

APPENDIX

TO
**HABITATS DIRECTIVE ASSESSMENT
- SCREENING REPORT -**

IN ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 6(3) OF THE EU HABITATS DIRECTIVE

OF THE
**NORTH TIPPERARY COUNTY DEVELOPMENT PLAN
2010-2016**

**TABLES SHOWING: ASSESSMENT OF POTENTIAL
AND RESIDUAL IMPACTS OF POLICIES AND
OBJECTIVES**

for: **North Tipperary County Council**
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Table 1 Assessment of Impacts of Policies and Objectives on SPAs - Pt 1

Policy/Objective found ¹ to have the potential to affect Natura 2000 sites	Lough Derg (Shannon) SPA (Site Code 0004058)			River Little Brosna Callows SPA (Site Code 0004086)			Middle Shannon Callows SPA (Site Code 0004096)			Slievefelim to Silvermines Mountains SPA (Site Code 0004165)			Slieve Bloom Mountains SPA (Site Code 004160)			Avoidance / Mitigation Measures	Residual Impacts	
	Potential impacts			Potential impacts			Potential impacts			Potential impacts			Potential impacts					
Goal / aim / policy / objective	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Policies / Objectives contained in Plan	Other Instruments ²	
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable, scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District Services Centres in this Plan and in the Mid-West RPGs.	-	X	X	-	-	-	-	-	-	X	X	X	-	-	-			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisaged role of the Local Services Centres in this Plan and in the Mid-West RPGs.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and HSG13.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X	none		
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional environmental circumstances.	X	X	X	X	X	X	X	X	X	-	X	X	-	X	X	none		

¹ (ref. Section 8 of SEA Environmental Report)

² **HD:** The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC) (Habitats Directive)

NBP: UN Convention on Biological Diversity 1992 - National Biodiversity Plan 2002 is as a result of this

BD: The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive)

BW: Bathing Water Directive (76/160/EEC)

WFD: The Water Framework Directive 2000/60/EC

WA: Wildlife Act 1976 and Wildlife (Amendment) Act 2000 (Wildlife Act)

R: Convention on Wetlands of International Importance (Ramsar)

WW: Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC)

<p>Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11. In certain circumstances the assessment of developments within these areas will require the applicant to submit a Hydrogeological Impact Study based on risk analysis and borehole data.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy ENV 22: Rural Diversification It is the policy of the Council to encourage the sustainable development of alternative rural based enterprises, where the following criteria are met: a) buildings/works shall be designed, located and screened such that they will not take from the rural character and appearance of the area; b) the activity will not take from the amenities of the residents living in the area; and c) the activity will not result in the creation of a significant traffic hazard. d) ensure that buildings in visually sensitive areas address the surroundings; e) The development is in line with national policy on access onto national primary and secondary roads.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy ENV 22a: Expansion of the Agricultural Sector: It is the Policy of the Council to: • Encourage expansion and employment in the agricultural sector and the agricultural related industries such as forestry, peatlands, agri-tourism etc; • Liaise and work with the other agencies such as Leader, County Enterprise Group, Farming organizations, Voluntary Groups and Community Forum to develop economic social and physical benefits for the rural community and its service base; • Ensure that buildings in visually sensitive areas address the surroundings; • Ensure that the development would not prejudice the future agricultural operation of the farm.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy ENV 22b: Farm Shops: It is the policy of the Council to encourage that proposals for retail development on a farm where it can be clearly demonstrated that: a) the products to be sold are primarily produce grown of the farm holding b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and c) the proposed use will be ancillary and relevant to the farm business; d) the scale and nature of the accommodation proposed for retailing and the size, design, materials and siting of any new building or extension conforms with the existing buildings of the farm; and e) the proposal does not harm the rural character of the landscape and amenities of the locality and f) the development will not result in the creation of a significant traffic hazard. Developments of this nature within Special Landscape Zones, High Amenity Areas and Protected Views will only be permitted in exceptional circumstances. g) The development is in line with national policy on access onto national primary and secondary roads.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Specific Objective EV18 To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Specific Objective EV19 The Council will seek to support those families wishing to remain on the land and accordingly the Council will favourably consider rural diversification intended to supplement farm income such as • specialist farming practices, e.g. flower growing, equine facilities, poultry, mushroom growing, specialised animal breeding. • farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development control policies of the Plan. • the production of organic and specialty foods to meet the increase in demand for such products. • the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Specific Objective EV22 To require buildings and structures in visually sensitive areas: - to be sited as unobtrusively as possible; - to be clustered to form a distinct and unified feature in the landscape; - to utilise suitable materials and colours; and - to utilise native species in screen planting in order to integrate development into the landscape.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Specific Objective EV23 To support agricultural activities which encourage bio-diversity and the National Biodiversity Plan.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Specific Objective EV25: It is an objective of the Council to encourage the sustainable use of natural resources for the planting of forestry.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Specific Objective EV26: It is an objective of the Council to implement the Indicative Forest Strategy to encourage the development of forestry and forestry related industries in locations identified in the strategy having regard to local considerations and relevant national forestry guidelines as provided in the local area plans.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none

Policy ENV 29: Supply of Quarries: It is the policy of the Council to promote an environmentally sustainable approach to minerals planning, in particular by: preventing the wasteful use or sterilisation of mineral resources; encouraging the use of secondary and recycled aggregates; and seeking to secure future levels of mineral production that respect the nature and scale of the environmental constraints in the County.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV32 It is an objective of the Council to implement the provisions of the Waste Management Hierarchy and the current Waste Management Plan for the Midlands Region. As a result, developments in the county will be expected to take account of the provisions of the Waste Management Plan for the Midlands Region and adhere to those elements of it that relate to waste prevention and minimisation, waste recycling facilities, and the capacity for source segregation.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X	none	
Policy ENV 33: Recycling Facilities: It is Council policy to provide infrastructure for re-use, re-cycling and disposal of residual waste through different arrangements throughout the County where feasible and where resources permit.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV35 It is an objective of the Council to provide bring centres in villages and towns within the County.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV36 It is an objective of the Council to implement the National Waste Prevention Programme at Local Authority level.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV37 It is an objective of the Council to provide as a matter of priority organic waste separation as a requirement for waste management in the County.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV38 It is an objective of the Council to support the provision of facilities for the proper recovery and disposal of household waste	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV39 It is an objective of the Council to support the implementation of an integrated waste management system for the household sector through segregated waste collection and the provision of bring banks and recycling centres	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV40 It is an objective of the Council to encourage the private sector to provide appropriately sited and designed facilities for the transfer, sorting and recovery of waste streams.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV41 It is an objective of the Council to support the provision of infrastructure for composting and other forms of bio waste.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV42 It is an objective of the Council to support and encourage the private sector in the provision of appropriately sited and designed facilities for end of life car re-cycling facilities to comply with the European Parliament and Council Directive 2000/53/EC	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV43 It is an objective of the Council to establish a Civic Amenity Centre in Thurles.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none	
Specific Objective EV44 It is an objective of the Council to implement and support the provisions of the Midlands Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use/re-cycling or disposal with energy recovery of waste material.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Specific Objective EV45 It is an objective of the Council to use statutory powers to prohibit the illegal deposit and disposal of waste materials, refuse and litter, and to authorise and regulate waste disposal within the county in an environmentally sustainable manner.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	
Policy ENV 38 : Cemeteries: It is the policy of the Council to facilitate the provision of burial grounds at appropriate locations throughout the County in consultation with local communities	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X	none	
Policy ENV 41: Development of Contaminated Lands: It is the policy of the council to require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement within the Council in relation to proposals for developments on land which is or may be contaminated.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X	none	
Chapter 5: Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---	
Policy HSG 2: Housing in Urban Areas and on the Urban Fringe It is the policy of the Council to encourage/support new housing on land zoned for residential development or for a mixture of residential and other uses in towns and villages based on the neighbourhood concept, as follows: a) to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population; b) to conform with the DoEHLG 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the accompanying Urban Design Manual c) to provide suitable and supervised amenity areas for children, teenagers and adults; d) to retain, where possible, man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (e.g. attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments, etc.); and e) to provide high quality residential layouts that are traffic calmed by design.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none	

<p>Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both:</p> <ul style="list-style-type: none"> Residential use; and a mixture of residential and other uses <p>Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG 4: Village Housing</p> <p>It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house nature are restricted outside of these village boundaries.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 5: Village Facilities</p> <p>It is the policy of the Council to seek improved village facilities as part of new housing development, including:</p> <ul style="list-style-type: none"> Overlooked open space/village green Crèche Shop where deemed necessary Streetscape improvement Landscape planting, particularly on village edges Adequate provision of community and social infrastructure Footpaths and lighting. 	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 6: Serviced Sites in Villages</p> <p>It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone developments or as constituent part of other developments.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Specific Objective H2</p> <p>The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Specific Objective H3</p> <p>The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance of villages.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Specific Objective H4</p> <p>The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution Scheme and through the Tidy Towns programme.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	none
<p>Policy HSG 8: Rural Housing on the Open Countryside</p> <p>It is the policy of the Council to permit new houses in the open countryside where:</p> <ol style="list-style-type: none"> The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or; Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and The house is for that person's own use; and the applicant can demonstrate that he/she is eligible under the above criteria. 	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met:</p> <ol style="list-style-type: none"> the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and the design of the house accords with the Rural Housing Guidelines 2009 prepared by the Council in 	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that:</p> <ol style="list-style-type: none"> New housing shall, where practicable, share existing entrances and access roads The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes; Existing hedge rows shall be maintained where practicable; and The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009. 	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none

<p>Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances:</p> <p>a) Adjacent to existing villages and rural clusters;</p> <p>b) Adjacent to existing rural landmarks such as school, church, or pub;</p> <p>c) Within or adjacent to a formal farmyard or courtyard not in active use; and</p> <p>d) Where the natural landform provides for safe access, good screening, suitable ground conditions in accordance with the 'Guidelines for Rural Housing'; and</p> <p>e) The development will provide a minimum of one unit for affordable housing.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X		none
<p>Policy HSG 12: Rural Housing in Pressure Areas: It is the policy of the Council to resist one-off houses in the following pressure areas:</p> <p>a) Areas of Primary Amenity or identified as unsuitable for houses in the County Landscape Character Assessment;</p> <p>b) Motorways, National Primary, National Secondary, Class 1A and Class 1 Regional Roads (Refer to Policy TRANS 7)</p> <p>c) Pressure Areas around Limerick, and</p> <p>d) The radial routes around the urban centres of Nenagh, Thurles, and Newport and the Regional Road Radial Routes around Roscrea, Templemore, Borrisokane, Cloughjordan and Birr Environs as identified on the County Designations Map.:</p> <p>Policy HSG 12 will be strictly enforced in pressure areas, however, exceptions (E) may be made to Policy HSG 12 as follows:</p> <p>E1 The applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E2 On Class 1A Regional Roads outside of (d) above where the applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E3 On Class 1 Regional Roads outside of (d) above (Section 7.5.2 Table 7.4), the Council will permit houses for a son or daughter, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road.</p> <p>E4 In the Pressure Area around Limerick and the non-radial routes in the pressure areas around towns, the Council will permit houses in the following circumstances: E4.1 The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or; E4.3 Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or E4.4 A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and E4.5 The house is for that person's own use; and E4.6 The applicant can demonstrate that he/she is eligible under the above criteria.</p> <p>E5 On radial routes outside of (b) above (Section 7.5.2 Table 7.3 and 7.4), the Council will permit a house for a direct family member of the landowner who has derived some farming income from the landholding since 2000, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance. Onto the Class 1 Regional Road the Council may consider one additional entrance onto a radial route where no other opportunity exists to provide an access.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X		none
<p>Policy HSG 13: Housing in the High Amenity Area: It is the policy of the Council to resist houses in the High Amenity Area except for the following:</p> <p>(i) Persons who were born in the rural High Amenity Area and within 5km of the proposed location or lived in the rural High Amenity Area within 5km of the proposed location for any 10 year period of that person's life or;</p> <p>(ii) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding;</p> <p>(iii) The proposed development does not interfere with views to or from the lake; and</p> <p>(iv) The siting, design and layout will not take from the character or uniformity of the landscape;</p> <p>(v) The house is for that person's own use; and</p> <p>(vi) The applicant can demonstrate that he/she is eligible under the above criteria.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X		none
<p>Policy HSG 14: Replacement of Existing Dwellings in the Countryside: It is the policy of the Council that in considering the replacement of existing dwellings in the rural countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>c) The proposed dwelling will be designed strictly in accordance with the guidelines contained in Chapter 9 and Rural House Design Guidelines prepared by the Council in 2009;</p> <p>d) The proposed floor area shall accord with guidelines on plot sizes as set out in Chapter 9;</p> <p>e) The development will not result in the creation of a serious traffic hazard.</p> <p>For application within Pressure Areas or High Amenity Areas, that the applicant(s) comply with the local need criteria set out in Policies HSG12 and HSG13.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X		none

<p>Policy HSG 14(a): Reuse of or Extension to Existing Dwellings in the Countryside: It is the policy of the Council that in considering the reuse / extension of existing dwellings in the countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The development will not result in the creation of a serious traffic hazard;</p> <p>c) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>d) The proposed extension will be designed strictly in accordance with the guidelines contained in Chapter 9 and in the Rural Housing Design Guidelines prepared by the Council in 2009;</p> <p>The proposed floor area shall accord with guidelines on plot sizes as set out in Section 8 and in any case be not greater than 240sqm or twice the existing floor area (which ever is greater).</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that:</p> <p>a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location;</p> <p>b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants;</p> <p>c) they would not result in adverse transport effects;</p> <p>d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land;</p> <p>e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area;</p> <p>f) developments in visually sensitive areas address their surroundings;</p> <p>g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and</p> <p>h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 .</p> <p>i) the development is in line with national policy on access onto national primary and secondary roads. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's adopted scheme of letting priorities.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.</p>	-	X	X	-	X	X	-	X	X	-	X	X	X	-	X	X	none
<p>Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A Strategy to Address Adult Homelessness in Ireland 2008 – 2013.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of community facilities at the nearest centre.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to implement the Guidelines on Childcare Facilities (2001) DoEHLG.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
<p>Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the County for the provision of childcare facilities.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none

Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as part of the overall complex of the nursing home.	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met: a) The applicant is direct family member of the current owner, who owns the cottage plot since 2000. b) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up. c) The development complies with the ribbon development criteria as set out in Section 5.2.3 (as amended by Variation No. 1). d) The existing dwelling and the new dwelling complies with the plot ratio criteria as set out in Chapter 9: Design Guidelines and General Standards Section 8.4.1 (as amended by Variation No. 1). Both wastewater effluent treatment systems shall be designed in accordance with the EPA Wastewater Treatment Manual (2000) for 'Single Houses'.	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Specific Objectives H6 It is an objective of the Council to seek the development of social and affordable units on a case by case basis, in accordance with existing local needs and special need requirements of the population of the area. H7 It is an objective of the Council to seek to provide adequate accommodation for Travellers in accordance with the need as identified in the Traveller Accommodation Plan and on-going assessments. H8 It is an objective of the Council to ensure that an appropriate mix of housing types, designs and sizes are provided within each housing or mixed use development as part of Part V proposals. H9 It is an objective of the Council that the allocation between social and affordable housing is made on a case by case basis depending on the identified social and affordable needs of the area within which the development is taking place. H10 It is an objective of the Council to reserve land within settlements and alongside existing educational facilities to allow for the provision of and expansion to education facilities. Furthermore it is an objective of the Council that the provision of new education facilities are location within existing settlements and to only allow out of town locations in exceptional circumstances.	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Chapter 6: Economy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy ECON 1: Employment Growth and Promotion: It is the policy of the Council to promote, encourage and facilitate enterprise and employment throughout the County, and to co-operate with other agencies including the private sector in order to provide employment opportunities.	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Policy ECON 2: Strategic Employment: It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Policy ECON 3: Other Plans: It is the policy of the Council to promote the development of strategic land banks in the Primary Service Centres as identified in Table 3.7, in accordance with the policy objectives set out in the Town and Environ Development Plans and Local Area Plans, including, an integrated development that will achieve: a) a high-quality, sustainable development; b) attract education, research and clean technology based industries; c) provide significant amenities, including a designed parkland; and d) all new buildings shall be of exceptional architectural quality.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	none
Policy ECON 3(a) Masterplan for Archerstown, Thurles: It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following: (a) the infrastructural requirements to service current and planned development in the area; (b) the improvement and expansion of employment uses on existing sites and adjacent lands; (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and startup employment activity; (d) the consolidation of existing residential development and; (e) the provision of limited new residential development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 4: Masteplan for Lisheen Mine Site: Moyne Templetuohy, Thurles: It is a policy of the Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development of lands situated at Moyne Templetuohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for the following: (a) promote the use / development / production of renewable technologies or their by-product; (b) use of suitable lands to provide for industries / employment / clean technology based industries not currently provided for within the County. (c) a high quality sustainable development (d) provide significant amenities, including a designed parkland, (e) reuse of existing infrastructure within the mine complex wherever possible.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 5: E-Towns	-	X	X	-	X	X	-	X	X	-	X	X	-	-	X	X	none

It is the policy of the Council to work with other statutory bodies to identify sites for E-Town developments and to facilitate and encourage such developments within the County.																			
Policy ECON 6: Community Enterprise Centres It is the policy of the Council to support the provision of Community Enterprise Centres in Cloughjordon, Roscrea, Rearscrew, Thurles, and at other locations in the County as they are identified, subject to the proper planning and sustainable development of the area.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X				none
Policy ECON 7: Economic Development Lands: It is the policy of the Council to seek to promote and diversify the local economy as prescribed under the National Spatial Strategy, Mid West Regional Planning Guidelines and in accordance with the County's agreed settlement hierarchy which provides for balanced development.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
Policy ECON 7(a): Economic Development Lands: It is the policy of the Council that future economic development throughout the County be largely based on the County's settlement hierarchy having regard to the following: • each towns/areas role within the hierarchy; • its existing size; • its function within the hierarchy; • its capacity for sustainable growth. However, there is a positive presumption throughout the County in terms of employment creation and growth, and consequently the Council will examine all proposals within other locations on a case by case basis.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X				none
Policy ECON 10: Non-Conforming Uses: Where authorised commercial or employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation and sustainable expansion, provided they do not seriously take from the zoning objective for the area, be visually intrusive on the landscape or result in the creation of a traffic hazard. Where such uses have ceased the Council will seek their redevelopment for new use that conforms to the zoning pattern in the area.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X				none
Policy ECON 11: Rural Employment: It is the policy of the Council to facilitate the development of small-scale rural enterprises or the proportional expansion and/or diversification of existing authorised rural enterprises provided that such development: a) is a conversion of an existing building or a new building that protects rural character of the area; b) does not take from the rural character of the landscape; c) the proposed building design/site works do not take from the rural character of the landscape; d) the development does not result in the creation of a significant traffic hazard. e) ensure that developments in visually sensitive areas address the surroundings; f) the development is in line with national policy on access onto national primary and secondary roads; g) the proposal is compatible with the neighbouring landuses; h) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9; i) conforms to the requirements of sustainable development as set out in this Plan.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
Policy ECON 12: Commercial Uses in Rural Areas It is the policy of the Council not to encourage commercial or industrial development in the open countryside, which would be inappropriate by virtue of size, scale, and hours of operation, traffic congestion or nature of use. However, the Council will support proposals for commercial/industrial activity in the open countryside where: a) the proposed building design/site works do not take from the rural character of the landscape; b) the proposal is compatible with the neighbouring landuses; c) the development does not result in the creation of a significant traffic hazard; d) ensure that developments in visually sensitive areas address the surroundings; and e) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9 . f) The development is in line with national policy on access onto national primary and secondary roads. g) The development conforms to the requirements of sustainable development as set out in this Plan. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
Policy ECON 13: Tourism around Lough Derg: It is the policy of the Council to support the sustainable development and improvement of activities and infrastructure supporting water and marine based activities as well as shore side activities including jetties and marinas provided that such development accords with policies ECON 14, 15 and 17.	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-				none
Policy ECON 15: Rural Tourism: It is the policy of the Council to support rural tourism at existing locations such as farmyards, pubs, and hotels. Such development may provide an extension to the existing building or new accommodation. Such accommodation must be part of an integrated tourism plan and be available for short-term letting only.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
Policy ECON 16: Location of Tourist Facilities: It is the policy of the Council to ensure that new tourist facilities, including sport and recreation facilities, are located in existing settlement centres where they can be supported by, and provide support for, existing services.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
Policy ECON 17: Large-scale Integrated Tourism-Leisure-Recreational Complex: It is the policy of the Council to encourage the sustainable development of major integrated Tourism-Leisure-Recreational complexes on large land holdings provided that a full planning application is submitted, and includes an 'Integrated Tourism Plan that provides for: a) the preservation of the rural character of the landscape, b) the integration of the development into the open countryside,	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none

<p>c) significant and intensive landscaping of the site and</p> <p>d) traffic impact assessment</p> <p>e) adequate treatment of effluent.</p> <p>Such development will not generally be considered in areas considered unsuitable in the County Landscape Character Assessment.</p>																			
<p>Specific Objectives:</p> <p>E1 It is an objective of the Council to undertake an Employment Land Survey during the lifetime of the Development Plan to identify likely enterprise and employment trends within the County and the optimal location and quantum of zoned land to achieve a sustainable employment, subject to resources.</p> <p>E2 To examine the feasibility of implementing the Lough Derg Marina Study in compliance with the provisions of the Habitats Directive (92/43/EEC). This will be done in cooperation with Clare County Council, Galway County Council and Shannon Development.</p> <p>E3 To examine the feasibility of implementing of the Lough Derg Tourism Strategy and Lough Derg Tourism Cluster programme in compliance with the provisions of the Habitats Directive (92/43/EEC).</p> <p>E4 The Council will co-operate with appropriate agencies in promoting tourism and securing the development of tourismbased enterprises in suitable locations;</p> <p>E5 Support the development of a lookout facility overlooking the lake with parking on the R493 between Coolbawn and Kilgarvan;</p> <p>E6 It is an objective of the Council to seek an overall provision of bed spaces in the County in the life of the Plan and to work closely with all interest groups to seek this end.</p> <p>E7 To review the requirement for additional commercial and employment land in and around the towns of Nenagh, Templemore, Roscrea and Thurles and provide additional land for such uses where required.</p> <p>E8 It is an objective of the Council to encourage and support, in co-operation with Enterprise Ireland, the North Tipperary County Enterprise Board, Shannon Development and other local development bodies, the development of further small to medium scale indigenous industries and services. Further to promote the establishment of a number of small incubator units within designated area to accommodate new business start-ups.</p> <p>E9 It is an objective of the Council to co-operate and seek to facilitate local community based development groups in development industrial clusters as appropriate.</p> <p>E10 It is an objective of the Council to seek the appropriate re-use of brownfield sites in towns and villages around the County.</p> <p>E11 It is an objective of the Council to seek to further develop Nenagh as a cycling hub and as a centre for tourism within the County.</p> <p>E12 It is an objective of the Council to support, encourage and promote sports tourism within the County and to work with sporting clubs and tourism organisations throughout the County to seek this end.</p> <p>E13 It is an objective of the Council to seek ways of promoting North Tipperary as a gateway to the Slieve Bloom Mountains and to work closely with all interest groups to seek this end.</p> <p>E14 It is an objective of the Council to support, encourage and promote heritage tourism and festivals within the County and to work with heritage groups, tourism organisations and other interest groups throughout the County to seek this end.</p> <p>E15 It is an objective of the Council to support the sharing of community facilities, including school facilities, throughout the County, for use by all community organisations, in order to maximise the investment which has been made in them.</p> <p>E16 It is an objective of the Council to support tourist attractions in the County which are listed in the North Tipperary Tourism Company publications.</p> <p>E17 It is an objective of the Council to co-operate with appropriate bodies in working towards providing an understanding to communities and visitors of, waterway corridors and wetlands where feasible and appropriate.</p> <p>E18 It is an objective of the Council to further develop Roscrea as a Heritage Town within the County and the Region and to examine the feasibility of developing the concept of the Ely O'Carroll Tourism, linking Roscrea and Birr, subject to resources.</p> <p>E19 It is an objective of the Council to support and facilitate the continued development and expansion of third level institutions in North Tipperary including the Tipperary Institute the Garda Training College in Templemore, Gurteen Agricultural College, St. Patrick's College in Thurles and the Civil Defence Training Facility in Roscrea, and to work with these and other agencies to development and grow a spirit of enterprise and innovation in Secondary Schools in the County.</p>																			
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		none
<p>Policy ECON 30: Large Scale Industrial / Commercial Uses in the Open Countryside: It is the policy of the Council to consider large scale industrial/ commercial uses in the open countryside, on sites identified by the Council for these uses.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X		none	
<p>Policy ECON 31: Small Industrial uses in Rural Villages: It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development;</p> <p>(a) does not impact negatively on the residential amenity of adjoining properties,</p> <p>(b) the development does not result in the creation of a significant traffic hazard;</p> <p>(c) the development does not impact negatively on the environment</p> <p>(d) the development does not take from the character of the village</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X		none	
<p>Policy ECON 32 Bio-Energy and Bio-Technology</p> <p>It is the policy of the Council to facilitate the sustainable development of Bio-Energy and Bio-Technology Enterprises within the County subject to normal sustainable planning and development criteria.</p>	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X		none		

Specific Objective E22 It is an objective of the Council to accommodate and support new Bio-Energy, Bio-Technology and similar ancillary developments throughout the County. An example of such lands would include land at Garravalley, Ballymackey, Nenagh, County Tipperary north of new M7 (Castletown to Nenagh route), east of Ballymackey Road, should these lands be deemed appropriate.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Chapter 7: Infrastructure and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy TRANS 1: Mid-West Area Strategic Plan: It is the policy of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan and to co-operate with other local authorities in achieving these findings and recommendations as appropriate.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X	none
Policy TRANS 3: Transport Investment: It is the policy of the Council to encourage and facilitate transport investment within the County, the Mid-West, and other Regions, in order to create effective links and to reduce travel times between the main towns and to maximise the cohesion and critical mass of the region and improve intra and inter-regional connectivity. In this regard, it is also the policy of the Council to co-operate with the adjoining local authorities to achieve these effective and improved links.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Policy TRANS 4: National Policies: It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Policy TRANS 5: Route Corridors: It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	none
Policy TRANS 9: Local Road Network: It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Policy TRANS 11: Contributions toward Improvement Works: It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none
Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction. INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme INF13 To provide traffic calming schemes as deemed necessary INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of structural conditions or alignment INF16 To preserve the character of rural roads INF17 Control advertising on all roads and particularly on approach roads to settlements INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development. INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability. INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability. INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road). INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary. INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan. INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system.	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none

<p>INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and private operators of public transport.</p> <p>INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow.</p> <p>INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle.</p> <p>INF30 To work with Failte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the County.</p> <p>INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.</p>																			
<p>Policy SERV 6: Water Abstraction It is the policy of the Council to endeavour to facilitate developments, by allowing the potential water resources of the County to be utilised, where possible, subject to appropriate safeguards.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				none
<p>Policy SERV 6(a): Water Abstraction: It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water supplies within North Tipperary, subject to compliance with environmental and ecological legislative requirements.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
<p>Policy SERV 11: Treatment Plants in Villages: It is the policy of the Council, in considering planning applications for housing in villages, where sewage treatment facilities are inadequate, to require an applicant, following on the adoption of a Supplementary Contribution Scheme by the Council under Section 49 of the Planning and Development Act 2000, to provide a wastewater treatment system of a scale and design which is equal or in excess of the immediate needs of the proposed development, so the spare capacity can then be used to accommodate future development. The scale of the development should comply with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the DoEHLG in 2008.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
<p>Policy SERV 12: Cluster Developments: It is the policy of the Council in considering planning applications for cluster developments under Policy HSG 11 to provide, where a common wastewater treatment plant is not appropriate, adequate individual treatments plants to appropriate EPA Standards for each dwelling on a minimum site of ¾ acre.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
<p>Policy SERV 13: Pumping Stations: It is the policy of the Council to discourage the use of communal/shared sewerage pumping stations in residential development proposals. Development proposals involving gravity based drainage systems will be the preferred solution. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems may be considered.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
<p>Specific Objectives INF32 To seek a reduction of unaccounted-for water from the present level. INF33 To carry out the capital works as set out in the current Assessment of Needs Programme and the DoEHLG current Water Services Investment Programme with respect to both water supply and wastewater facilities as resources allow. INF34 To implement the objectives of the Sludge Management Plan, particularly in respect of hub centres, transport of sludge and storage facilities. INF35 To examine the feasibility of providing constructed wetland as part of tertiary treatment at some of the existing treatment plants. INF36 To develop a plan to reduce energy demand in water services, to implement strategies to implement national energy action plan targets and establish infrastructure and management systems to monitor effectiveness of the strategies. INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document, for the installation, maintenance and operation of septic tank effluent treatment systems</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				none
<p>Policy SERV 14: Tipperary Energy Agency It is the policy of the Council to continue to support the Tipperary Energy Agency to support and encourage the development of sustainable energy within the County subject to resources.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
<p>Policy SERV 21: Renewables It is the policy of the Council to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
<p>Policy SERV 24: Biomass It is the policy of the Council to facilitate the development of projects that convert biomass to energy.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
<p>Policy SERV 24a: Biomass It is the policy of the Council to encourage the location of biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none
<p>Policy SERV 28: It is the policy of the Council to seek the undergrounding of electricity lines as appropriate and having regard to national guidance. Where over ground lines are proposed, they shall be designed to have regard to the following: • Possible interference with or damage to heritage items, protected structures, sites and areas of archaeological importance; • Possible interference with or damage to pNHAs or cSACs or SPAs or sites of nature conservation; • They shall be designed so as not to cause to or to minimise as far as practicable, detrimental harm to areas of scenic or designated as vulnerable landscapes; • They shall be designed so as not to cause to or to minimise as far as practicable detrimental harm to amenity or scenic routes.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X				none

<p>Specific Service Objectives</p> <p>INF38 To prepare a County Climate Change Action Plan over the course of this Development Plan.</p> <p>INF39 It is an objective of the Council to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise.</p> <p>INF40 It is an objective of the Council to develop and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County.</p> <p>INF41 All housing, commercial and other developments which have a floor area of greater than 1000m2 the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply.</p> <p>INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings.</p> <p>INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken.</p> <p>INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County</p> <p>INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion.</p> <p>INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny.</p> <p>INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County.</p> <p>INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes.</p> <p>INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development.</p> <p>INF50 To facilitate and promote the extension of the natural gas network within the County.</p> <p>INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment.</p> <p>INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
<p>Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities:</p> <p>a) protect and enhance the visual amenities of the lake and foreshore;</p> <p>b) do not lead to an increase in traffic or access problems;</p> <p>c) can be serviced through existing or proposed services and infrastructure; and</p> <p>d) do not have an adverse effect on designated or proposed ecological sites.</p>	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.</p>	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.</p>	X	X	X	X	X	X	X	X	X	X	X	X	-	X	X	none

Table 2 Assessment of Impacts of Policies and Objectives on SPAs - Pt 2

Policy/Objective found ³ to have the potential to affect Natura 2000 sites	River Suck Callows SPA (Site Code 004097)			Dovegrove Callows SPA (Site Code 004137)			Slieve Aughty Mountains SPA (Site Code 004168)			River Shannon and River Fergus Estuaries SPA (Site Code 004077)			All Saints Bog SPA (Site Code 004103)			Avoidance / Mitigation Measures	Residual Impacts	
	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts						
Goal / aim / policy / objective	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Policies / Objectives contained in Plan	Other Instruments ⁴	
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District Services Centres in this Plan and in the Mid-West RPGs.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisage role of the Local Services Centres in this Plan and in the Mid-West RPGs.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character	-	-	-	-	X	X	-	-	-	-	X	X	-	X	X			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	-	-	-	-	X	X	-	-	-	-	X	X	-	X	X			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none		
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional environmental circumstances.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none		

³ (ref. Section 8 of SEA Environmental Report)

⁴ **HD:** The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC) (Habitats Directive)

NBP: UN Convention on Biological Diversity 1992 - National Biodiversity Plan 2002 is as a result of this

BD: The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive)

BW: Bathing Water Directive (76/160/EEC)

WFD: The Water Framework Directive 2000/60/EC

WA: Wildlife Act 1976 and Wildlife (Amendment) Act 2000 (Wildlife Act)

R: Convention on Wetlands of International Importance (Ramsar)

WW: Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC)

<p>Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11. In certain circumstances the assessment of developments within these areas will require the applicant to submit a Hydrogeological Impact Study based on risk analysis and borehole data.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy ENV 22: Rural Diversification It is the policy of the Council to encourage the sustainable development of alternative rural based enterprises, where the following criteria are met: a) buildings/works shall be designed, located and screened such that they will not take from the rural character and appearance of the area; b) the activity will not take from the amenities of the residents living in the area; and c) the activity will not result in the creation of a significant traffic hazard. d) ensure that buildings in visually sensitive areas address the surroundings; e) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy ENV 22a: Expansion of the Agricultural Sector: It is the Policy of the Council to; • Encourage expansion and employment in the agricultural sector and the agricultural related industries such as forestry, peatlands, agri-tourism etc; • Liaise and work with the other agencies such as Leader, County Enterprise Group, Farming organizations, Voluntary Groups and Community Forum to develop economic social and physical benefits for the rural community and its service base; • Ensure that buildings in visually sensitive areas address the surroundings; • Ensure that the development would not prejudice the future agricultural operation of the farm.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy ENV 22b: Farm Shops: It is the policy of the Council to encourage that proposals for retail development on a farm where it can be clearly demonstrated that: a) the products to be sold are primarily produce grown of the farm holding b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and c) the proposed use will be ancillary and relevant to the farm business; d) the scale and nature of the accommodation proposed for retailing and the size, design, materials and siting of any new building or extension conforms with the existing buildings of the farm; and e) the proposal does not harm the rural character of the landscape and amenities of the locality and f) the development will not result in the creation of a significant traffic hazard. Developments of this nature within Special Landscape Zones, High Amenity Areas and Protected Views will only be permitted in exceptional circumstances. g) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Specific Objective EV18 To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Specific Objective EV19 The Council will seek to support those families wishing to remain on the land and accordingly the Council will favourably consider rural diversification intended to supplement farm income such as • specialist farming practices, e.g. flower growing, equine facilities, poultry, mushroom growing, specialised animal breeding. • farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development control policies of the Plan. • the production of organic and specialty foods to meet the increase in demand for such products. • the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Specific Objective EV22 To require buildings and structures in visually sensitive areas: - to be sited as unobtrusively as possible; - to be clustered to form a distinct and unified feature in the landscape; - to utilise suitable materials and colours; and - to utilise native species in screen planting in order to integrate development into the landscape.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Specific Objective EV23 To support agricultural activities which encourage bio-diversity and the National Biodiversity Plan.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Specific Objective EV25: It is an objective of the Council to encourage the sustainable use of natural resources for the planting of forestry.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none

Specific Objective EV26: It is an objective of the Council to implement the Indicative Forest Strategy to encourage the development of forestry and forestry related industries in locations identified in the strategy having regard to local considerations and relevant national forestry guidelines as provided in the local area plans.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy ENV 28: Quarries: It is the policy of the Council that in assessing applications for new quarries or extensions to existing quarries the following will be considered: a) the impact of the proposed development on the quality of the landscape, particularly sensitive landscape and protected views; b) the impact of the proposed development on the archaeological and architectural heritage; c) the impact of the proposed development on NHAs (pNHAs), SPAs (cSPAs) and SACs (cSACs); d) the suitability of the local road infrastructure and impact of the increased traffic on road safety; e) impact on the amenities of the surrounding residents; f) the current land/quarry resource of the applicant and the necessity for the current proposal. The Council will seek that current quarries are worked out and restored before new sites are allowed; g) require that development is phased and that each phase is rehabilitated before the next phase is developed/commenced; h) applicants shall submit a restoration programme with their application on the manner and timing of restoration; i) in open cast workings the direction of operation shall be hidden from public view and, if necessary, boundaries of working areas adjusted to preserve trees and hedgerows for screening. j) It is the policy of the Council to have old disused quarries, sand and gravel pits restored to sustainable beneficial use and landscaped to integrate with the surrounding area	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy ENV 29: Supply of Quarries: It is the policy of the Council to promote an environmentally sustainable approach to minerals planning, in particular by: preventing the wasteful use or sterilisation of mineral resources; encouraging the use of secondary and recycled aggregates; and seeking to secure future levels of mineral production that respect the nature and scale of the environmental constraints in the County.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV32 It is an objective of the Council to implement the provisions of the Waste Management Hierarchy and the current Waste Management Plan for the Midlands Region. As a result, developments in the county will be expected to take account of the provisions of the Waste Management Plan for the Midlands Region and adhere to those elements of it that relate to waste prevention and minimisation, waste recycling facilities, and the capacity for source segregation.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy ENV 33: Recycling Facilities: It is Council policy to provide infrastructure for re-use, recycling and disposal of residual waste through different arrangements throughout the County where feasible and where resources permit.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV35 It is an objective of the Council to provide bring centres in villages and towns within the County.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV36 It is an objective of the Council to implement the National Waste Prevention Programme at Local Authority level.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV37 It is an objective of the Council to provide as a matter of priority organic waste separation as a requirement for waste management in the County.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV38 It is an objective of the Council to support the provision of facilities for the proper recovery and disposal of household waste	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV39 It is an objective of the Council to support the implementation of an integrated waste management system for the household sector through segregated waste collection and the provision of bring banks and recycling centres	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV40 It is an objective of the Council to encourage the private sector to provide appropriately sited and designed facilities for the transfer, sorting and recovery of waste streams.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV41 It is an objective of the Council to support the provision of infrastructure for composting and other forms of bio waste.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV42 It is an objective of the Council to support and encourage the private sector in the provision of appropriately sited and designed facilities for end of life car recycling facilities to comply with the European Parliament and Council Directive 2000/53/EC	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV43 It is an objective of the Council to establish a Civic Amenity Centre in Thurles.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV44 It is an objective of the Council to implement and support the provisions of the Midlands Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use/re-cycling or disposal with energy recovery of waste material.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective EV45 It is an objective of the Council to use statutory powers to prohibit the illegal deposit and disposal of waste materials, refuse and litter, and to authorise and regulate waste disposal within the county in an environmentally sustainable manner.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none

Policy ENV 38 : Cemeteries: It is the policy of the Council to facilitate the provision of burial grounds at appropriate locations throughout the County in consultation with local communities	-	-	-	-	X	X	-	-	-	-	-	-	-	X	X	none
Policy ENV 41: Development of Contaminated Lands: It is the policy of the council to require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement within the Council in relation to proposals for developments on land which is or may be contaminated.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Chapter 5: Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy HSG 2: Housing in Urban Areas and on the Urban Fringe: It is the policy of the Council to encourage/support new housing on land zoned for residential development or for a mixture of residential and other uses in towns and villages based on the neighbourhood concept, as follows: a) to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population; b) to conform with the DoEHLG 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the accompanying Urban Design Manual c) to provide suitable and supervised amenity areas for children, teenagers and adults; d) to retain, where possible, man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (e.g. attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments, etc.); and	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both: • Residential use; and • a mixture of residential and other uses Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 4: Village Housing: It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 5: Village Facilities: It is the policy of the Council to seek improved village facilities as part of new housing development, including: • Overlooked open space/village green • Crèche • Shop where deemed necessary • Streetscape improvement • Landscape planting, particularly on village edges • Adequate provision of community and social infrastructure • Footpaths and lighting.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 6: Serviced Sites in Villages It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective H2 The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective H3 The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objective H4 The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution Scheme and through the Tidy Towns programme.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none

<p>Policy HSG 8: Rural Housing on the Open Countryside It is the policy of the Council to permit new houses in the open countryside where: a) The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or b) Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or; c) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or d) A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and e) The house is for that person's own use; and the applicant can demonstrate that he/she is eligible under the above criteria.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met: (a) the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and (b) the design of the house accords with the Rural Housing Guidelines 2009 prepared by the</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that: a) New housing shall, where practicable, share existing entrances and access roads b) The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes; c) Existing hedge rows shall be maintained where practicable; and d) The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances: a) Adjacent to existing villages and rural clusters; b) Adjacent to existing rural landmarks such as school, church, or pub; c) Within or adjacent to a formal farmyard or courtyard not in active use; and d) Where the natural landform provides for safe access, good screening, suitable ground conditions in accordance with the 'Guidelines for Rural Housing'; and e) The development will provide a minimum of one unit for affordable housing.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy HSG 12: Rural Housing in Pressure Areas: It is the policy of the Council to resist one-off houses in the following pressure areas: a) Areas of Primary Amenity or identified as unsuitable for houses in the County Landscape Character Assessment; b) Motorways, National Primary, National Secondary, Class 1A and Class 1 Regional Roads (Refer to Policy TRANS 7) c) Pressure Areas around Limerick, and d) The radial routes around the urban centres of Nenagh, Thurles, and Newport and the Regional Road Radial Routes around Roscrea, Templemore, Borrisokane, Cloughjordan and Birr Environs as identified on the County Designations Map.; Policy HSG 12 will be strictly enforced in pressure areas, however, exceptions (E) may be made to Policy HSG 12 as follows: E1 The applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009; E2 On Class 1A Regional Roads outside of (d) above where the applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009; E3 On Class 1 Regional Roads outside of (d) above (Section 7.5.2 Table 7.4), the Council will permit houses for a son or daughter, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road. E4 In the Pressure Area around Limerick and the non-radial routes in the pressure areas around towns, the Council will permit houses in the following circumstances: E4.1 The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or; E4.3 Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or E4.4 A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and E4.5 The house is for that person's own use; and E4.6 The applicant can demonstrate that he/she is eligible under the above criteria.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none

<p>Policy HSG 13: Housing in the High Amenity Area: It is the policy of the Council to resist houses in the High Amenity Area except for the following: (i) Persons who were born in the rural High Amenity Area and within 5km of the proposed location or lived in the rural High Amenity Area within 5km of the proposed location for any 10 year period of that person's life or; (ii) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; (iii) The proposed development does not interfere with views to or from the lake; and (iv) The siting, design and layout will not take from the character or uniformity of the landscape; (v) The house is for that person's own use; and (vi) The applicant can demonstrate that he/she is eligible under the above criteria.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy HSG 14: Replacement of Existing Dwellings in the Countryside: It is the policy of the Council that in considering the replacement of existing dwellings in the rural countryside the Council will have to be satisfied that: a) The existing structure was last used and/or is suitable as a dwelling; b) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use; c) The proposed dwelling will be designed strictly in accordance with the guidelines contained in Chapter 9 and Rural House Design Guidelines prepared by the Council in 2009; d) The proposed floor area shall accord with guidelines on plot sizes as set out in Chapter 9; e) The development will not result in the creation of a serious traffic hazard.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy HSG 14(a): Reuse of or Extension to Existing Dwellings in the Countryside: It is the policy of the Council that in considering the reuse / extension of existing dwellings in the countryside the Council will have to be satisfied that: a) The existing structure was last used and/or is suitable as a dwelling; b) The development will not result in the creation of a serious traffic hazard; c) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use; d) The proposed extension will be designed strictly in accordance with the guidelines contained in Chapter 9 and in the Rural Housing Design Guidelines prepared by the Council in 2009; The proposed floor area shall accord with guidelines on plot sizes as set out in Section 8 and in any case be not greater than 240sqm or twice the existing floor area (which ever is greater).</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that: a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location; b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants; c) they would not result in adverse transport effects; d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land; e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area; f) developments in visually sensitive areas address their surroundings; g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 . i) the development is in line with national policy on access onto national primary and secondary roads. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's adopted scheme of letting priorities.</p>	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none

Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met: e) The applicant is direct family member of the current owner, who owns the cottage plot since 2000. f) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up. g) The development complies with the ribbon development criteria as set out in Section 5.2.3 (as amended by Variation No. 1). h) The existing dwelling and the new dwelling complies with the plot ratio criteria as set out in Chapter 9: Design Guidelines and General Standards Section 8.4.1 (as amended by Variation No. 1). Both wastewater effluent treatment systems shall be designed in accordance with the EPA Wastewater Treatment Manual (2000) for 'Single Houses'.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objectives H6 It is an objective of the Council to seek the development of social and affordable units on a case by case basis, in accordance with existing local needs and special need requirements of the population of the area. H7 It is an objective of the Council to seek to provide adequate accommodation for Travellers in accordance with the need as identified in the Traveller Accommodation Plan and on-going assessments. H8 It is an objective of the Council to ensure that an appropriate mix of housing types, designs and sizes are provided within each housing or mixed use development as part of Part V proposals. H9 It is an objective of the Council that the allocation between social and affordable housing is made on a case by case basis depending on the identified social and affordable needs of the area within which the development is taking place. H10 It is an objective of the Council to reserve land within settlements and alongside existing educational facilities to allow for the provision of and expansion to education facilities. Furthermore it is an objective of the Council that the provision of new education facilities are location within existing settlements and to only allow out of town locations in exceptional circumstances.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Chapter 6: Economy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy ECON 1: Employment Growth and Promotion: It is the policy of the Council to promote, encourage and facilitate enterprise and employment throughout the County, and to co-operate with other agencies including the private sector in order to provide employment opportunities.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy ECON 2: Strategic Employment: It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none

Policy ECON 3: Other Plans: It is the policy of the Council to promote the development of strategic land banks in the Primary Service Centres as identified in Table 3.7, in accordance with the policy objectives set out in the Town and Environ Development Plans and Local Area Plans, including, an integrated development that will achieve: a) a high-quality, sustainable development; b) attract education, research and clean technology based industries; c) provide significant amenities, including a designed parkland; and d) all new buildings shall be of exceptional architectural quality.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 3(a) Masterplan for Archerstown, Thurles: It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following: (a) the infrastructural requirements to service current and planned development in the area; (b) the improvement and expansion of employment uses on existing sites and adjacent lands; (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and startup employment activity; (d) the consolidation of existing residential development and; (e) the provision of limited new residential development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 4: Masteplan for Lisheen Mine Site: Moyne Templetoohy, Thurles: It is a policy of the Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development of lands situated at Moyne Templetoohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for the following: (a) promote the use / development / production of renewable technologies or their by-product; (b) use of suitable lands to provide for industries / employment / clean technology based industries not currently provided for within the County. (c) a high quality sustainable development (d) provide significant amenities, including a designed parkland, (e) reuse of existing infrastructure within the mine complex wherever possible.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 5: E-Towns It is the policy of the Council to work with other statutory bodies to identify sites for E-Town developments and to facilitate and encourage such developments within the County.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	X	X	none
Policy ECON 6: Community Enterprise Centres It is the policy of the Council to support the provision of Community Enterprise Centres in Cloughjordon, Roscrea, Rears Cross, Thurles, and at other locations in the County as they are identified, subject to the proper planning and sustainable development of the area.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 7: Economic Development Lands: It is the policy of the Council to seek to promote and diversify the local economy as prescribed under the National Spatial Strategy, Mid West Regional Planning Guidelines and in accordance with the County's agreed settlement hierarchy which provides for balanced development.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	X	X	none
Policy ECON 7(a): Economic Development Lands: It is the policy of the Council that future economic development throughout the County be largely based on the County's settlement hierarchy having regard to the following: • each towns/areas role within the hierarchy; • its existing size; • its function within the hierarchy; • its capacity for sustainable growth. However, there is a positive presumption throughout the County in terms of employment creation and growth, and consequently the Council will examine all proposals within other locations on a case by case basis.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	X	X	none
Policy ECON 10: Non-Conforming Uses: Where authorised commercial or employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation and sustainable expansion, provided they do not seriously take from the zoning objective for the area, be visually intrusive on the landscape or result in the creation of a traffic hazard. Where such uses have ceased the Council will seek their redevelopment for new use that conforms to the zoning pattern in the area.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	X	X	none
Policy ECON 11: Rural Employment: It is the policy of the Council to facilitate the development of small-scale rural enterprises or the proportional expansion and/or diversification of existing authorised rural enterprises provided that such development: a) is a conversion of an existing building or a new building that protects rural character of the area; b) does not take from the rural character of the landscape; c) the proposed building design/site works do not take from the rural character of the landscape; d) the development does not result in the creation of a significant traffic hazard. e) ensure that developments in visually sensitive areas address the surroundings; f) the development is in line with national policy on access onto national primary and secondary roads; g) the proposal is compatible with the neighbouring landuses; h) the development does not exceed the plot size ratio for commercial uses in the countryside	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	X	X	none

as set out in Chapter 9; i) conforms to the requirements of sustainable development as set out in this Plan.																			
Policy ECON 12: Commercial Uses in Rural Areas It is the policy of the Council not to encourage commercial or industrial development in the open countryside, which would be inappropriate by virtue of size, scale, and hours of operation, traffic congestion or nature of use. However, the Council will support proposals for commercial/industrial activity in the open countryside where: a) the proposed building design/site works do not take from the rural character of the landscape; b) the proposal is compatible with the neighbouring landuses; c) the development does not result in the creation of a significant traffic hazard; d) ensure that developments in visually sensitive areas address the surroundings; and e) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9 . f) The development is in line with national policy on access onto national primary and secondary roads. g) The development conforms to the requirements of sustainable development as set out in this Plan. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none	
Policy ECON 13: Tourism around Lough Derg: It is the policy of the Council to support the sustainable development and improvement of activities and infrastructure supporting water and marine based activities as well as shore side activities including jetties and marinas provided that such development accords with policies ECON 14, 15 and 17.	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-			none	
Policy ECON 15: Rural Tourism: It is the policy of the Council to support rural tourism at existing locations such as farmyards, pubs, and hotels. Such development may provide an extension to the existing building or new accommodation. Such accommodation must be part of an integrated tourism plan and be available for short-term letting only.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none	
Policy ECON 16: Location of Tourist Facilities: It is the policy of the Council to ensure that new tourist facilities, including sport and recreation facilities, are located in existing settlement centres where they can be supported by, and provide support for, existing services.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none	
Policy ECON 17: Large-scale Integrated Tourism-Leisure-Recreational Complex: It is the policy of the Council to encourage the sustainable development of major integrated Tourism-Leisure-Recreational complexes on large land holdings provided that a full planning application is submitted, and includes an 'Integrated Tourism Plan that provides for: f) the preservation of the rural character of the landscape, g) the integration of the development into the open countryside, h) significant and intensive landscaping of the site and i) traffic impact assessment j) adequate treatment of effluent. Such development will not generally be considered in areas considered unsuitable in the County Landscape Character Assessment.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none	
Specific Objectives: E1 It is an objective of the Council to undertake an Employment Land Survey during the lifetime of the Development Plan to identify likely enterprise and employment trends within the County and the optimal location and quantum of zoned land to achieve a sustainable employment, subject to resources. E2 To examine the feasibility of implementing the Lough Derg Marina Study in compliance with the provisions of the Habitats Directive (92/43/EEC). This will be done in cooperation with Clare County Council, Galway County Council and Shannon Development. E3 To examine the feasibility of implementing of the Lough Derg Tourism Strategy and Lough Derg Tourism Cluster programme in compliance with the provisions of the Habitats Directive (92/43/EEC). E4 The Council will co-operate with appropriate agencies in promoting tourism and securing the development of tourismbased enterprises in suitable locations; E5 Support the development of a lookout facility overlooking the lake with parking on the R493 between Coolbawn and Kilgarvan; E6 It is an objective of the Council to seek an overall provision of bed spaces in the County in the life of the Plan and to work closely with all interest groups to seek this end. E7 To review the requirement for additional commercial and employment land in and around the towns of Nenagh, Templemore, Roscrea and Thurles and provide additional land for such uses where required. E8 It is an objective of the Council to encourage and support, in co-operation with Enterprise Ireland, the North Tipperary County Enterprise Board, Shannon Development and other local development bodies, the development of further small to medium scale indigenous industries and services. Further to promote the establishment of a number of small incubator units within designated area to accommodate new business start-ups. E9 It is an objective of the Council to co-operate and seek to facilitate local community based	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none	

development groups in development industrial clusters as appropriate. E10 It is an objective of the Council to seek the appropriate re-use of brownfield sites in towns and villages around the County. E11 It is an objective of the Council to seek to further develop Nenagh as a cycling hub and as a centre for tourism within the County. E12 It is an objective of the Council to support, encourage and promote sports tourism within the County and to work with sporting clubs and tourism organisations throughout the County to seek this end. E13 It is an objective of the Council to seek ways of promoting North Tipperary as a gateway to the Slieve Bloom Mountains and to work closely with all interest groups to seek this end. E14 It is an objective of the Council to support, encourage and promote heritage tourism and festivals within the County and to work with heritage groups, tourism organisations and other interest groups throughout the County to seek this end. E15 It is an objective of the Council to support the sharing of community facilities, including school facilities, throughout the County, for use by all community organisations, in order to maximise the investment which has been made in them. E16 It is an objective of the Council to support tourist attractions in the County which are listed in the North Tipperary Tourism Company publications. E17 It is an objective of the Council to co-operate with appropriate bodies in working towards providing an understanding to communities and visitors of, waterway corridors and wetlands where feasible and appropriate. E18 It is an objective of the Council to further develop Roscrea as a Heritage Town within the County and the Region and to examine the feasibility of developing the concept of the Ely O'Carroll Tourism, linking Roscrea and Birr, subject to resources. E19 It is an objective of the Council to support and facilitate the continued development and expansion of third level institutions in North Tipperary including the Tipperary Institute the Garda Training College in Templemore, Gurteen Agricultural College, St. Patrick's College in Thurles and the Civil Defence Training Facility in Roscrea, and to work with these and other agencies to development and grow a spirit of enterprise and innovation in Secondary Schools in the County.																		
Policy ECON 30: Large Scale Industrial / Commercial Uses in the Open Countryside: It is the policy of the Council to consider large scale industrial/ commercial uses in the open countryside, on sites identified by the Council for these uses.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none
Policy ECON 31: Small Industrial uses in Rural Villages: It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development; (a) does not impact negatively on the residential amenity of adjoining properties, (b) the development does not result in the creation of a significant traffic hazard; (c) the development does not impact negatively on the environment (d) the development does not take from the character of the village	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none
Policy ECON 32 Bio-Energy and Bio-Technology It is the policy of the Council to facilitate the sustainable development of Bio-Energy and Bio-Technology Enterprises within the County subject to normal sustainable planning and development criteria.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none
Specific Objective E22 It is an objective of the Council to accommodate and support new Bio-Energy, Bio-Technology and similar ancillary developments throughout the County. An example of such lands would include land at Garravalley, Ballymackey, Nenagh, County Tipperary north of new M7 (Castletown to Nenagh route), east of Ballymackey Road, should these lands be deemed appropriate.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none
Chapter 7: Infrastructure and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy TRANS 1: Mid-West Area Strategic Plan: It is the policy of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan and to co-operate with other local authorities in achieving these findings and recommendations as appropriate.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none
Policy TRANS 3: Transport Investment: It is the policy of the Council to encourage and facilitate transport investment within the County, the Mid-West, and other Regions, in order to create effective links and to reduce travel times between the main towns and to maximise the cohesion and critical mass of the region and improve intra and inter-regional connectivity. In this regard, it is also the policy of the Council to co-operate with the adjoining local authorities to achieve these effective and improved links.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none
Policy TRANS 4: National Policies: It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none
Policy TRANS 5: Route Corridors: It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X			none

Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy TRANS 9: Local Road Network: It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Policy TRANS 11: Contributions toward Improvement Works: It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none
Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction. INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme INF13 To provide traffic calming schemes as deemed necessary INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of structural conditions or alignment INF16 To preserve the character of rural roads INF17 Control advertising on all roads and particularly on approach roads to settlements INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development. INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability. INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability. INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road). INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary. INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan. INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system. INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and private operators of public transport. INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow. INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle. INF30 To work with Failte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the County.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X	none

INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.																	
Policy SERV 6: Water Abstraction It is the policy of the Council to endeavour to facilitate developments, by allowing the potential water resources of the County to be utilised, where possible, subject to appropriate safeguards.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Policy SERV 6(a): Water Abstraction: It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water supplies within North Tipperary, subject to compliance with environmental and ecological legislative requirements.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Policy SERV 11: Treatment Plants in Villages: It is the policy of the Council, in considering planning applications for housing in villages, where sewage treatment facilities are inadequate, to require an applicant, following on the adoption of a Supplementary Contribution Scheme by the Council under Section 49 of the Planning and Development Act 2000, to provide a wastewater treatment system of a scale and design which is equal or in excess of the immediate needs of the proposed development, so the spare capacity can then be used to accommodate future development. The scale of the development should comply with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the DoEHLG in 2008.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Policy SERV 12: Cluster Developments: It is the policy of the Council in considering planning applications for cluster developments under Policy HSG 11 to provide, where a common wastewater treatment plant is not appropriate, adequate individual treatments plants to appropriate EPA Standards for each dwelling on a minimum site of ¾ acre.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Policy SERV 13: Pumping Stations: It is the policy of the Council to discourage the use of communal/shared sewerage pumping stations in residential development proposals. Development proposals involving gravity based drainage systems will be the preferred solution. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems may be considered.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Specific Objectives INF32 To seek a reduction of unaccounted-for water from the present level. INF33 To carry out the capital works as set out in the current Assessment of Needs Programme and the DoEHLG current Water Services Investment Programme with respect to both water supply and wastewater facilities as resources allow. INF34 To implement the objectives of the Sludge Management Plan, particularly in respect of hub centres, transport of sludge and storage facilities. INF35 To examine the feasibility of providing constructed wetland as part of tertiary treatment at some of the existing treatment plants. INF36 To develop a plan to reduce energy demand in water services, to implement strategies to implement national energy action plan targets and establish infrastructure and management systems to monitor effectiveness of the strategies. INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document, for the installation, maintenance and operation of septic tank effluent treatment systems	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Policy SERV 14: Tipperary Energy Agency It is the policy of the Council to continue to support the Tipperary Energy Agency to support and encourage the development of sustainable energy within the County subject to resources.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Policy SERV 21: Renewables It is the policy of the Council to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Policy SERV 24: Biomass It is the policy of the Council to facilitate the development of projects that convert biomass to energy.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Policy SERV 24a: Biomass It is the policy of the Council to encourage the location of biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Policy SERV 28: Electricity Supply Lines: It is the policy of the Council to seek the undergrounding of electricity lines as appropriate and having regard to national guidance. Where over ground lines are proposed, they shall be designed to comply with the following: • Possible interference with or damage to heritage items, protected structures, sites and areas of archaeological importance; • Possible interference with or damage to pNHAs or cSACs or SPAs or sites of nature conservation; • They shall be designed so as not to cause to or to minimise as far as practicable, detrimental harm to areas of scenic or designated as vulnerable landscapes; • They shall be designed so as not to cause to or to minimise as far as practicable detrimental harm to amenity or scenic routes.	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none
Specific Service Objectives INF38 To prepare a County Climate Change Action Plan over the course of this Development	-	-	-	X	X	X	-	-	-	-	X	X	X	X	X		none

<p>Plan.</p> <p>INF39 It is an objective of the Council to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise.</p> <p>INF40 It is an objective of the Council to development and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County.</p> <p>INF41 All housing, commercial and other developments which have a floor area of greater than 1000m2 the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply.</p> <p>INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings.</p> <p>INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken.</p> <p>INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County</p> <p>INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion.</p> <p>INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny.</p> <p>INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County.</p> <p>INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes.</p> <p>INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development.</p> <p>INF50 To facilitate and promote the extension of the natural gas network within the County.</p> <p>INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment.</p> <p>INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise</p>																		
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
<p>Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities:</p> <p>a) protect and enhance the visual amenities of the lake and foreshore;</p> <p>b) do not lead to an increase in traffic or access problems;</p> <p>c) can be serviced through existing or proposed services and infrastructure; and</p> <p>d) do not have an adverse effect on designated or proposed ecological sites.</p>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	none
<p>Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.</p>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	none
<p>Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.</p>	-	-	-	X	X	X	-	X	X	X	X	X	-	-	-	-	-	none

Table 3 Assessment of Impacts of Policies and Objectives on cSACs - Pt 1

Policy/Objective found ⁵ to have the potential to affect Natura 2000 sites	Clare Glen cSAC (Site Code 000930)			Kilduff, Devilsbit Mountain cSAC (Site Code 000934)			Keeper Hill cSAC (Site Code 001197)			Silvermine Mountains cSAC (Site Code 000939)			Bolingbrook Hill cSAC (Site Code 002124)			Avoidance / Mitigation Measures		Residual Impacts
	Potential impacts			Potential impacts			Potential impacts			Potential impacts			Potential impacts			Policies / Objectives contained in Plan	Other Instruments ⁶	
Goal / aim / policy / objective	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative			
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District Services Centres in this Plan and in the Mid-West RPGs.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisage role of the Local Services Centres in this Plan and in the Mid-West RPGs	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and HSG13.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none		
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional environmental circumstances.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none		

⁵ (ref. Section 8 of SEA Environmental Report)

⁶ **HD:** The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC) (Habitats Directive)

NBP: UN Convention on Biological Diversity 1992 - National Biodiversity Plan 2002 is as a result of this

BD: The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive)

BW: Bathing Water Directive (76/160/EEC)

WFD: The Water Framework Directive 2000/60/EC

WA: Wildlife Act 1976 and Wildlife (Amendment) Act 2000 (Wildlife Act)

R: Convention on Wetlands of International Importance (Ramsar)

WW: Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC)

<p>Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11. In certain circumstances the assessment of developments within these areas will require the applicant to submit a Hydrogeological Impact Study based on risk analysis and borehole data.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy ENV 22: Rural Diversification It is the policy of the Council to encourage the sustainable development of alternative rural based enterprises, where the following criteria are met: a) buildings/works shall be designed, located and screened such that they will not take from the rural character and appearance of the area; b) the activity will not take from the amenities of the residents living in the area; and c) the activity will not result in the creation of a significant traffic hazard. d) ensure that buildings in visually sensitive areas address the surroundings; e) The development is in line with national policy on access onto national primary and secondary roads.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy ENV 22a: Expansion of the Agricultural Sector: It is the Policy of the Council to: • Encourage expansion and employment in the agricultural sector and the agricultural related industries such as forestry, peatlands, agri-tourism etc; • Liaise and work with the other agencies such as Leader, County Enterprise Group, Farming organizations, Voluntary Groups and Community Forum to develop economic social and physical benefits for the rural community and its service base; • Ensure that buildings in visually sensitive areas address the surroundings; • Ensure that the development would not prejudice the future agricultural operation of the farm.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy ENV 22b: Farm Shops: It is the policy of the Council to encourage that proposals for retail development on a farm where it can be clearly demonstrated that: a) the products to be sold are primarily produce grown of the farm holding b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and c) the proposed use will be ancillary and relevant to the farm business; d) the scale and nature of the accommodation proposed for retailing and the size, design, materials and siting of any new building or extension conforms with the existing buildings of the farm; and e) the proposal does not harm the rural character of the landscape and amenities of the locality and f) the development will not result in the creation of a significant traffic hazard. Developments of this nature within Special Landscape Zones, High Amenity Areas and Protected Views will only be permitted in exceptional circumstances. g) The development is in line with national policy on access onto national primary and secondary roads.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Specific Objective EV18 To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Specific Objective EV19 The Council will seek to support those families wishing to remain on the land and accordingly the Council will favourably consider rural diversification intended to supplement farm income such as • specialist farming practices, e.g. flower growing, equine facilities, poultry, mushroom growing, specialised animal breeding. • farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development control policies of the Plan. • the production of organic and specialty foods to meet the increase in demand for such products. • the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Specific Objective EV22 To require buildings and structures in visually sensitive areas: - to be sited as unobtrusively as possible; - to be clustered to form a distinct and unified feature in the landscape; - to utilise suitable materials and colours; and - to utilise native species in screen planting in order to integrate development into the landscape.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Specific Objective EV123 To support agricultural activities which encourage bio-diversity and the National Biodiversity Plan.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Specific Objective EV25: It is an objective of the Council to encourage the sustainable use of natural resources for the planting of forestry.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Specific Objective EV26: It is an objective of the Council to implement the Indicative Forest Strategy to encourage the development of forestry and forestry related industries in locations identified in the strategy having regard to local considerations and relevant national forestry guidelines as provided in the local area plans.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy ENV 28: Quarries: It is the policy of the Council that in assessing applications for new quarries or extensions to existing quarries the following will be considered: a) the impact of the proposed development on the quality of the landscape, particularly sensitive landscape and protected views;</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none

b) the impact of the proposed development on the archaeological and architectural heritage; c) the impact of the proposed development on NHAs (pNHAs), SPAs (cSPAs) and SACs (cSACs); d) the suitability of the local road infrastructure and impact of the increased traffic on road safety; e) impact on the amenities of the surrounding residents; f) the current land/quarry resource of the applicant and the necessity for the current proposal. The Council will seek that current quarries are worked out and restored before new sites are allowed; g) require that development is phased and that each phase is rehabilitated before the next phase is developed/commenced; h) applicants shall submit a restoration programme with their application on the manner and timing of restoration; i) in open cast workings the direction of operation shall be hidden from public view and, if necessary, boundaries of working areas adjusted to preserve trees and hedgerows for screening. j) It is the policy of the Council to have old disused quarries, sand and gravel pits restored to sustainable beneficial use and landscaped to integrate with the surrounding area																				
Policy ENV 29: Supply of Quarries: It is the policy of the Council to promote an environmentally sustainable approach to minerals planning, in particular by: preventing the wasteful use or sterilisation of mineral resources; encouraging the use of secondary and recycled aggregates; and seeking to secure future levels of mineral production that respect the nature and scale of the environmental constraints in the County.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV32 It is an objective of the Council to implement the provisions of the Waste Management Hierarchy and the current Waste Management Plan for the Midlands Region. As a result, developments in the county will be expected to take account of the provisions of the Waste Management Plan for the Midlands Region and adhere to those elements of it that relate to waste prevention and minimisation, waste recycling facilities, and the capacity for source segregation.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Policy ENV 33: Recycling Facilities: It is Council policy to provide infrastructure for re-use, re-cycling and disposal of residual waste through different arrangements throughout the County where feasible and where resources permit.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV35 It is an objective of the Council to provide bring centres in villages and towns within the County.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV36 It is an objective of the Council to implement the National Waste Prevention Programme at Local Authority level.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV37 It is an objective of the Council to provide as a matter of priority organic waste separation as a requirement for waste management in the County.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV38 It is an objective of the Council to support the provision of facilities for the proper recovery and disposal of household waste	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV39 It is an objective of the Council to support the implementation of an integrated waste management system for the household sector through segregated waste collection and the provision of bring banks and recycling centres	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV40 It is an objective of the Council to encourage the private sector to provide appropriately sited and designed facilities for the transfer, sorting and recovery of waste streams.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV41 It is an objective of the Council to support the provision of infrastructure for composting and other forms of bio waste.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV42 It is an objective of the Council to support and encourage the private sector in the provision of appropriately sited and designed facilities for end of life car re-cycling facilities to comply with the European Parliament and Council Directive 2000/53/EC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV43 It is an objective of the Council to establish a Civic Amenity Centre in Thurles.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Specific Objective EV44 It is an objective of the Council to implement and support the provisions of the Midlands Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use/re-cycling or disposal with energy recovery of waste material.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Specific Objective EV45 It is an objective of the Council to use statutory powers to prohibit the illegal deposit and disposal of waste materials, refuse and litter, and to authorise and regulate waste disposal within the county in an environmentally sustainable manner.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Policy ENV 38 : Cemeteries: It is the policy of the Council to facilitate the provision of burial grounds at appropriate locations throughout the County in consultation with local communities	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X	X	X			none
Policy ENV 41: Development of Contaminated Lands: It is the policy of the council to require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement within the Council in relation to proposals for developments on land which is or may be contaminated.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
Chapter 5: Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---

<p>Policy HSG 2: Housing in Urban Areas and on the Urban Fringe: It is the policy of the Council to encourage/support new housing on land zoned for residential development or for a mixture of residential and other uses in towns and villages based on the neighbourhood concept, as follows:</p> <p>a) to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population;</p> <p>b) to conform with the DoEHLG 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the accompanying Urban Design Manual</p> <p>c) to provide suitable and supervised amenity areas for children, teenagers and adults;</p> <p>d) to retain, where possible, man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (e.g. attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments, etc.); and</p> <p>e) to provide high quality residential layouts that are traffic calmed by design.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both:</p> <ul style="list-style-type: none"> Residential use; and a mixture of residential and other uses <p>Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 4: Village Housing: It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house nature are restricted outside of these village boundaries.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 5: Village Facilities: It is the policy of the Council to seek improved village facilities as part of new housing development, including:</p> <ul style="list-style-type: none"> Overlooked open space/village green Crèche Shop where deemed necessary Streetscape improvement Landscape planting, particularly on village edges Adequate provision of community and social infrastructure Footpaths and lighting. 	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 6: Serviced Sites in Villages It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone developments or as constituent part of other</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective H2 The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective H3 The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance of villages.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective H4 The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution Scheme and through the Tidy Towns programme.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 8: Rural Housing on the Open Countryside It is the policy of the Council to permit new houses in the open countryside where:</p> <p>a) The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or</p> <p>b) Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or;</p> <p>c) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or</p> <p>d) A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and</p> <p>e) The house is for that person's own use; and the applicant can demonstrate that he/she is eligible under the above criteria.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met:</p> <p>(a) the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and</p> <p>(b) the design of the house accords with the Rural Housing Guidelines 2009 prepared by the Council in</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none

<p>Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that:</p> <p>a) New housing shall, where practicable, share existing entrances and access roads b) The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes; c) Existing hedge rows shall be maintained where practicable; and d) The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances:</p> <p>a) Adjacent to existing villages and rural clusters; b) Adjacent to existing rural landmarks such as school, church, or pub; c) Within or adjacent to a formal farmyard or courtyard not in active use; and d) Where the natural landform provides for safe access, good screening, suitable ground conditions in accordance with the 'Guidelines for Rural Housing'; and</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 12: Rural Housing in Pressure Areas: It is the policy of the Council to resist one-off houses in the following pressure areas:</p> <p>a) Areas of Primary Amenity or identified as unsuitable for houses in the County Landscape Character Assessment; b) Motorways, National Primary, National Secondary, Class 1A and Class 1 Regional Roads (Refer to Policy TRANS 7) c) Pressure Areas around Limerick, and d) The radial routes around the urban centres of Nenagh, Thurles, and Newport and the Regional Road Radial Routes around Roscrea, Templemore, Borrisokane, CloughJordan and Birr Environs as identified on the County Designations Map.;</p> <p>Policy HSG 12 will be strictly enforced in pressure areas, however, exceptions (E) may be made to Policy HSG 12 as follows:</p> <p>E1 The applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E2 On Class 1A Regional Roads outside of (d) above where the applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E3 On Class 1 Regional Roads outside of (d) above (Section 7.5.2 Table 7.4), the Council will permit houses for a son or daughter, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road.</p> <p>E4 In the Pressure Area around Limerick and the non-radial routes in the pressure areas around towns, the Council will permit houses in the following circumstances: E4.1 The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or; E4.3 Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or E4.4 A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and E4.5 The house is for that person's own use; and E4.6 The applicant can demonstrate that he/she is eligible under the above criteria.</p> <p>E5 On radial routes outside of (b) above (Section 7.5.2 Table 7.3 and 7.4), the Council will permit a house</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 13: Housing in the High Amenity Area: It is the policy of the Council to resist houses in the High Amenity Area except for the following:</p> <p>(i) Persons who were born in the rural High Amenity Area and within 5km of the proposed location or lived in the rural High Amenity Area within 5km of the proposed location for any 10 year period of that person's life or; (ii) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; (iii) The proposed development does not interfere with views to or from the lake; and (iv) The siting, design and layout will not take from the character or uniformity of the landscape;</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 14: Replacement of Existing Dwellings in the Countryside: It is the policy of the Council that in considering the replacement of existing dwellings in the rural countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling; b) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use; c) The proposed dwelling will be designed strictly in accordance with the guidelines contained in Chapter 9 and Rural House Design Guidelines prepared by the Council in 2009; d) The proposed floor area shall accord with guidelines on plot sizes as set out in Chapter 9; e) The development will not result in the creation of a serious traffic hazard.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none

<p>Policy HSG 14(a): Reuse of or Extension to Existing Dwellings in the Countryside: It is the policy of the Council that in considering the reuse / extension of existing dwellings in the countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The development will not result in the creation of a serious traffic hazard;</p> <p>c) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>d) The proposed extension will be designed strictly in accordance with the guidelines contained in Chapter 9 and in the Rural Housing Design Guidelines prepared by the Council in 2009;</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that:</p> <p>a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location;</p> <p>b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants;</p> <p>c) they would not result in adverse transport effects;</p> <p>d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land;</p> <p>e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area;</p> <p>f) developments in visually sensitive areas address their surroundings;</p> <p>g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and</p> <p>h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 .</p> <p>i) the development is in line with national policy on access onto national primary and secondary roads. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's adopted scheme of letting</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A Strategy to Address Adult Homelessness in Ireland 2008 – 2013.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to implement the Guidelines on Childcare Facilities (2001) DoEHLG.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none
<p>Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the County for the provision of childcare facilities.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			none

Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as part of	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met: a) The applicant is direct family member of the current owner, who owns the cottage plot since 2000. b) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up. c) The development complies with the ribbon development criteria as set out in Section 5.2.3 (as amended by Variation No. 1). d) The existing dwelling and the new dwelling complies with the plot ratio criteria as set out in Chapter 9: Design Guidelines and General Standards Section 8.4.1 (as amended by Variation No. 1). e) Both wastewater effluent treatment systems shall be designed in accordance with the EPA Wastewater Treatment Manual (2000) for 'Single Houses'.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objectives H6 It is an objective of the Council to seek the development of social and affordable units on a case by case basis, in accordance with existing local needs and special need requirements of the population of the area. H7 It is an objective of the Council to seek to provide adequate accommodation for Travellers in accordance with the need as identified in the Traveller Accommodation Plan and on-going assessments. H8 It is an objective of the Council to ensure that an appropriate mix of housing types, designs and sizes are provided within each housing or mixed use development as part of Part V proposals. H9 It is an objective of the Council that the allocation between social and affordable housing is made on a case by case basis depending on the identified social and affordable needs of the area within which the development is taking place. H10 It is an objective of the Council to reserve land within settlements and alongside existing educational facilities to allow for the provision of and expansion to education facilities. Furthermore it is an objective of the Council that the provision of new education facilities are location within existing settlements and to only allow out of town locations in exceptional circumstances.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Chapter 6: Economy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy ECON 1: Employment Growth and Promotion: It is the policy of the Council to promote, encourage and facilitate enterprise and employment throughout the County, and to co-operate with other agencies including the private sector in order to provide employment opportunities.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 2: Strategic Employment: It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 3: Other Plans: It is the policy of the Council to promote the development of strategic land banks in the Primary Service Centres as identified in Table 3.7, in accordance with the policy objectives set out in the Town and Environ Development Plans and Local Area Plans, including, an integrated development that will achieve: a) a high-quality, sustainable development; b) attract education, research and clean technology based industries; c) provide significant amenities, including a designed parkland; and d) all new buildings shall be of exceptional architectural quality.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 3(a) Masterplan for Archerstown, Thurles: It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following: (a) the infrastructural requirements to service current and planned development in the area; (b) the improvement and expansion of employment uses on existing sites and adjacent lands; (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and startup employment activity; (d) the consolidation of existing residential development and; (e) the provision of limited new residential development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 4: Masteplan for Lisheen Mine Site: Moyne Templetoohy, Thurles: It is a policy of the Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development of lands situated at Moyne Templetoohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for the following: (a) promote the use / development / production of renewable technologies or their by-product; (b) use of suitable lands to provide for industries / employment / clean technology based industries not currently provided for within the County. (c) a high quality sustainable development (d) provide significant amenities, including a designed parkland, (e) reuse of existing infrastructure within the mine complex wherever possible.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 5: E-Towns																	none

It is the policy of the Council to work with other statutory bodies to identify sites for E-Town developments and to facilitate and encourage such developments within the County.																		
Policy ECON 6: Community Enterprise Centres It is the policy of the Council to support the provision of Community Enterprise Centres in Cloughjordan, Roscrea, Rearscrea, Thurles, and at other locations in the County as they are identified, subject to the proper planning and sustainable development of the area.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 7: Economic Development Lands: It is the policy of the Council to seek to promote and diversify the local economy as prescribed under the National Spatial Strategy, Mid West Regional Planning Guidelines and in accordance with the County's agreed settlement hierarchy which provides for balanced development.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 7(a): Economic Development Lands: It is the policy of the Council that future economic development throughout the County be largely based on the County's settlement hierarchy having regard to the following: • each towns/areas role within the hierarchy; • its existing size; • its function within the hierarchy; • its capacity for sustainable growth. However, there is a positive presumption throughout the County in terms of employment creation and growth, and consequently the Council will examine all proposals within other locations on a case by case basis.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 10: Non-Conforming Uses: Where authorised commercial or employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation and sustainable expansion, provided they do not seriously take from the zoning objective for the area, be visually intrusive on the landscape or result in the creation of a traffic hazard. Where such uses have ceased the Council will seek their redevelopment for new use that conforms to the zoning pattern in the area.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 11: Rural Employment: It is the policy of the Council to facilitate the development of small-scale rural enterprises or the proportional expansion and/or diversification of existing authorised rural enterprises provided that such development: a) is a conversion of an existing building or a new building that protects rural character of the area; b) does not take from the rural character of the landscape; c) the proposed building design/site works do not take from the rural character of the landscape; d) the development does not result in the creation of a significant traffic hazard. e) ensure that developments in visually sensitive areas address the surroundings; f) the development is in line with national policy on access onto national primary and secondary roads; g) the proposal is compatible with the neighbouring landuses; h) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9; i) conforms to the requirements of sustainable development as set out in this Plan.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 12: Commercial Uses in Rural Areas It is the policy of the Council not to encourage commercial or industrial development in the open countryside, which would be inappropriate by virtue of size, scale, and hours of operation, traffic congestion or nature of use. However, the Council will support proposals for commercial/industrial activity in the open countryside where: a) the proposed building design/site works do not take from the rural character of the landscape; b) the proposal is compatible with the neighbouring landuses; c) the development does not result in the creation of a significant traffic hazard; d) ensure that developments in visually sensitive areas address the surroundings; and e) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9 . f) The development is in line with national policy on access onto national primary and secondary roads. g) The development conforms to the requirements of sustainable development as set out in this Plan. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 13: Tourism around Lough Derg: It is the policy of the Council to support the sustainable development and improvement of activities and infrastructure supporting water and marine based activities as well as shore side activities including jetties and marinas provided that such development accords with policies ECON 14, 15 and 17.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 15: Rural Tourism: It is the policy of the Council to support rural tourism at existing locations such as farmyards, pubs, and hotels. Such development may provide an extension to the existing building or new accommodation. Such accommodation must be part of an integrated tourism plan and be available for short-term letting only.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 16: Location of Tourist Facilities: It is the policy of the Council to ensure that new tourist facilities, including sport and recreation facilities, are located in existing settlement centres where they can be supported by, and provide support for, existing services.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 17: Large-scale Integrated Tourism-Leisure-Recreational Complex: It is the policy of the Council to encourage the sustainable development of major integrated Tourism-Leisure-Recreational complexes on large land holdings provided that a full planning application is submitted, and includes an 'Integrated Tourism Plan that provides for: a) the preservation of the rural character of the landscape,	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none

<p>b) the integration of the development into the open countryside, c) significant and intensive landscaping of the site and d) traffic impact assessment e) adequate treatment of effluent. Such development will not generally be considered in areas considered unsuitable in the County Landscape Character Assessment.</p>																	
<p>Specific Objectives: E1 It is an objective of the Council to undertake an Employment Land Survey during the lifetime of the Development Plan to identify likely enterprise and employment trends within the County and the optimal location and quantum of zoned land to achieve a sustainable employment, subject to resources. E2 To examine the feasibility of implementing the Lough Derg Marina Study in compliance with the provisions of the Habitats Directive (92/43/EEC). This will be done in cooperation with Clare County Council, Galway County Council and Shannon Development. E3 To examine the feasibility of implementing of the Lough Derg Tourism Strategy and Lough Derg Tourism Cluster programme in compliance with the provisions of the Habitats Directive (92/43/EEC). E4 The Council will co-operate with appropriate agencies in promoting tourism and securing the development of tourismbased enterprises in suitable locations; E5 Support the development of a lookout facility overlooking the lake with parking on the R493 between Coolbawn and Kilgarvan; E6 It is an objective of the Council to seek an overall provision of bed spaces in the County in the life of the Plan and to work closely with all interest groups to seek this end. E7 To review the requirement for additional commercial and employment land in and around the towns of Nenagh, Templemore, Roscrea and Thurles and provide additional land for such uses where required. E8 It is an objective of the Council to encourage and support, in co-operation with Enterprise Ireland, the North Tipperary County Enterprise Board, Shannon Development and other local development bodies, the development of further small to medium scale indigenous industries and services. Further to promote the establishment of a number of small incubator units within designated area to accommodate new business start-ups. E9 It is an objective of the Council to co-operate and seek to facilitate local community based development groups in development industrial clusters as appropriate. E10 It is an objective of the Council to seek the appropriate re-use of brownfield sites in towns and villages around the County. E11 It is an objective of the Council to seek to further develop Nenagh as a cycling hub and as a centre for tourism within the County. E12 It is an objective of the Council to support, encourage and promote sports tourism within the County and to work with sporting clubs and tourism organisations throughout the County to seek this end. E13 It is an objective of the Council to seek ways of promoting North Tipperary as a gateway to the Slieve Bloom Mountains and to work closely with all interest groups to seek this end. E14 It is an objective of the Council to support, encourage and promote heritage tourism and festivals within the County and to work with heritage groups, tourism organisations and other interest groups throughout the County to seek this end. E15 It is an objective of the Council to support the sharing of community facilities, including school facilities, throughout the County, for use by all community organisations, in order to maximise the investment which has been made in them. E16 It is an objective of the Council to support tourist attractions in the County which are listed in the North Tipperary Tourism Company publications. E17 It is an objective of the Council to co-operate with appropriate bodies in working towards providing an understanding to communities and visitors of, waterway corridors and wetlands where feasible and appropriate. E18 It is an objective of the Council to further develop Roscrea as a Heritage Town within the County and the Region and to examine the feasibility of developing the concept of the Ely O'Carroll Tourism, linking Roscrea and Birr, subject to resources. E19 It is an objective of the Council to support and facilitate the continued development and expansion of third level institutions in North Tipperary including the Tipperary Institute the Garda Training College in Templemore, Gurteen Agricultural College, St. Patrick's College in Thurles and the Civil Defence Training Facility in Roscrea, and to work with these and other agencies to development and grow a spirit of enterprise and innovation in Secondary Schools in the County.</p>																	
	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy ECON 30: Large Scale Industrial / Commercial Uses in the Open Countryside: It is the policy of the Council to consider large scale industrial/ commercial uses in the open countryside, on sites identified by the Council for these uses.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none	
<p>Policy ECON 31: Small Industrial uses in Rural Villages: It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development: (a) does not impact negatively on the residential amenity of adjoining properties, (b) the development does not result in the creation of a significant traffic hazard; (c) the development does not impact negatively on the environment (d) the development does not take from the character of the village</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none	
<p>Policy ECON 32 Bio-Energy and Bio-Technology It is the policy of the Council to facilitate the sustainable development of Bio-Energy and Bio-Technology Enterprises within the County subject to normal sustainable planning and development criteria.</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none	

Specific Objective E22 It is an objective of the Council to accommodate and support new Bio-Energy, Bio-Technology and similar ancillary developments throughout the County. An example of such lands would include land at Garravalley, Ballymackey, Nenagh, County Tipperary north of new M7 (Castletown to Nenagh route), east of Ballymackey Road, should these lands be deemed appropriate.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Chapter 7: Infrastructure and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy TRANS 1: Mid-West Area Strategic Plan It is the policy of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan and to co-operate with other local authorities in achieving these findings and recommendations as appropriate.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 3: Transport Investment It is the policy of the Council to encourage and facilitate transport investment within the County, the Mid-West, and other Regions, in order to create effective links and to reduce travel times between the main towns and to maximise the cohesion and critical mass of the region and improve intra and inter-regional connectivity. In this regard, it is also the policy of the Council to co-operate with the adjoining local authorities to achieve these effective and improved links.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 4: National Policies It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 5: Route Corridors It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 9: Local Road Network: It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 11: Contributions toward Improvement Works: It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction. INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme INF13 To provide traffic calming schemes as deemed necessary INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of structural conditions or alignment INF16 To preserve the character of rural roads INF17 Control advertising on all roads and particularly on approach roads to settlements INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development. INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability. INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability. INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none

N7 (Roscrea / Nenagh Road) and the N62 (Birr Road). INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary. INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan. INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system. INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and private operators of public transport. INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow. INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle. INF30 To work with Failte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the County. INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.																		
Policy SERV 6: Water Abstraction It is the policy of the Council to endeavour to facilitate developments, by allowing the potential water resources of the County to be utilised, where possible, subject to appropriate safeguards.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy SERV 6(a): Water Abstraction: It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water compliance with environmental and ecological legislative requirements.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy SERV 11: Treatment Plants in Villages: It is the policy of the Council, in considering planning applications for housing in villages, where sewage treatment facilities are inadequate, to require an applicant, following on the adoption of a Supplementary Contribution Scheme by the Council under Section 49 of the Planning and Development Act 2000, to provide a wastewater treatment system of a scale and design which is equal or in excess of the immediate needs of the proposed development, so the spare capacity can then be used to accommodate future development. The scale of the development should comply with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the DoEHLG in 2008.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy SERV 12: Cluster Developments: It is the policy of the Council in considering planning applications for cluster developments under Policy HSG 11 to provide, where a common wastewater treatment plant is not appropriate, adequate individual treatments plants to appropriate EPA Standards for each dwelling on a minimum site of ¾ acre.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy SERV 13: Pumping Stations: It is the policy of the Council to discourage the use of communal/shared sewerage pumping stations in residential development proposals. Development proposals involving gravity based drainage systems will be the preferred solution. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems may be considered.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objectives INF32 To seek a reduction of unaccounted-for water from the present level. INF33 To carry out the capital works as set out in the current Assessment of Needs Programme and the DoEHLG current Water Services Investment Programme with respect to both water supply and wastewater facilities as resources allow. INF34 To implement the objectives of the Sludge Management Plan, particularly in respect of hub centres, transport of sludge and storage facilities. INF35 To examine the feasibility of providing constructed wetland as part of tertiary treatment at some of the existing treatment plants. INF36 To develop a plan to reduce energy demand in water services, to implement strategies to implement national energy action plan targets and establish infrastructure and management systems to monitor effectiveness of the strategies. INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document, for the installation, maintenance and operation of septic tank effluent treatment systems	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy SERV 14: Tipperary Energy Agency It is the policy of the Council to continue to support the Tipperary Energy Agency to support and encourage the development of sustainable energy within the County subject to resources.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy SERV 21: Renewables It is the policy of the Council to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy SERV 24: Biomass It is the policy of the Council to facilitate the development of projects that convert biomass to energy.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy SERV 24a: Biomass It is the policy of the Council to encourage the location of biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy SERV 28: Electricity Supply Lines: It is the policy of the Council to seek the undergrounding of electricity lines as appropriate and having regard to national guidance. Where over ground lines are	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none

<p>proposed, they shall be designed to have regard to the following:</p> <ul style="list-style-type: none"> • Possible interference with or damage to heritage items, protected structures, sites and areas of archaeological importance; • Possible interference with or damage to pNHAs or cSACs or SPAs or sites of nature conservation; • They shall be designed so as not to cause to or to minimise as far as practicable, detrimental harm to areas of scenic or designated or vulnerable landscapes; • They shall be designed so as not to cause to or to minimise as far as practicable detrimental harm to amenity or scenic routes. 																		
<p>Specific Service Objectives</p> <p>INF38 To prepare a County Climate Change Action Plan over the course of this Development Plan.</p> <p>INF39 It is an objective of the Council to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise.</p> <p>INF40 It is an objective of the Council to develop and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County.</p> <p>INF41 All housing, commercial and other developments which have a floor area of greater than 1000m2 the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply.</p> <p>INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings.</p> <p>INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken.</p> <p>INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County</p> <p>INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion.</p> <p>INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny.</p> <p>INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County.</p> <p>INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes.</p> <p>INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development.</p> <p>INF50 To facilitate and promote the extension of the natural gas network within the County.</p> <p>INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment.</p> <p>INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities:</p> <p>e) protect and enhance the visual amenities of the lake and foreshore;</p> <p>f) do not lead to an increase in traffic or access problems;</p> <p>g) can be serviced through existing or proposed services and infrastructure; and</p> <p>e) do not have an adverse effect on designated or proposed ecological sites.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																		none

																		none
																		none
																		none

Table 4 Assessment of Impacts of Policies and Objectives on cSACs - Pt 2

Policy/Objective found ⁷ to have the potential to affect Natura 2000 sites	Lisheen Fen cSAC (Site Code 001683):			Anglesey Road cSAC (Site Code 002125):			Lower River Suir cSAC (Site Code 002137):			Lower River Shannon cSAC (Site Code 002165):			Lough Derg, North-East Shore cSAC (Site Code 002241):			Avoidance / Mitigation Measures	Residual Impacts	
	Potential impacts			Potential impacts			Potential impacts			Potential impacts			Potential impacts					
Goal / aim / policy / objective	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Policies / Objectives contained in Plan	Other Instruments ⁸	
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District Services Centres in this Plan and in the Mid-West	-	-	-	-	X	X	X	X	X	-	X	X	-	X	X			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisage role of the Local Services Centres in this Plan and in the Mid-West RPGs	-	X	X	-	-	-	X	X	X	X	X	X	X	X	X			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character	-	X	X	-	-	-	X	X	X	X	X	X	X	X	X			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	-	X	X	-	-	-	X	X	X	X	X	X	X	X	X			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	-	-	-	-	-	-	X	X	-	X	X	-	X	X			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and HSG13.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none		
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional environmental circumstances.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none		

⁷ (ref. Section 8 of SEA Environmental Report)

⁸ **HD:** The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC) (Habitats Directive)

NBP: UN Convention on Biological Diversity 1992 - National Biodiversity Plan 2002 is as a result of this

BD: The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive)

BW: Bathing Water Directive (76/160/EEC)

WFD: The Water Framework Directive 2000/60/EC

WA: Wildlife Act 1976 and Wildlife (Amendment) Act 2000 (Wildlife Act)

R: Convention on Wetlands of International Importance (Ramsar)

WW: Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC)

<p>Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11. In certain circumstances the assessment of developments within these areas will require the applicant to submit a Hydrogeological Impact Study based on risk analysis and borehole data.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy ENV 22: Rural Diversification It is the policy of the Council to encourage the sustainable development of alternative rural based enterprises, where the following criteria are met: a) buildings/works shall be designed, located and screened such that they will not take from the rural character and appearance of the area; b) the activity will not take from the amenities of the residents living in the area; and c) the activity will not result in the creation of a significant traffic hazard. d) ensure that buildings in visually sensitive areas address the surroundings; e) The development is in line with national policy on access onto national primary and secondary roads.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy ENV 22a: Expansion of the Agricultural Sector: It is the Policy of the Council to: • Encourage expansion and employment in the agricultural sector and the agricultural related industries such as forestry, peatlands, agri-tourism etc; • Liaise and work with the other agencies such as Leader, County Enterprise Group, Farming organizations, Voluntary Groups and Community Forum to develop economic social and physical benefits for the rural community and its service base; • Ensure that buildings in visually sensitive areas address the surroundings; • Ensure that the development would not prejudice the future agricultural operation of the farm.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy ENV 22b: Farm Shops: It is the policy of the Council to encourage that proposals for retail development on a farm where it can be clearly demonstrated that: a) the products to be sold are primarily produce grown of the farm holding b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and c) the proposed use will be ancillary and relevant to the farm business; d) the scale and nature of the accommodation proposed for retailing and the size, design, materials and siting of any new building or extension conforms with the existing buildings of the farm; and e) the proposal does not harm the rural character of the landscape and amenities of the locality and f) the development will not result in the creation of a significant traffic hazard. Developments of this nature within Special Landscape Zones, High Amenity Areas and Protected Views will only be permitted in exceptional circumstances. g) The development is in line with national policy on access onto national primary and secondary roads.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective EV18 To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective EV19 The Council will seek to support those families wishing to remain on the land and accordingly the Council will favourably consider rural diversification intended to supplement farm income such as • specialist farming practices, e.g. flower growing, equine facilities, poultry, mushroom growing, specialised animal breeding. • farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development control policies of the Plan. • the production of organic and specialty foods to meet the increase in demand for such products. • the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective EV22 To require buildings and structures in visually sensitive areas: - to be sited as unobtrusively as possible; - to be clustered to form a distinct and unified feature in the landscape; - to utilise suitable materials and colours; and - to utilise native species in screen planting in order to integrate development into the landscape.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective EV23 To support agricultural activities which encourage bio-diversity and the National Biodiversity Plan.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective EV25: It is an objective of the Council to encourage the sustainable use of natural resources for the planting of forestry.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective EV26: It is an objective of the Council to implement the Indicative Forest Strategy to encourage the development of forestry and forestry related industries in locations identified in the strategy having regard to local considerations and relevant national forestry guidelines as provided in the local area plans.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy ENV 28: Quarries: It is the policy of the Council that in assessing applications for new quarries or extensions to existing quarries the following will be considered: a) the impact of the proposed development on the quality of the landscape, particularly sensitive</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none

landscape and protected views; b) the impact of the proposed development on the archaeological and architectural heritage; c) the impact of the proposed development on NHAs (pNHAs), SPAs (cSPAs) and SACs (cSACs); d) the suitability of the local road infrastructure and impact of the increased traffic on road safety; e) impact on the amenities of the surrounding residents; f) the current land/quarry resource of the applicant and the necessity for the current proposal. The Council will seek that current quarries are worked out and restored before new sites are allowed; g) require that development is phased and that each phase is rehabilitated before the next phase is developed/commenced; h) applicants shall submit a restoration programme with their application on the manner and timing of restoration; i) in open cast workings the direction of operation shall be hidden from public view and, if necessary, boundaries of working areas adjusted to preserve trees and hedgerows for screening. j) It is the policy of the Council to have old disused quarries, sand and gravel pits restored to sustainable beneficial use and landscaped to integrate with the surrounding area																			
Policy ENV 29: Supply of Quarries: It is the policy of the Council to promote an environmentally sustainable approach to minerals planning, in particular by: preventing the wasteful use or sterilisation of mineral resources; encouraging the use of secondary and recycled aggregates; and seeking to secure future levels of mineral production that respect the nature and scale of the environmental constraints in the County.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV32 It is an objective of the Council to implement the provisions of the Waste Management Hierarchy and the current Waste Management Plan for the Midlands Region. As a result, developments in the county will be expected to take account of the provisions of the Waste Management Plan for the Midlands Region and adhere to those elements of it that relate to waste prevention and minimisation, waste recycling facilities, and the capacity for source segregation.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ENV 33: Recycling Facilities: It is Council policy to provide infrastructure for re-use, re-cycling and disposal of residual waste through different arrangements throughout the County where feasible and where resources permit.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV35 It is an objective of the Council to provide bring centres in villages and towns within the County.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV36 It is an objective of the Council to implement the National Waste Prevention Programme at Local Authority level.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV37 It is an objective of the Council to provide as a matter of priority organic waste separation as a requirement for waste management in the County.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV38 It is an objective of the Council to support the provision of facilities for the proper recovery and disposal of household waste	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV39 It is an objective of the Council to support the implementation of an integrated waste management system for the household sector through segregated waste collection and the provision of bring banks and recycling centres	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV40 It is an objective of the Council to encourage the private sector to provide appropriately sited and designed facilities for the transfer, sorting and recovery of waste streams.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV41 It is an objective of the Council to support the provision of infrastructure for composting and other forms of bio waste.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV42 It is an objective of the Council to support and encourage the private sector in the provision of appropriately sited and designed facilities for end of life car re-cycling facilities to comply with the European Parliament and Council Directive 2000/53/EC	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV43 It is an objective of the Council to establish a Civic Amenity Centre in Thurles.	-	-	-	-	-	-	X	X	X	-	-	-	-	-	-	-	-	-	none
Specific Objective EV44 It is an objective of the Council to implement and support the provisions of the Midlands Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use/re-cycling or disposal with energy recovery of waste material.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective EV45 It is an objective of the Council to use statutory powers to prohibit the illegal deposit and disposal of waste materials, refuse and litter, and to authorise and regulate waste disposal within the county in an environmentally sustainable manner.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ENV 38 : Cemeteries: It is the policy of the Council to facilitate the provision of burial grounds at appropriate locations throughout the County in consultation with local communities	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X	X	X	X	none
Policy ENV 41: Development of Contaminated Lands: It is the policy of the council to require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement within the Council in relation to proposals for developments on land which is or may be contaminated.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
Chapter 5: Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---

<p>Policy HSG 2: Housing in Urban Areas and on the Urban Fringe: It is the policy of the Council to encourage/support new housing on land zoned for residential development or for a mixture of residential and other uses in towns and villages based on the neighbourhood concept, as follows:</p> <p>f) to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population;</p> <p>g) to conform with the DoEHLG 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the accompanying Urban Design Manual</p> <p>h) to provide suitable and supervised amenity areas for children, teenagers and adults;</p> <p>i) to retain, where possible, man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (e.g. attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments, etc.); and</p> <p>j) to provide high quality residential layouts that are traffic calmed by design.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both:</p> <ul style="list-style-type: none"> Residential use; and a mixture of residential and other uses <p>Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 4: Village Housing: It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house nature are restricted outside of these village boundaries.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 5: Village Facilities: It is the policy of the Council to seek improved village facilities as part of new housing development, including:</p> <ul style="list-style-type: none"> Overlooked open space/village green Crèche Shop where deemed necessary Streetscape improvement Landscape planting, particularly on village edges Adequate provision of community and social infrastructure Footpaths and lighting. 	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 6: Serviced Sites in Villages It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone developments or as constituent part of other</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective H2 The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective H3 The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance of villages.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objective H4 The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution Scheme and through the Tidy Towns programme.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 8: Rural Housing on the Open Countryside It is the policy of the Council to permit new houses in the open countryside where:</p> <p>a) The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or</p> <p>b) Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or;</p> <p>c) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or</p> <p>d) A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and</p> <p>e) The house is for that person's own use; and the applicant can demonstrate that he/she is eligible under</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met:</p> <p>(a) the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and</p> <p>(b) the design of the house accords with the Rural Housing Guidelines 2009 prepared by the Council in</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none

<p>Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that:</p> <p>a) New housing shall, where practicable, share existing entrances and access roads b) The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes; c) Existing hedge rows shall be maintained where practicable; and d) The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances:</p> <p>a) Adjacent to existing villages and rural clusters; b) Adjacent to existing rural landmarks such as school, church, or pub; c) Within or adjacent to a formal farmyard or courtyard not in active use; and d) Where the natural landmark provides for safe access, good screening, suitable ground conditions in accordance with the 'Guidelines for Rural Housing'; and e) The development will provide a minimum of one unit for affordable housing.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 12: Rural Housing in Pressure Areas: It is the policy of the Council to resist one-off houses in the following pressure areas:</p> <p>a) Areas of Primary Amenity or identified as unsuitable for houses in the County Landscape Character Assessment; b) Motorways, National Primary, National Secondary, Class 1A and Class 1 Regional Roads (Refer to Policy TRANS 7) c) Pressure Areas around Limerick, and d) The radial routes around the urban centres of Nenagh, Thurles, and Newport and the Regional Road Radial Routes around Roscrea, Templemore, Borrisokane, Cloughjordan and Birr Environs as identified on the County Designations Map.;</p> <p>Policy HSG 12 will be strictly enforced in pressure areas, however, exceptions (E) may be made to Policy HSG 12 as follows:</p> <p>E1 The applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E2 On Class 1A Regional Roads outside of (d) above where the applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E3 On Class 1 Regional Roads outside of (d) above (Section 7.5.2 Table 7.4), the Council will permit houses for a son or daughter, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road.</p> <p>E4 In the Pressure Area around Limerick and the non-radial routes in the pressure areas around towns, the Council will permit houses in the following circumstances: E4.1 The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or; E4.3 Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or E4.4 A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and E4.5 The house is for that person's own use; and E4.6 The applicant can demonstrate that he/she is eligible under the above criteria.</p> <p>E5 On radial routes outside of (b) above (Section 7.5.2 Table 7.3 and 7.4), the Council will permit a house for a direct family member of the landowner who has derived some farming income from the landholding since 2000, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance. <u>Onto the Class 1 Regional Road the Council may consider one additional entrance onto a radial route where no other opportunity exists to provide an access.</u></p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 13: Housing in the High Amenity Area: It is the policy of the Council to resist houses in the High Amenity Area except for the following:</p> <p>(i) Persons who were born in the rural High Amenity Area and within 5km of the proposed location or lived in the rural High Amenity Area within 5km of the proposed location for any 10 year period of that person's life or; (ii) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; (iii) The proposed development does not interfere with views to or from the lake; and (iv) The siting, design and layout will not take from the character or uniformity of the landscape;</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none

<p>Policy HSG 14: Replacement of Existing Dwellings in the Countryside: It is the policy of the Council that in considering the replacement of existing dwellings in the rural countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>c) The proposed dwelling will be designed strictly in accordance with the guidelines contained in Chapter 9 and Rural House Design Guidelines prepared by the Council in 2009;</p> <p>d) The proposed floor area shall accord with guidelines on plot sizes as set out in Chapter 9;</p> <p>e) The development will not result in the creation of a serious traffic hazard.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 14(a): Reuse of or Extension to Existing Dwellings in the Countryside: It is the policy of the Council that in considering the reuse / extension of existing dwellings in the countryside the Council will have to be satisfied that:</p> <p>e) The existing structure was last used and/or is suitable as a dwelling;</p> <p>f) The development will not result in the creation of a serious traffic hazard;</p> <p>g) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>h) The proposed extension will be designed strictly in accordance with the guidelines contained in Chapter 9 and in the Rural Housing Design Guidelines prepared by the Council in 2009;</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that:</p> <p>a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location;</p> <p>b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants;</p> <p>c) they would not result in adverse transport effects;</p> <p>d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land;</p> <p>e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area;</p> <p>f) developments in visually sensitive areas address their surroundings;</p> <p>g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and</p> <p>h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 .</p> <p>i) the development is in line with national policy on access onto national primary and secondary roads. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's adopted scheme of</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A Strategy to Address Adult Homelessness in Ireland 2008 – 2013.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none

Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to implement the Guidelines on Childcare Facilities (2001) DoEHLG.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the County for the provision of childcare	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as part of	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met: i) The applicant is direct family member of the current owner, who owns the cottage plot since 2000. j) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up. k) The development complies with the ribbon development criteria as set out in Section 5.2.3 (as amended by Variation No. 1). l) The existing dwelling and the new dwelling complies with the plot ratio criteria as set out in Chapter 9: Design Guidelines and General Standards Section 8.4.1 (as amended by Variation No. 1). Both wastewater effluent treatment systems shall be designed in accordance with the EPA Wastewater Treatment Manual (2000) for 'Single Houses'.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
Specific ObjectivesH6 It is an objective of the Council to seek the development of social and affordable units on a case by case basis, in accordance with existing local needs and special need requirements of the population of the area. H7 It is an objective of the Council to seek to provide adequate accommodation for Travellers in accordance with the need as identified in the Traveller Accommodation Plan and on-going assessments. H8 It is an objective of the Council to ensure that an appropriate mix of housing types, designs and sizes are provided within each housing or mixed use development as part of Part V proposals. H9 It is an objective of the Council that the allocation between social and affordable housing is made on a case by case basis depending on the identified social and affordable needs of the area within which the development is taking place. H10 It is an objective of the Council to reserve land within settlements and alongside existing educational facilities to allow for the provision of and expansion to education facilities. Furthermore it is an objective of the Council that the provision of new education facilities are location within existing settlements and to only allow out of town locations in exceptional circumstances.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
Chapter 6: Economy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy ECON 1: Employment Growth and Promotion: It is the policy of the Council to promote, encourage and facilitate enterprise and employment throughout the County, and to co-operate with other agencies including the private sector in order to provide employment opportunities.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 2: Strategic Employment: It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 3: Other Plans: It is the policy of the Council to promote the development of strategic land banks in the Primary Service Centres as identified in Table 3.7, in accordance with the policy objectives set out in the Town and Environ Development Plans and Local Area Plans, including, an integrated development that will achieve: a) a high-quality, sustainable development; b) attract education, research and clean technology based industries; c) provide significant amenities, including a designed parkland; and d) all new buildings shall be of exceptional architectural quality.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 3(a) Masterplan for Archerstown, Thurles: It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following: (a) the infrastructural requirements to service current and planned development in the area; (b) the improvement and expansion of employment uses on existing sites and adjacent lands; (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and startup employment activity; (d) the consolidation of existing residential development and; (e) the provision of limited new residential development.	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-	none
Policy ECON 4: Masteplan for Lisheen Mine Site: Moyne Templetuohy, Thurles: It is a policy of the Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-	none

of lands situated at Moyne Templeuohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for the following: (a) promote the use / development / production of renewable technologies or their by-product; (b) use of suitable lands to provide for industries / employment / clean technology based industries not currently provided for within the County. (c) a high quality sustainable development (d) provide significant amenities, including a designed parkland, (e) reuse of existing infrastructure within the mine complex wherever possible.																		
Policy ECON 5: E-Towns It is the policy of the Council to work with other statutory bodies to identify sites for E-Town developments and to facilitate and encourage such developments within the County.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X		none
Policy ECON 6: Community Enterprise Centres It is the policy of the Council to support the provision of Community Enterprise Centres in Cloughjordan, Roscrea, Rearscross, Thurles, and at other locations in the County as they are identified, subject to the proper planning and sustainable development of the area.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X		none
Policy ECON 7: Economic Development Lands: It is the policy of the Council to seek to promote and diversify the local economy as prescribed under the National Spatial Strategy, Mid West Regional Planning Guidelines and in accordance with the County's agreed settlement hierarchy which provides for balanced development.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X		none
Policy ECON 7(a): Economic Development Lands: It is the policy of the Council that future economic development throughout the County be largely based on the County's settlement hierarchy having regard to the following: • each towns/areas role within the hierarchy; • its existing size; • its function within the hierarchy; • its capacity for sustainable growth. However, there is a positive presumption throughout the County in terms of employment creation and growth, and consequently the Council will examine all proposals within other locations on a case by case basis.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X		none
Policy ECON 10: Non-Conforming Uses: Where authorised commercial or employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation and sustainable expansion, provided they do not seriously take from the zoning objective for the area, be visually intrusive on the landscape or result in the creation of a traffic hazard. Where such uses have ceased the Council will seek their redevelopment for new use that conforms to the zoning pattern in the area.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X		none
Policy ECON 11: Rural Employment: It is the policy of the Council to facilitate the development of small-scale rural enterprises or the proportional expansion and/or diversification of existing authorised rural enterprises provided that such development: a) is a conversion of an existing building or a new building that protects rural character of the area; b) does not take from the rural character of the landscape; c) the proposed building design/site works do not take from the rural character of the landscape; d) the development does not result in the creation of a significant traffic hazard. e) ensure that developments in visually sensitive areas address the surroundings; f) the development is in line with national policy on access onto national primary and secondary roads; g) the proposal is compatible with the neighbouring landuses; h) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9; i) conforms to the requirements of sustainable development as set out in this Plan.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X		none
Policy ECON 12: Commercial Uses in Rural Areas It is the policy of the Council not to encourage commercial or industrial development in the open countryside, which would be inappropriate by virtue of size, scale, and hours of operation, traffic congestion or nature of use. However, the Council will support proposals for commercial/industrial activity in the open countryside where: a) the proposed building design/site works do not take from the rural character of the landscape; b) the proposal is compatible with the neighbouring landuses; c) the development does not result in the creation of a significant traffic hazard; d) ensure that developments in visually sensitive areas address the surroundings; and e) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9 . f) The development is in line with national policy on access onto national primary and secondary roads. g) The development conforms to the requirements of sustainable development as set out in this Plan. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X		none
Policy ECON 13: Tourism around Lough Derg: It is the policy of the Council to support the sustainable development and improvement of activities and infrastructure supporting water and marine based activities as well as shore side activities including jetties and marinas provided that such development accords with policies ECON 14, 15 and 17.	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X		none

Policy ECON 15: Rural Tourism: It is the policy of the Council to support rural tourism at existing locations such as farmyards, pubs, and hotels. Such development may provide an extension to the existing building or new accommodation. Such accommodation must be part of an integrated tourism plan and be available for short-term letting only.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 16: Location of Tourist Facilities: It is the policy of the Council to ensure that new tourist facilities, including sport and recreation facilities, are located in existing settlement centres where they can be supported by, and provide support for, existing services.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 17: Large-scale Integrated Tourism-Leisure-Recreational Complex: It is the policy of the Council to encourage the sustainable development of major integrated Tourism-Leisure-Recreational complexes on large land holdings provided that a full planning application is submitted, and includes an 'Integrated Tourism Plan that provides for: a) the preservation of the rural character of the landscape, b) the integration of the development into the open countryside, c) significant and intensive landscaping of the site and d) traffic impact assessment e) adequate treatment of effluent. Such development will not generally be considered in areas considered unsuitable in the County Landscape Character Assessment.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objectives: E1 It is an objective of the Council to undertake an Employment Land Survey during the lifetime of the Development Plan to identify likely enterprise and employment trends within the County and the optimal location and quantum of zoned land to achieve a sustainable employment, subject to resources. E2 To examine the feasibility of implementing the Lough Derg Marina Study in compliance with the provisions of the Habitats Directive (92/43/EEC). This will be done in cooperation with Clare County Council, Galway County Council and Shannon Development. E3 To examine the feasibility of implementing of the Lough Derg Tourism Strategy and Lough Derg Tourism Cluster programme in compliance with the provisions of the Habitats Directive (92/43/EEC). E4 The Council will co-operate with appropriate agencies in promoting tourism and securing the development of tourismbased enterprises in suitable locations; E5 Support the development of a lookout facility overlooking the lake with parking on the R493 between Coolbawn and Kilgarvan; E6 It is an objective of the Council to seek an overall provision of bed spaces in the County in the life of the Plan and to work closely with all interest groups to seek this end. E7 To review the requirement for additional commercial and employment land in and around the towns of Nenagh, Templemore, Roscrea and Thurles and provide additional land for such uses where required. E8 It is an objective of the Council to encourage and support, in co-operation with Enterprise Ireland, the North Tipperary County Enterprise Board, Shannon Development and other local development bodies, the development of further small to medium scale indigenous industries and services. Further to promote the establishment of a number of small incubator units within designated area to accommodate new business start-ups. E9 It is an objective of the Council to co-operate and seek to facilitate local community based development groups in development industrial clusters as appropriate. E10 It is an objective of the Council to seek the appropriate re-use of brownfield sites in towns and villages around the County. E11 It is an objective of the Council to seek to further develop Nenagh as a cycling hub and as a centre for tourism within the County. E12 It is an objective of the Council to support, encourage and promote sports tourism within the County and to work with sporting clubs and tourism organisations throughout the County to seek this end. E13 It is an objective of the Council to seek ways of promoting North Tipperary as a gateway to the Slieve Bloom Mountains and to work closely with all interest groups to seek this end. E14 It is an objective of the Council to support, encourage and promote heritage tourism and festivals within the County and to work with heritage groups, tourism organisations and other interest groups throughout the County to seek this end. E15 It is an objective of the Council to support the sharing of community facilities, including school facilities, throughout the County, for use by all community organisations, in order to maximise the investment which has been made in them. E16 It is an objective of the Council to support tourist attractions in the County which are listed in the North Tipperary Tourism Company publications. E17 It is an objective of the Council to co-operate with appropriate bodies in working towards providing an understanding to communities and visitors of, waterway corridors and wetlands where feasible and appropriate. E18 It is an objective of the Council to further develop Roscrea as a Heritage Town within the County and the Region and to examine the feasibility of developing the concept of the Ely O'Carroll Tourism, linking Roscrea and Birr, subject to resources. E19 It is an objective of the Council to support and facilitate the continued development and expansion of third level institutions in North Tipperary including the Tipperary Institute the Garda Training College in Templemore, Gurteen Agricultural College, St. Patrick's College in Thurles and the Civil Defence Training Facility in Roscrea, and to work with these and other agencies to development and grow a spirit of enterprise and innovation in Secondary Schools in the County.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none

Policy ECON 30: Large Scale Industrial / Commercial Uses in the Open Countryside: It is the policy of the Council to consider large scale industrial/ commercial uses in the open countryside, on sites identified by the Council for these uses.																	none
Policy ECON 31: Small Industrial uses in Rural Villages: It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development; (a) does not impact negatively on the residential amenity of adjoining properties, (b) the development does not result in the creation of a significant traffic hazard; (c) the development does not impact negatively on the environment (d) the development does not take from the character of the village	X	X	X	-	-	-	X	X	X	X	X	X	X	X	X	X	none
Policy ECON 32 Bio-Energy and Bio-Technology It is the policy of the Council to facilitate the sustainable development of Bio-Energy and Bio-Technology Enterprises within the County subject to normal sustainable planning and development criteria.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objective E22 It is an objective of the Council to accommodate and support new Bio-Energy, Bio-Technology and similar ancillary developments throughout the County. An example of such lands would include land at Garravalley, Ballymackey, Nenagh, County Tipperary north of new M7 (Castletown to Nenagh route), east of Ballymackey Road, should these lands be deemed appropriate.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Chapter 7: Infrastructure and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy TRANS 1: Mid-West Area Strategic Plan It is the policy of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan and to co-operate with other local authorities in achieving these findings and recommendations as appropriate.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 3: Transport Investment It is the policy of the Council to encourage and facilitate transport investment within the County, the Mid-West, and other Regions, in order to create effective links and to reduce travel times between the main towns and to maximise the cohesion and critical mass of the region and improve intra and inter-regional connectivity. In this regard, it is also the policy of the Council to co-operate with the adjoining local authorities to achieve these effective and improved links.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 4: National Policies It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 5: Route Corridors It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 9: Local Road Network: It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Policy TRANS 11: Contributions toward Improvement Works: It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none
Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction. INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	none

<p>INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme</p> <p>INF13 To provide traffic calming schemes as deemed necessary</p> <p>INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme</p> <p>INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of structural conditions or alignment</p> <p>INF16 To preserve the character of rural roads</p> <p>INF17 Control advertising on all roads and particularly on approach roads to settlements</p> <p>INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards</p> <p>INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development.</p> <p>INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan</p> <p>INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability.</p> <p>INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability.</p> <p>INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road).</p> <p>INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary.</p> <p>INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan.</p> <p>INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system.</p> <p>INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and private operators of public transport.</p> <p>INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow.</p> <p>INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle.</p> <p>INF30 To work with Failte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the County.</p> <p>INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.</p>																			
<p>Policy SERV 6: Water Abstraction</p> <p>It is the policy of the Council to endeavour to facilitate developments, by allowing the potential water resources of the County to be utilised, where possible, subject to appropriate safeguards.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy SERV 6(a): Water Abstraction: It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water compliance with environmental and ecological legislative requirements.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy SERV 11: Treatment Plants in Villages: It is the policy of the Council, in considering planning applications for housing in villages, where sewage treatment facilities are inadequate, to require an applicant, following on the adoption of a Supplementary Contribution Scheme by the Council under Section 49 of the Planning and Development Act 2000, to provide a wastewater treatment system of a scale and design which is equal or in excess of the immediate needs of the proposed development, so the spare capacity can then be used to accommodate future development. The scale of the development should comply with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the DoEHLG in 2008.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy SERV 12: Cluster Developments: It is the policy of the Council in considering planning applications for cluster developments under Policy HSG 11 to provide, where a common wastewater treatment plant is not appropriate, adequate individual treatments plants to appropriate EPA Standards for each dwelling on a minimum site of ¾ acre.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Policy SERV 13: Pumping Stations: It is the policy of the Council to discourage the use of communal/shared sewerage pumping stations in residential development proposals. Development proposals involving gravity based drainage systems will be the preferred solution. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems may be considered.</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none
<p>Specific Objectives</p> <p>INF32 To seek a reduction of unaccounted-for water from the present level.</p> <p>INF33 To carry out the capital works as set out in the current Assessment of Needs Programme and the DoEHLG current Water Services Investment Programme with respect to both water supply and wastewater facilities as resources allow.</p> <p>INF34 To implement the objectives of the Sludge Management Plan, particularly in respect of hub centres, transport of sludge and storage facilities.</p> <p>INF35 To examine the feasibility of providing constructed wetland as part of tertiary treatment at some of</p>	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	none

the existing treatment plants. INF36 To develop a plan to reduce energy demand in water services, to implement strategies to implement national energy action plan targets and establish infrastructure and management systems to monitor effectiveness of the strategies. INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document, for the installation, maintenance and operation of septic tank effluent treatment systems																		
Policy SERV 14: Tipperary Energy Agency It is the policy of the Council to continue to support the Tipperary Energy Agency to support and encourage the development of sustainable energy within the County subject to resources.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Policy SERV 21: Renewables It is the policy of the Council to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Policy SERV 24: Biomass It is the policy of the Council to facilitate the development of projects that convert biomass to energy.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Policy SERV 24a: Biomass It is the policy of the Council to encourage the location of biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Policy SERV 28: It is the policy of the Council to seek the undergrounding of electricity lines as appropriate and having regard to national guidance. Where over ground lines are proposed, they shall be designed to have regard to the following: • Possible interference with or damage to heritage items, protected structures, sites and areas of archaeological importance; • Possible interference with or damage to pNHAs or cSACs or SPAs or sites of nature conservation; • They shall be designed so as not to cause to or to minimise as far as practicable, detrimental harm to areas of scenic or designated as vulnerable landscapes; • They shall be designed so as not to cause to or to minimise as far as practicable detrimental harm to amenity or scenic routes.	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Specific Service Objectives INF38 To prepare a County Climate Change Action Plan over the course of this Development Plan. INF39 It is an objective of the Council to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise. INF40 It is an objective of the Council to development and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County. INF41 All housing, commercial and other developments which have a floor area of greater than 1000m ² the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply. INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings. INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken. INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion. INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny. INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County. INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes. INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development. INF50 To facilitate and promote the extension of the natural gas network within the County. INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment. INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities: a) protect and enhance the visual amenities of the lake and foreshore; b) do not lead to an increase in traffic or access problems; c) can be serviced through existing or proposed services and infrastructure; and f) do not have an adverse effect on designated or proposed ecological sites.	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X	X	X	X

Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.	-	-	-	-	-	-	-	-	-	X	X	X	X	X	X			none
Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.	-	X	X	-	X	X	X	X	X	X	X	X	X	X	X			none

Table 5 Assessment of Impacts of Policies and Objectives on cSACs - Pt 3

Policy/Objective found ⁹ to have the potential to affect Natura 2000 sites	Silvermines Mountains West cSAC (Site Code 002258)			Redwood Bog cSAC (Site Code 002353)			Sharvogue Bog cSAC (Site Code 000585)			Philipston Marsh cSAC (Site Code 001847)			River Barrow and River Nore cSAC (Site Code 002162)			Avoidance / Mitigation Measures		Residual Impacts
	Potential impacts			Potential impacts			Potential impacts			Potential impacts			Potential impacts			Policies / Objectives contained in Plan	Other Instruments ¹⁰	
Goal / aim / policy / objective	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative			
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	X	X	-	X	X	-	X	X	-	X	X	-	-	-			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District Services Centres in this Plan and in	-	X	X	-	-	-	-	-	-	-	X	-	-	X	X			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisage role of the Local Services Centres in this Plan and in the Mid-West RPGs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character	-	X	X	-	X	X	-	-	-	-	-	-	-	X	X			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	-	X	X	-	X	X	-	-	-	-	-	-	-	X	X			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and HSG13.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none		
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional environmental circumstances.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none		

⁹ (ref. Section 8 of SEA Environmental Report)

¹⁰ **HD:** The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC) (Habitats Directive)

NBP: UN Convention on Biological Diversity 1992 - National Biodiversity Plan 2002 is as a result of this

BD: The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive)

BW: Bathing Water Directive (76/160/EEC)

WFD: The Water Framework Directive 2000/60/EC

WA: Wildlife Act 1976 and Wildlife (Amendment) Act 2000 (Wildlife Act)

R: Convention on Wetlands of International Importance (Ramsar)

WW: Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC)

<p>Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11. In certain circumstances the assessment of developments within these areas will require the applicant to submit a Hydrogeological Impact Study based on risk analysis and borehole data.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy ENV 22: Rural Diversification It is the policy of the Council to encourage the sustainable development of alternative rural based enterprises, where the following criteria are met: a) buildings/works shall be designed, located and screened such that they will not take from the rural character and appearance of the area; b) the activity will not take from the amenities of the residents living in the area; and c) the activity will not result in the creation of a significant traffic hazard. d) ensure that buildings in visually sensitive areas address the surroundings; e) The development is in line with national policy on access onto national primary and secondary roads.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy ENV 22a: Expansion of the Agricultural Sector: It is the Policy of the Council to: • Encourage expansion and employment in the agricultural sector and the agricultural related industries such as forestry, peatlands, agri-tourism etc; • Liaise and work with the other agencies such as Leader, County Enterprise Group, Farming organizations, Voluntary Groups and Community Forum to develop economic social and physical benefits for the rural community and its service base; • Ensure that buildings in visually sensitive areas address the surroundings; • Ensure that the development would not prejudice the future agricultural operation of the farm.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy ENV 22b: Farm Shops: It is the policy of the Council to encourage that proposals for retail development on a farm where it can be clearly demonstrated that: a) the products to be sold are primarily produce grown on the farm holding b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and c) the proposed use will be ancillary and relevant to the farm business; d) the scale and nature of the accommodation proposed for retailing and the size, design, materials and siting of any new building or extension conforms with the existing buildings of the farm; and e) the proposal does not harm the rural character of the landscape and amenities of the locality and f) the development will not result in the creation of a significant traffic hazard. Developments of this nature within Special Landscape Zones, High Amenity Areas and Protected Views will only be permitted in exceptional circumstances. g) The development is in line with national policy on access onto national primary and secondary roads.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Specific Objective EV18 To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Specific Objective EV19 The Council will seek to support those families wishing to remain on the land and accordingly the Council will favourably consider rural diversification intended to supplement farm income such as • specialist farming practices, e.g. flower growing, equine facilities, poultry, mushroom growing, specialised animal breeding. • farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development control policies of the Plan. • the production of organic and specialty foods to meet the increase in demand for such products. • the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Specific Objective EV22 To require buildings and structures in visually sensitive areas: - to be sited as unobtrusively as possible; - to be clustered to form a distinct and unified feature in the landscape; - to utilise suitable materials and colours; and - to utilise native species in screen planting in order to integrate development into the landscape.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Specific Objective EV23 To support agricultural activities which encourage bio-diversity and the National Biodiversity Plan.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Specific Objective EV25: It is an objective of the Council to encourage the sustainable use of natural resources for the planting of forestry.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Specific Objective EV26: It is an objective of the Council to implement the Indicative Forest Strategy to encourage the development of forestry and forestry related industries in locations identified in the strategy having regard to local considerations and relevant national forestry guidelines as provided in the local area plans.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none

Policy ENV 28: Quarries: It is the policy of the Council that in assessing applications for new quarries or extensions to existing quarries the following will be considered: a) the impact of the proposed development on the quality of the landscape, particularly sensitive landscape and protected views; b) the impact of the proposed development on the archaeological and architectural heritage; c) the impact of the proposed development on NHAS (pNHAs), SPAs (cSPAs) and SACs (cSACs); d) the suitability of the local road infrastructure and impact of the increased traffic on road safety; e) impact on the amenities of the surrounding residents; f) the current land/quarry resource of the applicant and the necessity for the current proposal. The Council will seek that current quarries are worked out and restored before new sites are allowed; g) require that development is phased and that each phase is rehabilitated before the next phase is developed/commenced; h) applicants shall submit a restoration programme with their application on the manner and timing of restoration; i) in open cast workings the direction of operation shall be hidden from public view and, if necessary, boundaries of working areas adjusted to preserve trees and hedgerows for screening. j) It is the policy of the Council to have old disused quarries, sand and gravel pits restored to sustainable beneficial use and landscaped to integrate with the surrounding area	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy ENV 29: Supply of Quarries: It is the policy of the Council to promote an environmentally sustainable approach to minerals planning, in particular by: preventing the wasteful use or sterilisation of mineral resources; encouraging the use of secondary and recycled aggregates; and seeking to secure future levels of mineral production that respect the nature and scale of the environmental constraints in the County.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV32 It is an objective of the Council to implement the provisions of the Waste Management Hierarchy and the current Waste Management Plan for the Midlands Region. As a result, developments in the county will be expected to take account of the provisions of the Waste Management Plan for the Midlands Region and adhere to those elements of it that relate to waste prevention and minimisation, waste recycling facilities, and the capacity for source segregation.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy ENV 33: Recycling Facilities: It is Council policy to provide infrastructure for re-use, re-cycling and disposal of residual waste through different arrangements throughout the County where feasible and where resources permit.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV35 It is an objective of the Council to provide bring centres in villages and towns within the County.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV36 It is an objective of the Council to implement the National Waste Prevention Programme at Local Authority level.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV37 It is an objective of the Council to provide as a matter of priority organic waste separation as a requirement for waste management in the County.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV38 It is an objective of the Council to support the provision of facilities for the proper recovery and disposal of household waste	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV39 It is an objective of the Council to support the implementation of an integrated waste management system for the household sector through segregated waste collection and the provision of bring banks and recycling centres	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV40 It is an objective of the Council to encourage the private sector to provide appropriately sited and designed facilities for the transfer, sorting and recovery of waste streams.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV41 It is an objective of the Council to support the provision of infrastructure for composting and other forms of bio waste.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV42 It is an objective of the Council to support and encourage the private sector in the provision of appropriately sited and designed facilities for end of life car re-cycling facilities to comply with the European Parliament and Council Directive 2000/53/EC	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV43 It is an objective of the Council to establish a Civic Amenity Centre in Thurles.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV44 It is an objective of the Council to implement and support the provisions of the Midlands Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use/re-cycling or disposal with energy recovery of waste material.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objective EV45 It is an objective of the Council to use statutory powers to prohibit the illegal deposit and disposal of waste materials, refuse and litter, and to authorise and regulate waste disposal within the county in an environmentally sustainable manner.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy ENV 38 : Cemeteries: It is the policy of the Council to facilitate the provision of burial grounds at appropriate locations throughout the County in consultation with local communities	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy ENV 41: Development of Contaminated Lands: It is the policy of the council to require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement within the Council in relation to proposals for developments on land which is or may be contaminated.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Chapter 5: Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---

<p>Policy HSG 2: Housing in Urban Areas and on the Urban Fringe: It is the policy of the Council to encourage/support new housing on land zoned for residential development or for a mixture of residential and other uses in towns and villages based on the neighbourhood concept, as follows:</p> <p>a) to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population;</p> <p>b) to conform with the DoEHLG 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the accompanying Urban Design Manual</p> <p>c) to provide suitable and supervised amenity areas for children, teenagers and adults;</p> <p>d) to retain, where possible, man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (e.g. attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments, etc.); and</p> <p>e) to provide high quality residential layouts that are traffic calmed by design.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both:</p> <ul style="list-style-type: none"> Residential use; and a mixture of residential and other uses <p>Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 4: Village Housing: It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house nature are restricted outside of these village</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 5: Village Facilities: It is the policy of the Council to seek improved village facilities as part of new housing development, including:</p> <ul style="list-style-type: none"> Overlooked open space/village green Crèche Shop where deemed necessary Streetscape improvement Landscape planting, particularly on village edges Adequate provision of community and social infrastructure Footpaths and lighting. 	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 6: Serviced Sites in Villages It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone developments or as constituent part of other</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Specific Objective H2 The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Specific Objective H3 The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance of villages.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Specific Objective H4 The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution Scheme and</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 8: Rural Housing on the Open Countryside It is the policy of the Council to permit new houses in the open countryside where:</p> <p>a) The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or</p> <p>b) Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or;</p> <p>c) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or</p> <p>d) A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and</p> <p>e) The house is for that person's own use; and the applicant can demonstrate that he/she is eligible</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met:</p> <p>(a) the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and</p> <p>(b) the design of the house accords with the Rural Housing Guidelines 2009 prepared by the Council in</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none

<p>Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that:</p> <p>a) New housing shall, where practicable, share existing entrances and access roads b) The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes; c) Existing hedge rows shall be maintained where practicable; and d) The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances:</p> <p>a) Adjacent to existing villages and rural clusters; b) Adjacent to existing rural landmarks such as school, church, or pub; c) Within or adjacent to a formal farmyard or courtyard not in active use; and d) Where the natural landmark provides for safe access, good screening, suitable ground conditions in accordance with the 'Guidelines for Rural Housing'; and</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy HSG 12: Rural Housing in Pressure Areas: It is the policy of the Council to resist one-off houses in the following pressure areas:</p> <p>a) Areas of Primary Amenity or identified as unsuitable for houses in the County Landscape Character Assessment; b) Motorways, National Primary, National Secondary, Class 1A and Class 1 Regional Roads (Refer to Policy TRANS 7) c) Pressure Areas around Limerick, and d) The radial routes around the urban centres of Nenagh, Thurles, and Newport and the Regional Road Radial Routes around Roscrea, Templemore, Borrisokane, CloughJordan and Birr Environs as identified on the County Designations Map.;</p> <p>Policy HSG 12 will be strictly enforced in pressure areas, however, exceptions (E) may be made to Policy HSG 12 as follows:</p> <p>E1 The applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E2 On Class 1A Regional Roads outside of (d) above where the applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E3 On Class 1 Regional Roads outside of (d) above (Section 7.5.2 Table 7.4), the Council will permit houses for a son or daughter, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road.</p> <p>E4 In the Pressure Area around Limerick and the non-radial routes in the pressure areas around towns, the Council will permit houses in the following circumstances: E4.1 The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or; E4.3 Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or E4.4 A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and E4.5 The house is for that person's own use; and E4.6 The applicant can demonstrate that he/she is eligible under the above criteria.</p> <p>E5 On radial routes outside of (b) above (Section 7.5.2 Table 7.3 and 7.4), the Council will permit a</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy HSG 13: Housing in the High Amenity Area: It is the policy of the Council to resist houses in the High Amenity Area except for the following:</p> <p>(i) Persons who were born in the rural High Amenity Area and within 5km of the proposed location or lived in the rural High Amenity Area within 5km of the proposed location for any 10 year period of that person's life or; (ii) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; (iii) The proposed development does not interfere with views to or from the lake; and (iv) The siting, design and layout will not take from the character or uniformity of the landscape; (v) The house is for that person's own use; and (vi) The applicant can demonstrate that he/she is eligible under the above criteria.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none

<p>Policy HSG 14: Replacement of Existing Dwellings in the Countryside: It is the policy of the Council that in considering the replacement of existing dwellings in the rural countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>c) The proposed dwelling will be designed strictly in accordance with the guidelines contained in Chapter 9 and Rural House Design Guidelines prepared by the Council in 2009;</p> <p>d) The proposed floor area shall accord with guidelines on plot sizes as set out in Chapter 9;</p> <p>e) The development will not result in the creation of a serious traffic hazard.</p> <p>For application within Pressure Areas or High Amenity Areas, that the applicant(s) comply with the local need criteria set out in Policies HSG12 and HSG13.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 14(a): Reuse of or Extension to Existing Dwellings in the Countryside: It is the policy of the Council that in considering the reuse / extension of existing dwellings in the countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The development will not result in the creation of a serious traffic hazard;</p> <p>c) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>d) The proposed extension will be designed strictly in accordance with the guidelines contained in Chapter 9 and in the Rural Housing Design Guidelines prepared by the Council in 2009;</p> <p>The proposed floor area shall accord with guidelines on plot sizes as set out in Section 8 and in any case be not greater than 240sqm or twice the existing floor area (which ever is greater).</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that:</p> <p>a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location;</p> <p>b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants;</p> <p>c) they would not result in adverse transport effects;</p> <p>d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land;</p> <p>e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area;</p> <p>f) developments in visually sensitive areas address their surroundings;</p> <p>g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and</p> <p>h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 .</p> <p>i) the development is in line with national policy on access onto national primary and secondary roads.</p> <p>The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's adopted scheme of</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A Strategy to Address Adult Homelessness in</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
<p>Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of community facilities at the nearest centre.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none

Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to implement the Guidelines on Childcare Facilities (2001) DoEHLG.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the County for the provision of childcare	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as part of the overall complex of the nursing home.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met: a) The applicant is direct family member of the current owner, who owns the cottage plot since 2000. b) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up. c) The development complies with the ribbon development criteria as set out in Section 5.2.3 (as amended by Variation No. 1). d) The existing dwelling and the new dwelling complies with the plot ratio criteria as set out in Chapter 9: Design Guidelines and General Standards Section 8.4.1 (as amended by Variation No. 1). e) Both wastewater effluent treatment systems shall be designed in accordance with the EPA Wastewater Treatment Manual (2000) for 'Single Houses'.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objectives H6 It is an objective of the Council to seek the development of social and affordable units on a case by case basis, in accordance with existing local needs and special need requirements of the population of the area. H7 It is an objective of the Council to seek to provide adequate accommodation for Travellers in accordance with the need as identified in the Traveller Accommodation Plan and on-going assessments. H8 It is an objective of the Council to ensure that an appropriate mix of housing types, designs and sizes are provided within each housing or mixed use development as part of Part V proposals. H9 It is an objective of the Council that the allocation between social and affordable housing is made on a case by case basis depending on the identified social and affordable needs of the area within which the development is taking place. H10 It is an objective of the Council to reserve land within settlements and alongside existing educational facilities to allow for the provision of and expansion to education facilities. Furthermore it is an objective of the Council that the provision of new education facilities are location within existing settlements and to only allow out of town locations in exceptional circumstances.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Chapter 6: Economy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy ECON 1: Employment Growth and Promotion: It is the policy of the Council to promote, encourage and facilitate enterprise and employment throughout the County, and to co-operate with other agencies including the private sector in order to provide employment opportunities.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy ECON 2: Strategic Employment: It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy ECON 3: Other Plans: It is the policy of the Council to promote the development of strategic land banks in the Primary Service Centres as identified in Table 3.7, in accordance with the policy objectives set out in the Town and Environ Development Plans and Local Area Plans, including, an integrated development that will achieve: a) a high-quality, sustainable development; b) attract education, research and clean technology based industries; c) provide significant amenities, including a designed parkland; and d) all new buildings shall be of exceptional architectural quality.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy ECON 3(a) Masterplan for Archerstown, Thurles: It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following: (a) the infrastructural requirements to service current and planned development in the area; (b) the improvement and expansion of employment uses on existing sites and adjacent lands; (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and startup employment activity; (d) the consolidation of existing residential development and; (e) the provision of limited new residential development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 4: Masteplan for Lisheen Mine Site: Moyne Templetuohy, Thurles: It is a policy of the	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development of lands situated at Moyne Templetuohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for the following: (a) promote the use / development / production of renewable technologies or their by-product; (b) use of suitable lands to provide for industries / employment / clean technology based industries not currently provided for within the County. (c) a high quality sustainable development (d) provide significant amenities, including a designed parkland, (e) reuse of existing infrastructure within the mine complex wherever possible.																			
Policy ECON 5: E-Towns It is the policy of the Council to work with other statutory bodies to identify sites for E-Town developments and to facilitate and encourage such developments within the County.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X				none
Policy ECON 6: Community Enterprise Centres It is the policy of the Council to support the provision of Community Enterprise Centres in Cloughjordon, Roscrea, Rearscrew, Thurles, and at other locations in the County as they are identified, subject to the proper planning and sustainable development of the area.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X				none
Policy ECON 7: Economic Development Lands: It is the policy of the Council to seek to promote and diversify the local economy as prescribed under the National Spatial Strategy, Mid West Regional Planning Guidelines and in accordance with the County's agreed settlement hierarchy which provides for balanced development.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X				none
Policy ECON 7(a): Economic Development Lands: It is the policy of the Council that future economic development throughout the County be largely based on the County's settlement hierarchy having regard to the following: • each towns/areas role within the hierarchy; • its existing size; • its function within the hierarchy; • its capacity for sustainable growth. However, there is a positive presumption throughout the County in terms of employment creation and growth, and consequently the Council will examine all proposals within other locations on a case by case basis.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X				none
Policy ECON 10: Non-Conforming Uses: Where authorised commercial or employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation and sustainable expansion, provided they do not seriously take from the zoning objective for the area, be visually intrusive on the landscape or result in the creation of a traffic hazard. Where such uses have ceased the Council will seek their redevelopment for new use that conforms to the zoning pattern in the area.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X				none
Policy ECON 11: Rural Employment: It is the policy of the Council to facilitate the development of small-scale rural enterprises or the proportional expansion and/or diversification of existing authorised rural enterprises provided that such development: a) is a conversion of an existing building or a new building that protects rural character of the area; b) does not take from the rural character of the landscape; c) the proposed building design/site works do not take from the rural character of the landscape; d) the development does not result in the creation of a significant traffic hazard. e) ensure that developments in visually sensitive areas address the surroundings; f) the development is in line with national policy on access onto national primary and secondary roads; g) the proposal is compatible with the neighbouring landuses; h) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9; i) conforms to the requirements of sustainable development as set out in this Plan.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X				none
Policy ECON 12: Commercial Uses in Rural Areas It is the policy of the Council not to encourage commercial or industrial development in the open countryside, which would be inappropriate by virtue of size, scale, and hours of operation, traffic congestion or nature of use. However, the Council will support proposals for commercial/industrial activity in the open countryside where: a) the proposed building design/site works do not take from the rural character of the landscape; b) the proposal is compatible with the neighbouring landuses; c) the development does not result in the creation of a significant traffic hazard; d) ensure that developments in visually sensitive areas address the surroundings; and e) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9 . f) The development is in line with national policy on access onto national primary and secondary roads. g) The development conforms to the requirements of sustainable development as set out in this Plan. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X				none
Policy ECON 13: Tourism around Lough Derg: It is the policy of the Council to support the sustainable development and improvement of activities and infrastructure supporting water and marine based activities as well as shore side activities including jetties and marinas provided that such development accords with policies ECON 14, 15 and 17.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				none

Policy ECON 15: Rural Tourism: It is the policy of the Council to support rural tourism at existing locations such as farmyards, pubs, and hotels. Such development may provide an extension to the existing building or new accommodation. Such accommodation must be part of an integrated tourism plan and be available for short-term letting only.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy ECON 16: Location of Tourist Facilities: It is the policy of the Council to ensure that new tourist facilities, including sport and recreation facilities, are located in existing settlement centres where they can be supported by, and provide support for, existing services.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Policy ECON 17: Large-scale Integrated Tourism-Leisure-Recreational Complex: It is the policy of the Council to encourage the sustainable development of major integrated Tourism-Leisure-Recreational complexes on large land holdings provided that a full planning application is submitted, and includes an 'Integrated Tourism Plan that provides for: a) the preservation of the rural character of the landscape, b) the integration of the development into the open countryside, c) significant and intensive landscaping of the site and d) traffic impact assessment e) adequate treatment of effluent. Such development will not generally be considered in areas considered unsuitable in the County Landscape Character Assessment.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none
Specific Objectives: E1 It is an objective of the Council to undertake an Employment Land Survey during the lifetime of the Development Plan to identify likely enterprise and employment trends within the County and the optimal location and quantum of zoned land to achieve a sustainable employment, subject to resources. E2 To examine the feasibility of implementing the Lough Derg Marina Study in compliance with the provisions of the Habitats Directive (92/43/EEC). This will be done in cooperation with Clare County Council, Galway County Council and Shannon Development. E3 To examine the feasibility of implementing of the Lough Derg Tourism Strategy and Lough Derg Tourism Cluster programme in compliance with the provisions of the Habitats Directive (92/43/EEC). E4 The Council will co-operate with appropriate agencies in promoting tourism and securing the development of tourismbased enterprises in suitable locations; E5 Support the development of a lookout facility overlooking the lake with parking on the R493 between Coolbawn and Kilgarvan; E6 It is an objective of the Council to seek an overall provision of bed spaces in the County in the life of the Plan and to work closely with all interest groups to seek this end. E7 To review the requirement for additional commercial and employment land in and around the towns of Nenagh, Templemore, Roscrea and Thurles and provide additional land for such uses where required. E8 It is an objective of the Council to encourage and support, in co-operation with Enterprise Ireland, the North Tipperary County Enterprise Board, Shannon Development and other local development bodies, the development of further small to medium scale indigenous industries and services. Further to promote the establishment of a number of small incubator units within designated area to accommodate new business start-ups. E9 It is an objective of the Council to co-operate and seek to facilitate local community based development groups in development industrial clusters as appropriate. E10 It is an objective of the Council to seek the appropriate re-use of brownfield sites in towns and villages around the County. E11 It is an objective of the Council to seek to further develop Nenagh as a cycling hub and as a centre for tourism within the County. E12 It is an objective of the Council to support, encourage and promote sports tourism within the County and to work with sporting clubs and tourism organisations throughout the County to seek this end. E13 It is an objective of the Council to seek ways of promoting North Tipperary as a gateway to the Slieve Bloom Mountains and to work closely with all interest groups to seek this end. E14 It is an objective of the Council to support, encourage and promote heritage tourism and festivals within the County and to work with heritage groups, tourism organisations and other interest groups throughout the County to seek this end. E15 It is an objective of the Council to support the sharing of community facilities, including school facilities, throughout the County, for use by all community organisations, in order to maximise the investment which has been made in them. E16 It is an objective of the Council to support tourist attractions in the County which are listed in the North Tipperary Tourism Company publications. E17 It is an objective of the Council to co-operate with appropriate bodies in working towards providing an understanding to communities and visitors of, waterway corridors and wetlands where feasible and appropriate. E18 It is an objective of the Council to further develop Roscrea as a Heritage Town within the County and the Region and to examine the feasibility of developing the concept of the Ely O'Carroll Tourism, linking Roscrea and Birr, subject to resources. E19 It is an objective of the Council to support and facilitate the continued development and expansion of third level institutions in North Tipperary including the Tipperary Institute the Garda Training College in Templemore, Gurteen Agricultural College, St. Patrick's College in Thurles and the Civil Defence Training Facility in Roscrea, and to work with these and other agencies to development and grow a	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	none

spirit of enterprise and innovation in Secondary Schools in the County.																
Policy ECON 30: Large Scale Industrial / Commercial Uses in the Open Countryside: It is the policy of the Council to consider large scale industrial/ commercial uses in the open countryside, on sites identified by the Council for these uses.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy ECON 31: Small Industrial uses in Rural Villages: It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development; (a) does not impact negatively on the residential amenity of adjoining properties, (b) the development does not result in the creation of a significant traffic hazard; (c) the development does not impact negatively on the environment (d) the development does not take from the character of the village	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy ECON 32 Bio-Energy and Bio-Technology It is the policy of the Council to facilitate the sustainable development of Bio-Energy and Bio-Technology Enterprises within the County subject to normal sustainable planning and development criteria.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Specific Objective E22 It is an objective of the Council to accommodate and support new Bio-Energy, Bio-Technology and similar ancillary developments throughout the County. An example of such lands would include land at Garravalley, Ballymackey, Nenagh, County Tipperary north of new M7 (Castletown to Nenagh route), east of Ballymackey Road, should these lands be deemed appropriate.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Chapter 7: Infrastructure and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Policy TRANS 1: Mid-West Area Strategic Plan It is the policy of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan and to co-operate with other local authorities in achieving these findings and recommendations as appropriate.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy TRANS 3: Transport Investment It is the policy of the Council to encourage and facilitate transport investment within the County, the Mid-West, and other Regions, in order to create effective links and to reduce travel times between the main towns and to maximise the cohesion and critical mass of the region and improve intra and inter-regional connectivity. In this regard, it is also the policy of the Council to co-operate with the adjoining local authorities to achieve these effective and improved links.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy TRANS 4: National Policies It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy TRANS 5: Route Corridors It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy TRANS 9: Local Road Network It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy TRANS 11: Contributions toward Improvement Works It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction. INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme INF12 To strengthen the pavements on regional road network under the Restoration Improvement	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	

none
none
none

none
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none
none

<p>Grants Scheme</p> <p>INF13 To provide traffic calming schemes as deemed necessary</p> <p>INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme</p> <p>INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect none of structural conditions or alignment</p> <p>INF16 To preserve the character of rural roads</p> <p>INF17 Control advertising on all roads and particularly on approach roads to settlements</p> <p>INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards</p> <p>INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development.</p> <p>INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan</p> <p>INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability.</p> <p>INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability.</p> <p>INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road).</p> <p>INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary.</p> <p>INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan.</p> <p>INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system.</p> <p>INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and private operators of public transport.</p> <p>INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow.</p> <p>INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle.</p> <p>INF30 To work with Failte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the County.</p> <p>INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.</p>																		
<p>Policy SERV 6: Water Abstraction</p> <p>It is the policy of the Council to endeavour to facilitate developments, by allowing the potential water resources of the County to be utilised, where possible, subject to appropriate safeguards.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy SERV 6(a): Water Abstraction: It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water compliance with environmental and ecological legislative requirements.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy SERV 11: Treatment Plants in Villages: It is the policy of the Council, in considering planning applications for housing in villages, where sewage treatment facilities are inadequate, to require an applicant, following on the adoption of a Supplementary Contribution Scheme by the Council under Section 49 of the Planning and Development Act 2000, to provide a wastewater treatment system of a scale and design which is equal or in excess of the immediate needs of the proposed development, so the spare capacity can then be used to accommodate future development. The scale of the development should comply with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the DoEHLG in 2008.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy SERV 12: Cluster Developments: It is the policy of the Council in considering planning applications for cluster developments under Policy HSG 11 to provide, where a common wastewater treatment plant is not appropriate, adequate individual treatments plants to appropriate EPA Standards for each dwelling on a minimum site of ¾ acre.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Policy SERV 13: Pumping Stations: It is the policy of the Council to discourage the use of communal/shared sewerage pumping stations in residential development proposals. Development proposals involving gravity based drainage systems will be the preferred solution. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems may be considered.</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
<p>Specific Objectives</p> <p>INF32 To seek a reduction of unaccounted-for water from the present level.</p> <p>INF33 To carry out the capital works as set out in the current Assessment of Needs Programme and the DoEHLG current Water Services Investment Programme with respect to both water supply and wastewater facilities as resources allow.</p> <p>INF34 To implement the objectives of the Sludge Management Plan, particularly in respect of hub centres, transport of sludge and storage facilities.</p> <p>INF35 To examine the feasibility of providing constructed wetland as part of tertiary treatment at some</p>	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none

of the existing treatment plants. INF36 To develop a plan to reduce energy demand in water services, to implement strategies to implement national energy action plan targets and establish infrastructure and management systems to monitor effectiveness of the strategies. INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document, for the installation, maintenance and operation of septic tank effluent treatment systems																
Policy SERV 14: Tipperary Energy Agency It is the policy of the Council to continue to support the Tipperary Energy Agency to support and encourage the development of sustainable energy within the County subject to resources.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy SERV 21: Renewables It is the policy of the Council to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy SERV 24: Biomass It is the policy of the Council to facilitate the development of projects that convert biomass to energy.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy SERV 24a: Biomass It is the policy of the Council to encourage the location of biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Policy SERV 28: It is the policy of the Council to seek the undergrounding of electricity lines as appropriate and having regard to national guidance. Where over ground lines are proposed, they shall be designed to have regard to the following: • Possible interference with or damage to heritage items, protected structures, sites and areas of archaeological importance; • Possible interference with or damage to pNHAs or cSACs or SPAs or sites of nature conservation; • They shall be designed so as not to cause to or to minimise as far as practicable, detrimental harm to areas of scenic or designated as vulnerable landscapes; • They shall be designed so as not to cause to or to minimise as far as practicable detrimental harm to amenity or scenic routes.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Specific Service Objectives INF38 To prepare a County Climate Change Action Plan over the course of this Development Plan. INF39 It is an objective of the Council to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise. INF40 It is an objective of the Council to development and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County. INF41 All housing, commercial and other developments which have a floor area of greater than 1000m2 the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply. INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings. INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken. INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion. INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny. INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County. INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes. INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development. INF50 To facilitate and promote the extension of the natural gas network within the County. INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment. INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities: a) protect and enhance the visual amenities of the lake and foreshore; b) do not lead to an increase in traffic or access problems; c) can be serviced through existing or proposed services and infrastructure; and	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X	

none
none
none
none
none
none

d) do not have an adverse effect on designated or proposed ecological sites.																		
Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none
Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.	X	X	X	X	X	X	X	X	X	-	-	-	X	X	X			none

Table 6 Assessment of Impacts of Policies and Objectives on cSACs - Pt 4

Policy/Objective found ¹¹ to have the potential to affect Natura 2000 sites	Barroughter Bog cSAC (Site Code 000231):			The Loughans cSAC (Site Code 000407):			Spahill and Clomantagh Hill cSAC (Site Code 000849)			Cullahill Mountain cSAC (Site Code 000831)			Galmoy Fen cSAC (Site Code 001858):			Avoidance / Mitigation Measures		Residual Impacts
	Potential impacts			Potential impacts			Potential impacts			Potential impacts			Potential impacts			Policies / Objectives contained in Plan	Other Instruments ¹²	
Goal / aim / policy / objective	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative			
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	X	X	-	X	X	-	X	X	-	X	X	-	X	X			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District Services Centres in this Plan and in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisage role of the Local Services Centres in this Plan and in the Mid-West RPGs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and HSG13.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none		
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none		

¹¹ (ref. Section 8 of SEA Environmental Report)

¹² **HD:** The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC) (Habitats Directive)

NBP: UN Convention on Biological Diversity 1992 - National Biodiversity Plan 2002 is as a result of this

BD: The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive)

BW: Bathing Water Directive (76/160/EEC)

WFD: The Water Framework Directive 2000/60/EC

WA: Wildlife Act 1976 and Wildlife (Amendment) Act 2000 (Wildlife Act)

R: Convention on Wetlands of International Importance (Ramsar)

WW: Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC)

<p>Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11. In certain circumstances the assessment of developments within these areas will require the applicant to submit a Hydrogeological Impact Study based on risk analysis and borehole data.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 22: Rural Diversification It is the policy of the Council to encourage the sustainable development of alternative rural based enterprises, where the following criteria are met: a) buildings/works shall be designed, located and screened such that they will not take from the rural character and appearance of the area; b) the activity will not take from the amenities of the residents living in the area; and c) the activity will not result in the creation of a significant traffic hazard. d) ensure that buildings in visually sensitive areas address the surroundings; e) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 22a: Expansion of the Agricultural Sector: It is the Policy of the Council to:</p> <ul style="list-style-type: none"> Encourage expansion and employment in the agricultural sector and the agricultural related industries such as forestry, peatlands, agri-tourism etc; Liaise and work with the other agencies such as Leader, County Enterprise Group, Farming organizations, Voluntary Groups and Community Forum to develop economic social and physical benefits for the rural community and its service base; Ensure that buildings in visually sensitive areas address the surroundings; Ensure that the development would not prejudice the future agricultural operation of the farm. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 22b: Farm Shops: It is the policy of the Council to encourage that proposals for retail development on a farm where it can be clearly demonstrated that: a) the products to be sold are primarily produce grown of the farm holding b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and c) the proposed use will be ancillary and relevant to the farm business; d) the scale and nature of the accommodation proposed for retailing and the size, design, materials and siting of any new building or extension conforms with the existing buildings of the farm; and e) the proposal does not harm the rural character of the landscape and amenities of the locality and f) the development will not result in the creation of a significant traffic hazard. Developments of this nature within Special Landscape Zones, High Amenity Areas and Protected Views will only be permitted in exceptional circumstances. g) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV18 To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV19 The Council will seek to support those families wishing to remain on the land and accordingly the Council will favourably consider rural diversification intended to supplement farm income such as</p> <ul style="list-style-type: none"> specialist farming practices, e.g. flower growing, equine facilities, poultry, mushroom growing, specialised animal breeding. farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development control policies of the Plan. the production of organic and specialty foods to meet the increase in demand for such products. the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV22 To require buildings and structures in visually sensitive areas: - to be sited as unobtrusively as possible; - to be clustered to form a distinct and unified feature in the landscape; - to utilise suitable materials and colours; and - to utilise native species in screen planting in order to integrate development into the landscape.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV23 To support agricultural activities which encourage bio-diversity and the National Biodiversity Plan.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV25: It is an objective of the Council to encourage the sustainable use of natural resources for the planting of forestry.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV26: It is an objective of the Council to implement the Indicative Forest Strategy to encourage the development of forestry and forestry related industries in locations identified in the strategy having regard to local considerations and relevant national forestry guidelines as provided in the local area plans.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>Policy ENV 28: Quarries: It is the policy of the Council that in assessing applications for new quarries or extensions to existing quarries the following will be considered: a) the impact of the proposed development on the quality of the landscape, particularly sensitive landscape and protected views; b) the impact of the proposed development on the archaeological and architectural heritage; c) the impact of the proposed development on NHAs (pNHAs), SPAs (cSPAs) and SACs (cSACs); d) the suitability of the local road infrastructure and impact of the increased traffic on road safety; e) impact on the amenities of the surrounding residents; f) the current land/quarry resource of the applicant and the necessity for the current proposal. The Council will seek that current quarries are worked out and restored before new sites are allowed; g) require that development is phased and that each phase is rehabilitated before the next phase is developed/commenced; h) applicants shall submit a restoration programme with their application on the manner and timing of restoration; i) in open cast workings the direction of operation shall be hidden from public view and, if necessary, boundaries of working areas adjusted to preserve trees and hedgerows for screening. j) It is the policy of the Council to have old disused quarries, sand and gravel pits restored to sustainable beneficial use and landscaped to integrate with the surrounding area</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 29: Supply of Quarries: It is the policy of the Council to promote an environmentally sustainable approach to minerals planning, in particular by: preventing the wasteful use or sterilisation of mineral resources; encouraging the use of secondary and recycled aggregates; and seeking to secure future levels of mineral production that respect the nature and scale of the environmental constraints in the County.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV32 It is an objective of the Council to implement the provisions of the Waste Management Hierarchy and the current Waste Management Plan for the Midlands Region. As a result, developments in the county will be expected to take account of the provisions of the Waste Management Plan for the Midlands Region and adhere to those elements of it that relate to waste prevention and minimisation, waste recycling facilities, and the capacity for source segregation.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 33: Recycling Facilities: It is Council policy to provide infrastructure for re-use, re-cycling and disposal of residual waste through different arrangements throughout the County where feasible and where resources permit.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV35 It is an objective of the Council to provide bring centres in villages and towns within the County.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV36 It is an objective of the Council to implement the National Waste Prevention Programme at Local Authority level.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV37 It is an objective of the Council to provide as a matter of priority organic waste separation as a requirement for waste management in the County.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV38 It is an objective of the Council to support the provision of facilities for the proper recovery and disposal of household waste</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV39 It is an objective of the Council to support the implementation of an integrated waste management system for the household sector through segregated waste collection and the provision of bring banks and recycling centres</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV40 It is an objective of the Council to encourage the private sector to provide appropriately sited and designed facilities for the transfer, sorting and recovery of waste streams.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV41 It is an objective of the Council to support the provision of infrastructure for composting and other forms of bio waste.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV42 It is an objective of the Council to support and encourage the private sector in the provision of appropriately sited and designed facilities for end of life car re-cycling facilities to comply with the European Parliament and Council Directive 2000/53/EC</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV43 It is an objective of the Council to establish a Civic Amenity Centre in Thurles.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV44 It is an objective of the Council to implement and support the provisions of the Midlands Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use/re-cycling or disposal with energy recovery of waste material.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV45 It is an objective of the Council to use statutory powers to prohibit the illegal deposit and disposal of waste materials, refuse and litter, and to authorise and regulate waste disposal within the county in an environmentally sustainable manner.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 38 : Cemeteries: It is the policy of the Council to facilitate the provision of burial grounds at appropriate locations throughout the County in consultation with local communities</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 41: Development of Contaminated Lands: It is the policy of the council to require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement within the Council in relation to proposals for developments on land which is or may be contaminated.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Chapter 5: Housing</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---

<p>Policy HSG 2: Housing in Urban Areas and on the Urban Fringe: It is the policy of the Council to encourage/support new housing on land zoned for residential development or for a mixture of residential and other uses in towns and villages based on the neighbourhood concept, as follows:</p> <ul style="list-style-type: none"> a) to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population; b) to conform with the DoEHLG 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the accompanying Urban Design Manual c) to provide suitable and supervised amenity areas for children, teenagers and adults; d) to retain, where possible, man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (e.g. attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments, etc.); and e) to provide high quality residential layouts that are traffic calmed by design. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both:</p> <ul style="list-style-type: none"> • Residential use; and • a mixture of residential and other uses <p>Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 4: Village Housing: It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house nature are restricted outside of these village boundaries.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 5: Village Facilities: It is the policy of the Council to seek improved village facilities as part of new housing development, including:</p> <ul style="list-style-type: none"> • Overlooked open space/village green • Crèche • Shop where deemed necessary • Streetscape improvement • Landscape planting, particularly on village edges • Adequate provision of community and social infrastructure • Footpaths and lighting. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 6: Serviced Sites in Villages It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone developments or as constituent part of other developments.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective H2 The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective H3 The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance of villages.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective H4 The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution Scheme and through the Tidy Towns programme.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 8: Rural Housing on the Open Countryside</p> <p>It is the policy of the Council to permit new houses in the open countryside where:</p> <ul style="list-style-type: none"> a) The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or b) Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or; c) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or d) A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and e) The house is for that person's own use; and the applicant can demonstrate that he/she is eligible under the above criteria. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met: (a) the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and (b) the design of the house accords with the Rural Housing Guidelines 2009 prepared by the Council in 2009.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that: a) New housing shall, where practicable, share existing entrances and access roads b) The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes; c) Existing hedge rows shall be maintained where practicable; and d) The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances: a) Adjacent to existing villages and rural clusters; b) Adjacent to existing rural landmarks such as school, church, or pub; c) Within or adjacent to a formal farmyard or courtyard not in active use; and d) Where the natural landform provides for safe access, good screening, suitable ground conditions in accordance with the 'Guidelines for Rural Housing'; and e) The development will provide a minimum of one unit for affordable housing.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 12: Rural Housing in Pressure Areas: It is the policy of the Council to resist one-off houses in the following pressure areas: a) Areas of Primary Amenity or identified as unsuitable for houses in the County Landscape Character Assessment; b) Motorways, National Primary, National Secondary, Class 1A and Class 1 Regional Roads (Refer to Policy TRANS 7) c) Pressure Areas around Limerick, and d) The radial routes around the urban centres of Nenagh, Thurles, and Newport and the Regional Road Radial Routes around Roscrea, Templemore, Borrisokane, Cloughjordan and Birr Environs as identified on the County Designations Map.; Policy HSG 12 will be strictly enforced in pressure areas, however, exceptions (E) may be made to Policy HSG 12 as follows: E1 The applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009; E2 On Class 1A Regional Roads outside of (d) above where the applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009; E3 On Class 1 Regional Roads outside of (d) above (Section 7.5.2 Table 7.4), the Council will permit houses for a son or daughter, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road. E4 In the Pressure Area around Limerick and the non-radial routes in the pressure areas around towns, the Council will permit houses in the following circumstances: E4.1 The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or; E4.3 Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or E4.4 A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and E4.5 The house is for that person's own use; and E4.6 The applicant can demonstrate that he/she is eligible under the above criteria. E5 On radial routes outside of (b) above (Section 7.5.2 Table 7.3 and 7.4), the Council will permit a	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 13: Housing in the High Amenity Area: It is the policy of the Council to resist houses in the High Amenity Area except for the following: (i) Persons who were born in the rural High Amenity Area and within 5km of the proposed location or lived in the rural High Amenity Area within 5km of the proposed location for any 10 year period of that person's life or; (ii) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; (iii) The proposed development does not interfere with views to or from the lake; and (iv) The siting, design and layout will not take from the character or uniformity of the landscape;	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>Policy HSG 14: Replacement of Existing Dwellings in the Countryside: It is the policy of the Council that in considering the replacement of existing dwellings in the rural countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>c) The proposed dwelling will be designed strictly in accordance with the guidelines contained in Chapter 9 and Rural House Design Guidelines prepared by the Council in 2009;</p> <p>d) The proposed floor area shall accord with guidelines on plot sizes as set out in Chapter 9;</p> <p>e) The development will not result in the creation of a serious traffic hazard.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 14(a): Reuse of or Extension to Existing Dwellings in the Countryside: It is the policy of the Council that in considering the reuse / extension of existing dwellings in the countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The development will not result in the creation of a serious traffic hazard;</p> <p>c) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>d) The proposed extension will be designed strictly in accordance with the guidelines contained in Chapter 9 and in the Rural Housing Design Guidelines prepared by the Council in 2009;</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that:</p> <p>a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location;</p> <p>b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants;</p> <p>c) they would not result in adverse transport effects;</p> <p>d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land;</p> <p>e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area;</p> <p>f) developments in visually sensitive areas address their surroundings;</p> <p>g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and</p> <p>h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 .</p> <p>i) the development is in line with national policy on access onto national primary and secondary roads.</p> <p>The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's adopted scheme of</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A Strategy to Address Adult Homelessness in Ireland 2008 – 2013.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of community facilities at the nearest centre.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to implement the Guidelines on Childcare Facilities (2001) DoEHLG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the County for the provision of childcare	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as part of the overall complex of the nursing home.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met: a) The applicant is direct family member of the current owner, who owns the cottage plot since 2000. b) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up. c) The development complies with the ribbon development criteria as set out in Section 5.2.3 (as amended by Variation No. 1). d) The existing dwelling and the new dwelling complies with the plot ratio criteria as set out in Chapter 9: Design Guidelines and General Standards Section 8.4.1 (as amended by Variation No. 1). e) Both wastewater effluent treatment systems shall be designed in accordance with the EPA Wastewater Treatment Manual (2000) for 'Single Houses'.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objectives H6 It is an objective of the Council to seek the development of social and affordable units on a case by case basis, in accordance with existing local needs and special need requirements of the population of the area. H7 It is an objective of the Council to seek to provide adequate accommodation for Travellers in accordance with the need as identified in the Traveller Accommodation Plan and on-going assessments. H8 It is an objective of the Council to ensure that an appropriate mix of housing types, designs and sizes are provided within each housing or mixed use development as part of Part V proposals. H9 It is an objective of the Council that the allocation between social and affordable housing is made on a case by case basis depending on the identified social and affordable needs of the area within which the development is taking place. H10 It is an objective of the Council to reserve land within settlements and alongside existing educational facilities to allow for the provision of and expansion to education facilities. Furthermore it is an objective of the Council that the provision of new education facilities are location within existing settlements and to only allow out of town locations in exceptional circumstances.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Chapter 6: Economy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy ECON 1: Employment Growth and Promotion: It is the policy of the Council to promote, encourage and facilitate enterprise and employment throughout the County, and to co-operate with other agencies including the private sector in order to provide employment opportunities.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 2: Strategic Employment: It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 3: Other Plans: It is the policy of the Council to promote the development of strategic land banks in the Primary Service Centres as identified in Table 3.7, in accordance with the policy objectives set out in the Town and Environ Development Plans and Local Area Plans, including, an integrated development that will achieve: a) a high-quality, sustainable development; b) attract education, research and clean technology based industries; c) provide significant amenities, including a designed parkland; and d) all new buildings shall be of exceptional architectural quality.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 3(a) Masterplan for Archerstown, Thurles: It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following: (a) the infrastructural requirements to service current and planned development in the area; (b) the improvement and expansion of employment uses on existing sites and adjacent lands; (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and startup employment activity; (d) the consolidation of existing residential development and; (e) the provision of limited new residential development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy ECON 4: Masteplan for Lisheen Mine Site: Moyne Templeuohy, Thurles: It is a policy of the Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development of lands situated at Moyne Templeuohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for the following: (a) promote the use / development / production of renewable technologies or their by-product; (b) use of suitable lands to provide for industries / employment / clean technology based industries not currently provided for within the County. (c) a high quality sustainable development (d) provide significant amenities, including a designed parkland, (e) reuse of existing infrastructure within the mine complex wherever possible.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 5: E-Towns It is the policy of the Council to work with other statutory bodies to identify sites for E-Town developments and to facilitate and encourage such developments within the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 6: Community Enterprise Centres It is the policy of the Council to support the provision of Community Enterprise Centres in Cloughjordan, Roscrea, Rears Cross, Thurles, and at other locations in the County as they are identified, subject to the proper planning and sustainable development of the area.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 7: Economic Development Lands: It is the policy of the Council to seek to promote and diversify the local economy as prescribed under the National Spatial Strategy, Mid West Regional Planning Guidelines and in accordance with the County's agreed settlement hierarchy which provides for balanced development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 7(a): Economic Development Lands: It is the policy of the Council that future economic development throughout the County be largely based on the County's settlement hierarchy having regard to the following: • each towns/areas role within the hierarchy; • its existing size; • its function within the hierarchy; • its capacity for sustainable growth. However, there is a positive presumption throughout the County in terms of employment creation and growth, and consequently the Council will examine all proposals within other locations on a case by case basis.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 10: Non-Conforming Uses: Where authorised commercial or employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation and sustainable expansion, provided they do not seriously take from the zoning objective for the area, be visually intrusive on the landscape or result in the creation of a traffic hazard. Where such uses have ceased the Council will seek their redevelopment for new use that conforms to the zoning pattern in the area.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 11: Rural Employment: It is the policy of the Council to facilitate the development of small-scale rural enterprises or the proportional expansion and/or diversification of existing authorised rural enterprises provided that such development: a) is a conversion of an existing building or a new building that protects rural character of the area; b) does not take from the rural character of the landscape; c) the proposed building design/site works do not take from the rural character of the landscape; d) the development does not result in the creation of a significant traffic hazard. e) ensure that developments in visually sensitive areas address the surroundings; f) the development is in line with national policy on access onto national primary and secondary roads; g) the proposal is compatible with the neighbouring landuses; h) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9; i) conforms to the requirements of sustainable development as set out in this Plan.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 12: Commercial Uses in Rural Areas It is the policy of the Council not to encourage commercial or industrial development in the open countryside, which would be inappropriate by virtue of size, scale, and hours of operation, traffic congestion or nature of use. However, the Council will support proposals for commercial/industrial activity in the open countryside where: a) the proposed building design/site works do not take from the rural character of the landscape; b) the proposal is compatible with the neighbouring landuses; c) the development does not result in the creation of a significant traffic hazard; d) ensure that developments in visually sensitive areas address the surroundings; and e) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9 . f) The development is in line with national policy on access onto national primary and secondary roads. g) The development conforms to the requirements of sustainable development as set out in this Plan. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 13: Tourism around Lough Derg: It is the policy of the Council to support the sustainable development and improvement of activities and infrastructure supporting water and marine based activities as well as shore side activities including jetties and marinas provided that such development accords with policies ECON 14, 15 and 17.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy ECON 15: Rural Tourism: It is the policy of the Council to support rural tourism at existing locations such as farmyards, pubs, and hotels. Such development may provide an extension to the existing building or new accommodation. Such accommodation must be part of an integrated tourism plan and be available for short-term letting only.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 16: Location of Tourist Facilities: It is the policy of the Council to ensure that new tourist facilities, including sport and recreation facilities, are located in existing settlement centres where they can be supported by, and provide support for, existing services.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 17: Large-scale Integrated Tourism-Leisure-Recreational Complex: It is the policy of the Council to encourage the sustainable development of major integrated Tourism-Leisure-Recreational complexes on large land holdings provided that a full planning application is submitted, and includes an 'Integrated Tourism Plan that provides for: f) the preservation of the rural character of the landscape, g) the integration of the development into the open countryside, h) significant and intensive landscaping of the site and i) traffic impact assessment j) adequate treatment of effluent. Such development will not generally be considered in areas considered unsuitable in the County Landscape Character Assessment.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objectives: E1 It is an objective of the Council to undertake an Employment Land Survey during the lifetime of the Development Plan to identify likely enterprise and employment trends within the County and the optimal location and quantum of zoned land to achieve a sustainable employment, subject to resources. E2 To examine the feasibility of implementing the Lough Derg Marina Study in compliance with the provisions of the Habitats Directive (92/43/EEC). This will be done in cooperation with Clare County Council, Galway County Council and Shannon Development. E3 To examine the feasibility of implementing of the Lough Derg Tourism Strategy and Lough Derg Tourism Cluster programme in compliance with the provisions of the Habitats Directive (92/43/EEC). E4 The Council will co-operate with appropriate agencies in promoting tourism and securing the development of tourismbased enterprises in suitable locations; E5 Support the development of a lookout facility overlooking the lake with parking on the R493 between Coolbawn and Kilgarvan; E6 It is an objective of the Council to seek an overall provision of bed spaces in the County in the life of the Plan and to work closely with all interest groups to seek this end. E7 To review the requirement for additional commercial and employment land in and around the towns of Nenagh, Templemore, Roscrea and Thurles and provide additional land for such uses where required. E8 It is an objective of the Council to encourage and support, in co-operation with Enterprise Ireland, the North Tipperary County Enterprise Board, Shannon Development and other local development bodies, the development of further small to medium scale indigenous industries and services. Further to promote the establishment of a number of small incubator units within designated area to accommodate new business start-ups. E9 It is an objective of the Council to co-operate and seek to facilitate local community based development groups in development industrial clusters as appropriate. E10 It is an objective of the Council to seek the appropriate re-use of brownfield sites in towns and villages around the County. E11 It is an objective of the Council to seek to further develop Nenagh as a cycling hub and as a centre for tourism within the County. E12 It is an objective of the Council to support, encourage and promote sports tourism within the County and to work with sporting clubs and tourism organisations throughout the County to seek this end. E13 It is an objective of the Council to seek ways of promoting North Tipperary as a gateway to the Slieve Bloom Mountains and to work closely with all interest groups to seek this end. E14 It is an objective of the Council to support, encourage and promote heritage tourism and festivals within the County and to work with heritage groups, tourism organisations and other interest groups throughout the County to seek this end. E15 It is an objective of the Council to support the sharing of community facilities, including school facilities, throughout the County, for use by all community organisations, in order to maximise the investment which has been made in them. E16 It is an objective of the Council to support tourist attractions in the County which are listed in the North Tipperary Tourism Company publications. E17 It is an objective of the Council to co-operate with appropriate bodies in working towards providing an understanding to communities and visitors of, waterway corridors and wetlands where feasible and appropriate. E18 It is an objective of the Council to further develop Roscrea as a Heritage Town within the County and the Region and to examine the feasibility of developing the concept of the Ely O'Carroll Tourism, linking Roscrea and Birr, subject to resources. E19 It is an objective of the Council to support and facilitate the continued development and expansion of third level institutions in North Tipperary including the Tipperary Institute the Garda Training College in Templemore, Gurteen Agricultural College, St. Patrick's College in Thurles and the Civil Defence Training Facility in Roscrea, and to work with these and other agencies to development and grow a spirit of enterprise and innovation in Secondary Schools in the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy ECON 30: Large Scale Industrial / Commercial Uses in the Open Countryside: It is the policy of the Council to consider large scale industrial/ commercial uses in the open countryside, on sites identified by the Council for these uses.																		none
Policy ECON 31: Small Industrial uses in Rural Villages: It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development; (a) does not impact negatively on the residential amenity of adjoining properties, (b) the development does not result in the creation of a significant traffic hazard; (c) the development does not impact negatively on the environment (d) the development does not take from the character of the village	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 32 Bio-Energy and Bio-Technology It is the policy of the Council to facilitate the sustainable development of Bio-Energy and Bio-Technology Enterprises within the County subject to normal sustainable planning and development criteria.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective E22 It is an objective of the Council to accommodate and support new Bio-Energy, Bio-Technology and similar ancillary developments throughout the County. An example of such lands would include land at Garravalley, Ballymackey, Nenagh, County Tipperary north of new M7 (Castletown to Nenagh route), east of Ballymackey Road, should these lands be deemed appropriate.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Chapter 7: Infrastructure and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy TRANS 1: Mid-West Area Strategic Plan It is the policy of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan and to co-operate with other local authorities in achieving these findings and recommendations as appropriate.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 3: Transport Investment It is the policy of the Council to encourage and facilitate transport investment within the County, the Mid-West, and other Regions, in order to create effective links and to reduce travel times between the main towns and to maximise the cohesion and critical mass of the region and improve intra and inter-regional connectivity. In this regard, it is also the policy of the Council to co-operate with the adjoining local authorities to achieve these effective and improved links.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 4: National Policies It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 5: Route Corridors It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 9: Local Road Network: It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 11: Contributions toward Improvement Works: It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction. INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme INF13 To provide traffic calming schemes as deemed necessary INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>structural conditions or alignment INF16 To preserve the character of rural roads INF17 Control advertising on all roads and particularly on approach roads to settlements INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development. INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability. INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability. INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road). INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary. INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan. INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system. INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and private operators of public transport. INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow. INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle. INF30 To work with Failte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the County. INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.</p>																				
<p>Policy SERV 6: Water Abstraction It is the policy of the Council to endeavour to facilitate developments, by allowing the potential water resources of the County to be utilised, where possible, subject to appropriate safeguards.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy SERV 6(a): Water Abstraction: It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water compliance with environmental and ecological legislative requirements.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy SERV 11: Treatment Plants in Villages: It is the policy of the Council, in considering planning applications for housing in villages, where sewage treatment facilities are inadequate, to require an applicant, following on the adoption of a Supplementary Contribution Scheme by the Council under Section 49 of the Planning and Development Act 2000, to provide a wastewater treatment system of a scale and design which is equal or in excess of the immediate needs of the proposed development, so the spare capacity can then be used to accommodate future development. The scale of the development should comply with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the DoEHLG in 2008.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy SERV 12: Cluster Developments: It is the policy of the Council in considering planning applications for cluster developments under Policy HSG 11 to provide, where a common wastewater treatment plant is not appropriate, adequate individual treatments plants to appropriate EPA Standards for each dwelling on a minimum site of ¾ acre.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy SERV 13: Pumping Stations: It is the policy of the Council to discourage the use of communal/shared sewerage pumping stations in residential development proposals. Development proposals involving gravity based drainage systems will be the preferred solution. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems may be considered.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objectives INF32 To seek a reduction of unaccounted-for water from the present level. INF33 To carry out the capital works as set out in the current Assessment of Needs Programme and the DoEHLG current Water Services Investment Programme with respect to both water supply and wastewater facilities as resources allow. INF34 To implement the objectives of the Sludge Management Plan, particularly in respect of hub centres, transport of sludge and storage facilities. INF35 To examine the feasibility of providing constructed wetland as part of tertiary treatment at some of the existing treatment plants. INF36 To develop a plan to reduce energy demand in water services, to implement strategies to implement national energy action plan targets and establish infrastructure and management systems to monitor effectiveness of the strategies. INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document,</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

for the installation, maintenance and operation of septic tank effluent treatment systems																	
Policy SERV 14: Tipperary Energy Agency It is the policy of the Council to continue to support the Tipperary Energy Agency to support and encourage the development of sustainable energy within the County subject to resources.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 21: Renewables It is the policy of the Council to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 24: Biomass It is the policy of the Council to facilitate the development of projects that convert biomass to energy.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 24a: Biomass It is the policy of the Council to encourage the location of biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 28: It is the policy of the Council to seek the undergrounding of electricity lines as appropriate and having regard to national guidance. Where over ground lines are proposed, they shall be designed to have regard to the following: • Possible interference with or damage to heritage items, protected structures, sites and areas of archaeological importance; • Possible interference with or damage to pNHAs or cSACs or SPAs or sites of nature conservation; • They shall be designed so as not to cause to or to minimise as far as practicable, detrimental harm to areas of scenic or designated as vulnerable landscapes; • They shall be designed so as not to cause to or to minimise as far as practicable detrimental harm to amenity or scenic routes.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Service Objectives INF38 To prepare a County Climate Change Action Plan over the course of this Development Plan. INF39 It is an objective of the Council to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise. INF40 It is an objective of the Council to development and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County. INF41 All housing, commercial and other developments which have a floor area of greater than 1000m2 the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply. INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings. INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken. INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion. INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny. INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County. INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes. INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development. INF50 To facilitate and promote the extension of the natural gas network within the County. INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment. INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities: a) protect and enhance the visual amenities of the lake and foreshore; b) do not lead to an increase in traffic or access problems; c) can be serviced through existing or proposed services and infrastructure; and d) do not have an adverse effect on designated or proposed ecological sites.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.																			
Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Table 7 Assessment of Impacts of Policies and Objectives on cSACs - Pt 5

Policy/Objective found ¹³ to have the potential to affect Natura 2000 sites	Coolrain Bog cSAC (Site Code 002332)			Slieve Bloom Mountains cSAC (Site Code 000412):			Ridge Road, Sw of Rapemills cSAC (Site Code 000919)			Ardgraique Bog cSAC (Site Code 002356)			Cloonmoylan Bog cSAC (Site Code 000248)			Avoidance / Mitigation Measures		Residual Impacts
	Potential impacts			Potential impacts			Potential impacts			Potential impacts			Potential impacts			Policies / Objectives contained in Plan	Other Instruments ¹⁴	
Goal / aim / policy / objective	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative			
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District Services Centres in this Plan and in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisage role of the Local Services Centres in this Plan and in the Mid-West RPGs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and HSG13.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none		
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional environmental circumstances.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none		

¹³ (ref. Section 8 of SEA Environmental Report)

¹⁴ **HD:** The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC) (Habitats Directive)

NBP: UN Convention on Biological Diversity 1992 - National Biodiversity Plan 2002 is as a result of this

BD: The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive)

BW: Bathing Water Directive (76/160/EEC)

WFD: The Water Framework Directive 2000/60/EC

WA: Wildlife Act 1976 and Wildlife (Amendment) Act 2000 (Wildlife Act)

R: Convention on Wetlands of International Importance (Ramsar)

WW: Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC)

<p>Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that:</p> <p>(a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and</p> <p>(b) The applicant does not already own a dwelling in the rural area; and</p> <p>(c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11.</p> <p>In certain circumstances the assessment of developments within these areas will require the applicant to submit a Hydrogeological Impact Study based on risk analysis and borehole data.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Policy ENV 22: Rural Diversification It is the policy of the Council to encourage the sustainable development of alternative rural based enterprises, where the following criteria are met:</p> <p>a) buildings/works shall be designed, located and screened such that they will not take from the rural character and appearance of the area;</p> <p>b) the activity will not take from the amenities of the residents living in the area; and</p> <p>c) the activity will not result in the creation of a significant traffic hazard.</p> <p>d) ensure that buildings in visually sensitive areas address the surroundings;</p> <p>e) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Policy ENV 22a: Expansion of the Agricultural Sector: It is the Policy of the Council to:</p> <ul style="list-style-type: none"> Encourage expansion and employment in the agricultural sector and the agricultural related industries such as forestry, peatlands, agri-tourism etc; Liaise and work with the other agencies such as Leader, County Enterprise Group, Farming organizations, Voluntary Groups and Community Forum to develop economic social and physical benefits for the rural community and its service base; Ensure that buildings in visually sensitive areas address the surroundings; Ensure that the development would not prejudice the future agricultural operation of the farm. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Policy ENV 22b: Farm Shops: It is the policy of the Council to encourage that proposals for retail development on a farm where it can be clearly demonstrated that:</p> <p>a) the products to be sold are primarily produce grown on the farm holding</p> <p>b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and</p> <p>c) the proposed use will be ancillary and relevant to the farm business;</p> <p>d) the scale and nature of the accommodation proposed for retailing and the size, design, materials and siting of any new building or extension conforms with the existing buildings of the farm; and</p> <p>e) the proposal does not harm the rural character of the landscape and amenities of the locality and</p> <p>f) the development will not result in the creation of a significant traffic hazard. Developments of this nature within Special Landscape Zones, High Amenity Areas and Protected Views will only be permitted in exceptional circumstances.</p> <p>g) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Specific Objective EV18 To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Specific Objective EV19 The Council will seek to support those families wishing to remain on the land and accordingly the Council will favourably consider rural diversification intended to supplement farm income such as</p> <ul style="list-style-type: none"> specialist farming practices, e.g. flower growing, equine facilities, poultry, mushroom growing, specialised animal breeding. farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development control policies of the Plan. the production of organic and specialty foods to meet the increase in demand for such products. the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Specific Objective EV22 To require buildings and structures in visually sensitive areas:</p> <ul style="list-style-type: none"> to be sited as unobtrusively as possible; to be clustered to form a distinct and unified feature in the landscape; to utilise suitable materials and colours; and to utilise native species in screen planting in order to integrate development into the landscape. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Specific Objective EV23 To support agricultural activities which encourage bio-diversity and the National Biodiversity Plan.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Specific Objective EV25: It is an objective of the Council to encourage the sustainable use of natural resources for the planting of forestry.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Specific Objective EV26: It is an objective of the Council to implement the Indicative Forest Strategy to encourage the development of forestry and forestry related industries in locations identified in the strategy having regard to local considerations and relevant national forestry guidelines as provided in the local area plans.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																		none
																		none
																		none
																		none
																		none
																		none

Policy ENV 29: Supply of Quarries: It is the policy of the Council to promote an environmentally sustainable approach to minerals planning, in particular by: preventing the wasteful use or sterilisation of mineral resources; encouraging the use of secondary and recycled aggregates; and seeking to secure future levels of mineral production that respect the nature and scale of the environmental constraints in the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV32 It is an objective of the Council to implement the provisions of the Waste Management Hierarchy and the current Waste Management Plan for the Midlands Region. As a result, developments in the county will be expected to take account of the provisions of the Waste Management Plan for the Midlands Region and adhere to those elements of it that relate to waste prevention and minimisation, waste recycling facilities, and the capacity for source segregation.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ENV 33: Recycling Facilities: It is Council policy to provide infrastructure for re-use, re-cycling and disposal of residual waste through different arrangements throughout the County where feasible and where resources permit.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV35 It is an objective of the Council to provide bring centres in villages and towns within the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV36 It is an objective of the Council to implement the National Waste Prevention Programme at Local Authority level.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV37 It is an objective of the Council to provide as a matter of priority organic waste separation as a requirement for waste management in the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV38 It is an objective of the Council to support the provision of facilities for the proper recovery and disposal of household waste	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV39 It is an objective of the Council to support the implementation of an integrated waste management system for the household sector through segregated waste collection and the provision of bring banks and recycling centres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV40 It is an objective of the Council to encourage the private sector to provide appropriately sited and designed facilities for the transfer, sorting and recovery of waste streams.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV41 It is an objective of the Council to support the provision of infrastructure for composting and other forms of bio waste.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV42 It is an objective of the Council to support and encourage the private sector in the provision of appropriately sited and designed facilities for end of life car re-cycling facilities to comply with the European Parliament and Council Directive 2000/53/EC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV43 It is an objective of the Council to establish a Civic Amenity Centre in Thurles.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV44 It is an objective of the Council to implement and support the provisions of the Midlands Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use/re-cycling or disposal with energy recovery of waste material.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV45 It is an objective of the Council to use statutory powers to prohibit the illegal deposit and disposal of waste materials, refuse and litter, and to authorise and regulate waste disposal within the county in an environmentally sustainable manner.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ENV 38 : Cemeteries: It is the policy of the Council to facilitate the provision of burial grounds at appropriate locations throughout the County in consultation with local communities.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ENV 41: Development of Contaminated Lands: It is the policy of the council to require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement within the Council in relation to proposals for developments on land which is or may be contaminated.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Chapter 5: Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy HSG 2: Housing in Urban Areas and on the Urban Fringe: It is the policy of the Council to encourage/support new housing on land zoned for residential development or for a mixture of residential and other uses in towns and villages based on the neighbourhood concept, as follows: a) to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population; b) to conform with the DoEHLG 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the accompanying Urban Design Manual c) to provide suitable and supervised amenity areas for children, teenagers and adults; d) to retain, where possible, man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (e.g. attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments, etc.); and e) to provide high quality residential layouts that are traffic calmed by design.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both: • Residential use; and • a mixture of residential and other uses Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy HSG 4: Village Housing: It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house nature are restricted outside of these village boundaries.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 5: Village Facilities: It is the policy of the Council to seek improved village facilities as part of new housing development, including: <ul style="list-style-type: none"> • Overlooked open space/village green • Crèche • Shop where deemed necessary • Streetscape improvement • Landscape planting, particularly on village edges • Adequate provision of community and social infrastructure • Footpaths and lighting. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 6: Serviced Sites in Villages It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone developments or as constituent part of	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective H2 The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective H3 The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance of villages.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective H4 The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution Scheme and	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 8: Rural Housing on the Open Countryside It is the policy of the Council to permit new houses in the open countryside where: a) The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or b) Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or; c) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or d) A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and e) The house is for that person's own use; and the applicant can demonstrate that he/she is eligible	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met: (a) the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and (b) the design of the house accords with the Rural Housing Guidelines 2009 prepared by the Council in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that: a) New housing shall, where practicable, share existing entrances and access roads b) The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes; c) Existing hedge rows shall be maintained where practicable; and d) The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances: a) Adjacent to existing villages and rural clusters; b) Adjacent to existing rural landmarks such as school, church, or pub; c) Within or adjacent to a formal farmyard or courtyard not in active use; and d) Where the natural landform provides for safe access, good screening, suitable ground conditions in accordance with the 'Guidelines for Rural Housing'; and	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that:</p> <p>a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location;</p> <p>b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants;</p> <p>c) they would not result in adverse transport effects;</p> <p>d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land;</p> <p>e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area;</p> <p>f) developments in visually sensitive areas address their surroundings;</p> <p>g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and</p> <p>h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 .</p> <p>i) the development is in line with national policy on access onto national primary and secondary roads. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A Strategy to Address Adult Homelessness in</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to implement the Guidelines on Childcare Facilities</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the County for the provision of childcare</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met:</p> <p>a) The applicant is direct family member of the current owner, who owns the cottage plot since 2000.</p> <p>b) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up.</p> <p>c) The development complies with the ribbon development criteria as set out in Section 5.2.3</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

(as amended by Variation No. 1). d) The existing dwelling and the new dwelling complies with the plot ratio criteria as set out in Chapter 9: Design Guidelines and General Standards Section 8.4.1 (as amended by Variation No. 1). Both wastewater effluent treatment systems shall be designed in accordance with the EPA Wastewater Treatment Manual (2000) for 'Single Houses'.																		
Specific Objectives H6 It is an objective of the Council to seek the development of social and affordable units on a case by case basis, in accordance with existing local needs and special need requirements of the population of the area. H7 It is an objective of the Council to seek to provide adequate accommodation for Travellers in accordance with the need as identified in the Traveller Accommodation Plan and on-going assessments. H8 It is an objective of the Council to ensure that an appropriate mix of housing types, designs and sizes are provided within each housing or mixed use development as part of Part V proposals. H9 It is an objective of the Council that the allocation between social and affordable housing is made on a case by case basis depending on the identified social and affordable needs of the area within which the development is taking place. H10 It is an objective of the Council to reserve land within settlements and alongside existing educational facilities to allow for the provision of and expansion to education facilities. Furthermore it is an objective of the Council that the provision of new education facilities are location within existing settlements and to only allow out of town locations in exceptional circumstances.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Chapter 6: Economy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ECON 1: Employment Growth and Promotion: It is the policy of the Council to promote, encourage and facilitate enterprise and employment throughout the County, and to co-operate with other agencies including the private sector in order to provide employment opportunities.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ECON 2: Strategic Employment: It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ECON 3: Other Plans: It is the policy of the Council to promote the development of strategic land banks in the Primary Service Centres as identified in Table 3.7, in accordance with the policy objectives set out in the Town and Environ Development Plans and Local Area Plans, including, an integrated development that will achieve: a) a high-quality, sustainable development; b) attract education, research and clean technology based industries; c) provide significant amenities, including a designed parkland; and d) all new buildings shall be of exceptional architectural quality.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ECON 3(a) Masterplan for Archerstown, Thurles: It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following: (a) the infrastructural requirements to service current and planned development in the area; (b) the improvement and expansion of employment uses on existing sites and adjacent lands; (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and startup employment activity; (d) the consolidation of existing residential development and; (e) the provision of limited new residential development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ECON 4: Masteplan for Lisheen Mine Site: Moyne Templetuohy, Thurles: It is a policy of the Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development of lands situated at Moyne Templetuohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for the following: (a) promote the use / development / production of renewable technologies or their by-product; (b) use of suitable lands to provide for industries / employment / clean technology based industries not currently provided for within the County. (c) a high quality sustainable development (d) provide significant amenities, including a designed parkland, (e) reuse of existing infrastructure within the mine complex wherever possible.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ECON 5: E-Towns It is the policy of the Council to work with other statutory bodies to identify sites for E-Town developments and to facilitate and encourage such developments within the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ECON 6: Community Enterprise Centres It is the policy of the Council to support the provision of Community Enterprise Centres in Cloughjordan, Roscrea, Rears Cross, Thurles, and at other locations in the County as they are identified, subject to the proper planning and sustainable development of the area.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ECON 7: Economic Development Lands: It is the policy of the Council to seek to promote and diversify the local economy as prescribed under the National Spatial Strategy, Mid West Regional Planning Guidelines and in accordance with the County's agreed settlement hierarchy which provides for balanced development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ECON 7(a): Economic Development Lands: It is the policy of the Council that future economic development throughout the County be largely based on the County's settlement hierarchy having regard to the following: • each towns/areas role within the hierarchy; • its existing size;	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none

<ul style="list-style-type: none"> its function within the hierarchy; its capacity for sustainable growth. <p>However, there is a positive presumption throughout the County in terms of employment creation and growth, and consequently the Council will examine all proposals within other locations on a case by case basis.</p>																			
<p>Policy ECON 10: Non-Conforming Uses: Where authorised commercial or employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation and sustainable expansion, provided they do not seriously take from the zoning objective for the area, be visually intrusive on the landscape or result in the creation of a traffic hazard. Where such uses have ceased the Council will seek their redevelopment for new use that conforms to the zoning pattern in the area.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 11: Rural Employment: It is the policy of the Council to facilitate the development of small-scale rural enterprises or the proportional expansion and/or diversification of existing authorised rural enterprises provided that such development:</p> <p>a) is a conversion of an existing building or a new building that protects rural character of the area;</p> <p>b) does not take from the rural character of the landscape;</p> <p>c) the proposed building design/site works do not take from the rural character of the landscape;</p> <p>d) the development does not result in the creation of a significant traffic hazard.</p> <p>e) ensure that developments in visually sensitive areas address the surroundings;</p> <p>f) the development is in line with national policy on access onto national primary and secondary roads;</p> <p>g) the proposal is compatible with the neighbouring landuses;</p> <p>h) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9;</p> <p>i) conforms to the requirements of sustainable development as set out in this Plan.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 12: Commercial Uses in Rural Areas</p> <p>It is the policy of the Council not to encourage commercial or industrial development in the open countryside, which would be inappropriate by virtue of size, scale, and hours of operation, traffic congestion or nature of use. However, the Council will support proposals for commercial/industrial activity in the open countryside where:</p> <p>a) the proposed building design/site works do not take from the rural character of the landscape;</p> <p>b) the proposal is compatible with the neighbouring landuses;</p> <p>c) the development does not result in the creation of a significant traffic hazard;</p> <p>d) ensure that developments in visually sensitive areas address the surroundings; and</p> <p>e) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9 .</p> <p>f) The development is in line with national policy on access onto national primary and secondary roads.</p> <p>g) The development conforms to the requirements of sustainable development as set out in this Plan.</p> <p>The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 13: Tourism around Lough Derg: It is the policy of the Council to support the sustainable development and improvement of activities and infrastructure supporting water and marine based activities as well as shore side activities including jetties and marinas provided that such development accords with policies ECON 14, 15 and 17.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 15: Rural Tourism: It is the policy of the Council to support rural tourism at existing locations such as farmyards, pubs, and hotels. Such development may provide an extension to the existing building or new accommodation. Such accommodation must be part of an integrated tourism plan and be available for short-term letting only.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 16: Location of Tourist Facilities: It is the policy of the Council to ensure that new tourist facilities, including sport and recreation facilities, are located in existing settlement centres where they can be supported by, and provide support for, existing services.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 17: Large-scale Integrated Tourism-Leisure-Recreational Complex: It is the policy of the Council to encourage the sustainable development of major integrated Tourism-Leisure-Recreational complexes on large land holdings provided that a full planning application is submitted, and includes an 'Integrated Tourism Plan that provides for:</p> <p>a) the preservation of the rural character of the landscape,</p> <p>b) the integration of the development into the open countryside,</p> <p>c) significant and intensive landscaping of the site and</p> <p>d) traffic impact assessment</p> <p>e) adequate treatment of effluent.</p> <p>Such development will not generally be considered in areas considered unsuitable in the County Landscape Character Assessment.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objectives:</p> <p>E1 It is an objective of the Council to undertake an Employment Land Survey during the lifetime of the Development Plan to identify likely enterprise and employment trends within the County and the optimal location and quantum of zoned land to achieve a sustainable employment, subject to resources.</p> <p>E2 To examine the feasibility of implementing the Lough Derg Marina Study in compliance with the provisions of the Habitats Directive (92/43/EEC). This will be done in cooperation with Clare County Council, Galway County Council and Shannon Development.</p> <p>E3 To examine the feasibility of implementing of the Lough Derg Tourism Strategy and Lough Derg</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>Tourism Cluster programme in compliance with the provisions of the Habitats Directive (92/43/EEC). E4 The Council will co-operate with appropriate agencies in promoting tourism and securing the development of tourismbased enterprises in suitable locations; E5 Support the development of a lookout facility overlooking the lake with parking on the R493 between Coolbawn and Kilgarvan; E6 It is an objective of the Council to seek an overall provision of bed spaces in the County in the life of the Plan and to work closely with all interest groups to seek this end. E7 To review the requirement for additional commercial and employment land in and around the towns of Nenagh, Templemore, Roscrea and Thurles and provide additional land for such uses where required. E8 It is an objective of the Council to encourage and support, in co-operation with Enterprise Ireland, the North Tipperary County Enterprise Board, Shannon Development and other local development bodies, the development of further small to medium scale indigenous industries and services. Further to promote the establishment of a number of small incubator units within designated area to accommodate new business start-ups. E9 It is an objective of the Council to co-operate and seek to facilitate local community based development groups in development industrial clusters as appropriate. E10 It is an objective of the Council to seek the appropriate re-use of brownfield sites in towns and villages around the County. E11 It is an objective of the Council to seek to further develop Nenagh as a cycling hub and as a centre for tourism within the County. E12 It is an objective of the Council to support, encourage and promote sports tourism within the County and to work with sporting clubs and tourism organisations throughout the County to seek this end. E13 It is an objective of the Council to seek ways of promoting North Tipperary as a gateway to the Slieve Bloom Mountains and to work closely with all interest groups to seek this end. E14 It is an objective of the Council to support, encourage and promote heritage tourism and festivals within the County and to work with heritage groups, tourism organisations and other interest groups throughout the County to seek this end. E15 It is an objective of the Council to support the sharing of community facilities, including school facilities, throughout the County, for use by all community organisations, in order to maximise the investment which has been made in them. E16 It is an objective of the Council to support tourist attractions in the County which are listed in the North Tipperary Tourism Company publications. E17 It is an objective of the Council to co-operate with appropriate bodies in working towards providing an understanding to communities and visitors of, waterway corridors and wetlands where feasible and appropriate. E18 It is an objective of the Council to further develop Roscrea as a Heritage Town within the County and the Region and to examine the feasibility of developing the concept of the Ely O'Carroll Tourism, linking Roscrea and Birr, subject to resources. E19 It is an objective of the Council to support and facilitate the continued development and expansion of third level institutions in North Tipperary including the Tipperary Institute the Garda Training College in Templemore, Gurteen Agricultural College, St. Patrick's College in Thurles and the Civil Defence Training Facility in Roscrea, and to work with these and other agencies to development and grow a spirit of enterprise and innovation in Secondary Schools in the County.</p>																
<p>Policy ECON 31: Small Industrial uses in Rural Villages: It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development; (a) does not impact negatively on the residential amenity of adjoining properties, (b) the development does not result in the creation of a significant traffic hazard; (c) the development does not impact negatively on the environment (d) the development does not take from the character of the village</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Policy ECON 32 Bio-Energy and Bio-Technology It is the policy of the Council to facilitate the sustainable development of Bio-Energy and Bio-Technology Enterprises within the County subject to normal sustainable planning and development criteria.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Specific Objective E22 It is an objective of the Council to accommodate and support new Bio-Energy, Bio-Technology and similar ancillary developments throughout the County. An example of such lands would include land at Garravalley, Ballymackey, Nenagh, County Tipperary north of new M7 (Castletown to Nenagh route), east of Ballymackey Road, should these lands be deemed appropriate.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Chapter 7: Infrastructure and Services</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Policy TRANS 1: Mid-West Area Strategic Plan It is the policy of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan and to co-operate with other local authorities in achieving these findings and recommendations as appropriate.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<p>Policy TRANS 3: Transport Investment It is the policy of the Council to encourage and facilitate transport investment within the County, the Mid-West, and other Regions, in order to create effective links and to reduce travel times between the main towns and to maximise the cohesion and critical mass of the region and improve intra and inter-</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
																none
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regional connectivity. In this regard, it is also the policy of the Council to co-operate with the adjoining local authorities to achieve these effective and improved links.																	
Policy TRANS 4: National Policies It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 5: Route Corridors It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 9: Local Road Network It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 11: Contributions toward Improvement Works It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction. INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme INF13 To provide traffic calming schemes as deemed necessary INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of structural conditions or alignment INF16 To preserve the character of rural roads INF17 Control advertising on all roads and particularly on approach roads to settlements INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development. INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability. INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability. INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road). INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary. INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan. INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system. INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and																	none

private operators of public transport. INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow. INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle. INF30 To work with Failte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the County. INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.																			
Policy SERV 6: Water Abstraction It is the policy of the Council to endeavour to facilitate developments, by allowing the potential water resources of the County to be utilised, where possible, subject to appropriate safeguards.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 6(a): Water Abstraction: It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water compliance with environmental and ecological legislative requirements.	-	X	X	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-	none
Policy SERV 11: Treatment Plants in Villages: It is the policy of the Council, in considering planning applications for housing in villages, where sewage treatment facilities are inadequate, to require an applicant, following on the adoption of a Supplementary Contribution Scheme by the Council under Section 49 of the Planning and Development Act 2000, to provide a wastewater treatment system of a scale and design which is equal or in excess of the immediate needs of the proposed development, so the spare capacity can then be used to accommodate future development. The scale of the development should comply with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the DoEHLG in 2008.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 12: Cluster Developments: It is the policy of the Council in considering planning applications for cluster developments under Policy HSG 11 to provide, where a common wastewater treatment plant is not appropriate, adequate individual treatments plants to appropriate EPA Standards for each dwelling on a minimum site of ¾ acre.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 13: Pumping Stations: It is the policy of the Council to discourage the use of communal/shared sewerage pumping stations in residential development proposals. Development proposals involving gravity based drainage systems will be the preferred solution. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems may be considered.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objectives INF32 To seek a reduction of unaccounted-for water from the present level. INF33 To carry out the capital works as set out in the current Assessment of Needs Programme and the DoEHLG current Water Services Investment Programme with respect to both water supply and wastewater facilities as resources allow. INF34 To implement the objectives of the Sludge Management Plan, particularly in respect of hub centres, transport of sludge and storage facilities. INF35 To examine the feasibility of providing constructed wetland as part of tertiary treatment at some of the existing treatment plants. INF36 To develop a plan to reduce energy demand in water services, to implement strategies to implement national energy action plan targets and establish infrastructure and management systems to monitor effectiveness of the strategies. INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document, for the installation, maintenance and operation of septic tank effluent treatment systems	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 14: Tipperary Energy Agency It is the policy of the Council to continue to support the Tipperary Energy Agency to support and encourage the development of sustainable energy within the County subject to resources.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 21: Renewables It is the policy of the Council to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 24: Biomass It is the policy of the Council to facilitate the development of projects that convert biomass to energy.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 24a: Biomass It is the policy of the Council to encourage the location of biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 28: It is the policy of the Council to seek the undergrounding of electricity lines as appropriate and having regard to national guidance. Where over ground lines are proposed, they shall be designed to have regard to the following: • Possible interference with or damage to heritage items, protected structures, sites and areas of archaeological importance; • Possible interference with or damage to pNHAs or cSACs or SPAs or sites of nature conservation; • They shall be designed so as not to cause to or to minimise as far as practicable, detrimental harm to areas of scenic or designated as vulnerable landscapes; • They shall be designed so as not to cause to or to minimise as far as practicable detrimental harm to amenity or scenic routes.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Specific Service Objectives INF38 To prepare a County Climate Change Action Plan over the course of this Development Plan. INF39 It is an objective of the Council to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise. INF40 It is an objective of the Council to develop and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County. INF41 All housing, commercial and other developments which have a floor area of greater than 1000m2 the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply. INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings. INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken. INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion. INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny. INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County. INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes. INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development. INF50 To facilitate and promote the extension of the natural gas network within the County. INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment. INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise																		none
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities: a) protect and enhance the visual amenities of the lake and foreshore; b) do not lead to an increase in traffic or access problems; c) can be serviced through existing or proposed services and infrastructure; and d) do not have an adverse effect on designated or proposed ecological sites.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Table 8 Assessment of Impacts of Policies and Objectives on cSACs - Pt 6

Policy/Objective found ¹⁵ to have the potential to affect Natura 2000 sites	Pollagoona Bog cSAC (Site Code 002126)			Loughatorick South Bog cSAC (Site Code 000308)			Slieve Bernagh Bog cSAC (Site Code 002312)			Glenomra Wood cSAC (Site Code 001013)			Glenstal Wood cSAC (Site Code 001432)			Avoidance / Mitigation Measures		Residual Impacts
	Potential impacts			Potential impacts			Potential impacts			Potential impacts			Potential impacts			Policies / Objectives contained in Plan	Other Instruments ¹⁶	
Goal / aim / policy / objective	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative			
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District Services Centres in this Plan and in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisage role of the Local Services Centres in this Plan and in the Mid-West RPGs.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and HSG13.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none		
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none		

¹⁵ (ref. Section 8 of SEA Environmental Report)

¹⁶ **HD:** The European Council Directive on the Conservation of natural habitats and of wild fauna and flora (92/43/EEC) (Habitats Directive)

NBP: UN Convention on Biological Diversity 1992 - National Biodiversity Plan 2002 is as a result of this

BD: The 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) (Birds Directive)

BW: Bathing Water Directive (76/160/EEC)

WFD: The Water Framework Directive 2000/60/EC

WA: Wildlife Act 1976 and Wildlife (Amendment) Act 2000 (Wildlife Act)

R: Convention on Wetlands of International Importance (Ramsar)

WW: Urban Waste Water Treatment Directive (91/271/EEC) (amended by Directive 98/15/EEC)

<p>Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11. In certain circumstances the assessment of developments within these areas will require the applicant to submit a Hydrogeological Impact Study based on risk analysis and borehole data.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none
<p>Policy ENV 22: Rural Diversification It is the policy of the Council to encourage the sustainable development of alternative rural based enterprises, where the following criteria are met: a) buildings/works shall be designed, located and screened such that they will not take from the rural character and appearance of the area; b) the activity will not take from the amenities of the residents living in the area; and c) the activity will not result in the creation of a significant traffic hazard. d) ensure that buildings in visually sensitive areas address the surroundings; e) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none
<p>Policy ENV 22a: Expansion of the Agricultural Sector: It is the Policy of the Council to: • Encourage expansion and employment in the agricultural sector and the agricultural related industries such as forestry, peatlands, agri-tourism etc; • Liaise and work with the other agencies such as Leader, County Enterprise Group, Farming organizations, Voluntary Groups and Community Forum to develop economic social and physical benefits for the rural community and its service base; • Ensure that buildings in visually sensitive areas address the surroundings; • Ensure that the development would not prejudice the future agricultural operation of the farm.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none
<p>Policy ENV 22b: Farm Shops: It is the policy of the Council to encourage that proposals for retail development on a farm where it can be clearly demonstrated that: a) the products to be sold are primarily produce grown of the farm holding b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and c) the proposed use will be ancillary and relevant to the farm business; d) the scale and nature of the accommodation proposed for retailing and the size, design, materials and siting of any new building or extension conforms with the existing buildings of the farm; and e)the proposal does not harm the rural character of the landscape and amenities of the locality and f) the development will not result in the creation of a significant traffic hazard. Developments of this nature within Special Landscape Zones, High Amenity Areas and Protected Views will only be permitted in exceptional circumstances. g) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none
<p>Specific Objective EV18 To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none
<p>Specific Objective EV19 The Council will seek to support those families wishing to remain on the land and accordingly the Council will favourably consider rural diversification intended to supplement farm income such as • specialist farming practices, e.g. flower growing, equine facilities, poultry, mushroom growing, specialised animal breeding. • farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development control policies of the Plan. • the production of organic and specialty foods to meet the increase in demand for such products. • the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none
<p>Specific Objective EV22 To require buildings and structures in visually sensitive areas: - to be sited as unobtrusively as possible; - to be clustered to form a distinct and unified feature in the landscape; - to utilise suitable materials and colours; and - to utilise native species in screen planting in order to integrate development into the landscape.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none
<p>Specific Objective EV23 To support agricultural activities which encourage bio-diversity and the National Biodiversity Plan.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none
<p>Specific Objective EV25: It is an objective of the Council to encourage the sustainable use of natural resources for the planting of forestry.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none
<p>Specific Objective EV26: It is an objective of the Council to implement the Indicative Forest Strategy to encourage the development of forestry and forestry related industries in locations identified in the strategy having regard to local considerations and relevant national forestry guidelines as provided in the local area plans.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		none

Policy ENV 28: Quarries: It is the policy of the Council that in assessing applications for new quarries or extensions to existing quarries the following will be considered: a) the impact of the proposed development on the quality of the landscape, particularly sensitive landscape and protected views; b) the impact of the proposed development on the archaeological and architectural heritage; c) the impact of the proposed development on NHAs (pNHAs), SPAs (cSPAs) and SACs (cSACs); d) the suitability of the local road infrastructure and impact of the increased traffic on road safety; e) impact on the amenities of the surrounding residents; f) the current land/quarry resource of the applicant and the necessity for the current proposal. The Council will seek that current quarries are worked out and restored before new sites are allowed; g) require that development is phased and that each phase is rehabilitated before the next phase is developed/commenced; h) applicants shall submit a restoration programme with their application on the manner and timing of restoration; i) in open cast workings the direction of operation shall be hidden from public view and, if necessary, boundaries of working areas adjusted to preserve trees and hedgerows for screening. j) It is the policy of the Council to have old disused quarries, sand and gravel pits restored to sustainable beneficial use and landscaped to integrate with the surrounding area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ENV 29: Supply of Quarries: It is the policy of the Council to promote an environmentally sustainable approach to minerals planning, in particular by: preventing the wasteful use or sterilisation of mineral resources; encouraging the use of secondary and recycled aggregates; and seeking to secure future levels of mineral production that respect the nature and scale of the environmental constraints in the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV32 It is an objective of the Council to implement the provisions of the Waste Management Hierarchy and the current Waste Management Plan for the Midlands Region. As a result, developments in the county will be expected to take account of the provisions of the Waste Management Plan for the Midlands Region and adhere to those elements of it that relate to waste prevention and minimisation, waste recycling facilities, and the capacity for source segregation.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ENV 33: Recycling Facilities: It is Council policy to provide infrastructure for re-use, re-cycling and disposal of residual waste through different arrangements throughout the County where feasible and where resources permit.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV35 It is an objective of the Council to provide bring centres in villages and towns within the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV36 It is an objective of the Council to implement the National Waste Prevention Programme at Local Authority level.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV37 It is an objective of the Council to provide as a matter of priority organic waste separation as a requirement for waste management in the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV38 It is an objective of the Council to support the provision of facilities for the proper recovery and disposal of household waste	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV39 It is an objective of the Council to support the implementation of an integrated waste management system for the household sector through segregated waste collection and the provision of bring banks and recycling centres	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV40 It is an objective of the Council to encourage the private sector to provide appropriately sited and designed facilities for the transfer, sorting and recovery of waste streams.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV41 It is an objective of the Council to support the provision of infrastructure for composting and other forms of bio waste.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV42 It is an objective of the Council to support and encourage the private sector in the provision of appropriately sited and designed facilities for end of life car re-cycling facilities to comply with the European Parliament and Council Directive 2000/53/EC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV43 It is an objective of the Council to establish a Civic Amenity Centre in Thurles.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV44 It is an objective of the Council to implement and support the provisions of the Midlands Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use/re-cycling or disposal with energy recovery of waste material.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objective EV45 It is an objective of the Council to use statutory powers to prohibit the illegal deposit and disposal of waste materials, refuse and litter, and to authorise and regulate waste disposal within the county in an environmentally sustainable manner.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ENV 38 : Cemeteries: It is the policy of the Council to facilitate the provision of burial grounds at appropriate locations throughout the County in consultation with local communities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ENV 41: Development of Contaminated Lands: It is the policy of the council to require the applicant to engage an environmental consultant to investigate and assess the possibility and extent of contamination and to recommend remediation measures for agreement within the Council in relation to proposals for developments on land which is or may be contaminated.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Chapter 5: Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---

<p>Policy HSG 2: Housing in Urban Areas and on the Urban Fringe: It is the policy of the Council to encourage/support new housing on land zoned for residential development or for a mixture of residential and other uses in towns and villages based on the neighbourhood concept, as follows:</p> <ul style="list-style-type: none"> a) to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population; b) to conform with the DoEHLG 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the accompanying Urban Design Manual c) to provide suitable and supervised amenity areas for children, teenagers and adults; d) to retain, where possible, man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (e.g. attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments, etc.); and e) to provide high quality residential layouts that are traffic calmed by design. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both:</p> <ul style="list-style-type: none"> • Residential use; and • a mixture of residential and other uses <p>Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 4: Village Housing: It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house nature are restricted outside of these village</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 5: Village Facilities: It is the policy of the Council to seek improved village facilities as part of new housing development, including:</p> <ul style="list-style-type: none"> • Overlooked open space/village green • Crèche • Shop where deemed necessary • Streetscape improvement • Landscape planting, particularly on village edges • Adequate provision of community and social infrastructure • Footpaths and lighting. 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 6: Serviced Sites in Villages It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone developments or as constituent part of other</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective H2 The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective H3 The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance of villages.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective H4 The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution Scheme and</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 8: Rural Housing on the Open Countryside It is the policy of the Council to permit new houses in the open countryside where:</p> <ul style="list-style-type: none"> a) The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or b) Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or; c) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or d) A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and e) The house is for that person's own use; and the applicant can demonstrate that he/she is eligible 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met:</p> <ul style="list-style-type: none"> (a) the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and (b) the design of the house accords with the Rural Housing Guidelines 2009 prepared by the Council in 	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that: a) New housing shall, where practicable, share existing entrances and access roads b) The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes; c) Existing hedge rows shall be maintained where practicable; and d) The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
<p>Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances: a) Adjacent to existing villages and rural clusters; b) Adjacent to existing rural landmarks such as school, church, or pub; c) Within or adjacent to a formal farmyard or courtyard not in active use; and d) Where the natural landmark provides for safe access, good screening, suitable ground conditions in accordance with the ‘Guidelines for Rural Housing’; and</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
<p>Policy HSG 12: Rural Housing in Pressure Areas: It is the policy of the Council to resist one-off houses in the following pressure areas: a) Areas of Primary Amenity or identified as unsuitable for houses in the County Landscape Character Assessment; b) Motorways, National Primary, National Secondary, Class 1A and Class 1 Regional Roads (Refer to Policy TRANS 7) c) Pressure Areas around Limerick, and d) The radial routes around the urban centres of Nenagh, Thurles, and Newport and the Regional Road Radial Routes around Roscrea, Templemore, Borrisokane, CloughJordan and Birr Environs as identified on the County Designations Map.; Policy HSG 12 will be strictly enforced in pressure areas, however, exceptions (E) may be made to Policy HSG 12 as follows: E1 The applicant’s primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009; E2 On Class 1A Regional Roads outside of (d) above where the applicant’s primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009; E3 On Class 1 Regional Roads outside of (d) above (Section 7.5.2 Table 7.4), the Council will permit houses for a son or daughter, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road. E4 In the Pressure Area around Limerick and the non-radial routes in the pressure areas around towns, the Council will permit houses in the following circumstances: E4.1 The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person’s life or; E4.3 Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or E4.4 A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and E4.5 The house is for that person’s own use; and E4.6 The applicant can demonstrate that he/she is eligible under the above criteria. E5 On radial routes outside of (b) above (Section 7.5.2 Table 7.3 and 7.4), the Council will permit a</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
<p>Policy HSG 13: Housing in the High Amenity Area: It is the policy of the Council to resist houses in the High Amenity Area except for the following: (i) Persons who were born in the rural High Amenity Area and within 5km of the proposed location or lived in the rural High Amenity Area within 5km of the proposed location for any 10 year period of that person’s life or; (ii) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; (iii) The proposed development does not interfere with views to or from the lake; and (iv) The siting, design and layout will not take from the character or uniformity of the landscape;</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
<p>Policy HSG 14: Replacement of Existing Dwellings in the Countryside: It is the policy of the Council that in considering the replacement of existing dwellings in the rural countryside the Council will have to be satisfied that: a) The existing structure was last used and/or is suitable as a dwelling; b) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use; c) The proposed dwelling will be designed strictly in accordance with the guidelines contained in Chapter 9 and Rural House Design Guidelines prepared by the Council in 2009; d) The proposed floor area shall accord with guidelines on plot sizes as set out in Chapter 9; e) The development will not result in the creation of a serious traffic hazard.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none

<p>Policy HSG 14(a): Reuse of or Extension to Existing Dwellings in the Countryside: It is the policy of the Council that in considering the reuse / extension of existing dwellings in the countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The development will not result in the creation of a serious traffic hazard;</p> <p>c) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>d) The proposed extension will be designed strictly in accordance with the guidelines contained in Chapter 9 and in the Rural Housing Design Guidelines prepared by the Council in 2009;</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that:</p> <p>a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location;</p> <p>b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants;</p> <p>c) they would not result in adverse transport effects;</p> <p>d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land;</p> <p>e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area;</p> <p>f) developments in visually sensitive areas address their surroundings;</p> <p>g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and</p> <p>h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 .</p> <p>i) the development is in line with national policy on access onto national primary and secondary roads. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's adopted scheme of letting priorities.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A Strategy to Address Adult Homelessness in Ireland 2008 – 2013.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of community facilities at the nearest centre.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to implement the Guidelines on Childcare Facilities (2001) DoEHLG.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the County for the provision of childcare facilities.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as part of the overall complex of the nursing home.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met: a) The applicant is direct family member of the current owner, who owns the cottage plot since 2000. b) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up. c) The development complies with the ribbon development criteria as set out in Section 5.2.3 (as amended by Variation No. 1). d) The existing dwelling and the new dwelling complies with the plot ratio criteria as set out in Chapter 9: Design Guidelines and General Standards Section 8.4.1 (as amended by Variation No. 1). e) Both wastewater effluent treatment systems shall be designed in accordance with the EPA Wastewater Treatment Manual (2000) for 'Single Houses'.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objectives H6 It is an objective of the Council to seek the development of social and affordable units on a case by case basis, in accordance with existing local needs and special need requirements of the population of the area. H7 It is an objective of the Council to seek to provide adequate accommodation for Travellers in accordance with the need as identified in the Traveller Accommodation Plan and on-going assessments. H8 It is an objective of the Council to ensure that an appropriate mix of housing types, designs and sizes are provided within each housing or mixed use development as part of Part V proposals. H9 It is an objective of the Council that the allocation between social and affordable housing is made on a case by case basis depending on the identified social and affordable needs of the area within which the development is taking place. H10 It is an objective of the Council to reserve land within settlements and alongside existing educational facilities to allow for the provision of and expansion to education facilities. Furthermore it is an objective of the Council that the provision of new education facilities are location within existing settlements and to only allow out of town locations in exceptional circumstances.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Chapter 6: Economy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy ECON 1: Employment Growth and Promotion: It is the policy of the Council to promote, encourage and facilitate enterprise and employment throughout the County, and to co-operate with other agencies including the private sector in order to provide employment opportunities.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 2: Strategic Employment: It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 3: Other Plans: It is the policy of the Council to promote the development of strategic land banks in the Primary Service Centres as identified in Table 3.7, in accordance with the policy objectives set out in the Town and Environ Development Plans and Local Area Plans, including, an integrated development that will achieve: a) a high-quality, sustainable development; b) attract education, research and clean technology based industries; c) provide significant amenities, including a designed parkland; and d) all new buildings shall be of exceptional architectural quality.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 3(a) Masterplan for Archerstown, Thurles: It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following: (a) the infrastructural requirements to service current and planned development in the area; (b) the improvement and expansion of employment uses on existing sites and adjacent lands; (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and startup employment activity; (d) the consolidation of existing residential development and; (e) the provision of limited new residential development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 4: Masteplan for Lisheen Mine Site: Moyne Templetuohy, Thurles: It is a policy of the Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development of lands situated at Moyne Templetuohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for the following: (a) promote the use / development / production of renewable technologies or their by-product; (b) use of suitable lands to provide for industries / employment / clean technology based industries not currently provided for within the County. (c) a high quality sustainable development (d) provide significant amenities, including a designed parkland,	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy ECON 32 Bio-Energy and Bio-Technology It is the policy of the Council to facilitate the sustainable development of Bio-Energy and Bio-Technology Enterprises within the County subject to normal sustainable planning and development criteria.																			none
Specific Objective E22 It is an objective of the Council to accommodate and support new Bio-Energy, Bio-Technology and similar ancillary developments throughout the County. An example of such lands would include land at Garravalley, Ballymackey, Nenagh, County Tipperary north of new M7 (Castletown to Nenagh route), east of Ballymackey Road, should these lands be deemed appropriate.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Chapter 7: Infrastructure and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy TRANS 1: Mid-West Area Strategic Plan It is the policy of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan and to co-operate with other local authorities in achieving these findings and recommendations as appropriate.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 3: Transport Investment It is the policy of the Council to encourage and facilitate transport investment within the County, the Mid-West, and other Regions, in order to create effective links and to reduce travel times between the main towns and to maximise the cohesion and critical mass of the region and improve intra and inter-regional connectivity. In this regard, it is also the policy of the Council to co-operate with the adjoining local authorities to achieve these effective and improved links.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 4: National Policies It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 5: Route Corridors It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 9: Local Road Network: It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy TRANS 11: Contributions toward Improvement Works: It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction. INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme INF13 To provide traffic calming schemes as deemed necessary INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of structural conditions or alignment INF16 To preserve the character of rural roads INF17 Control advertising on all roads and particularly on approach roads to settlements INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development. INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

roads within the County, subject to resources and staff availability. INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability. INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road). INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary. INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan. INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system. INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and private operators of public transport. INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow. INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle. INF30 To work with Failte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the County. INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.																				
Policy SERV 6: Water Abstraction It is the policy of the Council to endeavour to facilitate developments, by allowing the potential water resources of the County to be utilised, where possible, subject to appropriate safeguards.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 6(a): Water Abstraction: It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water compliance with environmental and ecological legislative requirements.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 11: Treatment Plants in Villages: It is the policy of the Council, in considering planning applications for housing in villages, where sewage treatment facilities are inadequate, to require an applicant, following on the adoption of a Supplementary Contribution Scheme by the Council under Section 49 of the Planning and Development Act 2000, to provide a wastewater treatment system of a scale and design which is equal or in excess of the immediate needs of the proposed development, so the spare capacity can then be used to accommodate future development. The scale of the development should comply with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the DoEHLG in 2008.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 12: Cluster Developments: It is the policy of the Council in considering planning applications for cluster developments under Policy HSG 11 to provide, where a common wastewater treatment plant is not appropriate, adequate individual treatments plants to appropriate EPA Standards for each dwelling on a minimum site of ¼ acre.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 13: Pumping Stations: It is the policy of the Council to discourage the use of communal/shared sewerage pumping stations in residential development proposals. Development proposals involving gravity based drainage systems will be the preferred solution. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems may be considered.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Objectives INF32 To seek a reduction of unaccounted-for water from the present level. INF33 To carry out the capital works as set out in the current Assessment of Needs Programme and the DoEHLG current Water Services Investment Programme with respect to both water supply and wastewater facilities as resources allow. INF34 To implement the objectives of the Sludge Management Plan, particularly in respect of hub centres, transport of sludge and storage facilities. INF35 To examine the feasibility of providing constructed wetland as part of tertiary treatment at some of the existing treatment plants. INF36 To develop a plan to reduce energy demand in water services, to implement strategies to implement national energy action plan targets and establish infrastructure and management systems to monitor effectiveness of the strategies. INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document, for the installation, maintenance and operation of septic tank effluent treatment systems	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 14: Tipperary Energy Agency It is the policy of the Council to continue to support the Tipperary Energy Agency to support and encourage the development of sustainable energy within the County subject to resources.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 21: Renewables It is the policy of the Council to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy SERV 24: Biomass It is the policy of the Council to facilitate the development of projects that convert biomass to energy.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy SERV 24a: Biomass It is the policy of the Council to encourage the location of biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.																		none
Policy SERV 28: It is the policy of the Council to seek the undergrounding of electricity lines as appropriate and having regard to national guidance. Where over ground lines are proposed, they shall be designed to have regard to the following: • Possible interference with or damage to heritage items, protected structures, sites and areas of archaeological importance; • Possible interference with or damage to pNHAs or cSACs or SPAs or sites of nature conservation; • They shall be designed so as not to cause to or to minimise as far as practicable, detrimental harm to areas of scenic or designated as vulnerable landscapes; • They shall be designed so as not to cause to or to minimise as far as practicable detrimental harm to amenity or scenic routes.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Specific Service Objectives INF38 To prepare a County Climate Change Action Plan over the course of this Development Plan. INF39 It is an objective of the Council to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise. INF40 It is an objective of the Council to development and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County. INF41 All housing, commercial and other developments which have a floor area of greater than 1000m2 the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply. INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings. INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken. INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion. INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny. INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County. INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes. INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development. INF50 To facilitate and promote the extension of the natural gas network within the County. INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment. INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities: a) protect and enhance the visual amenities of the lake and foreshore; b) do not lead to an increase in traffic or access problems; c) can be serviced through existing or proposed services and infrastructure; and d) do not have an adverse effect on designated or proposed ecological sites.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Table 9 Assessment of Impacts of Policies and Objectives on cSACs - Pt 7

Policy/Objective found ¹⁷ to have the potential to affect Natura 2000 sites	Derrycrag Wood Nature Reserve cSAC (Site Code 000261)			Pollnaknockaun Wood Nature Reserve cSAC (Site Code 00319)			Rosturra Wood cSAC (Site Code 001313)			River Shannon Callows cSAC (Site Code 000216)			Clonfinane/Ballyduff bog cSAC (Site Code 000641)			Avoidance / Mitigation Measures		Residual Impacts		
	Potential impacts			Potential impacts			Potential impacts			Potential impacts			Potential impacts			Policies / Objectives contained in Plan	Other Instruments ¹⁸			
Goal / aim / policy / objective	Direct	Indirect	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct			Indirect	Cumulative	
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisage role of the Local Services Centres in this Plan and in the Mid-West RPGs.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and HSG13.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-			none
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional environmental circumstances.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-			none
Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-			none

Chapter 5: Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
<p>Policy HSG 2: Housing in Urban Areas and on the Urban Fringe: It is the policy of the Council to encourage/support new housing on land zoned for residential development or for a mixture of residential and other uses in towns and villages based on the neighbourhood concept, as follows:</p> <p>f) to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population;</p> <p>g) to conform with the DoEHLG 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' and the accompanying Urban Design Manual</p> <p>h) to provide suitable and supervised amenity areas for children, teenagers and adults;</p> <p>i) to retain, where possible, man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (e.g. attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments, etc.); and</p> <p>j) to provide high quality residential layouts that are traffic calmed by design.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none
<p>Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both:</p> <ul style="list-style-type: none"> Residential use; and a mixture of residential and other uses <p>Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none
<p>Policy HSG 4: Village Housing: It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house nature are restricted outside of these village boundaries.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none
<p>Policy HSG 5: Village Facilities: It is the policy of the Council to seek improved village facilities as part of new housing development, including:</p> <ul style="list-style-type: none"> Overlooked open space/village green Crèche Shop where deemed necessary Streetscape improvement Landscape planting, particularly on village edges Adequate provision of community and social infrastructure Footpaths and lighting. 	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none
<p>Policy HSG 6: Serviced Sites in Villages It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone developments or as</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none
<p>Specific Objective H2 The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none
<p>Specific Objective H3 The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance of</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none
<p>Specific Objective H4 The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none
<p>Policy HSG 8: Rural Housing on the Open Countryside</p> <p>It is the policy of the Council to permit new houses in the open countryside where:</p> <p>a) The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or</p> <p>b) Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or;</p> <p>c) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or</p> <p>d) A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and</p> <p>e) The house is for that person's own use; and the applicant can demonstrate that he/she is</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none
<p>Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met:</p> <p>(a) the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and</p> <p>(b) the design of the house accords with the Rural Housing Guidelines 2009 prepared by the</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	none

<p>Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that:</p> <p>a) New housing shall, where practicable, share existing entrances and access roads</p> <p>b) The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes;</p> <p>c) Existing hedge rows shall be maintained where practicable; and</p> <p>d) The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances:</p> <p>a) Adjacent to existing villages and rural clusters;</p> <p>b) Adjacent to existing rural landmarks such as school, church, or pub;</p> <p>c) Within or adjacent to a formal farmyard or courtyard not in active use; and</p> <p>d) Where the natural landscape provides for safe access, good screening, suitable ground conditions in accordance with the 'Guidelines for Rural Housing'; and</p> <p>e) The development will provide a minimum of one unit for affordable housing.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 12: Rural Housing in Pressure Areas: It is the policy of the Council to resist one-off houses in the following pressure areas:</p> <p>a) Areas of Primary Amenity or identified as unsuitable for houses in the County Landscape Character Assessment;</p> <p>b) Motorways, National Primary, National Secondary, Class 1A and Class 1 Regional Roads (Refer to Policy TRANS 7)</p> <p>c) Pressure Areas around Limerick, and</p> <p>d) The radial routes around the urban centres of Nenagh, Thurles, and Newport and the Regional Road Radial Routes around Roscrea, Templemore, Borrisokane, Cloughjordan and Birr Environs as identified on the County Designations Map.;</p> <p>Policy HSG 12 will be strictly enforced in pressure areas, however, exceptions (E) may be made to Policy HSG 12 as follows:</p> <p>E1 The applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E2 On Class 1A Regional Roads outside of (d) above where the applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009;</p> <p>E3 On Class 1 Regional Roads outside of (d) above (Section 7.5.2 Table 7.4), the Council will permit houses for a son or daughter, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road.</p> <p>E4 In the Pressure Area around Limerick and the non-radial routes in the pressure areas around towns, the Council will permit houses in the following circumstances: E4.1 The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or; E4.3 Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or E4.4 A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and E4.5 The house is for that person's own use; and E4.6 The applicant can demonstrate that he/she is eligible under the above criteria.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 13: Housing in the High Amenity Area: It is the policy of the Council to resist houses in the High Amenity Area except for the following:</p> <p>(i) Persons who were born in the rural High Amenity Area and within 5km of the proposed location or lived in the rural High Amenity Area within 5km of the proposed location for any 10 year period of that person's life or;</p> <p>(ii) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding;</p> <p>(iii) The proposed development does not interfere with views to or from the lake; and</p> <p>(iv) The siting, design and layout will not take from the character or uniformity of the landscape;</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 14: Replacement of Existing Dwellings in the Countryside: It is the policy of the Council that in considering the replacement of existing dwellings in the rural countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>c) The proposed dwelling will be designed strictly in accordance with the guidelines contained in Chapter 9 and Rural House Design Guidelines prepared by the Council in 2009;</p> <p>d) The proposed floor area shall accord with guidelines on plot sizes as set out in Chapter 9.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none

<p>Policy HSG 14(a): Reuse of or Extension to Existing Dwellings in the Countryside: It is the policy of the Council that in considering the reuse / extension of existing dwellings in the countryside the Council will have to be satisfied that:</p> <p>a) The existing structure was last used and/or is suitable as a dwelling;</p> <p>b) The development will not result in the creation of a serious traffic hazard;</p> <p>c) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use;</p> <p>d) The proposed extension will be designed strictly in accordance with the guidelines contained in Chapter 9 and in the Rural Housing Design Guidelines prepared by the Council in 2009;</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that:</p> <p>a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location;</p> <p>b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants;</p> <p>c) they would not result in adverse transport effects;</p> <p>d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land;</p> <p>e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area;</p> <p>f) developments in visually sensitive areas address their surroundings;</p> <p>g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and</p> <p>h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 .</p> <p>i) the development is in line with national policy on access onto national primary and secondary roads.</p> <p>The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's adopted scheme of letting priorities.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A Strategy to Address Adult Homelessness in Ireland 2008 – 2013.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of community facilities at the nearest centre.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to implement the Guidelines on Childcare Facilities (2001) DoEHLG.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none

Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the County for the provision of childcare facilities.	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as part of the overall complex of the nursing home.	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met: a) The applicant is direct family member of the current owner, who owns the cottage plot since 2000. b) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up. c) The development complies with the ribbon development criteria as set out in Section 5.2.3 (as amended by Variation No. 1). d) The existing dwelling and the new dwelling complies with the plot ratio criteria as set out in Chapter 9: Design Guidelines and General Standards Section 8.4.1 (as amended by Variation No. 1). e) Both wastewater effluent treatment systems shall be designed in accordance with the EPA Wastewater Treatment Manual (2000) for 'Single Houses'.	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Specific Objectives H6 It is an objective of the Council to seek the development of social and affordable units on a case by case basis, in accordance with existing local needs and special need requirements of the population of the area. H7 It is an objective of the Council to seek to provide adequate accommodation for Travellers in accordance with the need as identified in the Traveller Accommodation Plan and on-going assessments. H8 It is an objective of the Council to ensure that an appropriate mix of housing types, designs and sizes are provided within each housing or mixed use development as part of Part V proposals. H9 It is an objective of the Council that the allocation between social and affordable housing is made on a case by case basis depending on the identified social and affordable needs of the area within which the development is taking place. H10 It is an objective of the Council to reserve land within settlements and alongside existing educational facilities to allow for the provision of and expansion to education facilities. Furthermore it is an objective of the Council that the provision of new education facilities are location within existing settlements and to only allow out of town locations in exceptional circumstances.	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Chapter 6: Economy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy ECON 1: Employment Growth and Promotion: It is the policy of the Council to promote, encourage and facilitate enterprise and employment throughout the County, and to co-operate with other agencies including the private sector in order to provide employment opportunities.	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Policy ECON 2: Strategic Employment: It is the policy of the Council to identify land in key strategic locations that is suitable for different employment and economic activity. These lands will be protected from inappropriate development that would undermine the future development of economic and employment activity.	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Policy ECON 3: Other Plans: It is the policy of the Council to promote the development of strategic land banks in the Primary Service Centres as identified in Table 3.7, in accordance with the policy objectives set out in the Town and Environ Development Plans and Local Area Plans, including, an integrated development that will achieve: a) a high-quality, sustainable development; b) attract education, research and clean technology based industries; c) provide significant amenities, including a designed parkland; and d) all new buildings shall be of exceptional architectural quality.	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Policy ECON 3(a) Masterplan for Archerstown, Thurles: It is a policy of the Council to co-operate with Shannon Development in the promotion and the development of lands situated at Archerstown to provide for proper planning and sustainable development of the area. The Council will promote sustainable development which will provide for the following: (a) the infrastructural requirements to service current and planned development in the area; (b) the improvement and expansion of employment uses on existing sites and adjacent lands; (c) use of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and startup employment activity; (d) the consolidation of existing residential development and; (e) the provision of limited new residential development.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
Policy ECON 4: Masteplan for Lisheen Mine Site: Moyne Templetuohy, Thurles: It is a policy of the Council to co-operate with the owners/operators of the Lisheen Mine site in the promotion and the development of lands situated at Moyne Templetuohy to provide for proper planning and sustainable development of the area. The Council will promote development which will provide for	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

Policy ECON 15: Rural Tourism: It is the policy of the Council to support rural tourism at existing locations such as farmyards, pubs, and hotels. Such development may provide an extension to the existing building or new accommodation. Such accommodation must be part of an integrated tourism plan and be available for short-term letting only.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Policy ECON 16: Location of Tourist Facilities: It is the policy of the Council to ensure that new tourist facilities, including sport and recreation facilities, are located in existing settlement centres where they can be supported by, and provide support for, existing services.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Policy ECON 17: Large-scale Integrated Tourism-Leisure-Recreational Complex: It is the policy of the Council to encourage the sustainable development of major integrated Tourism-Leisure-Recreational complexes on large land holdings provided that a full planning application is submitted, and includes an 'Integrated Tourism Plan that provides for: e) the preservation of the rural character of the landscape, f) the integration of the development into the open countryside, g) significant and intensive landscaping of the site and h) traffic impact assessment i) adequate treatment of effluent. Such development will not generally be considered in areas considered unsuitable in the County Landscape Character Assessment.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
Specific Objectives: E1 It is an objective of the Council to undertake an Employment Land Survey during the lifetime of the Development Plan to identify likely enterprise and employment trends within the County and the optimal location and quantum of zoned land to achieve a sustainable employment, subject to resources. E2 To examine the feasibility of implementing the Lough Derg Marina Study in compliance with the provisions of the Habitats Directive (92/43/EEC). This will be done in cooperation with Clare County Council, Galway County Council and Shannon Development. E3 To examine the feasibility of implementing of the Lough Derg Tourism Strategy and Lough Derg Tourism Cluster programme in compliance with the provisions of the Habitats Directive (92/43/EEC). E4 The Council will co-operate with appropriate agencies in promoting tourism and securing the development of tourismbased enterprises in suitable locations; E5 Support the development of a lookout facility overlooking the lake with parking on the R493 between Coolbawn and Kilgarvan; E6 It is an objective of the Council to seek an overall provision of bed spaces in the County in the life of the Plan and to work closely with all interest groups to seek this end. E7 To review the requirement for additional commercial and employment land in and around the towns of Nenagh, Templemore, Roscrea and Thurles and provide additional land for such uses where required. E8 It is an objective of the Council to encourage and support, in co-operation with Enterprise Ireland, the North Tipperary County Enterprise Board, Shannon Development and other local development bodies, the development of further small to medium scale indigenous industries and services. Further to promote the establishment of a number of small incubator units within designated area to accommodate new business start-ups. E9 It is an objective of the Council to co-operate and seek to facilitate local community based development groups in development industrial clusters as appropriate. E10 It is an objective of the Council to seek the appropriate re-use of brownfield sites in towns and villages around the County. E11 It is an objective of the Council to seek to further develop Nenagh as a cycling hub and as a centre for tourism within the County. E12 It is an objective of the Council to support, encourage and promote sports tourism within the County and to work with sporting clubs and tourism organisations throughout the County to seek this end. E13 It is an objective of the Council to seek ways of promoting North Tipperary as a gateway to the Slieve Bloom Mountains and to work closely with all interest groups to seek this end. E14 It is an objective of the Council to support, encourage and promote heritage tourism and festivals within the County and to work with heritage groups, tourism organisations and other interest groups throughout the County to seek this end. E15 It is an objective of the Council to support the sharing of community facilities, including school facilities, throughout the County, for use by all community organisations, in order to maximise the investment which has been made in them. E16 It is an objective of the Council to support tourist attractions in the County which are listed in the North Tipperary Tourism Company publications. E17 It is an objective of the Council to co-operate with appropriate bodies in working towards providing an understanding to communities and visitors of, waterway corridors and wetlands where feasible and appropriate. E18 It is an objective of the Council to further develop Roscrea as a Heritage Town within the County and the Region and to examine the feasibility of developing the concept of the Ely O'Carroll Tourism, linking Roscrea and Birr, subject to resources. E19 It is an objective of the Council to support and facilitate the continued development and	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none

expansion of third level institutions in North Tipperary including the Tipperary Institute the Garda Training College in Templemore, Gurteen Agricultural College, St. Patrick's College in Thurles and the Civil Defence Training Facility in Roscrea, and to work with these and other agencies to development and grow a spirit of enterprise and innovation in Secondary Schools in the County.																	
Policy ECON 30: Large Scale Industrial / Commercial Uses in the Open Countryside: It is the policy of the Council to consider large scale industrial/ commercial uses in the open countryside, on sites identified by the Council for these uses.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Policy ECON 31: Small Industrial uses in Rural Villages: It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development; (a) does not impact negatively on the residential amenity of adjoining properties, (b) the development does not result in the creation of a significant traffic hazard; (c) the development does not impact negatively on the environment (d) the development does not take from the character of the village	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Policy ECON 32 Bio-Energy and Bio-Technology It is the policy of the Council to facilitate the sustainable development of Bio-Energy and Bio-Technology Enterprises within the County subject to normal sustainable planning and development criteria.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Specific Objective E22 It is an objective of the Council to accommodate and support new Bio-Energy, Bio-Technology and similar ancillary developments throughout the County. An example of such lands would include land at Garravalley, Ballymackey, Nenagh, County Tipperary north of new M7 (Castletown to Nenagh route), east of Ballymackey Road, should these lands be deemed appropriate.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Chapter 7: Infrastructure and Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---	
Policy TRANS 1: Mid-West Area Strategic Plan It is the policy of the Council to support and facilitate the findings and recommendations of the Mid-West Area Strategic Plan and to co-operate with other local authorities in achieving these findings and recommendations as appropriate.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Policy TRANS 3: Transport Investment It is the policy of the Council to encourage and facilitate transport investment within the County, the Mid-West, and other Regions, in order to create effective links and to reduce travel times between the main towns and to maximise the cohesion and critical mass of the region and improve intra and inter-regional connectivity. In this regard, it is also the policy of the Council to co-operate with the adjoining local authorities to achieve these effective and improved links.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Policy TRANS 4: National Policies It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Policy TRANS 5: Route Corridors It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Policy TRANS 9: Local Road Network It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Policy TRANS 11: Contributions toward Improvement Works It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	
Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction.	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none	

<p>INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town</p> <p>INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme</p> <p>INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme</p> <p>INF13 To provide traffic calming schemes as deemed necessary</p> <p>INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme</p> <p>INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of structural conditions or alignment</p> <p>INF16 To preserve the character of rural roads</p> <p>INF17 Control advertising on all roads and particularly on approach roads to settlements</p> <p>INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards</p> <p>INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development.</p> <p>INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan</p> <p>INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability.</p> <p>INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability.</p> <p>INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road).</p> <p>INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary.</p> <p>INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan.</p> <p>INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system.</p> <p>INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and private operators of public transport.</p> <p>INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow.</p> <p>INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle.</p> <p>INF30 To work with Failte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the County.</p> <p>INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.</p>																			
<p>Policy SERV 6: Water Abstraction It is the policy of the Council to endeavour to facilitate developments, by allowing the potential water resources of the County to be utilised, where possible, subject to appropriate safeguards.</p>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-				none
<p>Policy SERV 6(a): Water Abstraction: It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water compliance with environmental and ecological legislative requirements.</p>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-				none
<p>Policy SERV 11: Treatment Plants in Villages: It is the policy of the Council, in considering planning applications for housing in villages, where sewage treatment facilities are inadequate, to require an applicant, following on the adoption of a Supplementary Contribution Scheme by the Council under Section 49 of the Planning and Development Act 2000, to provide a wastewater treatment system of a scale and design which is equal or in excess of the immediate needs of the proposed development, so the spare capacity can then be used to accommodate future development. The scale of the development should comply with the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, published by the DoEHLG in 2008.</p>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-				none
<p>Policy SERV 12: Cluster Developments: It is the policy of the Council in considering planning applications for cluster developments under Policy HSG 11 to provide, where a common wastewater treatment plant is not appropriate, adequate individual treatments plants to appropriate EPA Standards for each dwelling on a minimum site of ¼ acre.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-				none
<p>Policy SERV 13: Pumping Stations: It is the policy of the Council to discourage the use of communal/shared sewerage pumping stations in residential development proposals. Development proposals involving gravity based drainage systems will be the preferred solution. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems may be considered.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-				none

<p>Specific Objectives</p> <p>INF32 To seek a reduction of unaccounted-for water from the present level.</p> <p>INF33 To carry out the capital works as set out in the current Assessment of Needs Programme and the DoEHLG current Water Services Investment Programme with respect to both water supply and wastewater facilities as resources allow.</p> <p>INF34 To implement the objectives of the Sludge Management Plan, particularly in respect of hub centres, transport of sludge and storage facilities.</p> <p>INF35 To examine the feasibility of providing constructed wetland as part of tertiary treatment at some of the existing treatment plants.</p> <p>INF36 To develop a plan to reduce energy demand in water services, to implement strategies to implement national energy action plan targets and establish infrastructure and management systems to monitor effectiveness of the strategies.</p> <p>INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document, for the installation, maintenance and operation of septic tank effluent treatment systems</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy SERV 14: Tipperary Energy Agency</p> <p>It is the policy of the Council to continue to support the Tipperary Energy Agency to support and encourage the development of sustainable energy within the County subject to resources.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy SERV 21: Renewables</p> <p>It is the policy of the Council to support regional, national and international initiatives for limiting emissions of greenhouse gases and to encourage the development of renewable energy sources.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy SERV 24: Biomass</p> <p>It is the policy of the Council to facilitate the development of projects that convert biomass to energy.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy SERV 24a: Biomass</p> <p>It is the policy of the Council to encourage the location of biomass installations in areas that do not affect residential or visual amenity and which are served by public roads with sufficient capacity to absorb increased traffic flows.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Policy SERV 28: It is the policy of the Council to seek the undergrounding of electricity lines as appropriate and having regard to national guidance. Where over ground lines are proposed, they shall be designed to have regard to the following:</p> <ul style="list-style-type: none"> • Possible interference with or damage to heritage items, protected structures, sites and areas of archaeological importance; • Possible interference with or damage to pNHAs or cSACs or SPAs or sites of nature conservation; • They shall be designed so as not to cause to or to minimise as far as practicable, detrimental harm to areas of scenic or designated as vulnerable landscapes; • They shall be designed so as not to cause to or to minimise as far as practicable detrimental harm to amenity or scenic routes. 	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none
<p>Specific Service Objectives</p> <p>INF38 To prepare a County Climate Change Action Plan over the course of this Development Plan.</p> <p>INF39 It is an objective of the Council to be a leader in the action against climate change and will strive to reduce energy consumption and increase the use of renewable energy in line with international targets. Related initiatives will help to sustain local communities and present opportunities for local enterprise.</p> <p>INF40 It is an objective of the Council to develop and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County.</p> <p>INF41 All housing, commercial and other developments which have a floor area of greater than 1000m² the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply.</p> <p>INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings.</p> <p>INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken.</p> <p>INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County</p> <p>INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion.</p> <p>INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny.</p> <p>INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County.</p> <p>INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes.</p> <p>INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development.</p>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	none

INF50 To facilitate and promote the extension of the natural gas network within the County. INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment. INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise																	
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities: a) protect and enhance the visual amenities of the lake and foreshore; b) do not lead to an increase in traffic or access problems; c) can be serviced through existing or proposed services and infrastructure; and d) do not have an adverse effect on designated or proposed ecological sites. e) e)	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	none	
Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	none	
Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	none	

Table 10 Assessment of Impacts of Policies and Objectives on cSACs - Pt 8

Policy/Objective found ¹⁹ to have the potential to affect Natura 2000 sites	Kilcarren-Firville Bog cSAC (Site Code 000647)			Danes Hole, Poulnalecka cSAC (Site Code 000030)			Knockacoller Bog cSAC (Site Code 002333)			All Saints Bog and Esker cSAC (Site Code 000566)			Lisduff Fen cSAC (Site Code 002147)			Island Fen cSAC (Site Code 002236)			Avoidance / Mitigation Measures		Residual Impacts
	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Potential impacts	Policies / Objectives contained in Plan	Other Instruments ²⁰						
Goal / aim / policy / objective	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative	Direct	Indirect	Cumulative			
Chapter 3: Population and Settlement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	As set out in section 2.3 of main body of this report	HD, WFD, NPB, WA, BD, R, BW, WW	---
Policy S1: Limerick/Shannon Gateway: It is the policy of the Council to support the Limerick/Shannon Gateway as identified in the National Spatial Strategy 2002.	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S4: Secondary Service Areas/Market Towns: It is the policy of the Council to ensure that population growth within these settlements is appropriate in pace, scale and diversity of uses and services within their identified role in the settlement hierarchy. The Council will apply appropriate management measures in ensuring that such growth and/or pace of growth is appropriate and in compliance with the strategy.	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S5: District Service Centres: It is the policy of the Council to enhance, strengthen and conserve the District Service Centres within the County, while ensuring that the appropriate, sustainable scale of growth is supported. It is generally in favour of increased population growth, however, the Council will apply appropriate management measures to ensure that such growth and/or pace of growth is appropriate and in compliance with the envisage role of the District Services Centres in this Plan and in the Mid-West RPGs.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S6: Local Service Centres: It is the policy of the Council to seek the expansion of Local Service Centres in a planned manner and in line with infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, sustainability, design and in accordance with the established character of the Local Service Centre and in compliance with the envisage role of the Local Services Centres in this Plan and in the Mid-West RPGs.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7: Villages: It is the policy of the Council to enhance, strengthen and conserve villages within the County, in accordance with their existing size and character	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy S7a: Villages: It is the policy of the Council to promote the consolidation of the village structure throughout the County.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Specific Objectives	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
PS1 It is an objective of the Council to participate in the review of the three Town Development Plans, where appropriate, and to review the five Local Area Plans, for Roscrea, Newport, Holycross, Ballycurrane and the Western Area, during the lifetime of this Plan.	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Chapter 4: The Environment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			---
Policy ENV 6: Source Protection Zones: It is the Council's policy to only consider application for one-off housing within Source Protection Zones in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the Source Protection Zones; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG9, HSG10, HSG12 and HSG13.	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ENV 9: Single dwelling WWT Discharges: It is the policy of the Council that treated effluent from on-site systems discharge to ground. Discharge to surface waters will only be considered in exceptional	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none
Policy ENV 10: On-site Wastewater Treatment systems close to Water Bodies: It is the Council's policy to only consider application for one-off housing within 200m of sensitive lakes or within sensitive rivers catchments in the following circumstances: For established residents, or members of their immediate family, for a permanent dwelling for their own use where it can be demonstrated that: (a) There is no reasonable alternative within the remainder of the family landholding which lies outside the 200m from the rivers and lakes; and (b) The applicant does not already own a dwelling in the rural area; and (c) The applicant complies with the terms of policies HSG8, HSG8a, HSG9, HSG10 and HSG11. In certain circumstances the assessment of developments within these areas will require the applicant to submit a Hydrogeological Impact Study based on risk analysis and borehole data.	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			none

<p>Policy ENV 22: Rural Diversification It is the policy of the Council to encourage the sustainable development of alternative rural based enterprises, where the following criteria are met: a) buildings/works shall be designed, located and screened such that they will not take from the rural character and appearance of the area; b) the activity will not take from the amenities of the residents living in the area; and c) the activity will not result in the creation of a significant traffic hazard. d) ensure that buildings in visually sensitive areas address the surroundings; e) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 22a: Expansion of the Agricultural Sector: It is the Policy of the Council to: • Encourage expansion and employment in the agricultural sector and the agricultural related industries such as forestry, peatlands, agri-tourism etc; • Liaise and work with the other agencies such as Leader, County Enterprise Group, Farming organizations, Voluntary Groups and Community Forum to develop economic social and physical benefits for the rural community and its service base; • Ensure that buildings in visually sensitive areas address the surroundings; • Ensure that the development would not prejudice the future agricultural operation of the farm.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 22b: Farm Shops: It is the policy of the Council to encourage that proposals for retail development on a farm where it can be clearly demonstrated that: a) the products to be sold are primarily produce grown of the farm holding b) the scale and scope of the retailing proposed will not harm the viability or retail facilities in any nearby town or village; and c) the proposed use will be ancillary and relevant to the farm business; d) the scale and nature of the accommodation proposed for retailing and the size, design, materials and siting of any new building or extension conforms with the existing buildings of the farm; and e) the proposal does not harm the rural character of the landscape and amenities of the locality and f) the development will not result in the creation of a significant traffic hazard. Developments of this nature within Special Landscape Zones, High Amenity Areas and Protected Views will only be permitted in exceptional circumstances. g) The development is in line with national policy on access onto national primary and secondary roads.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV18 To support agricultural development and encourage the continuation of agriculture as a contributory means of maintaining population in the rural area.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV19 The Council will seek to support those families wishing to remain on the land and accordingly the Council will favourably consider rural diversification intended to supplement farm income such as • specialist farming practices, e.g. flower growing, equine facilities, poultry, mushroom growing, specialised animal breeding. • farm enterprises such as processing, co-ops, farm supply stores and agri-business in accordance with the development control policies of the Plan. • the production of organic and specialty foods to meet the increase in demand for such products. • the conversion of redundant farm buildings of vernacular importance for appropriate owner-run enterprises, as a way of supporting a viable rural community subject to the proper planning and sustainable development of the area.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV22 To require buildings and structures in visually sensitive areas: - to be sited as unobtrusively as possible; - to be clustered to form a distinct and unified feature in the landscape; - to utilise suitable materials and colours; and - to utilise native species in screen planting in order to integrate development into the landscape.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV23 To support agricultural activities which encourage bio-diversity and the National Biodiversity Plan.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV25: It is an objective of the Council to encourage the sustainable use of natural resources for the planting of forestry.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective EV26: It is an objective of the Council to implement the Indicative Forest Strategy to encourage the development of forestry and forestry related industries in locations identified in the strategy having regard to local considerations and relevant national forestry guidelines as provided in the local area plans.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ENV 28: Quarries: It is the policy of the Council that in assessing applications for new quarries or extensions to existing quarries the following will be considered: a) the impact of the proposed development on the quality of the landscape, particularly sensitive landscape and protected views; b) the impact of the proposed development on the archaeological and architectural heritage; c) the impact of the proposed development on NHAs (pNHAs), SPAs (cSPAs) and SACs (cSACs); d) the suitability of the local road infrastructure and impact of the increased traffic on road safety; e) impact on the amenities of the surrounding residents; f) the current land/quarry resource of the applicant and the necessity for the current proposal. The Council will seek that current quarries are worked out and restored before new sites are allowed; g) require that development is phased and that each phase is rehabilitated before the next phase is developed/commenced; h) applicants shall submit a restoration programme with their application on the manner and timing of restoration; i) in open cast workings the direction of operation shall be hidden from public view and, if necessary,</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>Policy HSG 3: Village Land Zoning: It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both:</p> <ul style="list-style-type: none"> Residential use; and a mixture of residential and other uses <p>Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016. All lands within villages apart from Social and Public, Amenity and Educationally zoned lands will be open for consideration for business and employment purposes subject to normal sustainable planning and development criteria.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 4: Village Housing: It is the policy of the Council to strengthen and consolidate existing settlement centres where services and community facilities already exist. Housing developments will be designed to accord with policy HSG 3. Where a village boundary exists, the Council will seek to ensure that all multiple house developments take place on a suitably phased basis, and within the boundary, and that residential developments of a multiple house nature are restricted outside of these village boundaries.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 5: Village Facilities: It is the policy of the Council to seek improved village facilities as part of new housing development, including:</p> <ul style="list-style-type: none"> Overlooked open space/village green Crèche Shop where deemed necessary Streetscape improvement Landscape planting, particularly on village edges Adequate provision of community and social infrastructure Footpaths and lighting. 	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 6: Serviced Sites in Villages It is the policy of the Council that in appropriate locations within villages, proposals for dwellings on large sites will normally be accommodated. This is to create a viable alternative to one-off houses in the rural countryside, and may be achieved by the provision of single dwellings, groups of fully serviced sites as stand alone developments or as constituent part of other developments.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective H2 The Council intends to acquire lands in villages in order to provide serviced land for sites and cluster housing in order to stimulate growth in villages and to meet the rural housing requirements of the County where resources permit.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective H3 The Council will seek streetscape and roadside improvements as part of new development that contribute to traffic calming and improvement in the visual appearance of villages.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objective H4 The Council will support the sustainable expansion and improvement of existing recreation and community facilities in villages, through the Development Contribution Scheme and through the Tidy Towns programme.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 8: Rural Housing on the Open Countryside It is the policy of the Council to permit new houses in the open countryside where:</p> <ol style="list-style-type: none"> The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or Persons who were born within 10km of the proposed location or lived in a rural area within 10km of the proposed location for any 10 year period of that person's life or; Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and The house is for that person's own use; and the applicant can demonstrate that he/she is eligible under 	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 9: Rural Housing in Special Landscape Zones: It is the policy to permit housing in special landscape zones provided that the following criteria are met:</p> <ol style="list-style-type: none"> the location, siting and orientation of the house, including natural surrounding vegetation, would integrate the house successfully into the landscape; and the design of the house accords with the Rural Housing Guidelines 2009 prepared by the Council in 2009. 	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 10: Housing Policy – Structurally Weak Areas: It is the policy of the Council to provide for new housing in areas subject to significant decline, provided that:</p> <ol style="list-style-type: none"> New housing shall, where practicable, share existing entrances and access roads The proposed site area shall conform to guidelines set out in Section 8.4.1 on plot sizes; Existing hedge rows shall be maintained where practicable; and The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Rural Housing Design Guide 2009. 	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 11: Rural Cluster: It is the policy of the Council to facilitate cluster housing within Structurally Weak Areas, Open Countryside and Pressure Areas. Such housing will be accommodated in the following circumstances:</p> <ol style="list-style-type: none"> Adjacent to existing villages and rural clusters; Adjacent to existing rural landmarks such as school, church, or pub; Within or adjacent to a formal farmyard or courtyard not in active use; and Where the natural landform provides for safe access, good screening, suitable ground conditions in accordance with the 'Guidelines for Rural Housing'; and The development will provide a minimum of one unit for affordable housing. 	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>Policy HSG 12: Rural Housing in Pressure Areas: It is the policy of the Council to resist one-off houses in the following pressure areas: a) Areas of Primary Amenity or identified as unsuitable for houses in the County Landscape Character Assessment; b) Motorways, National Primary, National Secondary, Class 1A and Class 1 Regional Roads (Refer to Policy TRANS 7) c) Pressure Areas around Limerick, and d) The radial routes around the urban centres of Nenagh, Thurles, and Newport and the Regional Road Radial Routes around Roscrea, Templemore, Borrisokane, CloughJordan and Birr Environs as identified on the County Designations Map.; Policy HSG 12 will be strictly enforced in pressure areas, however, exceptions (E) may be made to Policy HSG 12 as follows: E1 The applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009; E2 On Class 1A Regional Roads outside of (d) above where the applicant's primary employment is working the family farm The application is for an individual house, is made by a direct descendant of the landowner, it is not possible to locate the house within the family landholding and outside the pressure area, and the design, siting and orientation of the house is in accordance with the guidelines in Chapter 9 and Rural House Design Guide prepared by the Council in 2009; E3 On Class 1 Regional Roads outside of (d) above (Section 7.5.2 Table 7.4), the Council will permit houses for a son or daughter, provided that such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road. E4 In the Pressure Area around Limerick and the non-radial routes in the pressure areas around towns, the Council will permit houses in the following circumstances: E4.1 The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or; E4.3 Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; or E4.4 A person engaged in a small agricultural/rural business based on established need and demonstrating a history of such business activity; and E4.5 The house is for that person's own use; and E4.6 The applicant can demonstrate that he/she is eligible under the above criteria. E5 On radial routes outside of (b) above (Section 7.5.2 Table 7.3 and 7.4), the Council will permit a house for a direct family member of the landowner who has derived some farming income from the landholding</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 13: Housing in the High Amenity Area: It is the policy of the Council to resist houses in the High Amenity Area except for the following: (i) Persons who were born in the rural High Amenity Area and within 5km of the proposed location or lived in the rural High Amenity Area within 5km of the proposed location for any 10 year period of that person's life or; (ii) Direct family members seeking to live on the family farm where the primary residence is part of the farm holding; (iii) The proposed development does not interfere with views to or from the lake; and (iv) The siting, design and layout will not take from the character or uniformity of the landscape;</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 14: Replacement of Existing Dwellings in the Countryside: It is the policy of the Council that in considering the replacement of existing dwellings in the rural countryside the Council will have to be satisfied that: a) The existing structure was last used and/or is suitable as a dwelling; b) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use; c) The proposed dwelling will be designed strictly in accordance with the guidelines contained in Chapter 9 and Rural House Design Guidelines prepared by the Council in 2009; d) The proposed floor area shall accord with guidelines on plot sizes as set out in Chapter 9; e) The development will not result in the creation of a serious traffic hazard. For application within Pressure Areas or High Amenity Areas, that the applicant(s) comply with the local need criteria set out in Policies HSG12 and HSG13.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 14(a): Reuse of or Extension to Existing Dwellings in the Countryside: It is the policy of the Council that in considering the reuse / extension of existing dwellings in the countryside the Council will have to be satisfied that: a) The existing structure was last used and/or is suitable as a dwelling; b) The development will not result in the creation of a serious traffic hazard; c) The roof, external and internal walls are substantially intact but the building is unsuitable for modern use; d) The proposed extension will be designed strictly in accordance with the guidelines contained in Chapter 9 and in the Rural Housing Design Guidelines prepared by the Council in 2009;</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>Policy HSG 15: Commercial Uses on or adjacent to Residential Sites in Rural Areas: It is the policy of the Council that proposals for new small scale rural enterprises or extensions to existing small scale rural enterprises will be permitted only where it can be clearly demonstrated that:</p> <p>a) they are of a scale in terms of number of employees, site area and building size, which is suitable for the location;</p> <p>b) the use proposed is appropriate to the area and that it will not have a negative on the surrounding area in terms of nuisance, noise, odours or other pollutants;</p> <p>c) they would not result in adverse transport effects;</p> <p>d) they would not have a detrimental effect on the surrounding area or on the amenity of adjacent nearby occupiers nor result in the loss of actively managed agricultural land;</p> <p>e) the proposed development is not for a type of use for which land is allocated elsewhere in the plan area and there is no reasonably alternative available for development in such an area;</p> <p>f) developments in visually sensitive areas address their surroundings;</p> <p>g) the site is suitable in size such that the housing and commercial activity can be separated, serviced and landscaped accordingly; and</p> <p>h) the development does not exceed the plot size ratio for commercial uses on or adjacent to residential sites as set out in Chapter 9 .</p> <p>i) the development is in line with national policy on access onto national primary and secondary roads. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none	
<p>Policy HSG 16: Social/Affordable Housing: It is the policy of the Council to facilitate the implementation of the County Housing Strategy 2009-2016. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social and affordable housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG18: Social Housing: It is the policy of the Council to provide, subject to availability, social houses through a combination of mechanisms including direct build, 'Part V', turnkey and the acquisition of housing through purchase and / or leasing in accordance with the Council's settlement hierarchy to meet identified needs. Social housing will be allocated on the basis of the Council's adopted scheme of letting priorities.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG19: Affordable Housing: It is the policy of the Council to appropriately manage the provision of affordable housing and sites provided by the Council within the County.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<p>Policy HSG 20: 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 North Tipperary County Council Traveller Accommodation Plan, including all Social and Affordable housing options available under the Housing Acts.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 21: Homeless People: It is the policy of the Council to actively promote and facilitate, integrated solutions to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons who are an intrinsic part of the community in which they are to be housed, or as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document 'The Way Home' – A Strategy to Address Adult Homelessness in Ireland 2008 – 2013.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<p>Policy HSG 22: Community Facilities : It is the policy of the Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 23: Childcare Facilities: It is the policy of the Council to encourage the provision of nurseries, crèches or other childcare facilities in association with housing, commercial and industrial development. The council will give due regard to assessment of need for such services at time of development. The council will encourage developers to consult with the county childcare committee and HSE to ensure compliancy particularly in relation to space ratios and outdoor space. Furthermore it is the policy of the Council to have regard and to implement the Guidelines on Childcare Facilities (2001) DoEHLG.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG24: Childcare: It is the policy of the Council to assist the County Childcare Committee in the implementation of the North Tipperary Childcare Strategy 2007/2010. The Council will also assist the county childcare committee to identify priority areas within the County for the provision of childcare facilities.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 25: Nursing Homes/Elderly Accommodation: It is the policy of the Council to encourage applications for new nursing homes and retirement homes in villages and towns in the County. Nursing homes in rural areas may also be considered. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, where possible, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as part of the overall complex of the nursing home.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HSG 28: Subdivision of an existing cottage plot: It is the policy of the Council to permit the single subdivision of an existing cottage plot provided that the following criteria are met:</p> <p>a) The applicant is direct family member of the current owner, who owns the cottage plot since 2000.</p> <p>b) The new dwelling will be accessed from the existing vehicular entrance to the dwelling, except in exceptional circumstances, which may require the existing vehicular entrance to be permanently and effectively closed up.</p> <p>c) The development complies with the ribbon development criteria as set out in Section 5.2.3 (as amended by Variation No. 1).</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>• its capacity for sustainable growth. However, there is a positive presumption throughout the County in terms of employment creation and growth, and consequently the Council will examine all proposals within other locations on a case by case basis.</p>																				
<p>Policy ECON 10: Non-Conforming Uses: Where authorised commercial or employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation and sustainable expansion, provided they do not seriously take from the zoning objective for the area, be visually intrusive on the landscape or result in the creation of a traffic hazard. Where such uses have ceased the Council will seek their redevelopment for new use that conforms to the zoning pattern in the area.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 11: Rural Employment: It is the policy of the Council to facilitate the development of small-scale rural enterprises or the proportional expansion and/or diversification of existing authorised rural enterprises provided that such development:</p> <p>a) is a conversion of an existing building or a new building that protects rural character of the area; b) does not take from the rural character of the landscape; c) the proposed building design/site works do not take from the rural character of the landscape; d) the development does not result in the creation of a significant traffic hazard. e) ensure that developments in visually sensitive areas address the surroundings; f) the development is in line with national policy on access onto national primary and secondary roads; g) the proposal is compatible with the neighbouring landuses; h) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9; i) conforms to the requirements of sustainable development as set out in this Plan.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 12: Commercial Uses in Rural Areas It is the policy of the Council not to encourage commercial or industrial development in the open countryside, which would be inappropriate by virtue of size, scale, and hours of operation, traffic congestion or nature of use. However, the Council will support proposals for commercial/industrial activity in the open countryside where:</p> <p>a) the proposed building design/site works do not take from the rural character of the landscape; b) the proposal is compatible with the neighbouring landuses; c) the development does not result in the creation of a significant traffic hazard; d) ensure that developments in visually sensitive areas address the surroundings; and e) the development does not exceed the plot size ratio for commercial uses in the countryside as set out in Chapter 9 . f) The development is in line with national policy on access onto national primary and secondary roads. g) The development conforms to the requirements of sustainable development as set out in this Plan. The applicant should be aware that in granting new development up to the maximum plot size ratio set out in Chapter 9, that the Planning Authority will be indicating that any subsequent expansion of the development will not be encouraged.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 13: Tourism around Lough Derg: It is the policy of the Council to support the sustainable development and improvement of activities and infrastructure supporting water and marine based activities as well as shore side activities including jetties and marinas provided that such development accords with policies ECON 14, 15 and 17.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 15: Rural Tourism: It is the policy of the Council to support rural tourism at existing locations such as farmyards, pubs, and hotels. Such development may provide an extension to the existing building or new accommodation. Such accommodation must be part of an integrated tourism plan and be available for short-term letting only.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 16: Location of Tourist Facilities: It is the policy of the Council to ensure that new tourist facilities, including sport and recreation facilities, are located in existing settlement centres where they can be supported by, and provide support for, existing services.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy ECON 17: Large-scale Integrated Tourism-Leisure-Recreational Complex: It is the policy of the Council to encourage the sustainable development of major integrated Tourism-Leisure-Recreational complexes on large land holdings provided that a full planning application is submitted, and includes an 'Integrated Tourism Plan that provides for:</p> <p>a) the preservation of the rural character of the landscape, b) the integration of the development into the open countryside, c) significant and intensive landscaping of the site and d) traffic impact assessment e) adequate treatment of effluent.</p> <p>Such development will not generally be considered in areas considered unsuitable in the County Landscape Character Assessment.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objectives: E1 It is an objective of the Council to undertake an Employment Land Survey during the lifetime of the Development Plan to identify likely enterprise and employment trends within the County and the optimal location and quantum of zoned land to achieve a sustainable employment, subject to resources. E2 To examine the feasibility of implementing the Lough Derg Marina Study in compliance with the provisions of the Habitats Directive (92/43/EEC). This will be done in cooperation with Clare County Council, Galway County Council and Shannon Development. E3 To examine the feasibility of implementing of the Lough Derg Tourism Strategy and Lough Derg Tourism Cluster programme in compliance with the provisions of the Habitats Directive (92/43/EEC). E4 The Council will co-operate with appropriate agencies in promoting tourism and securing the development of tourismbased enterprises in suitable locations;</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>Policy TRANS 4: National Policies It is the policy of the Council to facilitate development of transport policies, as they relate to North Tipperary, in accordance with "Ireland, National Development Plan 2007-2013, Transport 21 and with Government Policy. The Council will also support the relevant agencies and bodies involved in achieving such development including the National Roads Authority and the Department of Transport.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy TRANS 5: Route Corridors It is the policy of the Council to support improvements in infrastructure by reserving land in suitable locations, and/or protecting corridors free from development that would undermine the implementation of a future infrastructure project.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy TRANS 6(a) Motorway Set Back: It is the policy of the Council to ensure that new developments are set back a minimum of 100m from motorways within the County, except in exceptional circumstances.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy TRANS 9: Local Road Network It is the policy of the Council to improve the local road network within the County in line with its Roads Programme and as resources allow.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy TRANS 11: Contributions toward Improvement Works It is the policy of the Council to seek financial contributions toward the costs of improving infrastructure that is associated with development.</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Specific Objectives: INF1 It is an objective of the Council to prepare County Transport Plans in line with the recommendations of the Department of Transport publication "Smarter Travel, A Sustainable Transport Future 2009-2020". INF2 To seek improvements in road quality between growth centres in the County as identified on Table 7.2. INF3 To prioritise measures in seeking a reduction in traffic accidents. INF4 To promote and encourage the use and the availability of alternative modes of transport to the car. INF5 To work towards reducing emissions and improving air quality. INF6 To work with appropriate agencies and bodies, towards improving access for mobility impaired people. INF7 To provide cycle lanes where appropriate and where resources are available. INF8 The incorporation of pedestrian routes into the design of schemes for residential, educational and recreational developments INF9 To continue to pursue the provision of a new bridge over the lower Shannon at Ballina and to seek to provide for the widening, upgrading and possible local realignment over some sections of the R494 regional Road from Birdhill to the junction with the RR496 Ruaille junction. INF10 To pursue the provision of a southern by-pass of Newport Town allowing traffic on the Limerick/Thurles Road (R503) to bypass the town INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme INF13 To provide traffic calming schemes as deemed necessary INF14 To strengthen pavements on the local road network under the Restoration Improvement Grants Scheme INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of structural conditions or alignment INF16 To preserve the character of rural roads INF17 Control advertising on all roads and particularly on approach roads to settlements INF18 Strictly control ribbon development along all routes to avoid the creation of additional significant traffic hazards INF19 Strictly control commercial / industrial development in rural areas to avoid the creation of additional significant traffic hazards arising from new development. INF20 To seek sustainable improvement of the Lough Derg Way as part of the Western Area Plan INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability. INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability. INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road). INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary. INF25 Support the Rural Transport Initiative and to seek to have it extended through the County during the lifetime of the Plan. INF26 Reduce the congestion on public roads caused by existing commuting movements, by consolidating existing towns and villages and thus facilitating a more rational and quality public transport system. INF27 Support the provision of new bus shelters at appropriate locations in settlement centres and at key rural locations to facilitate and complement the rural transport initiative, Bus Eireann coaches and private operators of public transport. INF28 To provide car parks at appropriate locations throughout the County for the control of on street and off-street car parking adequate to meet short term shopping and business requirements and for the needs of local residents, and for walkers and cyclists at appropriate access points to amenities, as resources allow. INF29 Promote the development of safe and convenient cycling facilities in towns and villages to minimise the dependence on private motor vehicles and to encourage an active and healthy lifestyle. INF30 To work with Fáilte Ireland, Shannon Development, Nenagh Town Council and the North Tipperary Sports Partnership, in the further development of the North Tipp Cycle Routes initiative, throughout the</p>	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none

<p>sustain local communities and present opportunities for local enterprise. INF40 It is an objective of the Council to development and implement an Energy Efficiency Guidelines for the promotion of energy efficiency initiatives within the County. INF41 All housing, commercial and other developments which have a floor area of greater than 1000m2 the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply. INF42 It is an objective of the Council to work with developers/operators of industrial/commercial buildings in the use and installation of renewable technologies in order to achieve energy savings. INF43 Where development is being undertaken which lends itself to the use of district heating, that an analysis of the potential for district heating should be undertaken. INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County INF45 It is an objective of the Council to implement the Mid-West Regional Biomass Strategy on its completion. INF46 It is the policy of the Council to examine the feasibility of recovering energy from the landfill gas at Ballaghveny. INF47 To actively encourage the integration of micro renewable energy sources into the design and construction of single and multiple housing developments throughout the County. INF48 To investigate the potential for the installation of micro generation technologies at halting sites and facilities for the travelling community together with other LA housing schemes. INF49 To give favourable consideration to small scale renewable energy schemes such as wind, hydro and biomass, of less than 5MW where grid connection is possible without large scale infrastructural investment in line with national guidelines for sustainable development. INF50 To facilitate and promote the extension of the natural gas network within the County. INF51 It is an objective of the Council to support and facilitate the generation of electrical power within the county and the provision of high-voltage electricity infrastructure to cater for natural growth, new and existing large customers. Further, it is an objective of the Council to ensure, insofar as is possible, that the necessary infrastructure is in place to support the existing and future economy in North Tipperary, to support economic development and to attract investment. INF52 Develop a service audit system which priorities local service provision (energy, health, shops etc.) and supports local development and enterprise</p>																					
Chapter 8: Built and Natural Heritage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	---
<p>Policy HERT 16: Lough Derg: It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities: a) protect and enhance the visual amenities of the lake and foreshore; b) do not lead to an increase in traffic or access problems; c) can be serviced through existing or proposed services and infrastructure; and d) do not have an adverse effect on designated or proposed ecological sites.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HERT 16(a) Lough Derg Way: It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.</p>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none
<p>Policy HERT 31a: Access to Lakes and Inland Waterways: It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.</p>	-	X	-X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	none