

Fethard Proposed Local Area Plan (PLAP) 2004

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PART 1. CHAPTER 1 INTRODUCTION

1.0 Introduction

This Proposed Local Area Plan (PLAP) sets out the Council's proposals for the development and use of land within the town of Fethard for a six year period up to 2010. The PLAP will be used to: guide the day to day activities of the Council in terms of service provision; provide a policy framework for development over the life of the PLAP and beyond; and provide guidelines in relation to the policy objectives and development control standards of the Planning Authority.

1.1 Legal Basis for the PLAP

The legal basis for this PLAP is provided by Sections 18 and 19 of the Planning and Development Acts 2000-2002. The Act provides for the preparation of Local Area Plans (LAPs) for any part of the functional area of a Planning Authority. Such plans shall be consistent with the objectives of the County Development Plan. They may include objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards of design of developments and structures.

This PLAP has been prepared by South Tipperary County Council and is in accordance with South Tipperary County Development Plan 2003. It should be noted that legislation does not permit the addition of Protected Structures, listed trees and views, Special Areas of Conservation (SAC's), Natural Heritage Areas (NHA's) and Architectural Conservation Areas (ACA's). Reference should be made to the relevant Appendix of the County Development Plan 2003 in this regard as they apply to the PLAP.

The following list of Appendices set out in the South Tipperary County Development Plan 2003 include designations relevant to the PLAP:

Appendix 3	Protected Structures
Appendix 4	Natural Heritage Areas (NHA's)
	Special Areas of Conservation (SAC's)
Appendix 5	Protected Trees
Appendix 6	Protected Views
Appendix 9	Architectural Conservation Areas

1.2 Composition of the PLAP

This PLAP has been prepared in accordance with the requirements of the Planning and Development Act 2000, Planning and Development (amendment) Act 2002 and the Planning and Development Regulations 2001 inclusive and replaces the Fethard Town Development Plan, 1999. The PLAP consists of a written statement and maps. The written statement contains the following sections;

- Introduction
- Review, Policies and Objectives
- Development Control
- Appendices and Maps

The zoning maps give a graphic representation of the proposals of the PLAP, indicating land-use, conservation designations and other control standards together with various objectives of the Council. They do not purport to be accurate survey maps, and should any conflict arise between the maps and the statement, the statement shall prevail. Due regard should also be had to Section 18.4(b) of the Planning and Development Act 2000.

1.3 Relationship with other Plans

The first Development Plan for Fethard was adopted in 1967. This was reviewed and new Development Plans made in 1972, 1977, 1983, 1988, 1994 and 1999.

In preparing the PLAP, the Planning Authority has regard to; the policies and objectives set out in the South Tipperary County Development Plan, 2003 and submissions made by local individuals and interest groups in Fethard and the general area.

The Plan also provides a framework for sustainability, by preserving the quality of Fethard's medieval heritage from damage caused by insensitive development proposals.

1.4 Town Boundary

For the purposes of this PLAP, the town of Fethard shall be taken as the area defined by the blue line in the Appendix maps.

1.5 Locational Context

Fethard, situated largely on the north bank of the Clashawley River and at the intersection of the Regional Roads R689 and R692. It is overlooked by Sliabh na mBan (6km SE) and Market Hill (1km South).

Fethard is a shopping and market centre catering for a population of 1,388 (town environs) and 3,562 (development district). Not all of the population within this development district however, is fully dependent on the town, part of it being attracted to the neighbouring towns of Clonmel, Killenaule and Cashel. To some extent the town acts as a satellite town of Clonmel.

1.6 Historical Context

Fethard, which takes its name from Fiodh Ard (high wood), is one of the best preserved medieval towns in Ireland, frequently compared to Derry and Athenry. The history of Fethard began in earnest with the coming of the Anglo-Normans to Ireland. The town was laid out systematically, with a clearly demarcated market area, a conveniently-located church and graveyard, and a regular pattern of streets.

The street plan is linear along the main street running parallel to the river. It broadens towards the east end and through three side streets diverges to Killenaule and Ballingarry to the north-east and Mullinahone and Kilkenny to the east. The circuit of the medieval town walls define a flat oval area 450m length E/W and 200m N/S, enclosing an area of 5.5 ha.

Many of the early inhabitants of Fethard would have come from William de Braose's vast estates in Wales (1185-1208). In 1215 the Crown granted Fethard to the archbishops of Cashel and the town remained part of the archiepiscopal estates until the 16th century. The town was granted the status of a Corporation by royal charter in 1552. Following the abolition of the Corporation in 1840, the administration of the town came under the elected Town Commissioners who continued in existence until 1936 when administration transferred to Tipperary South Riding County Council.

Despite attacks from the armies of both Lord Inchiquin and Oliver Cromwell in the 17th century, and the continued destruction of the medieval fabric to the town in the 19th century, much of the medieval fabric remains. Concise details of the

history of Fethard have been recently published in the Irish Historic Towns Atlas No. 13, Fethard, compiled by Tadhg O'Keeffe and published by the Royal Irish Academy 2003.



Medieval Character Fethard

1.7 The PLAP as a Sustainable Strategy

At the U.N. Conference on Environment and Development (the Earth Summit) in Rio de Janeiro in 1992, Ireland endorsed Agenda 21, a major blueprint for how the nations of the world can work towards a sustainable future. Sustainable Development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their needs” (Brundtland Report 1987).

Protection of the built and natural environment is a fundamental element of sustainability. However, the concept is much broader than this, recognising that the quality of life for present and future generations is dependent on the long-term health and integrity of the environment. The need to strike a balance between development and conservation is at the heart of sustainability.

Agenda 21 calls upon local authorities world-wide to draw-up “Local Agenda 21s” to promote sustainability at local level. They are intended to translate sustainable development principles and objectives into practical local action.

1.8 National Spatial Strategy

The National Spatial Strategy (NSS) was published on 28th November 2002. The NSS is a 20-year planning framework for all parts of

Ireland. It aims to achieve a better balance of social, economic and physical development across Ireland, supported by more effective planning. The commitment to prepare the NSS was included in the National Development Plan 2000 – 2006.

The National Spatial Strategy builds on the definition of sustainable development as given by the Bruntland Report in 1987. It stated that the concept captures the important ideas that development has economic, social and environmental dimensions which together can contribute to a better quality of life, which will only be sustainable if a balance is achieved between these three dimensions and should allow future generations to enjoy a quality of life at least as high as our own. As citizens, we should respect our individual responsibilities to the wider community.

The strategy identifies the need to achieve a better level of equilibrium in the housing market and prevent the leakage of urban generated dwellings to rural areas as this leads to a weakening of urban structure and the inefficient use of public infrastructure. It calls on planning departments to incorporate the principles of sustainable development into their development plans and to ensure that planning policies support its achievement.

The South East Regional Planning Guidelines, adopted 24th May 2004, have more recently addressed these issues stating that the key settlement challenge today is finding ways of making our towns and villages more attractive places to live in. These smaller towns and villages play important roles as service, retail, residential and most importantly, community centres and need to be developed in a way which respects their character while at the same time strengthening their role as local service centres.

1.9 Local Strategy

Land-use policies and controls are central to the achievement of sustainability. The PLAP, as the Council's principal policy statement on land-use, will provide the land-use basis for the Council's 'Local Agenda 21'.

The following objectives have been identified and the policies, guidelines and proposals in the PLAP have been designed to facilitate their achievement:

- minimise the consumption of natural non-renewable resources, including land;

- preserve the quality of the landscape, open space, architectural and cultural heritage, groundwater resources and other material assets;
- protect the integrity of the built environment from damage caused by insensitive development proposals; and
- promote the involvement of the local community in decision making on environmental sustainability issues.

While the achievement of these objectives will involve all sections of the Local Authority, in land-use terms they are reflected in the PLAP by the adoption of policies and proposals which:

- promote the active involvement of the community through the provision of information, public consultation and joint partnerships;
- permit a mix of land uses under each zoning objective (compatible with protecting amenities), to help to reduce the need to travel;
- promote a more compact urban form, particularly higher residential densities close to the town centre;
- promote the re-use of urban derelict land and buildings;
- promote the use of walking and cycling and reduce the reliance on the private car;
- strictly reduce the further expansion of suburbs into rural and high amenity areas;
- strictly control one-off houses in the countryside;
- ensure the protection of flora, fauna, quality landscapes and the promotion of bio-diversity;
- promote community health;
- ensure the provision of high quality public water supply and drainage systems; and
- promote waste prevention, reduction, recycling and re-use.

Sustainable development is a long term strategy, and this PLAP represents a step towards the achievement of this aim.



Rural Character Fethard

1.10 PLAP Strategy

The PLAP should give expression to the needs and the requirements of the residents and visitors to the town. The town of Fethard, however, will be influenced by the social, economic and environmental trends of the wider county and therefore should recognise the county dimension and the importance of integrating the PLAP with the County Development Plan 2003.

The strategy of the PLAP has three fundamental elements:

- a. To provide for the future well being of the residents of the Town by;

- facilitating employment opportunities in all sectors including, tourism,
 - protecting the quality of the built and natural environments,
 - providing the necessary infrastructural and community services.
- b. To ensure the adequate supply of zoned lands to meet anticipated needs.
 - c. To promote the achievement of sustainable development.

There are a number of agencies whose decisions and activities have an influence on the town, such as those concerned with:

- Enterprise and employment
- Tourism
- Transport, communication and energy
- Education
- Historic Conservation

In addition to the above, operational decisions by financial institutions can have a significant impact on the functioning of the property market. This PLAP seeks to set the direction of the future of the town of Fethard within the current statutory planning process. It also attempts to influence the decision of other agencies whose actions have an influence on the future of the town.

CHAPTER 2 POPULATION AND DEMOGRAPHICS

2.0 Population

As Table 1 below shows, the population of Fethard town has continued to decline since 1971, showing a decline of 20.7% between 1971 and 2002. The population of the environs area and the Development District of Fethard have both grown by 69% and 20.2% respectively, despite the decline of the agricultural sector.

Table 1. Population			
Year	Fethard	Fethard Environs	Fethard Devt. District
1971	1,064	1,086	2,962
1979	1,013	1,271	3,258
1981	997	1,285	3,315
1986	982	1,424	3,375
1991	946	1,431	3,350
1996	900	1,397	3,346
2002	843	1,388	3,562

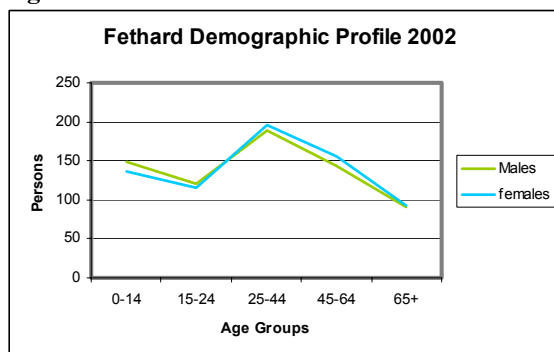
Source: CSO

Note 1: Fethard Environs Area includes the area of Peppardstown Electoral Division (E.D.) located immediately to the north of Fethard town.

Note 2: Fethard Development District comprises the Electoral Divisions of: Ardsallagh, Cloneen, Colman, Fethard, Kiltinan and Peppardstown.

The demographic profile for Fethard Environs is set out in Figure 1 below. As can be seen from the graph, there is a similar breakdown of males and females in each age group, however there is a slightly greater number of males in younger age groups with a corresponding greater number of females from the age of 25 onwards. Total population figures for males and females are 692 and 696 persons respectively.

Figure 1

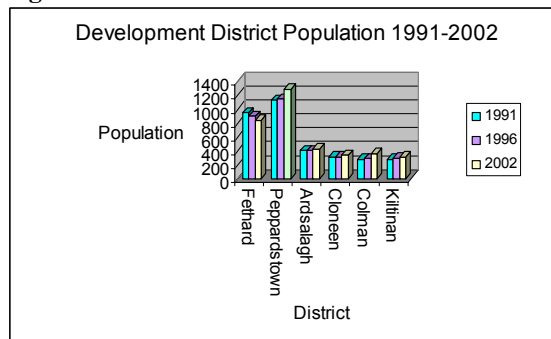


Source: CSO

2.1 Population Projections

The task of accurate population projections is onerous given the interplay of numerous factors of uncertainty, including variable fertility rates, and the extent of migration which is in turn dependant upon the economic welfare and lifestyle choice.

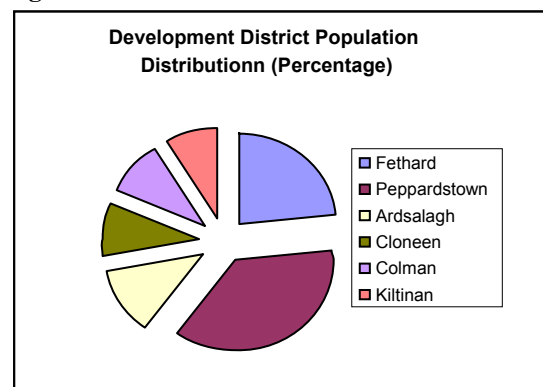
Figure 2



Source: CSO

The 1994 Plan projected that the population of the town and the environs would grow to 1,555 by 1998, a growth which to date has not been realised. As can be seen from Table 1 and Figure 2 above, the town of Fethard has continued to decline in population over the period of 1971-2002, the environs declining since 1991. In contrast the population of the development district and particularly Peppardstown E.D. have experienced a dramatic increase during the last intercensal period. The overall population distribution within the development district can be seen on Figure 3 below.

Figure 3

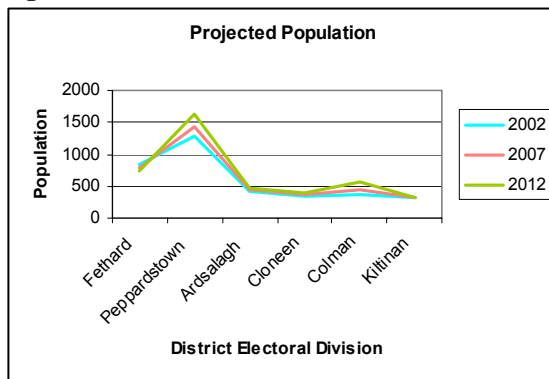


Source: CSO

In real terms both the town and environs area have experienced a decline in population of 6.3% or 57 persons, and 1% or 9 persons respectively. The development district on the other hand has experienced an increase in population of 216 persons (6.4%).

Based on current population trends as displayed in Figure 4 below, it is estimated that the overall population of the Development District will grow by (318) 4.6% and (562) 10.1%, 2007 and 2012 respectively. Closer analysis of this predicted population change reveals that the population of Peppardstown and Colman will have the greatest increase while Fethard E.D. will continue to decline.

Figure 4



Source: CSO

The location of Fethard in close proximity to the Clonmel Environs Area and the more strict controls on rural housing within the Clonmel Environs Area may be a contributing factor for the increase in rural housing outside the town and the consequential rise in rural population in Peppardstown and Colman. The location of Fethard within a short commute time of Clonmel and the continuing pressure for development in the general Clonmel area may also be contributing factor.

Continuation of the current population trends in the town and its hinterland would lead to a serious shift in population from the town to the surrounding area which would be unsustainable and in contravention of national policy as outlined in Chapter 1 and the need to consolidate towns and villages.

Any strategy for accommodating the future population must consider the sustainable growth of the town and its rural catchment, which must in

turn ensure that the majority of population growth is catered for and attracted into Fethard. However, the growth of the town should ensure as much as possible the coupling of population to employment availability. This PLAP will, therefore, seek to accommodate a sustainable household formation rate based on the local availability of employment and services, while providing scope for the continued role of the town as a commuter base for Clonmel. It will also provide adequate zoned lands that would, if require, accommodate new households arising from unforeseen in-migration that may arise during the life of the PLAP.

In order to strengthen the social and economic viability of the town and achieve sustainable development, it will be necessary to encourage new residential development in the town where public services exist in order to reverse the current imbalance in population trends. The redevelopment of derelict land and in-fill sites in the town for residential development will assist in achieving this aim.

Changes in population will be influenced by both in and out-migration. The recent changes in demographic and socio-economic trends have led to pressure for private housing throughout the county and it is likely that future private housing demand will be influenced by the following factors:

- Continued favourable economic conditions and growth;
- Affordable land prices and the differential in property values between Fethard and Clonmel would suggest that Fethard will further develop as a dormitory for Clonmel; and
- The long term population structure of Fethard is likely to change in line with national trends i.e. declining fertility which will lead to an ageing population.

In line with these changing trends the Council intends to see that the resources of the town are managed to their optimal use in line with the principles of sustainable development.

2.2 Rural Hinterland

The town of Fethard has a significant amount of agricultural land on the fringe of the urban area to the north-west and to the south within the town boundary. However, much of the agricultural land to the south is not serviced by gravity sewer. Part of this land also forms part of the visual link between the town wall and the distant Market Hill.

The protection of this link is vital to the preservation of the character of this area from visual and physical erosion by urban generated development. Urban areas within the town maintain good visual links with the countryside. The pressure for one-off houses on the urban-fringe, therefore, will be considered against the need to maintain important vistas and sustainable development. Alternatively the Council will encourage in-fill within the town, in line with the aims of sustainable development.

2.3 Community Structure

The Fethard and Killusty Community Council was formed in 1976 with an associated Fethard and Killusty Muintir Council Ltd incorporated in 1996 with the key aim of improving the social, cultural and educational welfare of the community. The group is indicative of a number of others within the community, all actively involved in the development of Fethard. All will play a significant part in achieving the aims of Agenda 21.

The Council is determined to improve its links with community groups in order to integrate Council aims with community needs and to further advance the objectives of Agenda 21.

2.4 Education

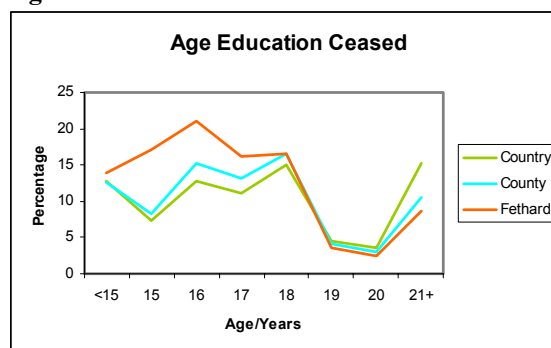
There are three schools operating in Fethard, two primary and once post-primary. These primary schools accommodate circa 130 girls and 71 boys while circa 185 pupils are at post-primary level.

Figure 5 below outlines the age at which general education ceased in Fethard and compares this to similar National and county data. As can be seen from the data, there is an above average leakage of persons from education in the younger age groups up to 18 years while those attending third level education is below the county and national figure. Of greatest concern is the cessation of education in the 15-17 age group indicating a need entice younger people to remain in education to leaving certificate level. This may be indicative of the availability of low skilled work locally or “on job” training, which offers independence to the younger workforce in the area.

Information obtained from the schools within the town indicate that 25% of school leavers having completed the leaving certificate continue education at an I.T., 16% at the N.U.I., other third level and post leaving certificate courses 24% while the majority of the remainder find full time

employment or return to repeat examinations. After graduation a significant number of this group will not return to the Fethard area because of the lack of suitable employment, causing a ‘brain drain’ and the loss of a key resource from the area. There is also a growing trend towards the leakage of pupils out of Fethard to post-primary schools in Thurles, Ballingarry, Killenaule and Clonmel. In order for local education services to be retained and improved, this trend will need to be reversed and pupils encouraged to attend schools locally.

Figure 5



Source: CSO

2.5 Social Structure

Despite strong local involvement in local regeneration Fethard is not undergoing the growth that many other towns included under the Town Renewal Schemes are currently experiencing. Table 2 demonstrates the groups within Fethard that are at risk of social exclusion and disadvantage.

Table 2: Disadvantaged Groups in Fethard

Grouping	Numbers
One Parent Families	73 (21% of total family units)
Local Authority Housing	111 rented
Persons seeking inclusion on the Local Authority housing list.	100
Elderly at Risk	71
Travellers	3

2.6 Social Inclusion Policy

Policy Soc. 1: Social Inclusion.

It is a policy of the Council to ensure that land use and other objectives of this PLAP are in accordance with the National Anti-Poverty Strategy.

Fethard Electoral Division is one of the 7 areas within South Tipperary identified by the South Eastern Health Board as being most deprived while the county has the fifth lowest average disposable income per capita in the country. The Council will seek to ensure improved social inclusion through the policies and zoning objectives of the PLAP. This will involve the more dispersed pattern of social housing throughout the town, an appropriate mix of housing types, the

provision of serviced sites and the identification of problem areas.

The Council also intends to continue to work closely with community and other statutory bodies in order to ensure the provision of adequate social and community services, especially to those marginalised in the town.

CHAPTER 3 HOUSING

3.0 Introduction

The town of Fethard has not experienced growth in private housing seen in other larger towns in the County. The decline in the population of the town has been accompanied by an increase in the population of the environs and development district. In order to enhance the vitality and viability of the town centre, the population within the town must expand.

3.1 Public Housing

The Council will continue to provide housing for those who are unable to house themselves. There are currently 14 approved applications on the Council housing list for Fethard Town while there are a further 100 applications being considered for inclusion on the list. In order to satisfied this demand, the Council will facilitate proposals for joint venture housing development and proposals from housing associations, subject to the Council's design standards.



Public Residential Development

During the previous plan period the Council provided a total of 31 dwellings, 22 @ Kilnockin View and 9 @ Barrack Street. Dwelling type include a mix of two and three bedroom units while €270,000 has been allocated for regeneration and amenity improvements to Woodvale Walk. The Council currently has a total of 111 rented dwelling units in the town and has disposed of 17 units to persons under tenant purchase schemes.

The Council owns 3.9 hectares of land between Strylea and Rocklow Road. Issues regarding the extent of social accommodation in the immediate vicinity of these lands has been raised through the public consultation process of preparing the PLAP. In light of such concerns, the Council would consider a mix of public and private development on these lands and the development of individual serviced sites.

The Council is currently reviewing the Tipperary South County Housing Strategy and has formulated the County Social and Affordable Housing Action Plan 2004-2008, identifying the actions required to cater for the social housing need within the county for the period. These are augmented by the Land Acquisition Strategy for South Tipperary Housing Section 2004 which examines the strategic development of social housing to meet requirements. Through the processes of land identification, estates needs assessment, housing stock surveys and regeneration and improvement works, the Council is committed to the sustainable provision of social housing during the life of the PLAP.

The Council has in recent years acquired statutory powers under Part V of the Planning and Development Act 2000 and the Planning and Development (amendment) Act 2002 to aid in the provision of social and affordable housing. However, due to the lack of private development in Fethard in recent years, no benefit has been obtained under these powers to date.

3.2 Private Housing

Under the 1988 Plan, 60 hectares of land was zoned for residential use. In order to consolidate the town, the 1993 Plan rezoned much of this land back to agricultural use on the northern and southern fringes to the town. Much of the land zoned for residential use in the 1999 plan has remained undeveloped, with the exception of lands at the Killenaule Road which are subject to a recent approval application (1.2 hectares), lands at Rocklow Road and some infill sites within the town such as those at Burke Street and Green Street.

Of the 74 private dwelling units granted planning permission in the 1999-2004 plan period, 20 were detached houses on the individual sites, 11 were apartments and 33 were within small housing schemes (excluding the outline permissions stated above). The extent of development in the period 1999-2004 is shown in Table 3 below.



Private Residential Development

Notwithstanding there are also a number of sites within the town centre which remain underutilised and derelict. Some such sites will require assembly into larger sites in order to be redevelopment. While there would appear to be a marked increase in the number of proposed dwelling units since the pre 1999 period, there is still a need to guide future residential development into the key areas zoned for residential development in order to counteract the drift in population away from the town.

The Tipperary South Housing Strategy 2001 has identified the existing and future trends in household size. In recent years prior to 1996 the annual rate of decrease in household size was 0.039, with an average household size of 3.04 (EU average 2.63). It is estimated that by 2006 this figure will be 2.77.

Under the 1999 plan, there remains 12.42 hectares of undeveloped residentially zoned lands (excluding lands with the benefit of outline planning permission). Housing capacity for these lands is estimated at 248 units at a density of 20 units per hectare. Based on the projected household size of 2.77 these lands will accommodate an increase in population of 688 persons. It is therefore reasonable to assume that

the extent of land currently zoned for residential development is sufficient for the period of the Local Area Plan.

Table 3. Housing Development

Private	no's	Public	no's
Dwellings on the Cashel Road at Brodeen	9	Kilnockin View, Killenaule Road.	22
Dwellings on the Killenaule Road at Strylea.	2	Barrack Street.	9
Dwellings at Rocklow Road.	14		
Apartment units at Main Street, Burke Street and Rocklow Road.	11		
Dwellings at Burke Street.	4		
Permission granted for dwellings at Fethard	8		
Outline permission granted for dwellings at Killenaule Road.	26		
Dwellings at Rocklow Road.	2		
Dwellings at the Green	4		
Single Dwellings	20		
Outline permissions granted for single dwellings	6		
Commenced	50	Commenced	31
Total	106	Total	31

The Council is however concerned that zoned lands within the town are not being developed. The public consultation process has also identified the concerns that the town is becoming polarised due to the concentration of housing in the north east of the town, while there is no current provision of residentially zoned lands elsewhere within the town boundary. The community would wish to have more geographically balanced provision of housing by the Council and would also wish to see an increased provision of serviced

sites within the town. Taking cognisance of these issues, the Council will seek to identify alternative residentially zoned lands within the town in order to redress this imbalance.

The Planning Authority anticipates that future residential growth will occur generally in lands reserved for development in the following areas:

Table 4. Lands Zoned New Residential	
Address	Area ha.
East of Upper Green Street and Killenaule Road	7.00
North of the Valley	0.97 & 0.27
Spitalfield south east of The Valley	0.75
East of Clonmel Road	4.80
West of Clonmel Road	2.60
Rocklow Road, adjacent to the sports ground	4.30
Infill in town centre	1.10
Total	17.80

In the period 2004-2010, the Council will continue to pursue a more consolidated form of urban housing development. Therefore, in addition to lands zoned for new residential development on the periphery of the town, the Council will consider applications for small infill sites in the town. These may include redevelopment, conversions and the development of derelict sites. This type of development will further contribute to townscape improvement, adding to the vitality of the town and providing housing units close to all services.

3.3 Housing Policy

Policy HSG.1: New Residential Development

It is the policy of the Council to promote a high quality of design and layout in new residential development in line with design guidelines and development control standards set out in the PLAP and Housing Estate Design Guidelines to be devised during the life of the PLAP.

New residential development will need to provide a high quality living environment for all residents, both in terms of the standard of individual units and the overall layout and appearance. The Council will assess such proposals in accordance with the criteria set out in Chapter 10 (Development Control) and housing estate design guidelines to be devised during the life of the PLAP.

Policy HSG.2: Urban Densities

It is the policy of the Council to encourage a range of densities and housing types having regard to the neighbouring developments, the urban form of the town and the objectives of sustainable development.

One of the main objectives designed to facilitate sustainable development is the promotion of a more compact urban form. The density of a proposed development will largely depend on the following:

- Proximity to the town centre;
- Impact on the surrounding area;
- Efficient use of the site; and,
- Capacity of public utilities to service the site.

The Council will have regard for the aims of the guidelines contained in the Residential Density, Guidelines for Planning Authorities 1999.

HSG 3: Infill Development

The Council will seek the development of derelict and obsolete sites in the town, in a manner that reinforces local character and protects the historic environment.

The Council recognises the need to consolidate residential development in the town. While infill development will not be confined solely to residential use, the Council will encourage residential infill provided that:

- (a) it conforms to existing building lines and overall scale and character of the area;
- (b) it respects the form and materials of adjoining buildings, particularly historic buildings.

A number of possible sites have been set out in Appendix 3 and 4 of the PLAP.

Policy HSG.4: Conservation on the Urban Fringe

It is the policy of the Council to resist one-off housing on agriculturally zoned lands and on the approaches to the town and seek a positive approach to the conservation and enhancement of urban fringe areas, with a special emphasis on maintaining and restoring local character and a sense of place. Where permitted, development in these areas will ensure the protection of a defined urban edge and existing features, and the positive enhancement of the landscape.

Changing trends in the agricultural sector have led increasingly to farmers looking for alternative ways of supplementing their farm incomes. The

number of viable farms are decreasing annually.¹ Farm viability is retained through expansion and diversification which can be partly funded through the sale of housing sites from recently obtained lands. Within the immediate hinterland of Fethard the Council will support the diversification of the rural areas and support the creation of alternative employment activities, however, the proliferation of dwellings on individual sites on the urban fringe of the town will not be acceptable.

This trend has also led to increasing problems with pollution arising from concentration of septic tanks, a need for expensive investment in road widening, footpaths and public lighting, increasing ribbon development, a resulting detrimental impact on the rural character of the countryside and loss of a clearly defined urban fringe. To continue this trend would inevitably lead to a deterioration in the rural environment and would have a continued negative impact on Fethard as a place to live and as a tourist product.

There is, therefore, a need:

- To prohibit the expansion of ribbon development so as to retain a clear distinction between urban areas and the open countryside,
- To protect the rural landscape from excessive and inappropriate development,
- To restrict development on high quality agricultural land on the urban fringe,
- To conserve those qualities in the environment that are a major attraction for tourism,
- To initiate legal agreements where appropriate between landowners and the Planning Authority under Section 47 of the Planning and Development Act 2002, as amended.

Exceptions to Policy HSG 4 may be made where the proposed development:

- a) Is for an individual house; and
- b) It is being made by a direct descendant of the landowner engaged in working the family farm; and
- c) Is for that person's own use; and
- d) It is not possible to locate the house within the family landholding on a more suitable site;
- e) The design, siting and orientation of the house must protect and enhance the rural character;
- f) The Council will require a legal agreement with a landowner to restrict or regulate the

further development of land by sterilisation in accordance with the provisions of Section 47 of the Planning and Development act, 2000;

- g) The Council will attach a condition on the granting of permission for a house in line with Policy HSG. 5 regarding the occupancy of the dwelling.

Housing granted under policy HSG.4 shall also share existing entrances where possible, shall be set back a minimum distance of 75 metres from the public road, shall maintain existing hedgerows and land between the dwelling and the public road shall be suitably planted to screen the dwelling from public view.

Policy HSG. 5: Occupancy Condition

It is the policy of the Council to impose a condition on the grant of permission for a single house located outside the urban area of the town, which stipulates that the proposed dwelling when completed shall be first occupied as a place of permanent primary residence by the applicant, members of the applicants immediate family or their heirs and shall remain so occupied for a period of seven years thereafter, unless consent is granted by the planning authority for its occupation by other persons who belong to the same category of housing need as the applicant.

This policy is based on the Sustainable Rural Housing, Consultation Draft Guidelines for Planning Authorities, issued by the DoEHLG, March 2004. The policy is designed to ensure that the application for a dwelling is made by a person who genuinely needs to live in the area and to prevent the speculative sale of sites. The urban area of the town should be considered as areas which are urban in character and/or zoned for non-agricultural use. The policy will be amended in conjunction with changes to the Guidelines as the need arises.

Policy HSG. 6: Services

It is a policy of the Council to support only development proposals which can demonstrate their capacity to control adequately the discharge and disposal of waste so as to protect environmental resources and to ensure that existing developments which do not currently meet the necessary standards are brought into compliance.

The council recognises the importance and vulnerability of natural resources within the town and particularly in the rural hinterland. The Groundwater Protection Scheme 1998 compiled by

¹ These are defined as landholdings with the capacity to remunerate family labour at the average agricultural wage, and the capability to give a further 5% return on non-land assets such as livestock, machinery, fodder, etc.

the Council will be adhered to in order to protect water resources in the area. With regard to existing private effluent disposal systems the Council will advise where appropriate on remedial measures and maintenance and will take enforcement action where necessary to protect water resources.

Policy HSG. 7: Childcare Facilities

It is the policy of the Council to encourage the provision childcare facilities in accordance with 'Childcare Facilities - Guidelines for Planning Authorities (2001).

Childcare is taken to mean full day- care and sessional facilities and services for pre-school children and school going children out of hours. With the growing demand for childcare provision, there is equally recognition that such provision must be of a suitably high quality. Quality childcare can benefit children, their parents, employers and community in general. Childcare provision has also been recognised in the National Anti Poverty Strategy as one measure to address poverty and social exclusion.

The Council, having regard to the National Policy on Childcare, will promote through the planning system an increase in the number of childcare places and facilities available in the county and will seek to improve the quality of childcare services for the community while maintaining existing residential amenity. Such provision shall be implemented in a sustainable manner, compatible with the land use and transportation policies set out elsewhere in the local area plan. Appropriate locations for childcare facilities are:

- On appropriately located sites in large new residential developments;
- Industrial estates/business parks and other locations where there are significant numbers working;
- In the vicinity of schools.

Policy HSG. 8: Flood Risk

It is a policy of the Council that:

- (i) no proposed development should be susceptible to flooding; and,
- (ii) no proposed development should cause or exacerbate flooding in areas outside the area of the proposed development itself.

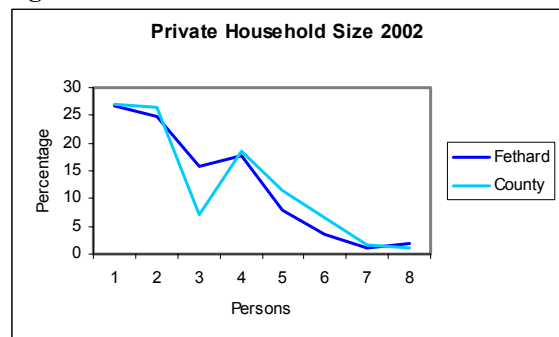
Policy HSG. 9: Social/Affordable Housing

It is the policy of the Council to facilitate the implementation of the Tipperary South County Housing Strategy 2001. To address the current imbalance between housing demand and housing supply, the Council will require each developer to enter an agreement in compliance with the Tipperary South County Housing Strategy 2001 and Part V of the Planning and Development Acts 2000-2002 for the provision of social² and affordable³ housing. This policy shall apply to proposed residential or mixed use/residential development on sites that are zoned for residential or a mix of residential and other use.

The 1999 Development Plan had a policy objective to encourage and assist voluntary co-operative housing associations and to pursue small infill sites within the town. It is an objective of this plan to further promote the development of infill sites within the town and to continue to facilitate housing associations, particularly in regard to private housing proposals.

Figure 6 below shows the percentage breakdown of private household size in Fethard and South Tipperary. As can be clearly seen there is a high concentration of 1 & 2 person households within the town which is similar to the trend countywide, however there would appear to be a higher concentration of 3, 5 & 6 person households in Fethard. Demographics would therefore suggest a need to provide a range of house types, with particular emphasis on suitable units to accommodate 1, 2 & 3 person households.

Figure 6



Source: CSO

² Housing for person referred to in section 9(2) of the Housing Act, 1988

³ Housing or land made available in accordance with section 96(9) or (10), for eligible persons

In pursuance of its statutory duties the Council will seek to acquire land or buildings for the purposes of future housing and community facilities in areas where services exist or are planned. The Council will also make sites available in serviced areas for the purpose of housing development by persons in need of housing, continue its programmes of rehabilitation of its own housing stock where necessary, and encourage and facilitate similar rehabilitation of existing private housing. The council will also ensure the provision of a wide range of house types and sizes to cater for the different needs of the population, including the provision of sheltered housing for the elderly.

The Council will reserve 20% of lands zoned for residential or mixed development for social and affordable housing in the town. The Council will engage in discussions with developers prior to the formal planning process to negotiate details of the operation of Part V in relation to specific development.

Policy HSG. 10: Accommodation of the Travelling Community

It is the policy of the Council to facilitate the provision of accommodation for the travelling community in accordance with the South Tipperary County Council Traveller Accommodation Programme (currently under review).

An integral part of the Council's policy and program for housing in County Tipperary is the accommodation of the travelling community.

The five year traveller accommodation programme 2002 indicates the need to provide 13/14 dwelling units per year. There are a total of 115 traveller families in South Tipperary. The Census of Travellers 2003 indicates that 2 no. standard dwelling units are occupied in Fethard while there are a total of 10 families accommodated in the Fethard Area. The Traveller Accommodation Programme has also indicated that there is a need for 4 rural dwelling units in the Fethard Area in addition to three transient sites.

The design and layout of all accommodation will continue to be undertaken in conjunction with members of travelling community, educational and health sectors. The Council will have regard to the Housing (Traveller Accommodation) Act, 1998, and to the 'Revised Guidelines for Residential Caravan Parks for Travellers' issued by the

Department of the Environment and Local Government (1997).

Policy HSG. 11: New Residential Development Master Plans

It is the policy of the Council to permit housing development on residentially zoned lands at Kerry Street (east), Killenaule Road and between Rocklow Road and Strylea subject to such development being in accordance with an agreed master plan for the proposed site and all contiguous and neighbouring residential lands to be prepared by the developer(s)/applicant(s) to the agreement of the Council.

The master plan(s) must include provision for:

- a) the establishment of building design and urban design guidelines in compliance with the objectives of the PLAP,
- b) appropriate facilities necessary to support the development provided through the inclusion of mixed-use development in the form of a local centre,
- c) priority of movement and accessibility throughout the development and connecting with adjoining urban areas, particularly for pedestrians and cyclists,
- d) incorporation of existing vegetation, hedgerows, trees and natural features into the proposed development,
- e) satisfactory mix of housing types and sizes, including affordable and adaptable housing, and
- f) singular access points onto the public road, with particular reference to access to lands at Kerry Street (east) which should be located in the vicinity of the old railway bridge.

No development will be permitted on these lands prior to the submission of a satisfactory master plan and the agreement of the Council.

3.4 Specific Housing Objectives

H1. Carry out regeneration and improvement works to existing public housing estates and remove elements of house and estate design which facilitates anti-social behaviour.

H2. Continue to provide for social housing within the town at suitable locations and

identify new locations for the future provision of such housing.

H3. Resist pressure for new housing on amenity and agricultural land to the south of the town designated as important to the views from the Town Wall.

H4. Provide for the increase the numbers of private housing units within the development boundary of the town where services allow.

H5. The Council as Housing Authority will continue to pursue small infill sites within the town and further lands to the west and south, to provide for local need.

H6. Formulate and implement housing estate design guidelines to be used on all new public and private housing estates in the town.

H7. Provide new vehicular and pedestrian access for residential lands to the east of Kerry Street from the northern end of the site in the vicinity of the old railway bridge. Access to these lands from Jesuit Walk or the Valley will not be permitted.

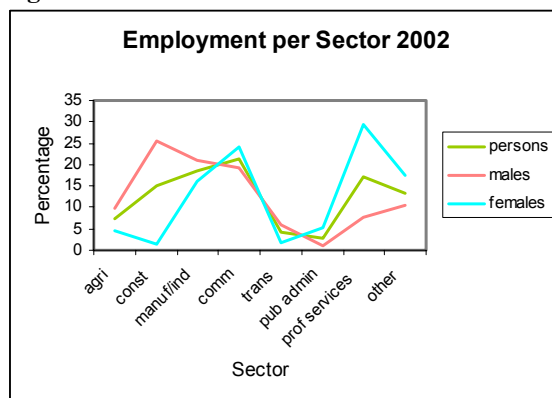
H8. The Council as Housing Authority will continue to provide a range of house types and serviced sites to cater for the needs identified in the town.

CHAPTER 4 ENTERPRISE AND EMPLOYMENT

4.0 Introduction

In 1995 a survey showed that the town and catchment supported 26 businesses employing 297 people. The 2002 census showed that of the total population of Fethard town (1338 persons) a total of 522 persons or 39% were employed. Figure 7 below sets the percentage of male and female workforce employed per sector. It is clearly evident that there is a concentration of females working in professional services and a similar concentration of males working in the building and construction sector while there is a dependence on the construction, manufacturing, commercial and professional services sectors for employment in the town. It would appear therefore that a quiet a number of persons commute to work and the town is heavily dependent on employment opportunities in larger neighbouring towns such as Clonmel, Cashel and Cahir

Figure 7



Source: CSO

Not evident from the data shown is that of those employed in agriculture just 1.1% are landowners. The largest industrial employers in the town continue to be Dawn Meats and Cullen and Davison. The fact that these two companies are so closely linked with the agricultural/food sector further increases the vulnerability of the local workforce to shrinkages in the sector.

Therefore it is important that the Council facilitates diversification in promoting overall employment growth.

Horse breeding/training is an important industry in the hinterland of Fethard, employing a large number of people.

Of those at work, a total of 82 persons of 15.7% are self employed which is a small decrease on the number of self employed in 1996 (17%). The Council will continue to support those working from home provided the particular enterprise conforms with the proper planning and sustainable development of the town and particular uses do not detract from amenities on neighbouring lands.

4.1 Unemployment

Live register figures are not available for Fethard or its Development District. However, at the time of the 2002 census within Fethard there were a total of 63 persons unemployed, 59 persons unable to work while 22 were first time job seekers. This represents a total of 13% of persons aged 15 and over in the town. This is similar to the figure for the county as a whole where a total of 13% of those aged 15 and over fall into the categories stated above. The regional and national figures are 9.9% and 9.4% respectively.

4.2 Employment and Enterprise Policies

Policy EMP. 1: Employment Growth and Promotion

It is the policy of the Council to facilitate enterprise and employment, and to co-operate with other agencies including the private sector in order to provide employment opportunities.

The Council would seek to acquire lands suitable for industrial use in the town with the view to promoting appropriate industrial development in the town over the life of the PLAP. The Council also recognises the importance of co-operating with employment creation agencies such as the IDA, Enterprise Ireland, Forbairt and the County Enterprise Board.

The Council will assist the work of these agencies through the policies set out in the PLAP which are designed to facilitate the achievement of sustainable development.

Policy EMP. 2: Equine Industry

The Council will support the provision of facilities in the town which facilitate the expansion of the equine industry.

The racehorse industry makes an important contribution to the economy and the character of the town and the Development District. The

Council recognises the potential economic and tourist benefits of expanding the equine industry, and the potential for expansion of ancillary services and associated commercial activities, close to and within the town centre.

Policy EMP. 3: Retail

It is a policy of the Council to liaise with community and business groups in order to promote the growth and provision of a quality retail sector in the town.

A recent study carried out in 2002 indicated the dramatic reduction in the provision of retail services in Fethard. The number of traditional shops in the town has decreased by 59% between the years 1975 – 2002, an additional 14 retail shops opened and closed during that period while 4 other shops have closed since the study was completed. A number of factors contribute to this trend but mostly it is attributed to the leakage of shoppers to the larger settlements such as Clonmel. This is further exacerbated by the large numbers of persons employed in Clonmel and the other larger centres.

Means to reverse this trend have been identified in the study and include:

- Undertake further research on the subject;
- Develop a strategic plan for the commercial revitalisation of Fethard;
- Promote Fethard as a shopping destination; and,
- Interaction with the Local Authority.

Taking cognisance of these factors, the Council will facilitate the development of the retail sector in collaboration with business and community initiatives. In the immediate term, it is essential that disused properties do not fall into disrepair and are maintained in a tidy condition so as not to distract from the visual amenity of the town centre. A number of these properties have been included in Appendix 6 and 7.

Policy EMP. 4: Tourism

It is the policy of the Council to co-operate with the appropriate agencies and local community groups in promoting tourism and securing the development of tourist based enterprises and facilities in the town.

Fethard and its hinterland has had only limited success in attracting tourists partly due to the lack of a coordinated tourist product and also the lack of bed spaces locally. The local community and the Council recognise the potential for significant

growth in tourism and related services and industries. Many of the policies and objectives of the Plan have as their ultimate aim the protection and enhancement of the natural and built environments, which are such an important feature of the town, and an important element in promoting tourism. The heritage of Fethard is paramount to development of the town and shall be a major consideration in the decision making process.

The Council has supported initiatives to improve the amenities in the town, including riverside walks, parking improvements, high quality public housing and road improvements. Phase 2 of the overall improvement to the Main Street and the town centre has yet to be carried out, which will finish the streetscape improvements carried out during the life of the previous plan. Community development initiatives seek to further extend the existing riverside walks and develop obsolete areas for community services which will also add to the attractiveness and vibrancy of the town centre. The Council will facilitate proposed and future community initiatives where such proposals are deemed appropriate.

The town of Fethard has many natural attractions for recreation, leisure and tourist activities. These include the Clashawley River and associated walks, the town wall, and the attractive vistas of the distant mountains and hills. In addition, the town supports a wealth of public and private facilities including medieval buildings, The Abbey Mill Theatre and the equine industry.

There are growing concerns among residents that there is an increase in the level of antisocial behaviour within the town, particularly along sections of the river walk. While recognising the role of law enforcement by the Gardai, the Council also recognises the need to provide adequate supervision to such walkways and amenity areas. The Council would hope that appropriate development of zoned lands will increase the security and overlooking of problem areas such as those in The Valley and at the pedestrian bridge, thereby removing some barriers to tourism.

The town could be promoted as an important tourism base for the equine industry, visitors to Sliabh na mBan and the attractive landscapes surrounding the town. The function of the Planning Authority will be to ensure a high quality of urban environment. In addition to this the

Council will be active in developing and improving suitable walks linking the major attractions in and around the town.

The most important aspect of Fethard as a tourist town is the wealth of historic buildings in the town. Fethard is often described as the best preserved medieval town in Ireland.

The overall aim of the Council is twofold; firstly, to improve the quality of the recreational environment for the residents in the town and the surrounding areas and secondly, to provide a wide base of activities for visitors in order to lengthen their stay in the town.

Policy EMP. 5: Environmental Improvement of Employment Areas

It is the policy of the Council to improve the environment of the town's 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, cyclists and people with disabilities; and
- (c) enhancement of Protected Structures, areas of archaeological interest or the Architectural Conservation Area.

There is considerable scope for improving the town's employment areas and their surroundings, in order to create a more productive, safe and attractive environment.

These areas include:

- Lands for industry adjacent to the Killenaule Road;
- Regeneration of the mart lands;
- Commercial lands at the Valley;

- Town centre uses at the Valley; and,
- Commercial town centre on Main Street.



Industrial Unit on Killenaule Road

Policy EMP. 6: Non-Conforming Uses

Where employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation provided they do not seriously detract from the zoning objective for the area.

In relation to the extension or expansion of such activities, the Council will apply its policies on design and conservation through its development control powers, considering each case on its merits.

4.3 Specific Employment Objectives

E1. Acquire suitable lands for the promotion of industrial activity in the town.

E2. To support and facilitate private and community initiatives for enterprise, tourism and employment where such proposals are compliant with the policies of the PLAP.

E3. Support the reuse of public buildings for suitable community and tourist facilities.

CHAPTER 5 TRANSPORT AND ACCESSIBILITY

5.0 Introduction

Fethard is recognised as both a market town for local residents and a tourist attraction for visitors. The Council considers that in order to strengthen these functions, it is important that priority is given to pedestrians and cyclists using the centre of the town.

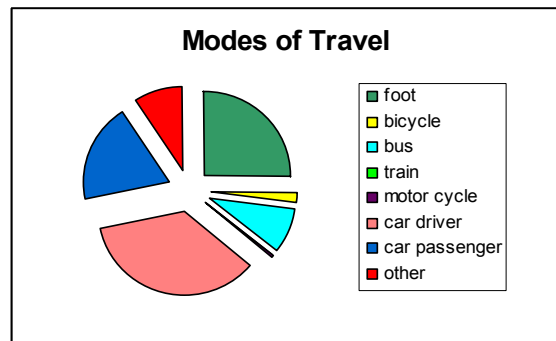
Recent improvements carried out during the life of the current town development plan in pavements and lighting throughout the town and town centre have improved access and safety for all, however a number of locations still require attention. Further improvements in pedestrian links within the town are required while parking at some locations causes some concern.



Killenaule Road into Fethard

Figure 8 shows the break down in modes of transport to work, school and college. As can be clearly seen there is a high dependency on the private car for access. It is presumed that the majority of persons using bus services and walking, 8.4% and 25% respectively, are pupils attending school. Car ownership is increasing and is still below the E.U. average but it appears that the hinterland of Fethard is largely dependent on the car for access to local services and to the larger shopping town of Clonmel. The Council will, therefore, continue to improve both on and off-street car parking facilities.

Figure 8



Source: CSO

5.1 Transport Policies

Policy TRANS. 1: Pedestrian Rights

It is a policy of the Council to improve facilities for pedestrians and access facilities for people with special mobility needs in line with the aims of the European Charter of Pedestrian Rights.

The Committee on the Environment, Public Health and Consumer Protection of the European Parliament has produced a report pointing out that pedestrian areas are for the most part regarded as 'left-over' areas. The *European Charter of Pedestrian Rights* adopted in 1988 by the European Parliament states that:

- The pedestrian has the right to live in a healthy environment and freely to enjoy the amenities offered by public areas under conditions that adequately safeguard both physical and psychological well-being.
- The pedestrian has the right to live in urban and village centres tailored to the needs of human beings and not to the needs of the car and to have amenities within walking or cycling distance.
- Children, the elderly and the disabled have the right to expect towns to be places of easy social contact and not places that aggravate their inherent weakness.
- The disabled have the right to specify measures to maximise mobility, such as the elimination of architectural obstacles and the adequate equipping of public transport.

The Charter includes recommendations on noise emissions, the creation of 'green lungs', control of speed limits through traffic calming, and an effective system of signs for the deaf and the blind. The Charter also recommends the introduction of the system of risk liability so that the person creating the risk bears the financial consequences thereof (as has been the case in France, for example, since 1985).

The Council will, therefore, seek to improve access to buildings and public spaces through the statutory development control process. This will include ensuring that all non-domestic developments, including where possible, change of use, alterations, and extensions to existing buildings are accessible to people with special mobility needs, incorporating level access into the building.



Upper Main Street/The Square Carriageway

There are growing community concerns regarding the excessive speed of traffic within the town and especially on Upper Main Street. This is particularly evident at the pedestrian crossing at the eastern end of the street. The Council will, as funds become available, continue making improvements to the town centre, particularly for; people with special mobility needs, including some elderly people, people with physical disabilities and/or sensory impairment, and those with young children or carrying heavy loads.

Policy TRANS. 2: Road Improvements and Conservation.

It is the policy of the Council that future road improvements, traffic calming and parking provision will respect and enhance the urban form and conservation of the town, particularly within the Architectural Conservation Area.



Traffic Congestion, Main Street

Policy TRANS. 3: Public Transport

It is the policy of the Council to co-operate with relevant public and private companies and authorities to secure improvements in provision of alternative public transport service in the development district of Fethard.

As Figure 8 suggests there is overdependence in the private car for access to employment and services in Fethard. The improvement in public transport services in the general area is of paramount 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 bus and taxi companies to improve public transport options. The Council will also support schemes that use the school bus in off peak times as rural public transport.

Policy TRANS. 4: New Access Roads

It is the policy of the Council to ensure the proposed route corridor of the new link and local connector road shown on Appendix maps is retained free from development along its length during the Life of the PLAP. Development will not be permitted which impacts negatively on the route its or interchanges with the R689 and R692 roads.

The Council recognise constraints in the existing road network and in particular access through Sparagoulea and the Rocklow Road. In order to facilitate future sustainable development of lands in this area it is essential that a new link and local connector road is provided. The council have zoned lands on the route corridor for agricultural use. Some of these agricultural lands may be zoned for residential and other suitable uses in future Local Area Plans. During the life of the

current PLAP the Council will not permit development along the route corridor which would be negatively impacted on by the future road.

5.2 Specific Transport Objectives

It is an objective of the Council:

T1. Improve safety and visibility at the Kerry Street and Cashel Road junction;

T2 Improve safety at the eastern end of Barrack Street through the reduction of on street vehicular parking;

T3. Provide traffic calming and improved street lighting at the Killenaule Road entrance to the town. The existing footpath should be extended to the proposed sports field.

T4. Provide a vehicular access and pedestrian/cycle path from the Killenaule Road and the Rocklow Road as part of future residential development.

T5. The Council will investigate the possibility of reducing traffic speeds on the eastern end of Main Street in order to improve pedestrian safety in the town centre.

T6. Improve road surfaces and junction alignments within the town, particularly at the Valley.

T7. Preserve a route corridor linking the Cashel Road with the Killenaule Road to facilitate access to future development lands. Space should also be reserved for

junction/roundabout at the Cashel and Killenaule Road intersections.

T8. The Council will investigate the feasibility of providing a one-way system on Strylea and its link to the Killenaule Road in order to relieve traffic congestion on Barrack Street.



Kerry Street and Cashel Road Junction

Traffic calming and gateway features will help to reduce speeds by defining the transition between rural and urban areas to reinforce the need for change in driver behaviour. Such works should be designed in sympathy with the character of the town and avoid the use of standardised signage.

CHAPTER 6 PUBLIC SERVICES

6.0 Introduction

The standards to be achieved in both drinking water and waste water are now specifically laid down in the relevant national regulations which give effect to the corresponding E.U Directives.

6.1 Water Supply

Fethard is not an enclosed scheme, receiving its water supply from several sources including Mullenbaun Well, Cloran, Gurtnapisha, all parts of the Fethard Regional Water Supply Scheme. Both Cloran and Mullenbaun are located on the slopes of Sliabh na mBan. The main supply for the town however is from Gortnapisha, which is augmented during periods of dry weather by the other sources.

Deficiencies in both quality and quantity of water have been identified by the Council with the result that a new 6,500 m³/day treatment plant is to be installed in conjunction with a reservoir of similar capacity at Cloran.

The Council has also recently carried out a water conservation study of the Fethard Regional Water Supply Scheme. This has identified the need to reduce the leakage from the piping network. Arising from the preliminary report it is recommend that circa 1500 metres of pipe be rehabilitated or replaced in the town.

6.2 Waste Water Services

A catchment monitoring study of the Suir River, the Three Rivers Project, has been completed during the life of the previous development plan which has resulted in the identification of levels of pollution in the Suir along it's entire length. As Fethard is a point source within the study area, Phosphate and Nitrate management in the town will have an impact on pollution levels in the Anner and Suir alike. In the 1999 plan, the council had included the upgrading of sewage treatment facilities in the town. These works are currently nearing completion.

The town at present served by an aeration sewage treatment works with the capacity for 3000 population equivalent. The plant is currently being upgraded as part of the Tipperary Grouped Operational Scheme and Wastewater Treatment Plants Design/Build/Operate project. The upgrading will ensure the tertiary treatment and removal of Phosphorus from treated effluent. The

improvement works are to be completed by October 2004. It is envisaged that further survey and rehabilitation work of the existing sewer piping network will be required to maximise efficiency of the improved waste treatment plant. These works will be carried out during the life of the PLAP.

6.3 Public Services Policy

Policy SERV. 1: Sewer Capacity

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 not be granted if the development proposed is likely to cause pollution or to overload the sewers or to cause nuisance or endanger public health. Improvement works may be required in order to facilitate some development. In such cases development contributions will be levied accordingly in compliance with the South Tipperary County Council Development Contribution Scheme (see Chapter 10).

Policy SERV.2: Storm Water Retention

It is a policy of the Council to promote storm water retention facilities for new developments and to incorporate design solutions that provide for collection and recycling of surface water.

There are a number of solutions to the collection and reuse of storm water on site. Artificial lakes and ponds can be created, open space can be flooded during storm conditions, underground storage tanks can be installed or waste water recycling systems can be incorporated in the individual dwelling design. The objective is to reduce the quantity of water and speed of release to surface water streams/rivers and to reduce dependence on public water supplies for some applications/uses.

Policy SERV.3: Waste management.

It is the policy of the Council to promote 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 2002.

The Council has provided facilities for the collection of bottles at the public car park at the Cashel Road and the Killenaule Road.

Policy SERV.4: Litter

It is the policy of the Council to ensure that public areas and areas visible from tourist centres within the town are maintained free of litter.

The Council recognises that litter is a major environmental problem which significantly detracts from the visual quality of the town. The Council is currently working with the Tidy Towns Committee, schools and local residents associations to increase awareness of waste recycling and litter control.

Policy SERV.5: Polluter Pays

It is the policy of the Council to 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 thereunder.

6.4 Specific Public Services Objectives

W1. Provide a reservoir and treatment plant at Cloran in order to improve water services in Fethard.

W2. Complete the upgrading of the wastewater treatment plant

W3. Carry out further survey and rehabilitation work of the existing sewer piping network within the town in order to maximise efficiency of the new treatment plant.

W4. The Council will support business initiatives in the collection, segregation, storage and transportation of packaging and other waste.

CHAPTER 7 STRATEGY FOR THE TOWN CENTRE

7.0 Introduction

Fethard is shadowed in shopping terms by its close proximity to the larger retail centre of Clonmel. However, the town does provide a range of shops to meet the immediate needs of the residents, workers and visitors. The town centre provides an important sense of place and community identity, and in addition to shopping facilities, the town hosts a mixture of services, tourist and leisure facilities. The emphasis in the PLAP is to protect and reinforce the role and viability of the town centre of Fethard.

The town centre and hinterland contain many historic properties which are important to the character of the town centre. It is also important that these structures and the environment surrounding these sites is preserved and enhanced.

The Town Renewal Scheme 2000 has identified a substantial number of individual sites throughout the town requiring redevelopment. To date a number of such sites have been improved; however a number remain in a poor condition. Carrying out of such works would improve the quality of the environment and help to further the objective of consolidating the town centre. Redevelopment of such sites within the Architectural Conservation Area shall adhere to the design guidelines set out in Appendix 2.



The Square, Main Street

The introduction of a shop front guide in the 1994 Plan and the improvement of the guide in the 1999

Plan have influenced new commercial development in the town centre. It is important that all new development preserves and enhances the quality of the streetscapes adding to colour and vitality.

The unauthorised removal of architectural details (such as sash windows) which are important to the historic character of the town is to be avoided. The accumulation of a number of small breaches of planning control can have a detrimental affect on the character and appearance of the town centre.

7.1 Town Centre Policy

Policy TOWN. 1: Town Centre

It is the policy of the Council to strengthen the town centre function of Fethard as a commercial, cultural and living centre.

Through its zoning objectives, the Planning Authority will only allow development in the outer zones that will enhance rather than detract from the town centre. It will have particular regard the Retail Planning Guidelines 1999 as produced by the Department of the Environment and Local Government and the South Tipperary County Retail Strategy 2003.

Policy TOWN. 2: Visual Clutter

It is a policy of the Council to ensure the implementation of Section 254 of the Planning and Development Act 2000. All advertising signage, support structures and ancillary equipment which detract from the visual character of the town will not be authorised by licence and will therefore be required to be removed.

Recent changes set out in Section 254 of the Planning and Development Act 2000 ensures that all apparatus, appliances and structures located on, under, over or adjoining a public road will be required to obtain a licence from the Local Authority. Such licences will be issued on a yearly basis. The Council is committed to ensure that licences for unsightly advertising hoardings and fingerpost signs will not be granted and all such unlicensed structures should be removed from public areas.

Similarly there have been a number of unauthorised signs erected throughout the town.

Taking cognisance of the fact that many buildings in this area are Protected Structures and the area is designated as an Architectural Conservation Area, the Council will actively pursue the removal of unsightly and unauthorised signs, lighting and other ancillary structures from the streetscape.

Policy TOWN. 3: Take-Away and Fast-Food Outlets

It is the policy of the Council to resist further development of take-away and fast-food outlets in order to preserve the amenity and character of the town centre and residential areas.

In considering applications for new take-away and fast-food outlets, the Council will have regard to the need to preserve the amenities and the character of the town. 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 considers that the town of Fethard is well provided with such outlets at present.

Policy TOWN. 4: Shop-Fronts

It is the policy of the Council to encourage the retention of shop-fronts of quality. The replacement or repair of shop-fronts should be completed according to the Council's guidance outlined in Appendix 2.

The character and appearance of Fethard is a mix of Medieval and 19th century. It is important, therefore, that new shop fronts preserve and enhance that character while respecting the building's original structural image.

The importance of preserving the character of the town does not preclude proposals which are contemporary in design, provided that such proposals do not have a negative impact on the surrounding townscape, and designs are in harmony with the surrounding materials, building line and bulk of the proposed building.

When designing new shops and redesigning old units, applicants must consider the needs of the mobility impaired to ensure that town centres are accessible to all.

Policy TOWN. 5: Advertising

It is the policy of the Council to resist advertising if:

- (a) by reason of size, siting, design, materials or illumination it would harm the appearance of a building or the character of the Architectural Conservation Area or the approaches to the town;
- (b) it would adversely affect public safety.

Certain types of advertisements can cause particular harm to the appearance of buildings and the streetscape and obstruct pedestrian movements in the town centre. In order to prevent these negative impacts on the town centre, the Council will restrict the following: free-standing advertisements on forecourts, signs or advertisements above fascia level, sandwich boards and more than one projecting sign per unit.

The Council will exercise firm control over advertisements in the Architectural Conservation Area and on Protected Structures. Illuminated box signs are particularly inappropriate in this area and on such buildings (Refer to Chapter 10 and Appendix 2 for more details).

Poster boards constitute one of the most obtrusive elements of all forms of advertisements. They rely on their impact on size, scale and location and these are usually detrimental to the character of the area in which they are situated. To ensure that the environment is protected from the possible adverse effects of these displays, the Council has prepared detailed guidance in Chapter 10 and Appendix 2.

7.2 Specific Town Centre Objectives

TC1. Improve pedestrian and mobility impaired facilities in the town.

TC2. Seek improvement of shop fronts and streetscapes, taking enforcement action where necessary to achieve compliance.

TC3. Seek to improve the visual appearance of prominent public buildings in the town centre.

TC4. Encourage repair rather than replacement of timber sash windows.

TC5. Seek the suitable redevelopment of derelict sites, particularly those located within the Architectural Conservation Area and those identified in Appendix 3 and 4.

CHAPTER 8 CONSERVATION AND THE HISTORIC ENVIRONMENT

8.0 Introduction

Fethard has a strong architectural history, beginning with the Anglo-Norman invasion, and the first settlement in the 1200s. The town has a long ecclesiastical history as well as a strong market tradition. Each building expresses the spirit of its age and forms an important link in the chain of architectural and social development of the town.



Streetscape Enclosure Watergate Street

The Council will seek to protect Fethard's architectural and historic heritage through listing important structures and the designation of an Architectural Conservation Area (see Appendix 3 and 9 of the County Development Plan 2003).

The conservation and renewal of the built environment is a major function of the PLAP. The town of Fethard possesses a large number of buildings, structures and sites of architectural, and/or historic importance. The town also contains areas of great natural beauty and amenity, the Architectural Conservation Area, Areas of Archaeological Potential, the Natural Heritage Area, the river and protected views. Strict controls will be imposed over new development in these areas.

The following list of Appendices set out in the South Tipperary County Development Plan 2003 include designations relevant to the PLAP:

- Appendix 3 Protected Structures**
- Appendix 4 Natural Heritage Areas (NHA's)**
- Special Areas of Conservation (SAC's)**
- Appendix 5 Protected Trees**
- Appendix 6 Protected Views**
- Appendix 9 Architectural Conservation Areas**

8.1 Conservation Policy

Policy ENV. 1: Architectural Conservation Area

It is the policy of the Council that the central area, as shown on Appendix 9 of the South Tipperary County Development Plan 2003, having particular architectural and environmental qualities which derive from the unique layout, design, unity of character and the mellowing of time be designated an Architectural Conservation Area. Within the Area the Council will have regard to:

- (a)** the impact of proposed development on the character and appearance of the Architectural Conservation Area in terms of compatibility of design, colour and finishes, and massing of built for;
- (b)** the impact of proposed development on the existing amenities, character and heritage of these areas; and
- (c)** the need to retain important architectural and townscape elements such as sash windows, gutters and down pipes, decorative plasterwork, etc.

The 1999 Fethard Town Development Plan identified a conservation area within the centre of Fethard where the character of the town is defined by the significant amount of medieval buildings and structures remaining, the grouping of buildings forming the square, and the overall pattern which can be defined as 'townscape value'. Under Section 81 of the Planning and Development Acts 2000-2002, the South Tipperary County Development Plan has redefined this area as an Architectural Conservation Area, thereby giving statutory protection to buildings located therein. The quality of the townscape can be harmed if

individual buildings fall into disrepair or where successive alterations which may result in a loss of architectural character. An example of architectural detail being lost is the removal of original sash windows and replacement with PVC.

The Council will also have regard to the Draft Architectural Heritage Protection Guidelines for Planning Authorities (December 2001) when assessing proposed works to Protected Structures set out in the South Tipperary County Development Plan 2003. When a final version of these Guidelines is published, the Council will similarly have regard to the final Guidelines.

The Council has statutory powers which can be used to prevent loss of the character of Protected Structures and the Architectural Conservation Area. The Council will, as funds allow, provide 'grant aid' to help in the repair of Protected Structures and important buildings in the Architectural Conservation Area

Policy ENV. 2: Views and Prospects

It is the policy of the Council to protect views and prospects of special amenity value or special interest, as set out in the South Tipperary County Development Plan 2003.



Protected Views across the Valley

In the implementation of this policy it is the intention of the Council to;

- (a) prevent development which would interfere or detract from a view which is designated,
- (b) impose conditions on planning permissions where minor modifications may render an otherwise negative development acceptable.

Policy ENV. 3: Protected Structures

It is the policy of the Council to preserve the integrity and features of Protected Structures set out in the South Tipperary County Development Plan 2003 by:

- (a) resisting the demolition of Protected Structures, in whole or in part;
- (b) resisting the removal or modification of features of architectural importance;
- (c) resisting development which would adversely affect the setting of a Protected Structures.

***Note:** structures which are listed in the South Tipperary County Development Plan 2003 will not benefit from exempted development rights under the Planning and Development Regulations, 2001. Therefore any alteration, extension or demolition of the structure or a specified part of a structure within the attendant grounds of the structure, will require planning permission.*

The Planning and Development Acts 2000-2002 affords full and comprehensive protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. This new protection applies to interiors as well as well as any structures within the curtilage.



Town Wall and Holy Trinity Church

One Protected Structure of key importance is the Town Wall and associated structures. Due to the fact that the wall bounds a number of private properties, the preservation and protection of this important asset is the responsibility of a large number of individuals. As opportunities arise, the

Council will seek the opening up of the wall to public areas/views in order to increase the profile of this key asset. The Council will implement all statutory powers to ensure no interference or damage is caused to any part of the wall or any other Protected Structure located within Fethard.

Policy ENV. 4: Archaeology

It is the policy of the Council to protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places. The Council will also seek to protect, where practicable, the setting of and access to sites. The council will have regard to advice and recommendations of the Department of the Environment, Heritage and Local Government, the Heritage Service, the Heritage Council and An Taisce.

The Council has noted 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 the town of Fethard.

The Council will, when considering applications for planning permission for development on or in the vicinity of archaeological sites or monuments seek the advice of the National Monuments Section of the Department of the Environment, Heritage and Local Government. The Council may also request that archaeological field evaluation takes place as part of the proposed development or before development proposals are implemented.

Archaeological heritage is not confined to archaeological sites within the Record of Monuments and Places, and the Council may require that archaeological field evaluation takes place as part of the application or before development proposals are implemented where there is evidence that archaeological remains are present, for example, in or adjacent to a zone of archaeological potential. The boundary of the Zone of Archaeological Potential is shown in the Appendix maps of the PLAP.

Policy ENV. 5: Telecommunications Apparatus

It is the policy of the Council in the consideration of proposals for telecommunications masts, antennae and ancillary equipment, to have regard to the following:

- the visual impact of the proposed equipment on the natural or built environment, particularly in areas of sensitive landscape or historic importance;
- the potential for co-location of equipment on existing masts; and
- Department of the Environment and Local Government "Telecommunication Antennae and Support Structures, Guidelines for Planning Authorities"(July 1996).

It should be noted that antenna considered exempt under Class 31(k), Schedule 2, Part 1 of the Planning and Development Regulations 2001, may require planning permission within the Architectural Conservation Area if the antenna are considered to have a negative visual impact on the town centre. Planning applications for antenna or support structures will be assessed on any negative impact on listed views and Protected Structures within the town.

Policy ENV. 6: Satellite Dishes

It is the policy of the Council to permit satellite dishes except:

- (a) on Protected Structures where the special character would be harmed; or
- (b) on the front or side of buildings in the Architectural Conservation Area; or
- (c) in other parts of the town where they would cause unacceptable harm to the visual amenities of the area.

Satellite dishes and telecommunications apparatus, if badly sited can materially harm 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. Where permission is required the above policy will apply.

Policy ENV. 7: Tree Preservation

It is the policy of the Council to protect mature trees as set out in the South Tipperary County Development Plan 2003. Development that requires the felling of such trees will not be permitted.

Trees form a valuable part of the urban environment. They provide visual amenity, screen

unsightly features and add to the diversity of the urban experience.

The Council may also request that a tree survey is completed as part of a development proposal, to ensure that proposals for development will not damage or result in the loss of trees listed for preservation or of mature hardwoods.

Policy ENV. 8: Derelict Sites

It is a policy of the Council to implement the provisions of the Derelict Sites Act 1990 to prevent or remove injury to amenity arising from dereliction and in order to promote the development of assembled sites within the town centre.

A total of 32 individual sites within the town have been designated for tax incentives under the Town Renewal Scheme 2000. To date a number of such sites have been developed and with the imminent deadline for the closure of the scheme it is reasonable to assume that the remainder may not receive any benefit from the scheme. As these sites are of strategic importance to the overall development of Fethard and should the relevant owners fail to develop the sites in a reasonable time frame, the Council will form additions to the Derelict Sites Register. During the life of the PLAP the Council will pursue subsequent compulsory acquisition of the lands in question in order to assemble suitable sites for future development. A schedule of such sites is set out in the Appendix 3 and 4.



Poorly Maintained Property, Main Street.

Policy ENV.9: Obsolete Areas

It is the policy of the Council to identify and secure the redevelopment of obsolete areas. Such areas include backlands, derelict sites and incidental open spaces which will be identified as opportunity sites for development.

Similar to derelict sites above, a number of obsolete/brownfield sites within the town have been redeveloped in recent years, some under the Fethard Town Renewal Scheme 2000. A small number of these areas remain in existence today and will require redevelopment. It must be noted that some of these areas have potential for real improvement of the town in the long term provided appropriate uses and are identified and building design and layout are satisfactory. These sites/areas are set out in the Appendix 3 and 4.



Obsolete Area, Church Lane

Policy ENV.10: Painting Schemes

Where permission is sought for works within the Architectural Conservation Area, the Council will require the painting of the façade where necessary in line with agreed colour schemes.

A number of existing façades within the Architectural Conservation Area are poorly maintained and require repainting and other improvement works. The council consider that these detract from the appearance of the town centre and works carried out on neighbouring properties. The Council, in conjunction with the Tidy Towns, and other interested bodies will compile relevant colour schemes to be used in the town centre streetscapes.

As part of the development control process, the Council will require that painting of façades be a

minimum requirement where works are proposed to structures within the Architectural Conservation Area. The Council will advise on choice of colours at a pre-planning stage.

8.2 Specific Conservation Objectives

C. Preserve the places of archaeological, architectural and historic interest and places which add to the character and appearance of the town as set out in the County Development Plan 2003.

C2. Seek the removal of unauthorised advertisements, signs, street signs and other structures within the Architectural Conservation Area.

C3. Continue to open up access to the town wall as opportunities arise.

C4. The Council will increase the number of urban trees at suitable locations and as funds are made available.

C5. Improve the visual quality of the approach roads to the town, through planting, designing entrance features, traffic calming and streetscape enclosure. These include: Killenaule Road, Clonmel Road, Cashel Road and Mullinahone Road.

C6. Devise a colour scheme in conjunction with local development and business groups in order to improve the visual appearance of buildings within the Architectural Conservation Area.

CHAPTER 9 RECREATION AND AMENITY

9.0 Introduction

The town of Fethard is situated on the north bank of the Clashawley River. It is enclosed on the south side by Market Hill and Sliabh na mBan Mountain 6km to the south -west. The open countryside and hills provide high quality visual amenity for the town and its environs.

The Wall and associated structures are a major amenity and tourist attraction, and it is important to maintain the relationship between the wall, the river and the open countryside to the south. The Clashawley River provides a valuable source of visual amenity and the Council will continue to enhance the Valley and walkway along the river.



Pedestrian Bridge at the Valley

In general terms, the Council recognises the importance of maintaining and enhancing all public open space within the town. This includes such areas as the square, the sports grounds, the Valley and the linear park along the Clashawley River. The Council will continue to promote the aims of the Tidy Towns Competition, which could play an important role in improving the incidental open spaces throughout the town.

9.1 Amenity Policy

Policy AMT. 1: Water Corridors

It is a policy of the Council to conserve and enhance the amenity of the Clashawley River, including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access.

The Clashawley River forms the focal point for the existing linear park running east-west through the town, however dry weather flows are low during summer periods leading to reduced visual amenity in the area. The Council would consider the reinstatement of the sluice gates at Abbeymill bridge a possible option to overcome this problem. The feasibility of such works will be examined during the life of the PLAP and should such proposal be deemed suitable, the Council would seek the execution of works when opportunities arise.



Low Water Levels at Abbey Mill Bridge

Policy AMT. 2: Natural Heritage Area

It is the policy of the Council to maintain the conservation value of the Natural Heritage Area (NHA) as set out in the South Tipperary County Development Plan 2003.

Lands at Moneypark between the river and Kilsheelin Road R607 within the boundary of the Fethard PLAP has been designated as a Natural Heritage Area in Appendix 4 of the County Development Plan 2003, site reference E017. The area has been selected because it supports habitats, plant and animal species that are rare or threatened and require particular measures, including the designation of protected sites, to conserve them.

Policy AMT. 3: Amenity and Facilities

It is a policy of the Council to ensure adequate amenity and recreation open space and facilities, including community centres and facilities, are available for all groups of the population at a convenient location and distance from their homes and places of work.

Access to opportunities for recreation and amenity is an important consideration in determining the quality of life, and is likely to become more significant as land becomes more valuable and pressure from competing land uses becomes more intense.

The location of new residential developments should be accompanied by the provision of communal open space that will benefit the residents of existing residential areas as well as the residents of new residential areas. The use of shared facilities can also serve as a useful means of integrating old and new neighbourhoods.

Policy AMT. 4: Large Scale Parks

It is the policy of the Council to encourage developers to pool land in order to satisfy open space requirements to allow the provision of large multi-purpose (e.g. parkland and playing pitches) amenity areas as well as small incidental open spaces within housing areas.

Policy AMT. 5: Public Playgrounds

It is the policy of the Council to promote the provision of public playgrounds and parks in key locations within the town.

The Council has adopted a draft Play Policy on 1st December 2003 setting out the principal issues to be addressed by the policy and the requirements of the council regarding the development of public facilities throughout the county. The Planning Authority will have regard to this policy where the provision of facilities are proposed in Fethard.

In making lifestyle decisions as to where to live, many families see good recreation facilities as a requirement of a good town. In order to improve the attractiveness of Fethard, play facilities should be provided so that they are safe, colourful and accessible to residents and tourists alike. The Council will continue to facilitate and work with local community groups in order to improve existing and provide new facilities in Fethard as opportunities arise.

Much of the open space suitable for sporting activities in the County belongs to privately managed clubs and organisations. The Council will continue, where appropriate, to facilitate the provision of further facilities to which public access will be available where possible.

Policy AMT. 6: Neighbourhood Amenity

It is the policy of the Council to seek the provision and suitable management of LAPS and LEAPS in new housing estates and to implement measures to find suitable sites for their provision in existing residential areas.

The Council will seek the provision of such facilities in conjunction with private development where the location and layout of public open space will ensure the provision of such areas at suitable locations within the proposed development. Definitions of these facilities can be found in Section 10.8 of the PLAP.

Policy AMT. 7: Passive Amenity

It is the policy of Council to seek to retain and incorporate key landscape features such as trees, stone walls, streams, etc. into open space and landscape plans for new developments in order to create distinctiveness of landscape and a sense of identity.

The town has, however, good access to many recreational activities, including playing pitches, urban/rural walkways such as Jesuits Walk and access to quality open space such as the Valley. In the areas where deficiencies are identified, the Council will support local efforts to provide such facilities.

9.2 Specific Recreation/Amenity Objectives

A1. Seek the removal of unsightly elements at historically sensitive locations within the town, such as inappropriate advertising, poles and wirescapes.

A2. Examine the need for interpretative facilities and related facilities in the town.

A3. As opportunities arise, create an enhanced network of pedestrian routes linking amenity areas and tourist attractions, including;

A3a. Re-opening of Belbow Lane to link Burke Street with the river bank and the Abbey Bridge;

A3b. Improve access along the eastern and northern sides of the town wall;

A3c. Improve access to and protect and enhance the amenity value along Jesuits Walk;

A3d. Protect the right of way from Abbey Mill to The Valley; and

A3e. Support the improvement of the Old Monroe Walk to Rockloe via Breen's Bridge ending at the Green.

A3f. Improve access and enhance walkway to the rear of Barrack Street and along the Town Wall.

A4. Improve public lighting on the public laneway located to the rear of dwellings in Woodvale and Strylea estates.

A5. Investigate the possibility of reinstating the sluice gates at Abbeyville to improve the visual amenity of the river.

A6. Preserve the amenity value and habitats of the Natural Heritage Area and ensure adequate buffer space is provided between the NHA and any new developments in the vicinity.

PART 2. CHAPTER 10 DEVELOPMENT CONTROL

10.0 Introduction

Development control is a statutory process, and the Council is required to control development by ensuring that permissions granted under the Planning Acts are consistent with the policies and objectives in the PLAP. This part of the PLAP deals with the planning standards and design criteria which will be applied by the County Council to development proposals within the PLAP Area.

There is provision for a degree of flexibility, which will apply where proposed development is otherwise consistent with proper planning and development and the preservation and improvement of amenities in the town.

10.1 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 control have been committed.

Contravention's of planning law undermine the successful implementation of the Council's policies and are unfair on those who have abided by planning controls.

The Council will take enforcement action whenever it is expedient to do so, having regard to the policies in this PLAP and other material considerations.

10.2 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 may include drainage, water supply, roads, footpaths and traffic management, open space and car parking.

The Council have adopted a Development Contributions Scheme for the period 1st March 2004 to 28th February 2009 inclusive in compliance with the requirements of Sections 48 and 49 of the Planning and Development Acts 2000-2002. Funds raised through the contribution

scheme are provided for the provision and development of infrastructure and facilities. Copies of the Development Contribution Scheme are available for purchase at the offices of the Planning Authority. All permitted developments will be subject to the requirements of the contribution scheme.

10.3 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 2000-2002 on applicable applications for planning permission. The amount of the Bond will be calculated on the basis of 25% of the estimated cost of site development works. The onus will be on the developer to give written certification that infrastructural services have been completed to the required standards.

10.4 Residential Density/Plot Ratios in New Development

Layouts shall be designed so that traffic calming is naturally integrated. Turning areas must provide for emergency vehicles.

The Council does not wish to set minimum or maximum residential densities, but to seek efficient and sustainable development on all residential zoned land. The Council will apply the guidelines contained in the Residential Density – Guidelines for Planning Authorities (DoELG, 1999). However, the following general guidelines will apply:

Density: In central urban areas new development shall comply with established densities, or create new streetscapes or courtyard type development, only in exceptional circumstances will single houses on enclosed sites be accepted. On the urban fringe a density of 20-50 units per ha (8-20 per acre) would be acceptable.

Plot ratios will be influenced by general planning standards and Section 5.2 of Residential Density – Guidelines for Planning Authorities (DoELG, 1999), but will generally be:

Town centres: plot ratio 1.0 - 2.0

Town Suburbs: plot ratio of 0.25 - 0.5

Site Coverage shall be a maximum of 70% in the town centre.

10.5 Infill

Good infill development does not necessarily imply an exact copy of what was there before or what the adjacent buildings are like. It is, however, important that the overall building lines and heights are retained. The Council will seek to ensure that all development, whether new-build, redevelopment or renovation, will be undertaken so as to enhance the living environment and appearance of the town. The Council will also consider development proposals against the aims of sustainable development set out in Chapter 1.

Design considerations will vary depending on the location of the proposed development. However, design proposals particularly in the Architectural Conservation Area, will be examined under the following headings:

- Layout/Density
- Building Line
- Height and Mass
- Materials and Colour
- Amenity and
- Access

10.6 Extensions to Dwellings

The Council will seek to implement the following guidelines in respect of residential extensions:

- the extension should generally be subordinate to the main building;
- the form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour;
- a pitched roof will be required except on some small single storey extensions;
- designs should have regard for the amenities of the neighbouring residents, in terms of light and privacy; and
- dormer windows should be subordinate in design, set back from the eaves line and built to match the existing roof.

10.8 Childcare Facilities

The Planning Authority will take into account of the provisions of the Childcare Facilities: Guidelines for Planning Authorities (June 2001).

Requirement: one childcare facility with places for 20 children for each 75 dwellings.

Locations: Industrial/commercial parks, adjacent to schools, neighbourhood and district centres.

Facilities: should be accessible to all groups, should include safe and convenient parking for staff and customers and a safe drop off area for parents. Facilities should have an outdoor area for outdoor playtime. Action Area Plans shall identify locations for childcare facilities.

In assessing applications for childcare facilities in existing residential business areas, the Local Authority will look favourably on proposals that protect the character and amenities of the area and provide for high quality childcare facilities.

10.8 Public Open Space Requirements

The Council will consider each planning application on its merits, considering density, house type and occupancy, location and the general quality of development. However, Table 5 sets out the minimum requirements per 1,000 population.

Table 5 Minimum Open Space Requirements	
Type of Open Space	ha per 1,000 people
Children's Play Space	0.7
Sports Grounds	1.7
General Use	0.4
Total	2.8

Chapter 9 identifies the need for LEAPs and LAPs as part of new housing development, which should be provided as follows:

Local Areas for Play (LAPs):

LAPs are small areas of un-serviced play space normally located within close proximity of the surrounding houses it is intended to serve (e.g. 1- or 2-minute walking time, or approximately 60m). These areas can cater for, but are not limited to, the 2-6-year old age group. Some limited static play equipment may be provided, and must conform to all applicable safety standards. The surface for these areas will normally be grass, but this may differ according to the type of static equipment provided, if any. Any surfacing must comply with all applicable safety standards. These shall normally be fenced with a gate, but be so designed as to ensure maximum overlooking and visibility from nearby houses.

Local Equipped Areas for Play (LEAPs):

LEAPs are unsupervised play areas normally located within reasonable proximity from the

houses it is intended to serve (e.g. within 5-minutes walking time, or approximately 240m). These areas will provide various types of play equipment, based on the extent of the area and the target age group. These areas can cater for all age groups, including 2-6-year old, 6-12 year old, and even up to 16-year old, or a combination of age groups. The area shall be surfaced appropriately according to the type of equipment provided. Various different types of surfacing may be provided, and all surfacing and equipment shall conform to all applicable safety standards. These areas shall normally be fenced with a gate, and shall be so designed as to ensure maximum overlooking and visibility from nearby houses.

Safety Standards for Equipment and Surfacing:

All equipment and surfacing materials shall comply with all applicable safety standards, including European Safety Standards for Children's Playground Equipment EN1176 and Impact Absorbing Surfacing EN1177.

However, as a guide, the Council will seek a minimum of 10-15% of gross site area as open space. In calculating the area of open space required, the Planning Authority will be guided by the standards contained in Sections 5.7 and 5.8 of Residential Density – Guidelines for Planning Authorities (DoELG, 1999).

The Council will consider accepting financial contributions in lieu of actual provision, in order to improve the quality of existing open space or development of new public space.

10.9 Private Open Space

A minimum of 48 sqm. private open space will be required for 1-2 bed units. Each subsequent bedroom will require an additional 10 sqm. Private open space for apartments in villages and town centres will be:

1-bed apartment – 10 sqm.

2/3-bed-apartment – 15-20 sqm.

On the edge of towns and villages the private open space will be:

1-bed apartment – 20 sqm.

2/3-bed-apartment – 30-40 sqm.

10.10 Parking and Loading

Table 6 sets out the Council's car parking requirements. In addition to the general car parking standards required, service bays may also be required. The number of service parking bays will depend on the nature of the proposed business, and

will be determined by the Council in each case, in accordance with the standards contained in and Sections 5.9 of Residential Density – Guidelines for Planning Authorities (DoELG, 1999). Where the developer is unable to meet the requirements relating to car parking, a contribution, commensurate with the shortfall in spaces, shall be paid to the Council to facilitate the provision of car parking facilities elsewhere.

Table 6: Car Parking Standards

Land-use	Standards
Cinema	1 space per 3 seats
Bars/Restaurant/Hotel	1 space per 15 sqm. public area
Clinics/Surgeries	2 spaces per consulting room
Caravan Park	1 space per unit of accommodation
Crèches	1 space per 4 children plus 1 space per employee
Dance halls/Disco	1 space per 10 sqm.
Dwelling (up to 3 bedrooms)	1 space per dwelling unit
Dwelling (4 bedrooms or more)	2 spaces per dwelling unit
Golf courses	4 spaces per hole
Hotel/Motel/Guest House	1 space for every 2 bed spaces
Leisure Centre	1 space per 50 sqm.
Light Industry	1 space per 35 sqm.
Manufacturing	1 space per 35 sqm.
Nursing Homes	1 space per 4 residents
Offices	1 space per 35 sqm.
Retail Shops/Supermarkets	1 space per 20 sqm.
Retail Warehousing	1 space per 35 sqm.
Science & Technology Based Enterprises/Business Park	1 space per 25 sqm.
Warehousing	1 space per 100 sqm.
Other	Individual assessment

Note: Points 1-4 below apply

(1) Each car space shall be 4.8m x 2.5m with 6.1m wide circulation aisles.

- (2) Disabled spaces shall be 3m wide, with a one space per 20 provision.
- (3) Loading bays should be generally 9m x 5m (but at least 6m x 3m).
- (4) In case of a use not specified in Table 6, the Council will determine the parking requirements.

Car parking should be located where possible behind established building lines in the interest of good townscape. Where parking is proposed to the front of a building, it is important that planting and boundary walls/railings are used to maintain the visual appearance of the area. In town centre mixed-use development proposals, consideration will be given to dual parking where peak times do not coincide. Where parking is associated with late night uses such as places of entertainment, car parking should be sited so as to reduce noise disturbance to adjoining residents to a reasonable level.

10.11 Bicycles

The Council will require that secure cycle parking facilities of 5-10%, are provided for new office, industrial and commercial uses.

10.12 Petrol Filling and Service Stations

Compliance with requirements of R.T. 42 of An Foras Forbartha in so far as they relate to Petrol Filling Stations, and S.I. 311 of the 1979 Dangerous Substances (Retail and Private Petroleum Stores Regulations), and the following:

- i) A minimum of frontage of 30m within a 40 M.P.H area and 45m in other speed limit areas;
- ii) A minimum distance of 7m from the pump island to the road boundary;
- iii) Two access points, between 7-9m wide, with a minimum junction radius of 10.7m;
- iv) A min distance of 50m from entrance to nearest major junction and 25m to nearest minor junction;
- v) A footpath of 2m wide with 0.5m high wall along the front boundary;
- vi) A petrol/oil interceptor to the surface water drainage;
- vii) Adequate facilities for storage of refuse and waste on site;
- viii) A scheme of landscaping;
- ix) Any associated retail unit should cater for motor related goods, and ancillary convenience type shops limited to a floor area not exceeding 100 square metres. A workshop may be permitted where there is no adverse effect on the amenities of the area.

10.13 Land-use Zoning Objectives

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

Eight such zones are indicated in this PLAP. The Use Zoning Matrix is intended as a general guideline in assessing the acceptability or otherwise of development proposals, although the listed uses are not exhaustive.

However, they relate only to land-use. Factors such as density, height, massing, traffic generation, public health, design criteria and visual amenity, and potential nuisance by way of noise, odour and pollution are also significant and relevant to the proper planning and development of the area.

Appendix 1 lists the land-use activities referred to under each zoning objective. It indicates the acceptability or otherwise (in principle) of the specified land-uses in each zone.

Table 7 Key to PLAP Zoning Objectives	
Zone	Objective
TC	To preserve, enhance and/or provide for town centre facilities
C	To provide and improve commercial activities in line with policy TOWN.1 and to facilitate local neighbourhood centres
R	To preserve and enhance existing residential amenity
R1	To provide for new residential development
I	To provide for industrial and related uses
S	To protect social and public facilities
A	To provide for agricultural needs and to protect and enhance rural amenity
E	To preserve and enhance open spaces and amenity areas

10.14 Advertising Structures and Signs

The following design guidelines are in support of Policy TOWN.5 on advertising. Advertising structures can be divided into two categories:-

- (a) signs to advertise a business, goods or service;
- (b) hoardings or poster boards erected or rented by specialist firms.

Advertising must be carefully controlled in order to avoid clutter, protect visual amenity, particularly in the Conservation Area, and in the interest of traffic safety.

The following guidelines will be used in assessing licence applications in order to control such development in line with Policy TOWN 2:-

- (a) well designed and suitably located signage will be favourably considered;
- (b) each application will be considered on its merits having regard to traffic safety, visual amenity and commercial interests;
- (c) tourism signage shall conform with the Department of the Environment “Criteria for the Provision of Tourist Attraction and Accommodation Signs”;
- (d) the Council will promote the use of composite advance signs to avoid a proliferation of competing commercial signs;
- (e) details of shop-front signs are set out in Appendix 2, but can be summarised as follows:-
 - shop-front signs shall be confined to fascia level,
 - projecting signs will be confined to one located at fascia level,

- internally illuminated plastic box signs will not be approved,
- projecting or hanging signs illuminated by spotlight may be permitted where visual clutter does not occur, and
- free-standing signs such as sandwich boards will not be permitted on footpaths, where they cause an obstruction to pedestrian use;

Note: Unauthorised signs on private property will be subject to enforcement procedures and such signs on public roads will be removed by the Council.

10.15 Poster Boards

Poster boards constitute one of the most obtrusive elements of advertising, and it is undesirable that hoardings or structures be located in the open countryside, approach roads to the town or within the Architectural Conservation Area.

Alternatively, poster boards forming temporary screening for derelict or vacant sites or sites where development is taking place can carry a useful function. Boards fitting this description should not exceed 30% of the wall or screening on which it is mounted.

APPENDIX

- 1: Land Use Zoning Matrix**
- 2: Fethard Town and Architectural Conservation Area Design Statement**
- 3: Derelict Sites/Obsolete Areas**
- 4: Opportunity Sites Development Brief**
- 5: Maps**
 - Map 1 Land Zoning**
 - Map 2 Special Objectives**
 - Map 3 Opportunity/Derelict Sites**

**APPENDIX 1:
LAND USE ZONING MATRIX**

Use Classes	TC	C	R	R1	I	A	E	S
Abattoir	x	x	x	x	√	x	x	x
Advertising Structures/Panels	o	o	x	x	o	x	x	o
Agricultural Buildings/Structures	x	x	x	x	o	o	o	x
Bed and Breakfast	√	√	o	o	x	x	x	x
Betting Office	√	√	o	o	x	x	x	x
Caravan Park/Camping	x	x	x	o	x	x	x	x
Car Park	√	√	o	o	√	x	x	o
Cash and Carry Wholesale	o	√	x	x	√	x	x	x
Civic Amenity Site	x	x	x	x	√	x	x	x
Community Facility	√	√	o	√	x	o	x	√
Crèche/Nursery School	√	√	o	√	x	x	x	o
Dance hall/Disco/Cinema	√	o	x	x	x	x	x	x
Doctor/Dentist	√	√	o	√	x	x	x	x
Educational	√	√	x	o	√	x	x	√
Enterprise Centre	√	√	o	√	√	x	x	o
Funeral Home	√	√	o	√	o	x	x	x
Garden Centre	x	o	x	x	o	x	x	x
Guest House/Hostel	√	√	o	√	x	x	x	x
Heavy Vehicle Park	x	x	x	x	√	x	x	x
Home Based Economic Activities	o	√	o	o	o	o	o	x
Hotel/Motel	√	√	x	o	o	x	x	x
Household Fuel Depot	√	o	o	o	√	x	x	x
Industrial - General	x	x	x	x	√	x	x	x
Industrial - Light	o	x	x	x	√	x	x	x
Industrial - Special	x	x	x	x	√	x	x	x
Motor Sales Outlet	√	o	x	o	√	x	x	x
Nursing Home	√	√	o	√	x	x	x	o
Offices less than 100 sq. m.	√	√	o	√	o	x	x	x
Offices above 100 sq. m.	√	√	x	o	o	x	x	x
Petrol Station	x	o	x	√	√	x	x	x
Public House	√	√	o	√	o	x	x	x
Recreational Buildings	√	√	o	√	√	o	x	o
Residential	√	√	√	√	x	o	x	x
Residential Extensions	√	o	√	√	o	√	√	o
Restaurant	√	√	o	√	o	x	x	x
Retail Warehouse	√	o	x	x	x	x	x	x
Retirement/Nursing Home	√	√	o	√	x	x	x	o
Scrap Yard/Recycling Facility	x	x	x	x	√	x	x	x
Shop – Neighbourhood	√	√	o	√	o	x	x	x
Service Garage	o	o	o	√	√	x	x	x
Take-Away	o	√	x	x	x	x	x	x
Transport Depot/Materials Storage Depot	x	x	x	x	√	x	x	x
Traveller Accommodation	x	x	√	o	x	x	x	x
Veterinary Surgery	√	√	o	√	√	√	x	x
Warehousing	o	√	x	x	√	x	x	x
Workshops	o	√	x	x	√	x	x	x

Permitted in Principle √

Open for Consideration o

Not Permitted x

Key:

TC	Preserve and enhance Town Centre facilities
C	Provide and improve Commercial activity
R/R	Provide and protect Residential development
I	Provide and improve Industrial facilities
A	Provide for Agricultural development
E	Preserve and enhance Amenity
S	Provide and improve Social and Public facilities

Table 8. Land Zoning (Hectares)		
Address	1999 Plan	2004 Plan
New Residential	11.62	17.80
Commercial, Outside Town Centre	4.64	4.64
Social and Public	5.74	5.74
Amenity	10.58	16.40
Agriculture	28.45	32.00
Industry	2.91	2.91

APPENDIX 2: FETHARD TOWN AND ARCHITECTURAL CONSERVATION AREA DESIGN GUIDELINES

1.0 Introduction

Architectural Conservation Areas are designated in order to protect and enhance those parts of our towns and villages that have special character or historic interest. The Architectural Conservation Area has been designated in Policy ENV 43 of the South Tipperary County Development Plan 2003. The boundary of the area is defined in Appendix 9 of the 2003 plan. These guidelines shall apply to development within the area.

Conservation seeks to promote an understanding of that character and ensure its continuity by encouraging sensitive development without necessarily replicating the past.

Much of Fethard's medieval fabric was destroyed in the 19th century. While changes to the fabric of Fethard have been gradual since then, damage to the historic and architectural heritage continues to take place. Without a conservation policy and the exercise of restraint in the design of new buildings and alterations to the old, the character of Fethard may be eroded and lost to future generations.

The purpose of this statement is to:

- promote an awareness of the historic core of Fethard,
- explain the policy guidelines intended to conserve and enhance that legacy, and
- give guidance on good design practice for development within the Architectural Conservation Area.



Streetscape Lower Main Street

2.0 Character and Historic Development

Fethard, as a town, dates back to Anglo-Norman times. The town takes its name from the Fiodh Ard (high wood) which would seem to suggest earlier Gaelic Irish Settlement. Fethard did not evolve slowly like many Irish towns but was laid out systematically with a clearly defined market area, church and graveyard, and a regular pattern of streets.

The oldest structures in the town are the Holy Trinity Church (13th century Nave and Chancel), the Augustinian Church (14th century and modified in 15th century) and the town wall and the town wall (15th and 16th century with some parts dating from 13-14th century).

The location of Fethard has been credited to William de Broase, a Norman lord, who had been installed by King John in 1201. In 1215 the Crown granted the lands of Fethard to the archbishops of Cashel where it remained until the 16th century.

The first record of the walling of the town was in 1292, but the present walled town is largely of 15th century in origin. In the 15th century the town was renewed under the Everard family were a prominent and prosperous Catholic family.

In 1647 and 1650 Lord Inchiquin and Oliver Cromwell marched on Fethard. The town survived the attacks but was to enter the 18th century in a state of decay. In 1752 the Old Everard properties were sold to a Mr Barton, a wine merchant from Bordeaux, and he replaced the Everard mansion with a new house, which in turn became the military barracks early in the 1800s. The present Catholic church was built on a site owned by the Barton family in 1818-19. During the 19th century much of the medieval fabric of the town was destroyed.

3.0 Area of Archaeological Potential

Archaeological remains are a finite and non-renewable resource. It is Government advice that appropriate management is essential to ensure that they survive, and the planning system plays a vital role in this respect.

The following documents have been used to identify sites worthy of preservation and designate

an area of archaeological potential within the town:

- The County Tipperary (S.R.) Record of Monuments and Places from the National Monuments and Historic Properties, 1998;
- The Urban Archaeological Survey, Office of Public Works, 1993 (compiled by Jean Farrelly and Liz Fitzpatrick);
- Archaeological and Historic Survey of Fethard, 1994 by Tadhg O'Keeffe;
- Irish Historic Towns Atlas No. 13, Fethard, 2003, by Tadhg O'Keeffe and the Royal Irish Academy.

Development which impacts on these sites or involves excavation in the area of archaeological potential will be referred to the Department of the Environment, Heritage and Local Government (DoEHLG).

4.0 Architectural Conservation Area

The Fethard Architectural Conservation Area derives its strength and character from a number of elements, notably:

- **Town Wall:** Encloses the remains of the 13th century town and the expansion of the town in 1650s. Battlements appear only to have survived along the southern stretch of the circuit, and the only medieval gate to survive is the north gate on the Rocklow Road. However, these remains, and the partial remains of the other gates and towers define the conservation area and provide the visual landmarks which help to give Fethard its character.
- **Landmark Buildings/Structures:** The Conservation area is defined by important landmark buildings which are listed for protection, particularly at all entrances to the conservation area. These include; the churches, town wall and medieval castles, shop-fronts such as O'Sheas, Ua Floinn's and Lonergans, and streets such as Chapel Street.
- **Town Square:** Designed as a market area, its physical expression is composed of linear streets that broaden at the eastern end to an open space (the Square) with a variety of building styles grouped around it. The radiating side streets are also important to the harmony of the Architectural Conservation Area;
- **Archaeology:** Dating back to Anglo-Norman times, the town hides much historical information in and around the ruins and historic areas of the town.

- **Local History:** Fethard has had a long and interesting history. Its history has been influenced by:
the Church - William de Braose (1290s);
Archbishop of Cashel - 1215;
the Augustinians - 14th C.;
the Earls of Ormond (1400s);
the Everard Family (15 - 17th C.);
Oliver Cromwell (17th C.); and
the Military Barracks (19th C.).



Watergate Street Historic Character

The Architectural Conservation Area has, therefore, an historic character and quality which warrants protection. The Council does recognise, however, that its buildings, frontages and unique town wall and central square need to be improved and enhanced. The conservation of the historic townscape has been identified as a key objective of the regeneration of the town.

5.0 The Fabric of the Architectural Conservation Area

The fabric of the town of Fethard includes the materials used in the buildings whether they are stone, slate or plaster; the manner in which they are used, i.e., the architectural details, such as doors, windows, cornices, gutter and various constructional details; the incidental spaces formed by the buildings and the materials with which these spaces are laid out, i.e., walls, pavements and planting. There are also landmark features and objects distinctive to Fethard - the Town Wall, Watergate and Madam's Bridges, the churches and small shops, etc. which are a link with the past and help to establish sense of place and community pride.

The fabric, therefore, is made up of elements which themselves may be quite small, but taken together are quite important in determining the character of the town. The accumulative effect of small changes to these elements, whether by removal, crude repair, tactless additions etc., can have a long term detrimental impact on the character and appearance of the town.



Decorative Façade Elements Main Street

Walls built and capped in stone should be repaired in stone. There is an unfortunate change towards the use of aluminium and PVC in window replacement which has meant that many original sash windows have been lost to Fethard's streetscapes. Unity and harmony existed when all windows were traditional up and down sash windows, now windows are varied in design, glazing pattern and colour, and out of character with the 19th century streetscape into which they are inserted.

5.1 Colour

The use of carefully selected colours can greatly enhance a streetscape. Colour is used to articulate doors, windows, decorative elements and the shop-front from the upper floors. In deciding on colour for buildings in the Architectural Conservation Area, four major categories are commonly used:

1. **Render:-** This is where the sand/cement render is left unpainted. The render is often decorated with techniques which vary from simply scoring of coursing lines to elaborate mouldings which imitate stone or decorative timber mouldings.
2. **Neutral Colour:-** This is where the bulk of the building is painted white, off white, cream or

some other neutral colour. In these instances details of architecture are often picked out in contrasting colours.

3. **Pastels:-** The colours are muted but definite relationships such as harmony or contrast of warm or cool colour schemes exist.
4. **Strong Colours:-** Very vivid colour schemes are usually confined to focal buildings. They are difficult to design and require confidence and an intuitive eye for colour relationships. Such colour schemes require a high degree of maintenance or they will quickly look run down.

As a general rule, the use of white for windows and reveals helps to relieve and relate the most contrasting colours. The use of strong colours on strategically located buildings at corners or at ends of streets will help considerably to add to the character of the Architectural Conservation Area. When dealing with groups of buildings with a more unified expression a more formal painting scheme may be necessary to reflect the architecture.

5.2 Features of Traditional Shopfronts

Shop-fronts are one of the quality features of Irish vernacular architecture. The town centre of Fethard has its origin in the middle ages, but much of the townscape dates from the 19th century. There is a grandeur and vigour about some of the traditional shop-fronts in Fethard, with certain styles and designs associated with different types of shops. Draperies were generally elegant, with windows divided by slender columns and arches, for example Ua Floinn on Burke Street. Pubs had family names with interesting and elegant signs.

Many of the shops within the Architectural Conservation Area have separate entrances to upper residential accommodation. Some have arched double-doors to access the rear yard of the shop. These are important architectural features as well as being important to retaining the viability of living over the shop and linking off-street spaces to the main streets.

The typical elements contributing to the unique character of the traditional Fethard shopfront are the pilasters and columns or vertical surrounds, nameboard of fascia, window shape, proportion and glazing bars, decorative details and colour.



Ua Floinn Shopfront Burke Street

Pilasters

Most shopfronts have vertical surrounds termed pilasters, framing the edges of the front and occasionally on either side of the door in addition. Pilasters are imitation square columns partly built into, partly projecting from a wall. The pilasters may be stone, plaster or timber and appear to carry the weight of the fascia and the wall above. Like columns they may be smooth or fluted and often supporting the cornice. The heads of pilasters or columns may be plain or decorated according to classical architectural convention: Doric, Ionic or Corinthian. Decorative carving on the pilaster caps and bases is a particularly beautiful feature of the traditional front.



O'Shea Shopfront Burke Street

Columns

An alternative to the pilaster is the column which is circular in shape and is often in marble with capital designed to classical convention.

Entablature

The lowest part of the *entablature* is the *architrave*. Next is the *frieze*, which is used as the *fascia* board and takes the lettering. Over this is the *cornice* which protects the lettering from the weather. Cornices and to a lesser extent architraves, may be elaborately detailed to increase their decorative effect.

Brackets

Frequently brackets (projecting supports) are found at the heads of the pilasters. Sometimes they stop underneath the frieze, but often they run through to the cornice acting as ends to the fascia-board. Brackets are of many designs, from scrolls to heaped profusions of foliage, fruit and even animals. Brackets, terminating fascia-boards are topped by caps like a mini-roof to stop the penetration of water.

Fascia

The nameboard of the typical shop can vary from the simplest fascia with painted or raised lettering to a highly decorative, carved classical entablature with elaborate consoles at the side and a cornice to throw off the rainwater at the top. Fascia boards are often angled to direct the sun at the shopper. Sign writing is only applied to the fascia and should not be applied higher up the facade.



Shopfront Main Street

Stall-risers

The use of stallrisers, which is the area below the display window, was originally a method of

reducing the expanse of glass as well as ensuring that the shopfront formed an integral part of the building.

Today it also has a practical benefit of providing protection for the window from feet, dogs and moisture. As a general rule, stallrisers should not be lower than the height of the adjoining pilaster base.

Window Shape, Proportions & Glazing Bars

Highly decorative vertical mullions (vertical divisions between the panes), dividing the windows, are a common feature of the traditional Irish shopfront. Typically, these often have a slim profile and can be plain or intricately carved. These perpendicular shop-fronts date from the mid-19th Century and derived from the introduction of 4 feet x 2 feet panes coupled with the unacceptability of large plate glass until the 20th Century. Many traditional fronts have been spoiled by the removal of the original vertical mullions to introduce a larger window. Where this has happened consideration should be given to dividing up the window with new mullions, producing a window with vertical strips.

Decorative Details

The consoles at either side of the fascia and the cornice are the principal areas for decorative features.

Traditionally, shutters were painted wooden panels which lifted out. Shutters for the outside of shop windows were mainly for practical use and were therefore quite plain; however, some were carefully crafted to give the shop an attractive appearance when closed. Such features are always worth preserving as they are unusual and pleasant features on the street.

Lettering and Painting

The hand-painted lettering of the nameboard is a special Irish craft and is one of the most important components of the traditional Irish shopfront. During the latter part of the 19th century several attractive forms of lettering were introduced: raised marble ceramic, channelled lettering and trompe l'oeil, which gives an artificial three-dimensional effect. The latter two forms are often found behind glass. When a shop changes ownership consideration should be given to retaining the original name, particularly if this has local historical significance. Old shop names,

particularly family names help to give the town a sense of place and identity. The old nameboard should be preserved or restored using traditional lettering and local signwriters.

Hand-painted advertisements on walls, old enamelled signs and hanging signs representing trades are features which add to the decorative quality of buildings. Shop-fronts are traditionally painted in strong colours.

5.3 Guidelines for New Shopfronts

The following criteria will apply when considering applications for development of shop fronts:

- 1 Shop-front advertisements normally should be restricted to fascia signs placed immediately above the shop window.
- 2 There should be normally not more than one hanging sign to each property frontage, and the bracket should not extend more than 80cm from the wall face and the lowest part of the sign a minimum of 2.2m above pavement level.
- 3 In the case of properties with multiple tenancies, the ground floor shop may have a fascia sign and one additional projecting sign may be permitted to the first floor premises. A plaque located at the front door should serve all additional tenants.
- 4 Where there is insufficient fascia space decorative lettering can be painted directly onto the display window, provided it is of an appropriate form.
- 5 Brand advertising is not acceptable on fascias and fascias should not link buildings of different styles.
- 6 Modern roller shutters result in a blank appearance during closing hours and render a dead street frontage. Thus, applications including such roller shutters will be deemed unacceptable.
- 7 Separate entrances to upper level residences should be retained and reinstated where feasible. Preference will be given to applicants adhering to this design criteria.

5.4 Advertising and Signs

The design and location of advertising and signs deserves careful consideration to ensure that the quality of the buildings and shopfronts is not obscured by a plethora of inappropriate, unnecessary and unsympathetic advertising.

5.5 Public Utilities and Street Furniture

It is the aim of the Council to improve the pedestrian environment in Fethard. To this end the Council will encourage the removal of incongruous items of street furniture, including poles, public signage, sandwich board lottery stands or other items which add to the visual clutter and detract from the streetscape and pedestrian safety.

The Council intends to remove cables and poles which are unsightly and to underground services in the centre.

The Council will pay particular attention to the nature and quality of materials used for pavements, streets, roads and car parks. Large expanses of tarmac are to be avoided, as are inappropriate colour brick and cobblelock in sensitive areas. The Council intends to continue with the pavement improvements on the square and other areas within the Architectural Conservation Area as funds allow.

Careful consideration will be given to the siting of new dustbins, street lighting, seating bollards, particularly in spaces dominated by pedestrian movement.

5.6 Fethard Town Design Guidelines

The purpose of these guidelines is not to achieve planning aims by dictate, but rather to create an awareness of the sensitivity of the general townscape and immediate environs and to demonstrate good house design principles. The Council does not seek to unreasonably restrict good quality contemporary designs. However, proposals which exhibit no adherence to these design principles will not be permitted. The design principles hinge upon a few simple rules, allowing ample scope for variation and self-determination. Designs can make clear reference to the urban vernacular without being retrospective, even where non-traditional elements such as conservatories are incorporated.



Terraced Streetscape Lower Green Street

The guidelines illustrate how planned town expansion can be of a scale and extent appropriate for the character of Fethard. The guidelines will apply to those areas that are contained within the town boundaries and immediate environs.

The detrimental impact of inappropriate style dwellings on the aesthetic character of the town bears testimony to the inherent need for professional expertise. All developers are encouraged to engage suitably qualified professional architects, a list of which may be supplied on request by the Royal Institute of Architects of Ireland. Implementation of good design principles need not incur additional costs, while the payment of professional fees can be offset as a sound investment enhancing the capital value of the dwelling.

5.6.1 Design Approach

The distinctive historical and vernacular character of the conservation area of Fethard and its rural hinterland should be acknowledged in the design of any new development. The character of Fethard has evolved in the past and bears testimony to the crafts of various trades and skills over time. The character is also derived from the interaction of physical features and human activities such as land-use patterns, settlement forms, and building designs. Thus, the visual character of a town should be assessed and new developments should be well related in pattern, scale and location to existing development.

Distinctive features such as church spires, town walls, the river and park area, views into the surrounding countryside or the interaction of a group of buildings or trees, lend to the unique character Fethard. New developments should not mask these special features; instead they should be

incorporated as integral elements of the town character. Older buildings such as forges, mill buildings and particularly those structures listed as protected structures in the Appendices of this PLAP provide a link to the past. Redevelopment or reuse of these buildings serves to retain the historic fabric of the town and may provide valuable community or employment facilities.

A number of valuable infill and derelict sites still exist in the town centre and the Council will support the reuse of such sites for appropriate uses. These sites are also identified in the Appendix.

Traditional design is often accepted as the right approach for development within the Architectural Conservation Area especially in relation to domestic buildings and infill development in a street frontage. By noting the important characteristics of surrounding property and applying these features in a traditional way, new buildings and extensions can be produced to respect existing form. Architectural innovation can still exist within this framework, thus avoiding hollow pastiche styles.

5.6.2 Conversion/Adaptation

Conversion and 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. A good example of this principle is the renovation of the Abbey Mill and the medieval townhouse adjacent to Court Castle.



Renovation of Historic Property Watergate Street

The intention of these guidelines is to provide a framework of policies which will permit the maximum degree flexibility in terms of design and choice, consistent with the objective of preserving and enhancing the buildings and spaces which give the Architectural Conservation Area its character.

5.6.3 New Buildings

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. The recent housing development on Barrack Street is an example of architectural continuity;

5.6.4 Extensions/Alterations

Extensions must complement the existing building. The extension should be subordinate in scale and in a form which 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;

5.6.5 Access Entrances/Gateways

Throughout the Architectural Conservation Area and mostly due to the retention of original street layouts, there are a substantial number of gated entrances to the rear and front of properties. The majority of these gateways are of sheet/corrugated tin and are in a state of poor repair or disrepair. The Planning Authority would seek the replacement of such gateways with hardwood sheeted gates/doors and will ensure such replacement where planning permission for development of lands is sought.



Poorly Maintained Rear Entrances/Buildings Watergate Street

5.7 Individual Building Design

5.7.0 Walls and Gables

The building materials selected for a new dwelling should display recognition of the materials which are prevalent in the locality. In this respect, the widespread use of plastered or rendered walls offers the strongest guideline. Building colour is a personal choice, however, it is advisable to observe and conform to the colours used on locally painted houses. Thus, in areas where white predominates, this or a very light coloured variation would be the most ideal colour choice.

Brickwork and stone/artificial stone are rarely successful in the urban environment and should be avoided. Similarly, features of brick and stonework cladding rarely yield a satisfactory appearance. The simultaneous use of several materials creates visual confusion and detracts from the building form. Thus, materials such as stone and brick should never be mixed and feature elements in different materials should be avoided. Rather buildings simplest in form and materials offer the greatest potential for eventual townscape/landscape integration.

The gable of a house should appear solid and not have too many window openings which in effect weaken the structure visually. A deep plan house often necessitates the insertion of gable windows, but where these are required the openings should be small and located away from the corner. A hipped-roof is quite appropriate for deep plans and it allows significant window openings.

5.7.1 Verges

Traditionally, the gable wall extended upwards above the roofline to hold and protect the vulnerable roof edge. It is now common practice for the roof verges and barge boarding to overhang the gable. The resultant effect of current design practice is visually unsatisfactory where the roof appears to float above the main structure.

Rainwater pipes can divide elevations strongly and thus should be brought to the side and painted in a colour to minimise the impact. Such simple remedial measures can serve to secure clear building form.

5.7.2 Roof Pitch and Finish

Slate represents the traditional roofing material in the urban context of Fethard; however remnants of thatch are evident in select locations. Slate and concrete/fibre tiling are the most commonly used

materials today. Slate is preferable to concrete tiles which do not look as clean nor wear as well. The use of natural slate throughout the conservation area will be a requirement of the Planning Authority. Throughout the town the use of heavy concrete roof tiles should be avoided, especially where detailed roof structures are proposed due to the bulk and form of such roof tiles. On all roof surfaces the use of darker colours such as those which imitate slate colours are preferable: black, blue/black or slate-grey. Red roof tiles are both alien and conspicuous in the Fethard environment and their use is discouraged.

All terraced buildings facing the main road should have a roof pitch in the region of 35-45 degrees while roof pitch on infill developments should respect neighbouring structures.

5.7.3 Chimney Design

The architectural history and architectural continuity of Fethard is evident in the design and detail of chimneys, particularly within the conservation area. Examples would include the large medieval chimneys located on Courts Castle and adjoining dwelling, industrial chimney on the disused condensed milk factory and the mix of chimney structures elsewhere throughout the conservation area. In contrast modern day chimneystacks are often displayed externally on gable end walls, whilst the capping used is commonly thin and weak in appearance. Centralised stacks at either end of the hall or the incorporation of gable end chimneys internally is more desirable reducing external confusion. The use of a block dimension below the capping renders a more solid appearance which is vital for today's large-scale buildings. The use of a robust clean chimney form is important as the chimney silhouette is very conspicuous. The Chimney above the roof may be finished in brick or render.

5.7.4 Dormers

The advantages of dormers are multiple: utilisation of valuable roof space, reduction of building costs, and minimisation of the apparent building volume. It is preferable that dormers are constructed of materials similar to that of the main structure. Flat roof dormers clad with timber sheets do not harmonise with the main roof structure and thus slated or tiled pitched dormers are more desirable. The Planning Authority will discourage the use of uPVC to externally clad dormer windows.

Half-dormers are traditional in Fethard and thus may be a useful design technique to integrate new buildings. Recognition of this vernacular house form will prove particularly useful for the incorporation of new buildings in a town setting.

5.7.5 Windows

The elevations of many older houses exhibit more solid than void and have a definite vertical emphasis. Modern houses have a greater tendency towards large windows which exploit views; however, these may render a weak façade with an undesirable horizontal emphasis and result in energy losses. Smaller windows of vertical or square proportions should be selected, nonetheless, where larger windows are used these should be subdivided to retain a vertical emphasis. The overall proportion of void to solid is critical: windows should not be too close together nor located near a corner.

5.8 Development outside the Architectural Conservation Area

More recent expansion of the town has been in the form of public and private housing estate development on the approach roads to the town, resulting in the expansion of the town particularly along the R689 towards Killenaule.

Future housing provision should reflect the socio-economic and demographic profiles of the town. New residential development shall provide a social mix by including a range of house types and sizes at appropriate densities as set out in the Development Control Section of this PLAP.

Housing schemes shall also consider the community needs of the village in terms of the requirement for services and other community facilities. The layout of housing schemes and individual dwelling unit design should enhance the overall character of Fethard and create a sense of security and identity for each scheme proposed.

5.9 Estate Design

Boundary treatment is a critical factor in town expansion given that new residential developments generally occur on lands more remote from the town centre. The outskirts of a town are important as they act as gateways which distinguish the town from the surrounding countryside. Thus, significant attention to design criteria is essential to protect and enhance the external view of the town. Notwithstanding the essential elements of building design outlined

above for development in the conservation area, design of indepth housing schemes can be divided into broad categories of scheme layout, roads layout and landscaping & open-space.

5.9.1 Scheme Layout

For new residential areas the layout should be legible with core areas, nodal points and edges. It should be secure and well inter-connected and encourage walking and cycling and a choice of routes. It should also provide for a cellular structure.

The layout should incorporate all natural and man-made features worthy of retention such as existing buildings, trees, hedges, streams and boundary features. Culverting of watercourses should be avoided.

Provide greater variety in design, dwelling type and size to enhance the visual attractiveness of the proposed development and to provide for different household sizes. The growing number of 1-3 persons households should be recognised and catered for. This maximises choice of location for residents and thereby reduces the need to travel

Consider higher densities subject to excellence in design quality. Higher density housing can be inherently energy efficient and can also save on materials. Higher density allows for sustainable use of existing resources and can provide sufficient population to support proposed community and public transport facilities. In this regard, the Department of Environment and Local Government Guidelines on Residential Density encourage higher densities, but place a firm emphasis on the importance of qualitative standards in relation to design and layout so as to achieve the highest quality of residential environment.

The living/social function of the buildings should dominate, not the road layout.

Within the layout certain buildings should perform a particular role, according to their position, such as, changing the direction of a road or enclosing/creating an open space

5.9.2 Road Layout

The residential road network should be based on the principles of environmental cells, with 'speed limits' achieved by road design. The speed limits for shared surface roads serving small "housing

cluster" developments should be 16 km./hr. and 30km./hr. for cul de sacs and access roads.

Residential roads should minimise the impact of car use. Speed limits as above can be achieved by devices including :- (i) the elimination of straight lengths of more than 40 metres for shared surface roads and 60 metres for cul de sacs and access roads; (ii) traffic calming devices and (iii) speed regulating curves. Traffic calming devices include shared surface for vehicles and pedestrians/children at play; different surface materials and colour variations; entrance treatments; road humps and pinch-points.

Speed limits enforced by design are preferred to those imposed by way of retro-fitted calming devices.

Roads should be laid out in such a way as to offer a series of alternative direct routes to any destination for the cyclist/pedestrian.

Grouped residential car parking, which should be overlooked by dwellings, should be considered as well as underground car parking, where density permits.

Residential roads should be designed so as to discourage parking of heavy goods vehicles (HGVs).

Roadway and footpath design should have regard to the recommended standards in the Dublin Transportation Office Guidelines. Layouts which seek to ensure low traffic speeds and greater priority for pedestrians and cyclists within housing areas will be encouraged and the design standards will be interpreted with this criterion in mind.

5.9.3 Landscaping & Open Space

Public open space should be integrated into the overall residential layout and should in all cases be overlooked and therefore informally supervised by surrounding dwellings.

Public open space should be visually as well as functionally accessible to the maximum number of dwellings within the residential area. Active recreational open space should also be within a reasonable distance of residential developments.

Apart from the main public open space areas, there is also a role for smaller more localised open spaces

Public open space corridors should provide for inter-connected, safe and secure pedestrian and cyclist movement

The landscape design, including the retention of existing features and their visual setting, must be incorporated into the initial layout design process. A generous provision of soft and hard landscaping of public open space and private open space, where appropriate, should be incorporated into the design.

As well as its aesthetic and amenity appeal and its shelter effect, vegetation absorbs carbon dioxide and emits oxygen. It can remove up to 75% of dust, lead and other particles from the air, helps maintain water balance on site and in the area and metabolises pollutants in ground water. Native trees and shrubs and native stock should be specified, where appropriate.

In the interests of bio-diversity, the landscape structure should create a network of maintenance free wildlife corridors linking with the nearby countryside.

Use recycled or salvaged materials in landscape construction works - paths, walls and features.

Design for reduced levels of landscape maintenance, reducing the use of herbicides and pesticides and the necessity for excessive machinery usage. Reduce or minimise high maintenance areas such as lawns, high maintenance planting

Develop sensitivity in adapting water courses to new urban use. Minimise culverting, encourage native waterside vegetation and regularise increased runoff. Maximise use of existing habitats and ecosystems rather than trying to create new areas.

Landscape design criteria should form a key aspect in the layout, form and urban design qualities of all new developments, but particularly those which form the boundary of Fethard. Outside views of the town should not be destroyed by neglecting the backs of gardens or buildings. The town should be contained along its boundaries by the use of appropriate native broadleaf species.

APPENDIX 3. SCHEDULE OF DERELICT SITES/OBSOLETE AREAS.

Ref	Location	Description
D01	Main Street North	Disused garage property, recently operated as B, A & K Service Station. Identified as Site 6 in the Fethard Town Renewal Scheme 2000.
D02	Chapel Lane North	Buildings on north side of the lane between Main Street and Sparagoulea. Identified as Site 1 in the Fethard Town Renewal Scheme 2000.
D03	Chapel Lane South	Buildings on south side of the lane between Main Street and Sparagoulea. Identified as Site 2 in the Fethard Town Renewal Scheme 2000 and some improvements carried out to date.
D04	Barrack Street North	Limestone mill building, three-storey, four-bay. Identified as Site 8 in the Fethard Town Renewal Scheme 2000.
D05	Barrack Street North	Mixture of buildings adjacent to and north east of site D04. Recently occupied by Fethard Electrical.
D06	Strylea	Previously thatched single-storey structures located on the east of public road between Barrack Street and Cannon Hayes Court.
D07	Main Street East	Three-storey, four-bay property facing west along Main Street and previously operated by T Mockler. Identified as Site 10 in the Fethard Town Renewal Scheme 2000.
D08	Main Street South	Visually poorly maintained property previously operated by R Gorey, Vitchualler.
D09	Main Street South	Town Hall, visually poorly maintained.
D10	Main Street South	Tishys Bar, visually poorly maintained
D11	Main Street South	Visually poorly maintained property previously operated by Dillons, Chemist. Identified as Site 30 in the Fethard Town Renewal Scheme 2000.
D12	Main Street South	Visually poorly maintained property located to the east of McCarthy's premises, three-storey, two-bay dominant structure with brick window detailing. Identified as Site 31 in the Fethard Town Renewal Scheme 2000.
D13	Watergate West	Derelict two-storey property adjacent to the river with associated walled yards and outbuildings. Identified as Site 23 in the Fethard Town Renewal Scheme 2000.
D14	Watergate West	Derelict outbuildings to the rear of dwelling. Identified as Site 24 in the Fethard Town Renewal Scheme 2000.
D15	The Valley	Old mill/warehouse building located between the Valley and the Clashawley River, currently occupied by the County Council and identified as Site 22 in the Fethard Town Renewal Scheme 2000.
D16	Burke Street North	Property located immediately to the west of Fethard Meats. Identified as Site 12 in the Fethard Town Renewal Scheme 2000.
D17	Burke Street North	Property located immediately from the west gable of dwelling which lies to the east of The Well Pub, incorporating single storey shed, gated entrance and 2 no. two-storey, single-bay dwellings. Identified as Sites 14 and 15 in the Fethard Town Renewal Scheme 2000.
DS18	Main Street North	Partially renovated with stone façade, concrete gothic arched windows and doorway. Identified as Site 3 in the Fethard Town Renewal Scheme 2000.

APPENDIX 4. OPPORTUNITY SITES DEVELOPMENT BRIEF

Town Renewal Scheme 2000

The town of Fethard, along with Cahir, Cashel and Killenaule has been included under the Town Renewal Scheme 2000. This scheme provides income tax and corporation tax relief for expenditure on certain residential, commercial and industrial developments. The termination date of the scheme is 31st July 2006 in respect of projects for which full planning applications have been received by the Planning Authority on or before the 31st December 2004.

In Fethard the scheme has identified a total of 36 individual sites to which the incentives apply. To date a number of sites have been improved, however there are still properties within the town which will lose out on the benefits of the scheme unless they are put forward for development in the near future. The schedule of sites included in Appendix 6 and 7 represent a number of such sites.

Site OP. 1: Cattle Mart.

Site of old army barracks, now occupied by the cattle mart. This site is bounded by sections of the town wall and located within the Architectural Conservation Area and the Area of Archaeological Potential of the town, close to the town centre. The site is 0.47 hectares in area and is zoned for town centre use in the Local Area Plan. There is good access and road frontage onto the public road at the junction of Barrack Street and Main Street. Given the area of the site and its proximity to the town centre, the site could be suitable for commercial/retail use or a mixed use retail and residential use. An essential part of any proposal would be assessment of impacts on the historic fabric of the town and associated archaeology. The redevelopment of the site should provide for improved traffic and pedestrian safety at the entrance, a minimal visual impact from the public road through the avoidance of standardised corporate logos, etc and buildings should contribute to the built form and respect the character of the town. No buildings will be permitted that will visually dominate the general streetscape and roofscape of the town.



The Mart Entrance

Site OP. 2: Chapel Lane.

This site is located on the north and south sides of Chapel Lane incorporating a number of disused and derelict structures with an approximate area of 0.14 hectares. The site stretches along both sides of the public lane with vehicular access from Sparagoulea only. The site is also located within the Architectural Conservation Area and the Area of Archaeological Potential of the town. While the identified site is shallow in depth, a key aspect to future development is the assembly of all lands in the vicinity of the site, some stretching between Chapel Lane and Main Street to the south and some between Chapel Lane and Convent Lane to the north. The Council acknowledges that future development of the identified site may rely on development on these neighbouring lands. The site has been identified for town centre use in the Local Area Plan and due to its restrictive access and nature, the most appropriate use would be residential/office or retail. New buildings should respect the character, form and massing of structures in the vicinity and the existing building line on Chapel Lane should be retained. Improvements to the pavement on the lane would also be required.



Chapel Lane from the Entrance on Main Street

Site OP. 3: Barrack Street Mill.

This site is located on the north side of Barrack Street, is zoned for town centre development in the Local Area Plan, is 0.2 hectares in area and located partly within the Architectural Conservation Area and the Area of Archaeological Potential of the town. The site is occupied by a three-storey, four-bay robust mill/store building of limestone construction as well as a mix of other buildings recently used by Fethard Wholesale Electrical and associated yard space. Redevelopment of the site for all town centre uses would be acceptable provided the existing limestone structure is retained and suitably repaired. Adequate off street parking should be provided on the remainder of the site.



Disused Mill on North Side of Barrack Street

Site OP. 4: The Valley.

This site is located between the Valley and the Clashawley River, is triangular in shape with a

total area of 0.28 hectares. The site is located within the Architectural Conservation Area but outside the Area of Archaeological Potential of the town. The site is occupied by a small number of outbuildings and is mostly under grass. The northern boundary of the site is formed by the river walkway with a number of associated mature broadleaf trees while the boundary to the public road is formed by a stone wall. The site is zoned for residential development in the Local Area Plan. The site has previously been identified for amenity use in the Fethard Town Development Plan 1999.



Site at The Valley

Any proposed development will be required to provide a strong streetscape onto the Valley. Buildings should also address the river and the existing river walk and associated trees should be incorporated into the overall development. The improvement of overlooking, security and public use on the walkway will be key elements of any proposal. Building form, design and type should be traditional incorporating design elements evident throughout the built fabric of the town while density and site coverage should reflect the location and existing character of the area. All car parking should be provided on the site.

Site OP. 5: Council Depot.

This site is located at the junction of the Valley and Watergate Street and is 0.14 hectares in area. The northern boundary of the site is formed by the Clashawley River while the site is currently occupied by a rough rendered, two-storey three-bay structure with associated yards and out buildings. The site is located within the Architectural Conservation Area and the Area of Archaeological Potential of the town.



County Council Depot

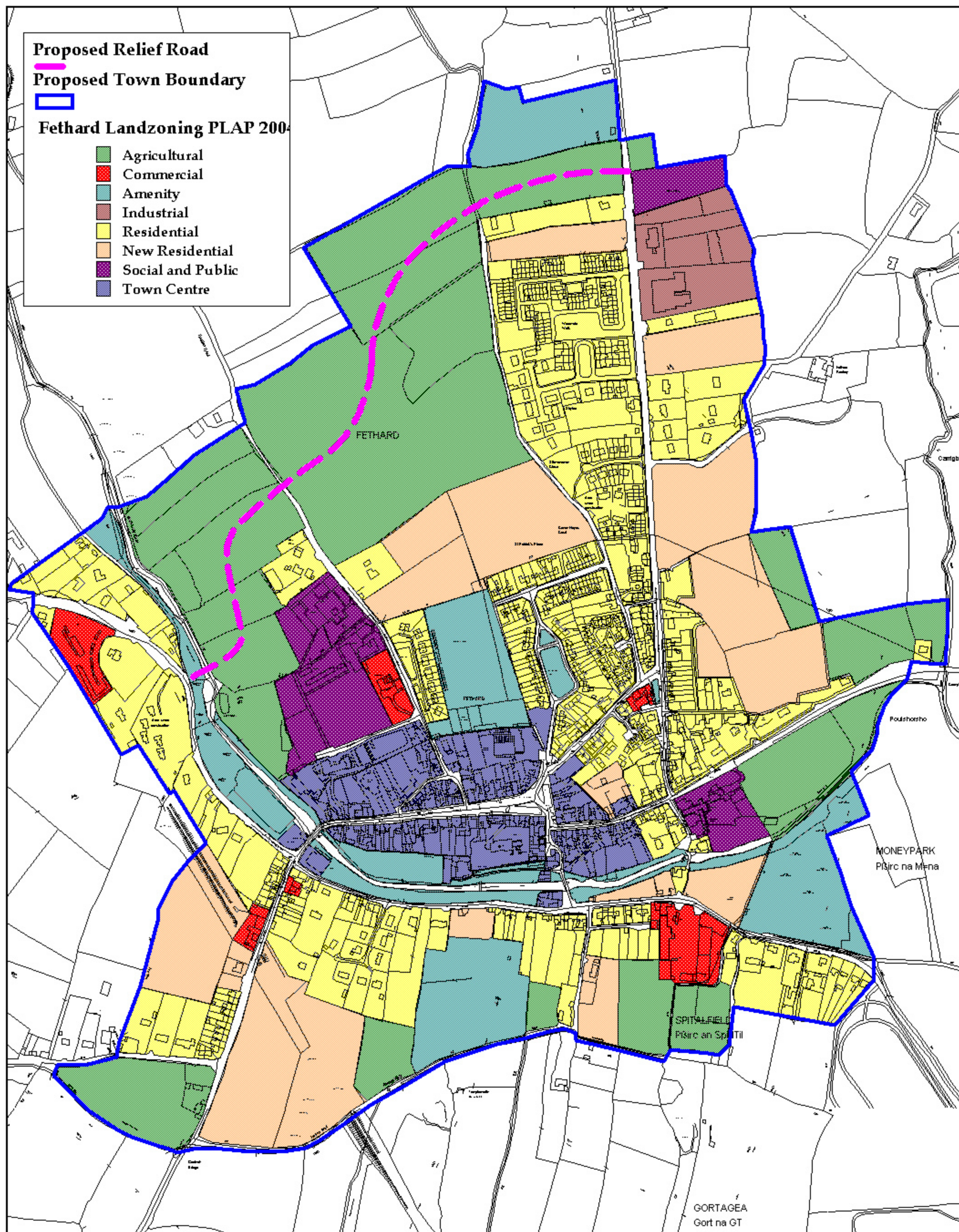
The site has previously been identified for commercial use in the 1999 town plan. The Local Area Plan will permit all town centre uses on the site, however, given the lack of an adequate amount of quality tourist bed spaces in the town and the need to attract tourism to the town, it is hoped that the site may attract a suitable high quality bed and breakfast or tourist hostel. Any development proposal should ensure the retention and redevelopment of the main structure on the site and improve overlooking and security of the river and amenity lands in the vicinity. Redefinition of the public road at the adjacent junction should allow improved safety and access

to the site and the provision of adequate off-street parking and suitable landscaping.

Site OP. 6: Lands North of Burke Street

This site is located between Burks Street and barrack Street and bounded on the west by the Town Wall. The remaining boundaries front onto existing residential properties. The site is rectangular in shape with a total area of circa 0.3 hectares. The site is located within the Architectural Conservation Area and the Area of Archaeological Potential of the town. The site is occupied by a small number of disused outbuildings and is mostly vacant. The site is zoned for new residential development in the PLAP. Access to the site is from Burke Street but at present is restrictive and will require improvement.

Any proposed development will be required to provide a new access and strong streetscape onto Burke Street. The internal layout should allow communal public access to the town wall and the wall should be renovated, secured from future damage and incorporated into public open space. Building and general layout should ensure the preservation of existing residential amenity and privacy on adjoining sites. Building form, design and type should be traditional incorporating design elements evident throughout the built fabric of the town while density and site coverage should reflect the location and existing character of the area. All car parking should be provided on the site.



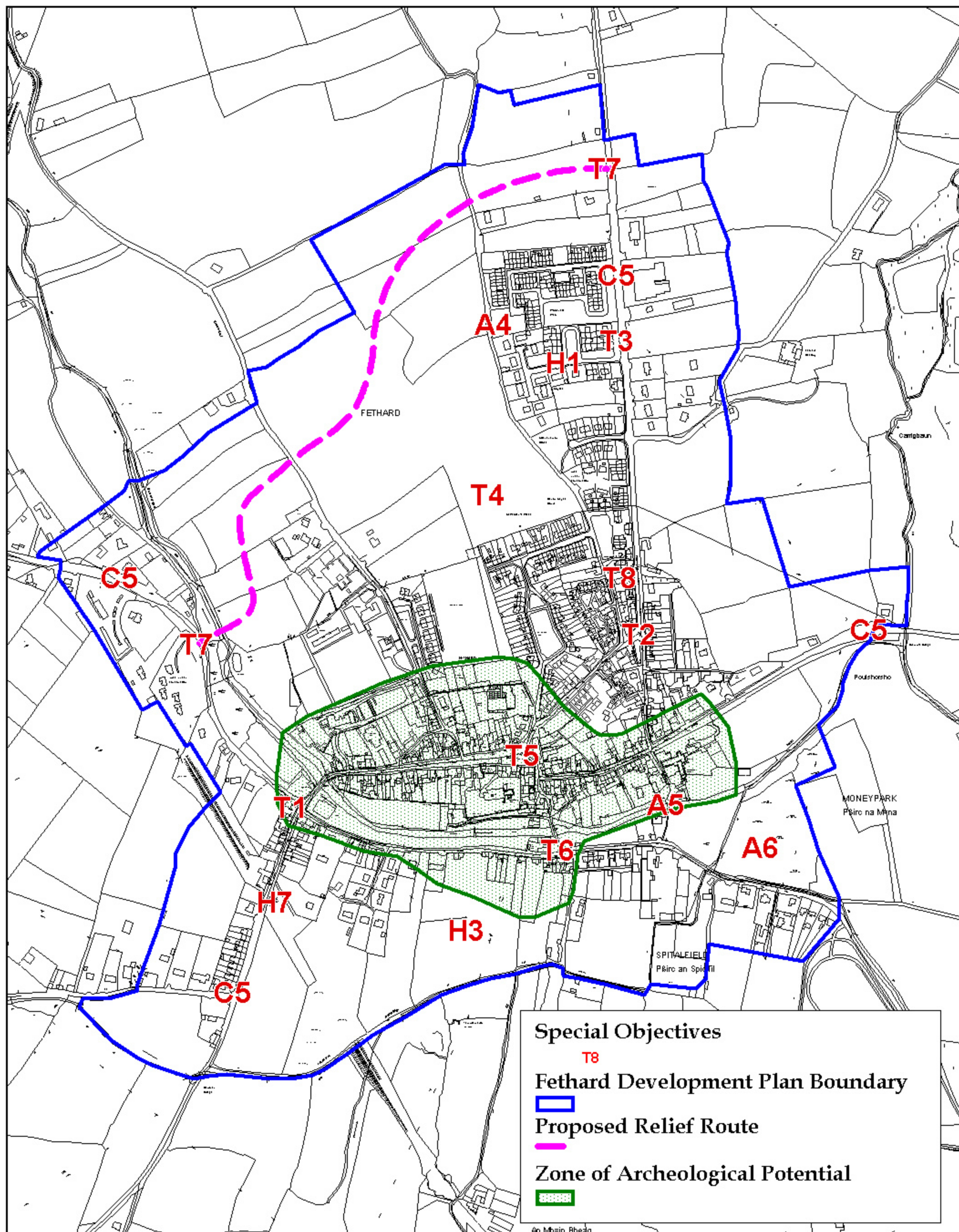
**South Tipperary
County Council**

Fethard Town PLAP **Map No. 1: LANDZONING**

**Drawn By: H O'Brien
C Lee**

Not to scale

August 2004



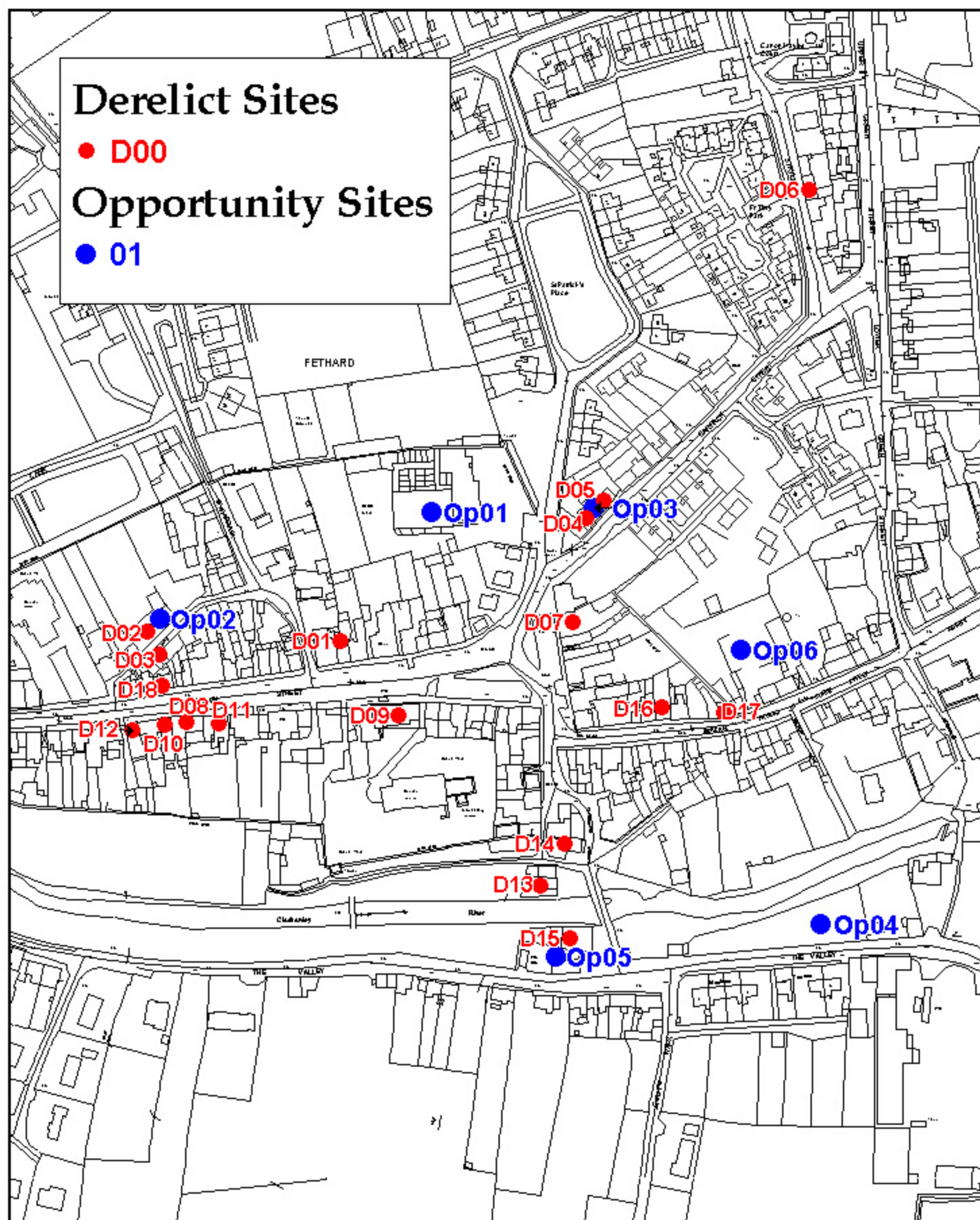
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Fethard Town PLAP Map No. 2: Specific Objectives

**Drawn By: H O'Brien
C Lee**

Not to scale

August 2004



South Tipperary
County Council

Fethard Town PLAP Map No. 3:

Opportunity sites and Derelict Sites

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C Lee

August 2004

Not to scale