It is necessary therefore that a balance is struck between protecting the built heritage while at the same time allowing for change and progression in terms of use and function.

**7.2.1 Partnership Approach to Enhancement of Built Heritage**

Initiatives and partnership projects which encourage a better understanding and sympathetic treatment of historic buildings, monuments and archaeological sites will be promoted.

#### **Policy ENV 4: Partnership Approach to Promotion of Built Heritage.**

The Council will work in conjunction with the public, national agencies, government departments, charitable trusts, funding bodies, landowners and others in the preservation, appreciation, promotion and enhancement of the built environment.

Fethard is part of the Irish Walled Towns Network and to date the Council has been successful in securing annual funding from the Heritage Council for conservation based repair works to the Fethard Town Wall from 2007-2009. The Council have also been successful in obtaining funding from the Heritage Council for the preparation of a Public Realm Plan for the Historic Walled Town of Fethard and for the preparation of a Conservation & Management Plan for the Fethard Town Wall. These documents contain important proposals for the conservation, repair, maintenance and promotion of the Fethard Town Walls and their setting and for the development and enhancement of Fethards public realm. It is Council policy to have regard to the proposals contained in the Fethard CMP and PRP.

In addition the Council have secured funding for the development of Heritage signage and waymarked walks in Fethard. It is anticipated that the signage will be delivered in 2010.

#### **7.2.2 Protected Structures**

The Planning and Development Act 2000-2009 affords protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. In relation to a protected structure or proposed protected structure, the term 'structure' includes the interior of the structure, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interior, and all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds. Any works, which would materially affect the character of a protected structure, would require planning permission.

A Section 57 Declaration may be sought by owners and occupiers of protected structures as to works which can be carried out without the need to apply for planning permission.

A list of protected structures in Fethard is included in Appendix 4 and identified on Map 3. A Full Record of the Protected Structures in South Tipperary is contained in the South Tipperary County Council offices and can be viewed on [www.southtippercoco.ie](http://www.southtippercoco.ie).

#### **Policy ENV 5: Protected Structures.**

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the South Tipperary County Councils Record of Protected Structures.

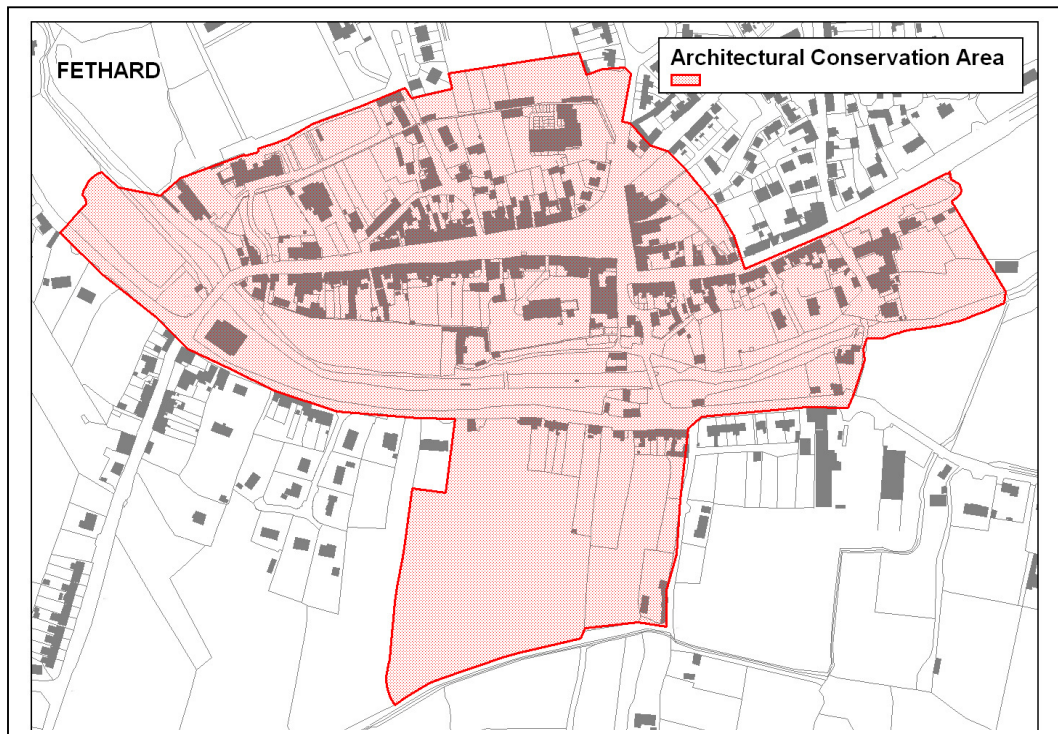
In assessing development proposals that effect Protected Structures the Council will have regard to:

- The Architectural Heritage Protection Guidelines for Planning Authorities issues by the DoEHLG 2004 & any amendment thereof.

- Architectural Heritage Protection for Places of Public Worship Guidelines for Planning Authorities issued by the DEHLG 2003 & any amendments thereof.
- The advice of the relevant section of the Department of Environment, Heritage and Local Government where.

### 7.2.3 Architectural Conservation Area (ACA)

The historic walled town of Fethard and areas adjoining have been designated as an ACA under the South Tipperary County Development Plan 2009. Fethards Architectural Conservation Area (ACA) is indicated on Figure 6 below.



**Figure 7: Fethard Architectural Conservation Area.**

#### **Policy ENV 6: Architectural Conservation Area (ACA)**

It is the policy of the Council to ensure the preserve, enhance and maintain the character of the ACA. Within the ACA the Council will have regard to:

- The impact of proposed development on the character and appearance of the ACA in terms of compatibility of design, colour and finishes, and massing of built form;
- The impact of proposed development on the existing character, heritage and amenity of these areas; and,

(c) The need to retain important architectural and townscape elements that contribute to the character of the ACA
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An application for planning permission for works within an ACA must contribute to the preservation or enhancement of the character and appearance of the area and will require an appropriate high standard of design, materials, siting and implementation. In the case of large scale proposals within the conservation area, a planning application should be accompanied by a design statement assessing the character and appearance of the site and describing how the proposals would contribute to its preservation and enhancement.

Normal planning exemptions do not always apply in an ACA. Works to the exterior of a building in an architectural conservation area will require planning permission if such development materially affects the external appearance of the building/area (Ref Section 82 of the Planning & Development Act 2000-2009).

Sensitivity is required in the design of buildings or extensions within an ACA and the following general principles apply.

- Conversion/adaptation of an existing property should be considered before the need to demolish and replace. Older buildings can be successfully adapted to new uses and conversion can make good economic sense. Conversion can often enable an important street facade to be retained.
- Extensions/alterations must complement the existing building. The extension should be subordinate in scale and in a form that allows the identity and character of the original structure to be retained. Important architectural details should be preserved and protected, including stone walls, iron railings, sash windows and moulded plasterwork.
- New Buildings will have to take proper account of the neighbouring properties and adjacent spaces. Proposals should have regard to the continuity of rhythm, scale, mass and outline of adjacent buildings and their details, materials, texture and colour.

In development proposals within the ACA the Council will have regard to the ACA Design Guidelines contained in Appendix 2 of the South Tipperary County Development Plan 2009.

#### **7.2.4 Archaeological Heritage**

An archaeological survey of Fethard has been compiled which provides a base-line inventory of the known archaeological sites and monuments and these are identified in the Record of Monuments and Places. Sites and monuments contained in the 'Record of Monuments and Places' issued by the National Monuments and Historic Properties Services (1997) and the Urban Archaeological Survey for County Tipperary South Riding issued by the Office of Public Works (1993) as they apply to Fethard are set out in Map 3.

The Council will require the preparation of archaeological assessment where a proposed development is located at or close to known archaeological monuments or sites, including site works that are extensive in terms of area (ground disturbance of half hectare or more) or length

(1 kilometre or more) and developments that require an Environmental Impact Statement. The Council are required to consult with the DEHLG and other Statutory Consultees when considering applications for planning permission for development on or in the vicinity of archaeological sites and/or monuments.

#### **Policy ENV 7: Archaeology**

It is the policy of the Council to safeguard sites, features and objects of archaeological interest generally and the Council will protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places and sites, features and objects of archaeological and historical interest generally.

Proposals for development that enhance the historic interest, setting and character of sites, features and objects of archaeological interest and monuments included in the Record of Monuments and Places will only be considered.

### **7.3 Fethard Town Wall**

The Fethard Town Wall comprises an almost complete circuit of medieval town defences. The historic Town Wall is a National Monument (National Monument Ref No. TI070-040 and is therefore subject to statutory protection under the National Monuments (Amendment) Act 1994. The wall is also listed in the South Tipperary County Council Register of Protected Structures Register (S 645).

The Conservation and Management Plan (CMP) for the Fethard Town Walls 2008 sets out comprehensive 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. Section 7.2.1 identifies that it is Council policy to have regard to the proposals contained in the Fethard CMP. Policy ENV 8 taken together with other policies and objectives of this Draft LAP and provisions of the CMP will serve to promote the protection, conservation, appropriate repair and future management of the Fethard Town Wall.

#### **Policy ENV 8: Fethard Town Wall**

It is the policy of the Council to preserve, enhance and maintain the setting and character of the Fethard Town Wall and to continue to seek funding for its repair and maintenance.

### **7.4 Natural Heritage**

Fethard built heritage is interrelated with its sensitive historical and natural landscape which affords views of the Fethard town wall from an established riparian amenity area and agricultural lands south of the town. There is a designated Natural Heritage Area (NHA) within the Draft LAP boundary at Moneypark.

The Lower River Suir cSAC (Special Area of Conservation) is located approx 1 km downstream of and outside of the Draft Fethard LAP area.

The screening assessment for Appropriate Assessment (AA) carried out as part of this Draft LAP has concluded that an AA is not required as part of the plan preparation. Individual

proposals may however require a Natura Impact Statement (N.I.S.) where such proposals are considered likely to have significant effects on the natural environment.

#### **Policy ENV 9: Natural Heritage**

It is the Policy of the Council to protect and enhance natural heritage sites where they are of importance as independent habitats or as part of a network of habitats and to prohibit development that would seriously damage or threaten the integrity of sites of national or international importance.

## **7.5 Amenity**

### **7.5.1 The River Corridor**

The Clashawley river flows through Fethard and there is an existing river park along the river bank which is an important feature of the towns public realm. Large areas of the river corridor comprise active floodplain and the zoning of these areas for amenity takes cognizance of maintaining this natural function.

Opportunities for the enhancement of the river side park should be explored. Short term management measures should be introduced such as traffic calming, installation of CCTV, restricted access and provision of lighting and bins at key locations. Increased use of the park for events should be considered

Medium term objectives to enhance the river park would be to reinstate the Mill pool and Flour Mill previously located at Watergate and develop the adjoining lands for amenity use. The opportunity for this may arise with the relocation of the Council depot to the Killenaule Road. Further medium term objectives involve extending the river park onto additional lands zoned for amenity use, the development of walkways throughout that integrate with other identified walking routes and the improvement of accessibility between the town centre and river corridor.

The addition of such initiatives would improve the quality of amenity available to residents of and visitors to Fethard.

#### **Policy ENV 10: River Corridor**

It is the Policy of the Council to facilitate the following initiatives along the Clashawley River Corridor where opportunities arise:

- a) Improve the level and range of amenity and recreational facilities provided;
- b) Protect and enhance views to and from the river corridor;
- c) Protect existing mature trees and riparian vegetation that contribute to the character and appreciation of the river corridor;
- d) Improve the physical relationship and accessibility between the town and the river corridor;
- e) Provide for improved or new walkways/cycleways along the riverside.



### **7.5.2 Open Space/Parklands**

The Draft LAP identifies the Rocklow Rd/Srtylea and Killenaule Rd lands for the development of a new residential neighbourhood. Policy HSG 5 and Appendix 3 outlines the development objectives for these lands which are to include the provision for a centrally located park to cater for the amenity and youth service needs of existing and future residents, and to facilitate additional lands for the provision of playing fields. The Council considers the lands north of the existing GAA grounds as a preferred location for such uses.

The Council recognize there is a need for the provision of playgrounds in the Draft LAP area. The Council consider the existing amenity lands at the Valley and the lands north of the GAA grounds as potentially suitable sites for playgrounds. It is an objective of the Council to make provision for multi purpose (parkland and playing pitches) & amenity areas at areas identified on Map 4.

### **7.5.3 Trees**

A number of protected trees in Fethard have been identified under the South Tipperary County Development Plan 2009. These are:

- T001: South Bank of the Clashawley River adjacent to the right of way- Single Hardwood
- T002: North Bank of the Clashawley river behind the Augustinian Abbey-6 hardwoods
- T003: In the grounds of the Augustinian Abbey, facing onto Abbey St.-Single mature softwood
- T004: North bank of the Clashawley river at The Valley- 6 hardwoods
- T005: Convent Garden Mature oak
- T006: Private Dwelling to east of Rocklow Road -3 mature softwoods to front and 2 hardwoods to rear
- T007: On the East town boundary line, behind the Killenaule Road- Eight Hardwoods on the Ditch line
- T008: East side of Upper Green St./Killenaule Road adjacent to Road- 3 hardwoods

Policy AEH 5 of the South Tipperary County Development Plan serves to protect the special amenity value of these identified trees. This policy is supported by the Draft LAP. The locations of protected trees is identified on Map 4 of the Draft LAP.

## **7.6 Specific Environment, Heritage & Amenity Objectives**

- E 1 It is an objective of the Council to improve the visual quality of the approach roads to the town through planting, boundary treatment, welcoming signage, traffic calming.
- E 2 Seek the removal of unauthorised advertisements, signs and other structures and features within the Architectural Conservation Area.
- E 3 Examine the potential for the re-development of the Council depot site at The Valley for amenity use/ playground.



- E 4 Improve accessibility between existing amenity areas and identified walking/cycling routes.
- E 5 Prepare a property maintenance programme and colour scheme in conjunction with local development and business groups in order to improve the visual appearance of buildings within the town centre area.

## 8.0 COMMUNITY & SOCIAL

Fethard is relatively well catered for in terms of community and social facilities with 2 no. primary schools, a secondary school, a community childcare facility, community centre, medical centre, churches with associated burial grounds & GAA sporting grounds. The Fethard Rugby Club and Community Sports Field adjoins the Fethard LAP boundary. Section 2.4.6 of the Draft LAP identifies a need for improved youth facilities in Fethard.

### 8.1 Education Facilities

There are currently proposals for amalgamation of the 2 no. national schools in Fethard which are located on adjoining sites on the Rocklow Road. It is expected that the amalgamation would take place in the short term. This would result in the existing boys school being vacated and will require an extension to the girls school.

The Draft Fethard LAP proposes to zone 3.2 ha of lands for social and public use at the location of the town schools. Lands adjoining the school are zoned for agricultural use and any proposals for development of these lands will be considered in the light of future school requirements.

#### Policy CSE 1: Education

The Council will facilitate the development of new educational facilities and extension to existing educational facilities at locations accessible to the persons using them.

### 8.2 Facilities for the elderly

The Fr Tirry Centre located on Barrack St provides an existing day care centre for the elderly and its continued use will be promoted. There is currently no nursing home / retirement home in Fethard. Requirements for the development of nursing home/ retirement home are outlined in Chapter 6 and Chapter 9.

### 8.3 Childcare Facilities

There is currently one Health Service Executive notified community childcare facility located in Fethard. Discussions with the South Tipperary Childcare Committee identify that this facility needs to be relocated. Furthermore the South Tipperary Childcare Committee identify that there is demand for the development of new childcare facilities in Fethard. These could be located at:

- ◆ Appropriately located sites in major new residential developments;
- ◆ Industrial estates and business parks and other locations where there are significant numbers employed;
- ◆ In the vicinity of schools;
- ◆ Neighbourhood centres; and,
- ◆ Adjacent to public transport routes.

The Council consider lands at the Rocklow Rd opposite the schools as appropriate for the development of a new childcare facility. This location would facilitate linked trips with the

schools & would be proximate to the future residential development lands that extend between the Rocklow Road and Killenaule Rd.

The Council will require that proposed developments accurately assess the needs for childcare facilities as part of a planning proposal and will require the provision of “pooled” purpose built facilities, whether community or private, where appropriate, thereby avoiding unnecessary duplication.

#### **Policy CSE 2: Childcare Facilities**

The Council will require the provision of high quality childcare facilities at easily accessible locations in association with housing and other development in compliance with the County Childcare Strategy and the Childcare Facilities Guidelines for Planning Authorities 2001(DoEHLG) or any amendments thereto.

### **8.4 Burial Grounds**

The existing burial ground located on the Killenaule Rd has limited capacity. Lands to the north and east of this burial ground are outside the Draft LAP boundary so it is not possible to zone future lands under this LAP for burial ground expansion to the east and north. Notwithstanding it is a specific objective of the Council to reserve lands to the north of the existing burial ground to facilitate its future expansion. This objective is identified on Map 4.

### **8.5 Community, Youth & Health Facilities**

The recently developed youth centre and Fr Tirry Centre currently cater for a range of community needs in Fethard. Chapter 6 of Draft LAP has identified specific objectives for the development of future youth and community infrastructure comprising a parkland, childcare facility and playing fields as part of the development of the Rocklow Rd /Strylea landbank. The preferred locations for these facilities is identified on Map 4.

The existing medical and health service provision in Fethard is considered adequate to cater for existing and future needs.

### **8.6 Sports and Recreation Facilities**

A range of sports and recreation facilities are available in Fethard including the Fethard GAA grounds, school playing fields, youth centre and Fethard Rugby Club and community sports field (outside LAP boundary).

The policies and objectives contained under Chapter 6 seek to safeguard lands for the expansion of the GAA grounds and to provide additional recreation facilities.

### **8.7 Specific Community and Social Objectives**

- CS 1 Work in partnership with local bodies to secure the development of a purpose built community childcare facility on lands at Rocklow Rd/Strylea.
- CS 2 Work in partnership with local bodies to secure the development of additional playing fields and recreational space on lands at the Rocklow Rd/Strylea.

CS 3 Reserve land for the future expansion of the burial ground located on the Killenaule Rd to the north/east.

## 9.0 DEVELOPMENT MANAGEMENT

### 9.1 Introduction

This section sets out the development management guidelines in accordance with which proposals for development in Fethard will be assessed. These guidelines should be read and applied in conjunction with the Development Management Standards set out in the CDP. This section of the Draft LAP makes reference to the general standards in the CDP and provides additional guidelines that are specific to Fethard. Where guidelines are not specifically provided in the Draft LAP, the relevant standards in the CDP will apply.

Where an applicant is reviewing these guidelines and standards with respect to a specific development proposal, it is advisable to refer to additional regulations, standards and guidelines that may need to be considered when preparing a planning application. This may include, for example, Building and Fire Regulations, Architectural Heritage Conservation Guidelines, etc. Particular attention should be paid to the relevant DoEHLG planning guidelines, including the following:

- Sustainable Residential Development in Urban Areas December (2008), Consultation Guidelines for planning authorities
- Urban Design Manual – A Best Practice Guide (February 2008)
- Childcare Facilities Guidelines (2001)
- Architectural Heritage Protection-Guidelines for Planning Authorities (2004)
- The Planning System & Flood Risk Management –Guidelines for Planning Authorities (2009)

The guidance herein is intended to assist prospective applicants in drawing attention to those aspects of planning and design that the planning authority will be taking into account when assessing applications for new development.

#### **Policy DM 1: Development Standards**

It is the policy of the Council to require all development to comply with the relevant standards identified in Chapter 9, Development Management of the Draft Fethard Local Area Plan 2010.

### 9.2 Enforcement

The Planning Acts give power to the Council to take enforcement action when development is started without planning permission, if conditions attached to permission are not complied with, or when other breaches of planning have occurred. Section 155 of the Planning and Development Acts 2000 - 2007 states that

*“Any person who has carried out or is carrying out unauthorised development shall be guilty of an offence.”*

Section 156 of the Act sets out the penalties for an offence, this may lead to a considerable fine or prison sentence. The Council will take enforcement action whenever it is expedient to do so,

or where planning conditions have been breached, having regard to the provisions of the Planning and Development Acts 2000 - 2007 and associated regulations and guidelines.

### **9.3 Development Contributions**

Considerable sums of money have been and will continue to be expended by the Council in the provision of public services. The Council will require financial contributions towards the capital expenditure necessary for the provision of infrastructure works required which facilitate development. Such works include drainage, water supply, roads, footpaths and traffic management, open space, community facilities and car parking. The Council may also seek special contributions in respect to particular developments where specific exceptional costs not covered by a Development Contribution Scheme are incurred by the Local Authority in respect of public infrastructure and facilities that benefit the proposed development.

The Council adopted a Development Contributions Scheme for the period 1st March 2009 to 28th February 2011 inclusive in compliance with the requirements of Sections 48 and 49 of the Planning and Development Acts 2000-2007. Funds raised through this and subsequent contribution schemes will be used for the provision and development of infrastructure and facilities. Copies of the Development Contribution Scheme are available at the offices of South Tipperary County Council.

### **9.4 Bonds**

Developers shall be required to give adequate security by way of a cash deposit or bond to ensure the satisfactory completion and maintenance of residential developments. To this effect the Council will impose conditions in terms of Section 34(4)(g) of the Planning and Development Acts 2000 - 2007 on certain planning permissions. The developer will be required to provide written certification that infrastructural services have been completed to the required standards before the bond can be released.

### **9.5 Taking in Charge**

The Council will require by condition attached to a grant of planning permission the submission of "as constructed" drawings on any grant of planning permission for multi-unit, medium and large scale developments. Such details shall be submitted in both hard copy and digital format and will be required in order to ensure satisfactory compliance with the development management standards and the conditions of the relevant planning permission. Sub surface infrastructure and networks will not be taken in charge and no bonds will be returned prior to the submission of these documents for the written agreement of the Council. Such documents will be required to be submitted as soon as possible following completion of construction.

### **9.6 Site Development Standards - Residential**

#### **9.6.1 New Residential Zoned land.**

The Council will have regard to the Sustainable Urban Housing-Guidelines for Planning Authorities DoEHLG 2009 and the accompanying Best Practice Urban Design Manual DoEHLG 2009 any amendment in exercising its development management functions and in assessing development density.

The Council will seek to ensure that all development, whether new-build, redevelopment or renovation, will be undertaken so as to enhance the environment and shall conform to

principles of sustainable development

The Council will seek to ensure that high quality residential developments sympathetic to the surrounding built environment is promoted along with the provision of serviced sites, extendable plots, a variety and choice of house types, sizes and finishes with comprehensive landscaping so as to enhance the visual quality of the settlement on appropriately zoned lands.

#### **9.6.2 Serviced Sites**

An application for serviced sites will be required to show overall layout, infrastructure, services and landscaping for the whole of the serviced site, together with finished site levels and boundary treatments. Desirable linkages to adjoining sites, community facilities, services should also be shown.

An application for serviced sites should be accompanied by a Design Statement that sets out and illustrates the principles adopted for the scheme, including the proposed massing and scale of the built form, materials and typical details, pedestrian and vehicle circulation, and hard and soft landscaping components. All development will be constructed thereafter in accordance with the principles of the Design Statement, unless otherwise agreed with the planning authority.

#### **9.6.3 Town Centre**

The Council consider that the development within or adjoining the historic town centre should be judged on qualitative standards. New development within or adjoining the historic town centre should respect existing built form patterns, building scales, plot sizes & prevailing site coverage.

Development density within or adjoining the historic town centre will be judged on a case by case basis with an emphasis on development quality. In general development should not interfere with the ability of adjoining properties to develop.

#### **9.6.4 Individual Housing on lands zoned for Agriculture.**

The design, orientation, landscaping and other features of proposed housing development on lands zoned for agriculture shall comply with the requirements of Table 9.1 of the CDP.

#### **9.6.5 Backland Development**

Piecemeal and uncoordinated development of backlands can result in inappropriate and disorderly development. This form of development is undesirable and will not be permitted. It can also result in missed opportunities for large-scale renewal. The planning authority will take into account the following issues when considering proposals for backland development:

- The effect on the residential amenity of adjoining properties.
- The effect of any intensification of use.
- The effect on the infrastructure of the area.
- The minimum standards for open space provision;
- The space between dwellings.

#### **9.6.6 Domestic Extensions**

The planning authority will seek to implement the following guidance in relation to residential extensions:

- Site coverage should be carefully considered to avoid over development of the site.
- The design and layout should have regard for the amenities of neighboring properties in terms of light and privacy.
- The design, height and scale of the extension should not be out of character with the general form of development in the area.
- In general the proposed extension should not interfere with the ability of adjoining properties to add a suitable and acceptable residential extension.

#### **9.6.7 Home Based Economic Activities**

Home-based activities are defined as small-scale commercial activities that are secondary to the use of the premises as a residence. Planning permission is required for any uses that are not incidental to the enjoyment of the house except for those which are exempted developments. In assessing planning applications the planning authority will consider the following issues:

- The nature and extent of the use proposed.
- The location of the dwelling proposed.
- The effects on the amenity of the surrounding residences.
- The level of traffic that will be generated.
- The storage of refuse and waste collection.

#### **9.6.8 Apartments**

The Council will apply as minimum standards the guidelines contained in the Sustainable Urban Housing: Design Standards for New Apartments 2007 (DoEHLG). The predominant issues of concern to the Council will be the appropriate zoning, the provision of adequate floor areas, storage space, circulation, public and private open space, access, parking, bin storage (should facilitate segregation of waste into 3 fractions - dry recyclable, residual & organic/food waste), balconies, daylight and sunlight, facilities for children and overall building design and finish.

#### **9.6.9 Residential roads and access**

New residential development should seek to create high quality areas where the design and layout of roads are integrated in a way that is sensitive to the local environment, rather than to dominate it. On all residential roads speeds should be constrained by design and a pedestrian / cycle friendly environment should be created.

Access shall be as per the standards contained in Section 9.10 of the South Tipperary County Development Plan, where these standards are applicable.

#### **9.6.10 Open Space & Amenity**

Private open space for all residential development shall, as a minimum, conform to the qualitative standards set out in the Sustainable Residential Development in Urban Areas-guidelines for Planning Authorities 2009. The following minimum quantitative standards for private open space for housing should be satisfied:



1-2 bed dwelling unit- Min 48 sq m of private open space required. Private open space to be set behind the building line.

3+ bed unit- Min. 60 sq m of private open space required. Private open space to be set behind the building line. Each subsequent bedroom will require additional 10 sq m of private open space.

In addition the following standards are set out:

- A minimum separation distance of 5m between the gables of dwellings.
- 22m between directly opposing transparent windows at first floor level.
- 35m between directly opposing transparent windows at second floor level.

Open space provision for apartments will satisfy the standards outlined under the Urban Housing: Design Standards for New Apartments 2007 (DoEHLG).

As a guide and save where required in other sections of the plan the Council will seek a minimum of 15% of the gross site area as open space for new residential development. This allocation should be in the form of useful open spaces within residential developments and, where appropriate, larger neighbourhood parks to serve the wider community.

In the case of infill sites or brown field sites public open space should generally be provided at a minimum rate of 10% of the total site area.

Each planning application will be assessed on a case by case basis in terms of public open space provision and on the qualitative standards contained in Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities 2009.

## **9.7 Development Impact Assessment (DIA)**

The Council will require that all new residential development proposals [which are subject to the provisions of Part V of the Planning and Development Acts 2000 - 2007 be accompanied by a DIA. The preparation of DIA shall consider the guidelines and recommendations as set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities December 2008 (DoEHLG). Scoping for DIA should consider the impact of the proposed development on the visual qualities and distinctive characteristics of the settlement and streetscape, phasing of the development dependent on the relevant function of the settlement within the Settlement strategy, sequential testing, capacity of schools and childcare places, capacity of community facilities including bring bank facilities, open space, retail and other commercial uses, trip generation, car parking particularly in the settlement centre, pedestrian movements and general traffic safety and infrastructure such as waste and surface water treatment/disposal and water supply.

Where constraints are identified in the assessment, the developer will be required to identify mitigating measures to address deficits and the Council will require that the assessment is submitted as part of the planning application. The Council will assess each development on its own merits, having regard to the statutory requirements of the development, the nature and use(s) proposed, the range of existing services available to the community and having regard to other relevant policies and standards of the County Development Plan. Developers are encouraged to consult with the local community as part of the preparation of the Development

Impact Assessment. A Guidance Document on the preparation of a DIA is available from the Planning Section, County Hall or can be downloaded from the following address <http://www.southtippcoco.ie/newplanninghome/en/iwantto/planper/>.

## **9.8 Site Development Standards- Commercial, Retail & Non-Residential Use**

### **9.8.1 Petrol Filling & Service Stations**

Section 9.16 of the CDP outlines applicable countywide standards for petrol filling or service stations.

### **9.8.2 Advertising Structures & Signs**

Advertisement signs should be sensitively designed and not be excessive in terms of scale, size and number. In particular, free-standing advertisements on forecourts, signs or advertisements above fascia level, and more than one projecting sign per commercial/retail unit need careful design and consideration. The Council will discourage excessive advertisements in any designated Architectural Conservation Area or on a Protected Structure. Illuminated box signs are particularly inappropriate in these areas and on such buildings. The Council also recognises the importance of providing appropriate tourist signage and will facilitate same where proposals meet the following criteria.

- ◆ The proposed development would not detract from the visual appearance of a building, a Protected Structure or the character of the an Architectural Conservation Area or settlement centre by reason of size, siting, design, materials or illumination; and,
- ◆ The proposed development would not adversely affect public/traffic safety; and,
- ◆ The proposed development is appropriate in terms of scale and mass to the principal structure and its use.

### **9.8.3 Shop Fronts**

The shopfronts of Fethard are an important architectural feature of the town and the variety of different shop designs and finishes contribute to its identity and character.

Planning applications for new shopfronts will be considered on their individual merits and of importance will be the sympathetic integration of the proposal into its setting. In general, the design of new shopfronts should have regard to the Guidelines set out in Appendix 2 Sections 3 and 4 of the CDP. The external fitting of security shutters does not constitute exempt development and can affect the character and appearance of the property to which they are fitted and the overall streetscape. Therefore the Council will seek alternative proposals for security shutters, which meet the requirements of the developer and the Council.

## **9.9 Site Development Standards- Industrial / Enterprise Developments**

Section 9.17 and Table 9.5 of the South Tipperary County Development Plan 2009 outline the countywide development standards for Industrial / Enterprise Development.

## **9.10 Site Development Standards-Community Uses**

### **9.10.1 Childcare**

The Planning Authority will take into account the standards set out in the Childcare Facilities: Guidelines for Planning Authorities DEHLG (June 2001) in assessing applications for new childcare facilities, or any amendment thereof.

### **9.10.2 Nursing Homes/Retirement Homes**

Nursing homes should comply with the standards laid down in Statutory Instrument No. 317 of 1985, 'Homes for Incapacitated Persons Regulations', or any amendments thereof.

## **9.11 Traffic and Road Safety**

Section 9.10 of the CDP for Development Standards outline the development standards relating to Traffic and Road Safety.

### **9.11.1 Parking & Loading**

In general car parking requirements will be assessed as per vehicle parking standards set out in the South Tipperary County Development Plan 2009 and in exceptional circumstances on a case by case basis.

## **9.12 External Lighting**

The lighting and illumination of buildings or sites can have an effect on the surrounding environment and especially impact on residential, amenity, visual amenity, public and traffic safety. Lighting proposals should consider the following:

- ◆ The illumination scheme would not have a detrimental impact on residential or visual amenity;
- ◆ Ensure that all lighting and related equipment is so positioned that it will not interfere with or have an otherwise negative impact upon traffic and pedestrian safety and/or flow.
- ◆ Incorporate motion sensors, solar power and low wattage units in external lighting schemes so as to appropriately limit the energy used in the development.

A detailed study may be required prior to a grant of planning permission in order to outline probable significant impacts and suggest mitigating measures. The Council will have regard to the guidelines outlined in the E.S.B. booklet "Public Lighting in Residential Estates", the relevant Building Regulations and any other applicable legislation and guidance which pertains at time of granting planning permission.

## **9.13 Noise Levels**

The generation of noise in the community can have undesirable effects on residential areas and the community at large. Noise emissions from specific activities are controlled by the Environmental Protection Agency through Integrated Pollution Prevention Control licensing and Waste licensing (refer to the Guidance Notes for Noise In Relation To Scheduled Activities 2006 (EPA)). The Environmental Noise Directive (END) (2002/49/EC) relates to noise from industries, road, and rail & air traffic and requires authorities to assess and manage noise from these sources. The Directive mainly addresses noise emitted by a range of transport sources

(road, rail, and air traffic), although the definition of 'environmental noise' includes noise from industrial sites. Where planning applications are submitted in close proximity to the national road network (both proposed and existing) and would result in a breach of the NRA's design goal for sensitive receptors exposed to road traffic noise, the developer shall identify and propose noise mitigation measures within the zone of influence. In this regard the developer should refer to the Environment Noise Regulations 2006. The cost of implementing mitigation measures shall be borne by the developer.

#### **9.14 Satellite Dishes/Telecommunications Apparatus**

Satellite dishes and telecommunications apparatus are now a regular sight on buildings and other structures in towns and villages and can affect the character and appearance of historic buildings and important townscapes. Some satellite dishes may be erected as exempted development under the Planning and Development Regulations, 2001 (as amended). Where planning permission is required to erect satellite dishes, special consideration will be given to:

- ◆ Protected Structures where the special character may be harmed;
- ◆ On the front or side of buildings in an ACA; and,
- ◆ In locations where they would cause unacceptable harm to the visual amenities of the area.
- ◆ On multi occupancy buildings such as apartment blocks, office blocks etc, the Council will permit one single dish only which should be for communal use.

#### **9.15 Landuse Zoning Objectives**

The purpose of land-use zoning is to indicate the development management objectives of the Council for all zoned lands within the Draft LAP boundary. This ensures that development is guided towards the right location and enhances both commercial stability and the environment of the town.

Seven such zones are indicated in this Draft LAP and are set out in Table 6. The Land-Use Zoning Matrix is intended as a guideline in assessing the acceptability or otherwise of development proposals, although the listed uses are not exhaustive.

Appendix 1 contains a land use zoning matrix which indicates the acceptability or otherwise of the specified land use in each zone.

#### **Policy DM 2: Land Use Zoning**

It is the policy of the Council to determine applications for development in accordance with the Land Use Zoning Maps and Zoning Matrix and other guidelines set out in the Plan in order to:

- a) Promote development and direct compatible land uses to the areas reserved for such purposes;
- b) Ensure that the environmental quality of land use zones are protected from intrusion by competing or incompatible uses; and

c) Rationalise land use patterns within the town and environs according to sustainable development principles.

Table 5: Key to LAP Zoning Objectives.	
Zone	Objective
<b>TC</b>	The purpose of this zone is to preserve, enhance and / or provide for town centre facilities. The objective of this zone is to provide for and improve retailing, residential, commercial, office, cultural and other mixed uses appropriate to the centre of a developing town.
<b>R1</b>	To preserve and enhance existing residential amenity, ensuring that any new development does not result in excessive overlooking of existing residential properties, does not reduce general safety for existing residents and does not reduce the usability and security of existing public and private open space.
<b>R2</b>	To provide for new residential development of low density housing or serviced sites. Proposals may include cluster developments, serviced sites, large plot sizes, extendable dwellings and executive style housing.
<b>I/E</b>	To protect existing Industrial and Employment Uses and to provide for the development of new Industrial and Employment Uses. The expansion or intensification of existing industrial / employment uses will be accommodated where the amenities of surrounding properties will be preserved.
<b>SP</b>	To protect and provide for social and public uses including education, religious, health and community uses.
<b>AM</b>	<p>To protect improve and provide for amenity and open space including community and recreational uses that will contribute to the enjoyment of amenity areas open space.</p> <p>Existing agricultural uses in open space areas will continue to be permitted, and reasonable development proposals in relation to this use will be considered on their merits.</p>
<b>AG</b>	To protect and provide for agricultural needs, to protect and enhance rural amenity and to ensure that any development does not compromise the potential of the lands to be developed in a co-ordinated manner at a future date.

The table below lists the land-use activities referred to under each zoning objective. It indicates the acceptability or otherwise of the specified land-uses in each zone. The uses listed are not exhaustive and where a land use is not listed, the proposal will be considered on its own merits.

The following classification matrix applies to a use within a particular zone

**P: Permitted in Principle**

A use which is Permitted in Principle is one which the Council accepts in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

**O: Open for Consideration**

An Open for Consideration use is one which the Council may permit where it is satisfied that the proposed development will be compatible with the policies and objectives for the zone, will not conflict with the established or existing uses and conforms with the proper planning and sustainable development of the area.

**N: Not Permitted**

A use Not Permitted is one which would be incompatible with the policies and objectives for the zone, would conflict with the permitted uses and would be contrary to the proper planning and sustainable development of the area.

<b>Table 6 : Land Zoning Hectares</b>		
<b>Zoning</b>	<b>2005 Plan</b>	<b>2010 Plan</b>
New Residential	37.80	20.39
Industry / Employment	4.6	4.3
Social & Public	5.74	6.64
Amenity	16.40	10.51
Agriculture	32	33.21

## Appendix 1: Land Use Zoning Matrix

Use Classes	TC	R1	R2	I/E	A	SP	AG
Abattoir	X	X	X	O	X	X	X
Agricultural Buildings/Structures	X	X	X	X	O	X	√
Guest House/Bed and Breakfast	√	O	O	X	O~	O	X
Betting Office/Amusement Centre	√	X	X	X	X	X	X
Caravan Park/Camping	X	X	O	X	X	O	X
Cash and Carry Wholesale	O	X	X	√	X	X	X
Community Facility	√	√	√	O	O	√	X
Childcare	√	√	√	O	X	√	X
Dance hall/Disco/Cinema	√	X	X	X	X	O	X
Doctor/Dentist	√	O	O	X	X	O	X
Educational/School	√	O	O	X	X	√	O
Enterprise/Employment/Workshop	O	X	X	√	X	O	O
Funeral Home	√	X	X	O	X	O	X
Garden Centre	O	X	X	O	X	O	O
Haulage/Bus/Truck Park	X	X	X	√	X	X	O
Health Centre	√	O	O	X	X	O	X
Hotel	√	O	O	X	O~	O	X
Household Fuel Depot	X	X	X	√	X	X	X
Industry	X	X	X	√	X	X	X
Motor Sales Outlet	O	O	O	√	X	X	X
Offices other than ancillary to main use	√	O	O	O	X	O	X
Parks/Playgrounds	√	√	√	X	√	√	O
Petrol Station	O	O	O	O	X	X	X
Places of Worship	√	O	O	X	X	√	X
Public House	√	X	X	X	X	X	X
Sports/Leisure Facilities	√	O	O	O	O	O	O
Refuse Transfer Station	X	X	X	√	X	X	X
Residential Extensions	√	√	√	O	O	O	O
Residential	√	√	√	X	X	O	O
Restaurant other than ancillary to main use	√	X	X	X	X	O	X
Retail Warehouse	O	X	X	O	X	X	X
Retirement/Nursing Home	O	O	O	X	X	O	X
Recycling Facility	X	X	X	O	X	X	X
Shop – Neighbourhood	√	O	O	X	X	X	X
Supermarket (in excess of 500sqm)	√	X	X	X	X	X	X
Service Garage	O	O	O	√	X	X	X
Take-Away	O	X	X	X	X	X	X
Traveller Accommodation **	X	O	O	O	X	X	O
Veterinary Surgery	O	O	O	O	X	X	O
Warehousing	X	X	X	√	X	X	X

\* Policy HSG 6 will be applied with respect to one off houses on agriculturally zoned lands.

~ Change of use only will be considered.

\*\*Traveller accommodation includes temporary and permanent standard housing, group housing and/or halting bays

## **Appendix 2: Opportunity Sites Development Brief**

The schedule of sites put forward represent significant obsolete, vacant and visually poor sites that are in need of targeted investment. The following briefs set out the strategy for the re-development of the sites identified. The identification of the opportunity sites on Map No. 2 are for illustrative purposes solely.

<b>Site O.P 1 - Cattle Mart.</b>	<b>Defined by existing confines of mart site.</b>
<b>Site Size</b>	<b>0.47 ha.</b>
<b>Zoning</b>	<b>Town Centre Use.</b>
<b>Heritage Designations</b>	<b>-Within ACA -Within zone of archaeological potential -Fethard Town Wall forms site northern and &amp; eastern boundary</b>
<b>Access:</b>	<b>Existing onto public rd near junction of Barrack St and Main St.</b>
<b>Development Interest</b>	<b>None current.</b>
<b>Proposed Uses:</b>	<b>Commercial development comprising Tourism Gateway, Mixed Use Development, Retail, Residential and Car Park.</b>

The site is identified under the Public Realm Plan for the Historic Walled Town of Fethard 2008 as suitable for use as a tourism gateway. This is put forward as a suggested use of the site as part of a mixed use commercial development. Appropriate land uses are mixed commercial i.e. office and tourist services, tourist accommodation, restaurant, café, retail (clothing, small convenience shop) & residential use. Manufacturing, industry, bulky good sales including builder's providers & stores associated with hardware shops would not be considered appropriate

Given the sites size and good access it can accommodate coach and car parking, set down and turning movements. Car parking can be used as a shared town car park to remove pressure of on-street parking and facilitate development of a pedestrian friendly main street. Any development proposal should include for the development of a car park that can accommodate the above uses.



A prevailing 2 storey building height is recommended with buildings oriented to face onto the parking, set down area and Town Wall. Buildings should be set back a minimum of 7 metres from the town wall and any development proposal should include for the provision of a landscaped wall walk and lighting programme to enhance the town wall.

The site can be developed in a phased manner provided that the eastern section is included in the first phase. Remaining phases should be landscaped and existing buildings removed as part of the initial development phase.

Any proposal will be required to assess the impacts on architectural heritage and archaeology. Development proposals should include pre application consultation with the Planning Authority and Architectural Heritage and Archaeology representatives of the Department of the Environment Heritage & Local Government.

The re-development of the site should provide for improved traffic and pedestrian safety at the entrance.

<b>Site O.P 2 Council Depot</b>	<b>Confines of existing Council Depot at the Valley</b>
<b>Site Size</b>	<b>0.14 ha.</b>
<b>Zoning</b>	<b>Amenity Use</b>
<b>Heritage Designations</b>	<b>-Within ACA -Within zone of archaeological potential</b>
<b>Access:</b>	<b>Existing public access from junction of Watergate St/The Valley.</b>
<b>Development Interest:</b>	<b>None current.</b>
<b>Proposed Uses:</b>	<b>Amenity and community uses.</b>

The site is located immediately west of the junction between Watergate St and the Valley and south of the Clashawley River. The site is currently in use as a Council depot and contains a rough rendered, two storey three-bay former mill with associated yard and outbuildings.

The site is in close proximity to the Clashawley river and is identified as within a flood risk area. Re-development of the site should therefore be for amenity use to link in with the with adjoining riverside amenity area and for provision of a public park and playground.

The former mill on site should, where feasible, be retained and redeveloped as a tourist attraction.

Improvement of the definition of the Watergate St/Valley junction should be carried out as part of the redevelopment of the site. Provision should be made for off street parking as part of the sites re-development.

<b>O.P 3 Lands North of Burke St</b>	<b>Lands owned by South Tipperary County Council and MMT Builders.</b>
<b>Site Size</b>	<b>0.2 ha.</b>
<b>Zoning</b>	<b>Town Centre and New residential</b>
<b>Heritage Designations</b>	<b>-Within ACA -Within zone of archaeological potential</b>
<b>Access:</b>	<b>Existing frontage onto Burke St. Access can be obtained to Barrack St through housing development.</b>
<b>Development Interest:</b>	<b>Part 8 consent for 3 no. dwellings on part of site.</b>
<b>Proposed Uses:</b>	<b>Residential and commercial element onto Burke St.</b>

The site is predominantly backland with a small frontage onto Burke St. The site extends to the southern terminus of the Barrack St housing development and is bounded to the west by the Fethard town wall. The site is occupied by a small number of disused outbuildings, is mostly vacant and has been subject to anti-social behaviour.

Proposed development will be required to provide a new access from Burke St. Through access to Barrack St will not be permitted.

Development design should provide a strong frontage onto Burke St and should provide for public access to the wall by way of a wall walk/ wall viewing area. This may include incorporation of the wall into public open space.

Development should ensure the preservation of existing residential amenity and privacy. Building form, design and type should reflect the vernacular building types on Burke St. Plot size, density and site coverage should reflect the location and character of the area. Development proposals should include for on site parking.

Any proposal will be required to assess the impacts on architectural heritage and archaeology. Development proposals should include pre application consultation with the Planning Authority and Architectural Heritage and Archaeology representatives of the Department of the Environment Heritage & Local Government.

Consent has been given under Part 8 of the Planning & Development Regulations for the development of 3 no. dwelling by the Council on part of the site. Same may proceed in the short term.

<b>O.P 4 Site at Watergate</b>	<b>Includes semi derelict dwelling at Watergate St and repository to south on riverbank.</b>
<b>Site Size</b>	<b>0.08 ha.</b>
<b>Zoning</b>	<b>Town Centre and Amenity</b>
<b>Heritage Designations</b>	<b>-Within ACA -Within zone of archaeological potential</b>
<b>Access:</b>	<b>Existing frontage onto Watergate St &amp; access to Clashawley Amenity area.</b>
<b>Proposed Uses:</b>	<b>Commercial on site of existing dwelling. Amenity to south of town wall and on riverside section of the site.</b>

This site comprises an existing property on Watergate St and a property immediately west of Watergate Bridge adjoining the riverside park. The northern component of the site contains a visually poor vacant dwelling house with yard and outbuilding bounded by the Fethard town wall. There is a partly enclosed yard to the rear of the wall.

The southern section of the site contains an enclosed repository located south of the access to the Clashawley river side park, west of Watergate bridge and north of the river.

Proposed development on the northern section of the site will be required to redevelop the existing residential property on Watergate St for commercial or residential use. Existing outbuildings may be removed. This will include for improvement of the boundary treatment to Watergate St. The area immediately south of the wall should be levelled and used to allow views to the wall. This area can be devoted to amenity & suitably landscaped. An appropriate low boundary should be provided between the Town Wall and access road to the Clashawley along the existing boundary line.

Any proposal will be required to assess the impacts on architectural heritage and archaeology. Development proposals should include pre application consultation with the Planning Authority and Architectural Heritage and Archaeology representatives of the Department of the Environment Heritage & Local Government.

<b>OP 5 Site Barrack St Mill</b>	<b>Former Mill building and lands to immediate west.</b>
<b>Site Size</b>	<b>0.2 ha.</b>
<b>Zoning</b>	<b>Town Centre</b>
<b>Heritage Designations</b>	<b>-Within ACA -Within zone of archaeological potential</b>
<b>Access:</b>	<b>Existing frontage onto Barrack St.</b>
<b>Proposed Uses:</b>	<b>Commercial and Residential.</b>

This site is occupied by a 3 storey 4 bay former mil/store & a mix of other buildings formerly and yard space used by Fethard Wholesale Electrical. Re-development for town centre commercial uses and residential is considered appropriate.

Development should respect the scale and height of the former Mill, where possible the Mill to be re-developed. Off street parking should be explored as part of the development of this site.

Development height should not exceed 2 stories and should seek to reinforce and define the street scape. Development should incorporate public realm proposals to define the gateway to the historic town centre.

## **Appendix 3:**

### **Rocklow Rd/Strylea/Killenaule Rd Landbank- Development Brief**

#### **1. GENERAL:**

The Rocklow Rd/Strylea/Killenaule Rd landbank comprises an area sized approx 17.49ha. The lands extend to the north of the existing Fethard GAA playing fields between the Rocklow Rd, Strylea Boreen and meet the Killenaule Rd south of the existing Fethard Community Sports Field.

#### **2. PROPOSED LAND USES:**

The lands are being promoted and zoned to provide a sustainable residential development with ancillary community / youth facilities comprising open space park, playground playing fields and childcare facility.

#### **3. BUILT FORM & DEVELOPMENT STANDARDS:**

##### **Low Density - Serviced Site Zone**

The main type of development proposed for this area will be high quality residences and serviced residential sites at an overall low development density. The reason for this low density housing typology is that it will address the need for family housing which was not delivered under the 2005 Fethard LAP.

Residential serviced sites will be of an adequate size to accommodate individually designed houses within a high quality landscape setting. Density of development would be typically low, between 8-10 units/hectare according to location with plots sizes of not less than 0.2 acres. Each site will provide sufficient space for private amenity, parking and landscaping, and provision of a garage/store.

The layout and design of a serviced site scheme must be consistent in terms of scale, proportions, set back, and material finish.

#### **4. DESIGN PARAMETERS:**

- i) Materials used will respect and complement the character, scale, texture and colour of existing materials used in the area.
- ii) The scale and detail of garages shall match the balance of the house and be subordinate to it in scale. Garages will be located to the side and rear of the main building.
- iii) All residential sites will have private open space behind the building line in the form of large rear gardens. The minimum rear garden depth will be 12 metres.

## **5. ACCESS & ROAD HIERARCHY:**

### **Link road**

The development of the lands will include for the delivery of the proposed link roadway connecting the Killenaule Rd with the Rocklow Rd. This road will be designed to cater for all classes of vehicles (7 m width) with off road provision for cyclists (1.2 m width) and pedestrians (2 m width). A liner amenity strip shall be provided along this road to buffer same from adjoining residential lands (ca. 2.5 m width)

Individual site access onto this roadway will not be permitted. A roundabout shall be provided at the junction between the proposed interconnector roadway and Killenaule roadway R689. Connection to the Rocklow Rd and Strylea Boreen will be by mini roundabout.

### **Strylea Boreen**

The development of the lands will include for the upgrade of the Strylea boreen to a 6 m width. The Strylea boreen will facilitate local vehicular use and pedestrian (2 m width) and cycle movement (1.2 m width on west side). Vehicular access via the Strylea boreen should be limited to local access and pedestrian and cycle access to the town from the Strylea boreen should only be available.

Connection between the Strylea boreen and link road shall be by mini roundabout.

### **Internal Roads**

Internal collector roads will extend at controlled points from the link roadway to serve the residential neighbourhood and community uses. Same will be designed in a manner which will reduce vehicular traffic speed, facilitate pedestrian movement and on road cycle provision. The roads will have direct frontage access. On street parking will not be permitted.

### **Connectivity and Permeability**

An essential component to the development of these lands will be ensuring that good connectivity is achieved between the proposed development, adjoining development lands and where appropriate existing development.

The road system will be designed so as to provide for an integrated and accessible network of pedestrian /cycle routes to the open space and community uses, the adjoining schools and town centre. Provision shall be made for priority crossings on roads for pedestrians and cyclists.

### **Construction Traffic**

Construction traffic access to this landband shall not be permitted from the Rocklow Rd. A temporary construction access from the Killenaule Rd should be provided to serve these lands.

## **6. OPEN SPACE & COMMUNITY FACILITIES:**

The development of this landbank requires the provision of lands for community uses. This includes the provision of a childcare facility, the development of a park and playground and the development of playing fields for use by the GAA schools and the community.

The park and playground should be strategically integrated into the development of the overall landbank such that same can cater for the residential needs of the proposed new and existing residential neighbourhood. Public open space provision within individual residential proposals may be off set against the development of a strategically located park where easy connection between the residential development and park can be established. Table A3 sets out minimum size guidance for the required playground, park and playing fields.

**Table A 3: Minimum Development Standards -Open Space**

<b>Childrens Playground</b>	<b>0.3 ha</b>
<b>Sports Ground</b>	<b>1.7 ha</b>
<b>General Use/Landscaped Park</b>	<b>0.7 ha</b>

It must be demonstrated at application stage that the required open space provision and community uses can be delivered as part of development. Development of housing cannot proceed in the absence of the delivery of community uses/open space.

The preferred location for the development of open spaces and community uses is on lands immediately north of the existing GAA grounds and to the rear or west of the new public housing scheme at Strylea.

## **7. PHASING & IMPLEMENTATION:**

A phasing programme is required in order to ensure appropriate infrastructure, open space and community uses are delivered in tandem with new residential development. Indicative phasing proposals are outlined in this section. Detailed phasing proposals shall be provided at application stage following discussion and agreement with the Planning Authority.

Provisional phasing provides for the development of the lands in 3 no. phases that accord with phasing proposals identified under Land Use Zoning Map 1.

### **Phase 1**

This phase enables the development of lands at the Rocklow Rd for low density development – serviced sites and the provision of an appropriate access onto the Rocklow Rd. This phase requires the delivery of part of the link road, the development of lands for general amenity use which can be expanded to cater for additional residential development and the development of pedestrian cycle connectivity to these lands.

The development of this Phase will require measures to address road drainage at the proposed Roacklow Rd entrance. Proposals to cater for foul and storm water drainage shall be included in this phase. Same shall be designed to cater for the remainder of development at this location.

#### Phase 2

This phase will allow for the upgrade of the Strylea boreen and completion of a further portion of the link connector roadway. This phase will require the completion of the proposed general use park area and the safeguarding of lands for the proposed childcare facility and playing fields. The roundabout at the Killenaule roadway may be provided as part of this phase with development of link roadway connecting same to the residential development.

#### Phase 3

This phase will allow for the completion of the Strylea boreen upgrade and the completion of the link connector roadway. This phase will require the delivery of a childcare facility to serve the lands.

The roundabout at the Killenaule roadway will be provided as part of this phase. This phase enables the development of housing on lands at the Killenaule Rd identified under Land Use Zoning Map 1 as Phase 2 residential lands.



## Appendix 4:

### List of Protected Structures

Appendix 4 is to be read in conjunction with the relevant policies of the Draft LAP. The locations of Protected Structures are shown on Map 3. The following list and description are for indicative purposes only and do not purport to define the full cartilage or attendant grounds of structures listed.

#### Explanation of format:

Map Ref:	Refers to the identification numbers on Map 3.
Property Address:	Denotes the address of the building, feature or item to be protected.
Structure:	Identifies the building, feature or item to be protected
Description:	Gives a brief description of the building, feature or item to be protected.

RPS& Map 3 Ref	Address	Structure	Description
S1056	17 Main St, Fethard	AIB Bank	Two Storey Bank.
S1061	Burke St Fethard	Dwelling house	2 Storey dwelling House.
S1074	Main St/Sparrouglea Fethard	End Tce two Storey house	Railings, former bank.
S1075	Main St, Fethard	3 storey dwelling house. Former shop.	Shopfront, carriage-arch & iron gates.
S1076	Main St, Fethard	X/L Stop & Shop 2 storey dwelling house	Cast iron gates and railings.
S1077	The Square, Fethard	3 storey dwelling house	Cast iron gates and railings.
S1079	McCarthy's Bar, Main St., Fethard	Three storey public house	Outbuildings.
S1085	The Valley, Fethard	Brick Chimney	Brick Chimney.

S1086	Watergate St., Fethard	3 storey dwelling over public house	Pubfront, outbuilding.
S 638	Watergate St, Fethard	3 storey dwelling house	Restored 17 <sup>th</sup> Century building composed of coursed limestone blocks with cut stone used on coins.
S 639	Watergate St, Fethard	Urban tower House known as Court castle or Templars Castl, dated to ca 1400.	
S 640	Off Watergate St, Fethard	Edmonds Castle.	
S 643	Burke St., Fethard	Former Presbyterian Meeting House.	Presbyterian Meeting House.
S 645	Fethard	Town Wall	Circuit of Town Defences.
S 110	Fethard		Old Rectory.
S209	Off Main St., Fethard	Holy Trinity Church of Ireland and graveyard, Fethard	Free standing multi- period Church of Ireland Church with associated burial ground. Enclosed to south by Town Wall.
S210	Main St Fethard	Old Town Hall	Formerly free standing almhouse built ca 1600. Now end terrace building.
S227	Main St, Fethard	Weighbridge station outside Town Hall.	Weighing station in public footpath to front of Town Hall.
S211	Augustinian Abbey, Abbeyvulle, Fethard	Augustinian Abbey Complex	Abbey complex comprises Roman. Catholic Church to, roofless 15 <sup>th</sup> Century Chapel, multiple bay two storey range to east and gravelled area to former

			cloister garth.
S212	Abbeymill, Abbey St., Fethard	Abbeymill Theatre	Detached four-bay five storey flour mill built 1791 now in use as a theatre. Double height lean to extension to north elevation and twentieth century extension to south elevation.
S213	North of Clashawley, Fethard	The Pound	Roofless walled structure with medieval window.
S214	Abbey Street/ Burke Street Fethard	Three bay two storey dwelling house at corner of Abbey St and Burke St.	Dwelling house built ca 1840 at right angles to Burke St terrace. Single storey extension to south gable.
S215	Lonergans Bar, The Square, Fethard	3 bay two storey terraced structure	Late Medieval Building, now in use as Lonergans pub, Chinese restaurant and Ladbrokes bookmakers.
S216	Abbey Grove, Burke St., Fethard	End terrace 4 bay three storey dwelling house over basement.	Late Medieval Building, built ca 1770. Tall chimney punctuates the buildings edge.
S217	Watergate Bridge, Fethard	4 arch bridge	4 arch road bridge over the Clashawley built ca 1500. Contains some medieval fabric.
S218	Main St, Fethard	3 arch road bridge	3 arch road bridge over the Clashawley built ca 1885.
S219	Main Street, Fethard	Entrance archway	Archway to former Military Barracks.
S220	Off Burke St., Fethard	3 Medieval Arches on grounds of house on Burke St.	3 upstanding medieval Arches within cartilage of domestic residence.
S221	Main St., Fethard	End terraced three bay four storey building in use as office	Former parochial house. Built ca 1800.

S222	Main St., Fethard	Six bay three storey in use as dwelling houses.	18th Century town houses, M/W end of Main Street.
S223	Off Main St., Fethard	Presentation Convent building and associated grounds.	Presentation Convent, Main Street. Group value with grotto, graveyard, church and nearby house.
S224	Off Main St., Fethard	Holy Trinity, Catholic Church, Main Street, Fethard	Group value with presbytery to west and east and convent to northwest.
S225	O'Shea Shop Burke St., Fethard	Terraced 3 bay 2 storey with disused shop front.	Important classical shopfront.
S226	Burke St., Fethard	'Ua Floinn' Shop residence over, Burke Street, Fethard	Important shopfront, sash windows, dormer.
S229	Jesuits Walk, Fethard	Railway Bridge on Jesuits Walk.	
S230	Rocklow Rd., Fethard	Entrance Gate or North Gate in Town Defences	

## **Appendix 5:**

### **STAGE 1 FLOOD RISK IDENTIFICATION**

#### **1.0 INTRODUCTION:**

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

The purpose of this process is to identify whether there may be any flooding or surface water management issues related to the plan area that may warrant further investigation through stage 2 and 3 Flood Risk Assessment.

This stage 1 Flood Risk Assessment forms an integral part of the SEA process for the Review of the LAP and will inform the approach to future planning and development in Fethard. This Stage 1 flood Risk Assessment is for the consideration of the OPW and for any other interested party.

#### **2.0 FLOOD RISK IDENTIFICATION (STAGE 1):**

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

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

13. Local Libraries and newspaper reports.
14. Interviews with local people.
15. Walkover survey to assess potential sources of flooding.
16. National, regional and local spatial plans.

Each of these sources is addressed individually below:

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

These are being produced through the catchment-based Flood Risk Assessment and Management Study Programme. These maps are not yet available for the River Suir Catchment.

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

This website was consulted. It was found that 4 flood events were recorded for Fethard. Reference was also made to the South Tipperary Flood Report 2000. None of these was in a area designated for growth.

1. Flood Event: Clashawley River Fethard Town Oct 2004
2. Flood Event: Rocklow Fethard Nov 2000
3. Flood Event: Fethard Nov 2000
4. Flood Event: Clashawley Fethard Recurring

**3. PREDICATIVE FLOOD MAPS PRODUCED UNDER THE CFRAM:**

These are not yet available.

**4. RIVER BASIN MANAGEMENT PLANS AND REPORTS:**

The SEA Scoping Report for the River Suir Flood Risk Management plan was consulted. Section 2.4 deals with flood events. Flooding in the vicinity of Fethard is not identified.

**5. INDICATIVE ASSESSMENT OF EXISTING FLOOD RISK UNDER PRELIMINARY FLOOD RISK ASSESSMENT:**

It is noted that the River Clashawley runs in a west to east direction through the southern urban area of Fethard. It is noted that the OPW has recorded flood events in and around the town. The River is generally unrestricted and benefits from a substantial buffer/amenity area along its banks.

**6. PREVIOUS STRATEGIC FLOOD RISK ASSESSMENTS:**

Two previous flood risk assessments were consulted, as follows:

- |        |  |
|--------|--|
| 07/849 | Permission for construction of 1 No. Storey and a half dwelling with entrance. This project requires all the necessary demolition, excavation and groundworks involved including bringing foul drainage from dwelling to proposed manhole on laneway for the purpose of pumping foul drainage to the nearest main drainage connection point (M.H.) on Cashel Road. |
| 09/438 | Permission refused for two dwellings with reference to previous planning ref. P3.7982. One reason for refusal on grounds of flood risk.  |

**7. EXPERT ADVICE FROM OPW:**

These are not yet available.

**8. CONSULTATION WITH LOCAL AUTHORITY:**

On-Site meeting with Area Engineer and Local overseer, areas at flood risk identified.

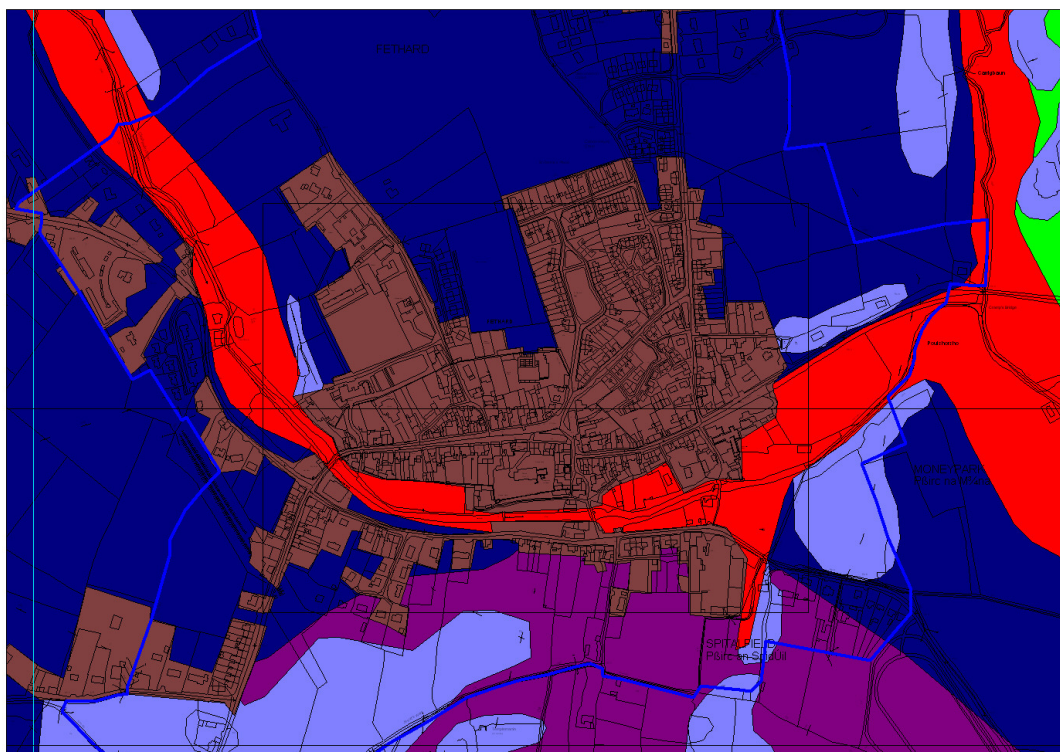
**9. TOPOGRAPHICAL MAPS:**

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

#### 10. INFORMATION ON FLOOD DEFENCE AND PERFORMANCE:

There is no constructed flood defence scheme in Fethard.

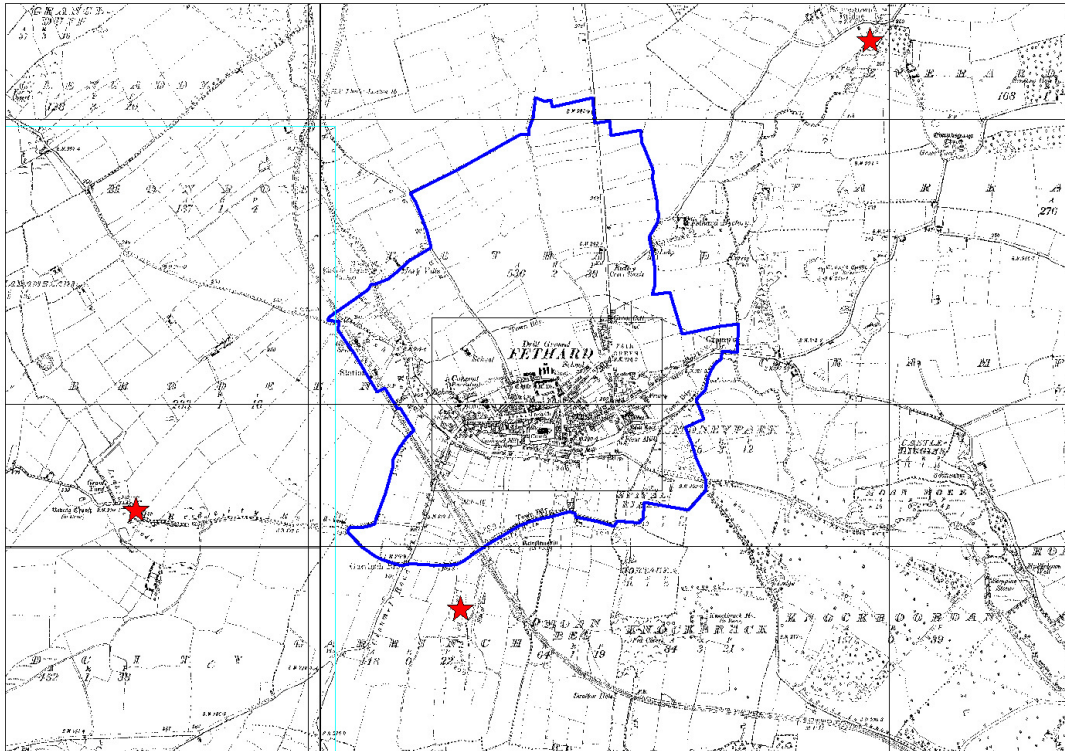
#### 11. GSI ALLUVIAL DEPOSIT MAP:



The GSI Soils map (2006) is set out above for Fethard. The red are represents that area where alluvial soils have been historically deposited. Alluvial soil mapping alone is not a definitive gauge of areas at flood risk, however, it a useful indicator of areas where flood events have occurred historically.

#### 12. LIABLE TO FLOOD MARKINGS ON THE OLD 6 INCH MAPS:





3 sites are identified as liable to flooding on the historic 6-inch maps, none of these are located within the plan boundary, and they are as follows;

1. Red City Road approaching Fethard (SW)
2. Knockelly Road (Saucestown bridge) (NE)
3. Garrinch (S)

Other notable features of the area include the AbbeyMill Dam on the river. This historically powered the Mill and remains of the dam remain, and the Flour Mill dam to the rear of the Abbey.

### **13. LOCAL LIBRARIES AND NEWSPAPER REPORTS:**

Reference was made to the report '*Preliminary report on flooding in South Tipperary as a result of extreme meteorological conditions, between 5<sup>th</sup> and 8<sup>th</sup> November 2000*', South Tipperary County Council.

This report identifies the key areas affected by flooding, and the economic cost of this flooding during the extreme weather event of 2000.

Photographic evidence of flooding along the Rocklow Road, Fethard is given. However, this area is located in the rural area north of and detached from the Plan area. Fethard town does not feature in this report as an area that was significantly impacted upon as a result of flooding.

#### **14. INTERVIEWS WITH LOCAL PEOPLE:**

The issues paper prepared for the pre-draft consultation phase of the LAP, addresses flooding, consideration was given to any comments received during the public consultation phase that relate to flooding in the area.

#### **15. WALKOVER SURVEY TO ASSESS POTENTIAL SOURCES OF FLOODING:**

A number of inspections were carried out on site by the Planning office during the preparation of the Draft LAP.

#### **16. NATIONAL, REGIONAL AND LOCAL SPATIAL PLANS:**

National and regional plans are not relevant to local flood risk in Fethard. Local Spatial plans were consulted as appropriate.

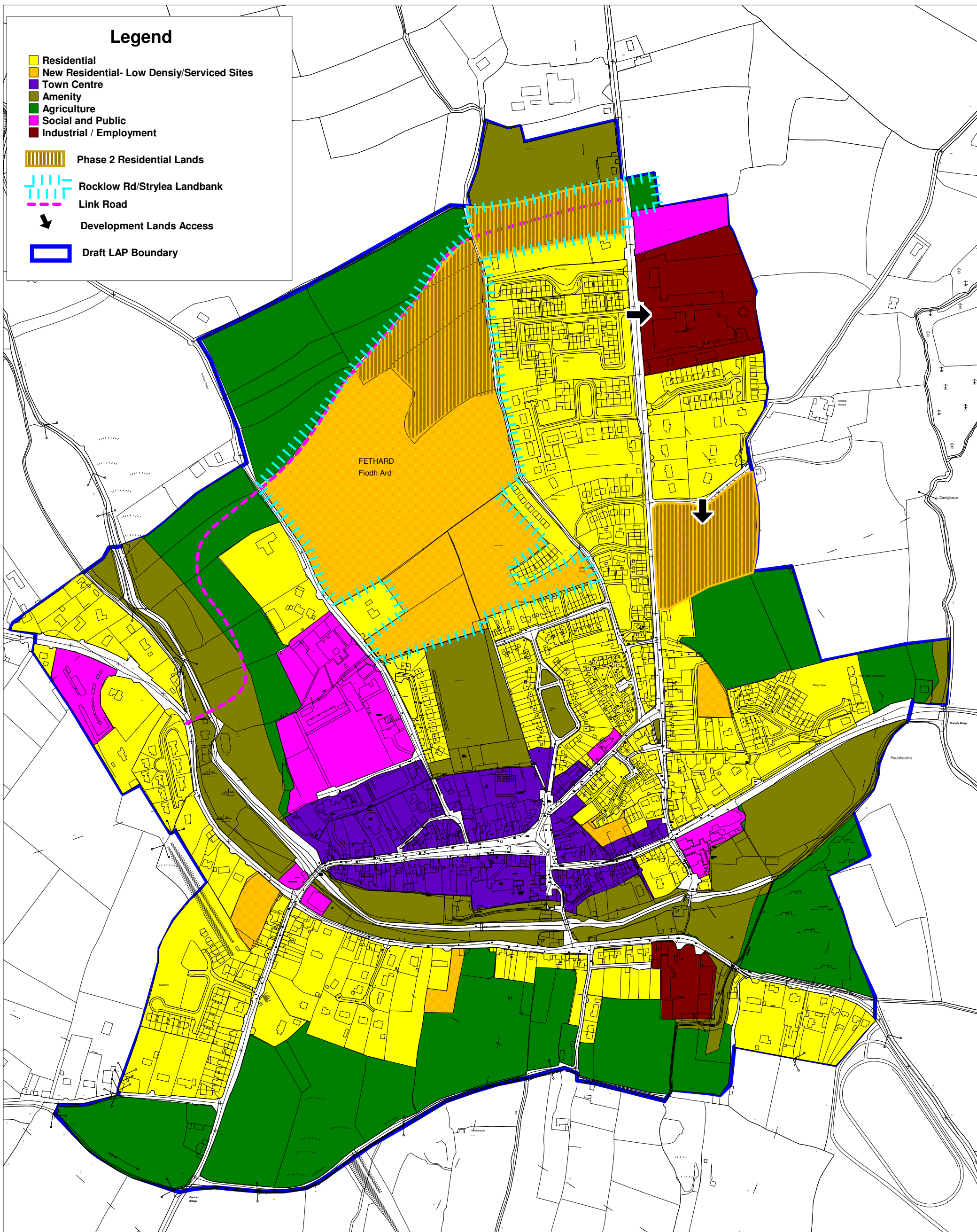
### **3.0 CONCLUSION:**

This is the Stage 1 Flood risk assessment for the review of the Fethard LAP 2005.

It is clear that the Clashawley River may overflow its banks on an intermittent basis; the severity of such events will depend on a number of influences. The River has a clearly defined flood plain and in general there is little area zoned for new development within this region. It is recommended that a precautionary approach to development in Fethard would direct new development and especially development vulnerable to flood risk away from the flood plain area to minimise potential flood risk. It is proposed not to zone areas at flood risk for new development in the proximity of the river and flood plain and therefore, flood risk will not occur.

The Planning Authority is satisfied that there is no potential flood risk identified in areas planned for development in the Fethard plan area based on an assessment of all the sources listed above and bearing in mind a precautionary approach.

It is concluded that there will be no significant flood risk to the Plan area and any surrounding areas as a result of the Draft Fethard LAP 2010.



# **Draft Fethard Local Area Plan 2010** **Map No. 1: Land Use Zoning**

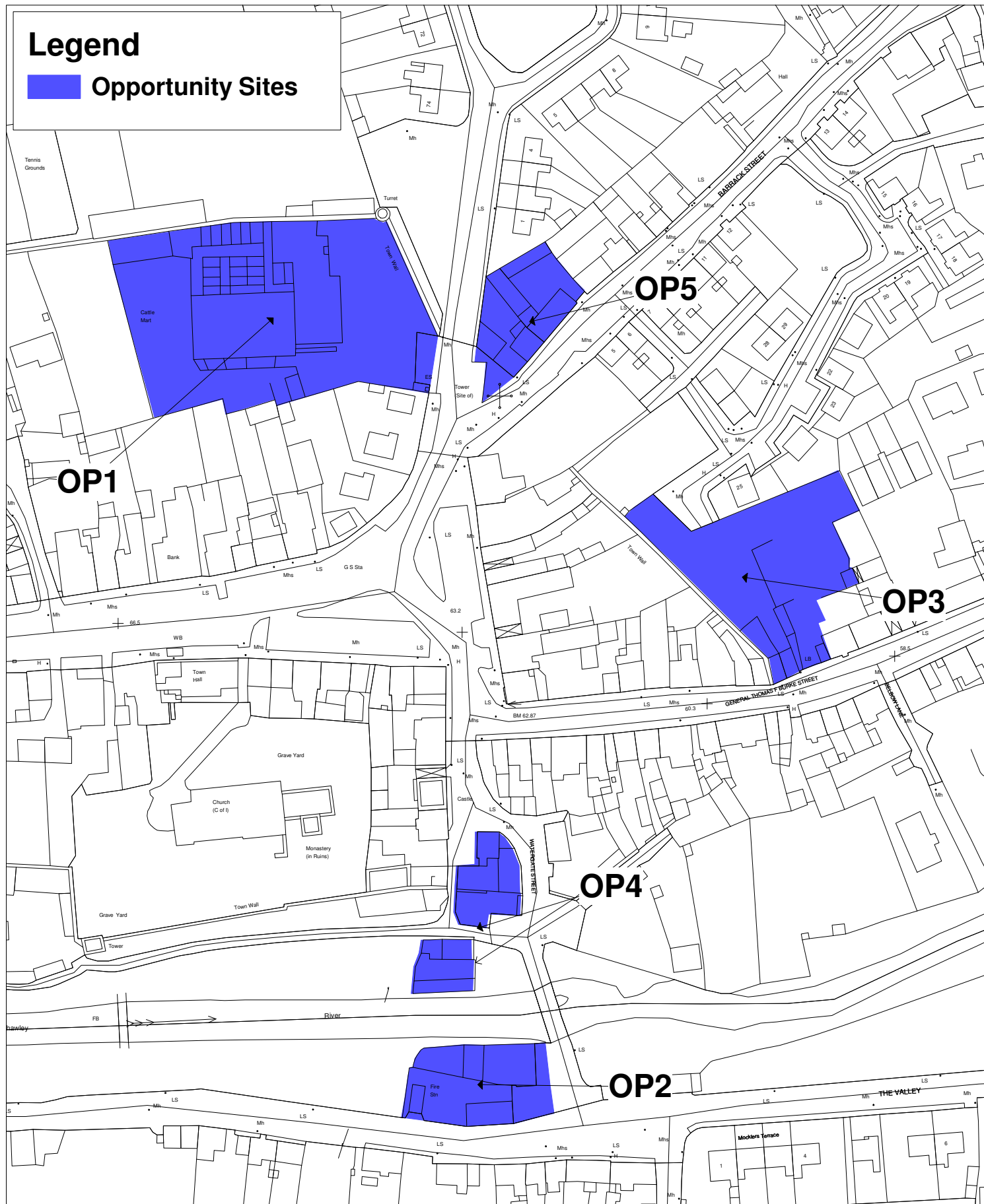
**South Tipperary County Council**  
**Forward Planning Section**  
**Drawn By: J Flood**

**July 2010**  
**Not To Scale**



# Legend

 Opportunity Sites



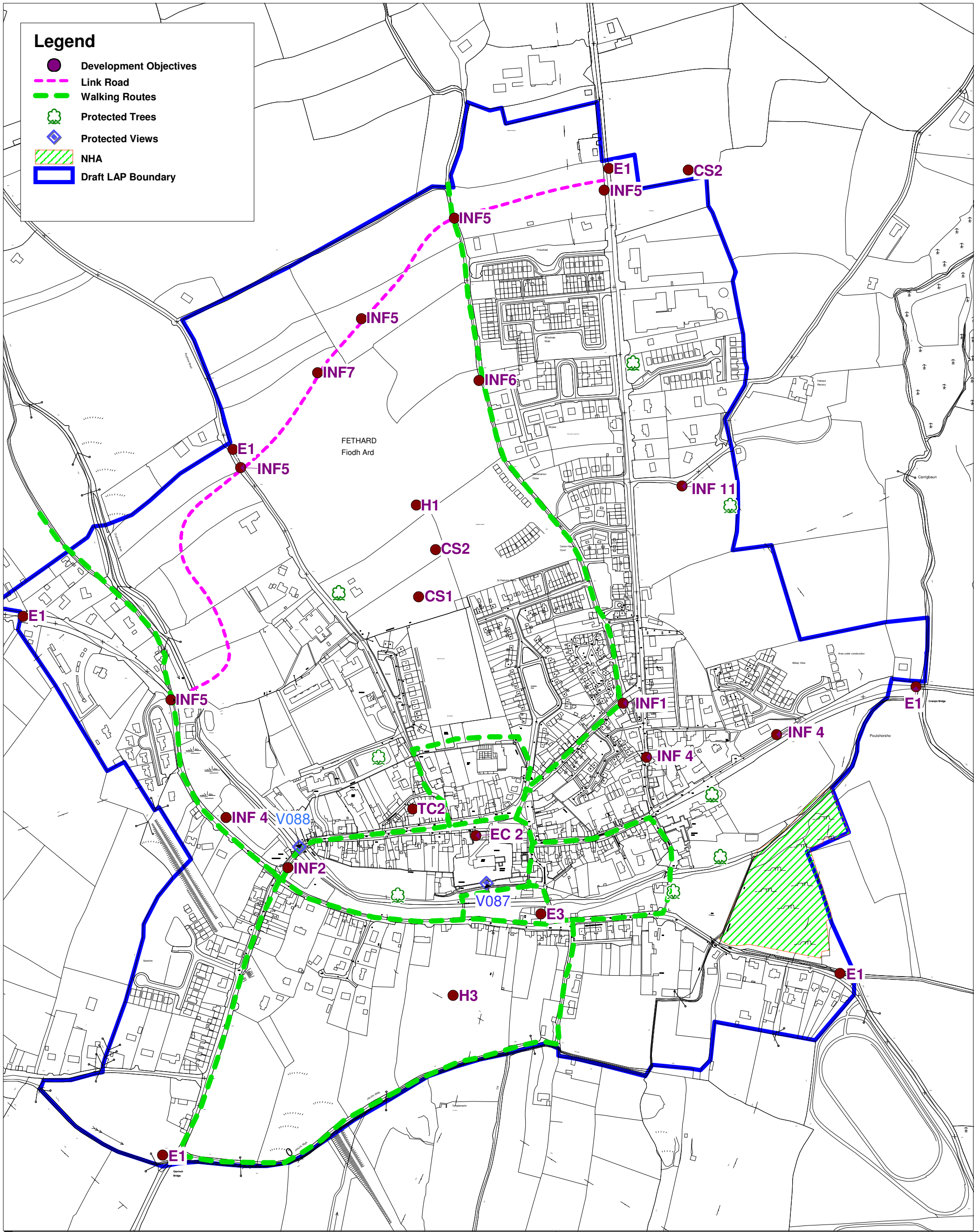
**Draft Fethard Local Area Plan 2010  
Map No. 2: Opportunity Sites**

**South Tipperary County Council  
Forward Planning Section  
Drawn By: J Flood**

**July 2010  
Not To Scale**







# Draft Fethard Local Area Plan 2010

## Map No. 4: Development Objectives

South Tipperary County Council  
Forward Planning Section  
Drawn By: J Flood

July 2010  
Not To Scale