

**MINUTES OF PROCEEDINGS OF SPECIAL MEETING OF
NORTH TIPPERARY COUNTY COUNCIL HELD IN THE
CENTRAL FIRE STATION, LIMERICK ROAD, NENAGH ON
MONDAY 23rd August, 2004 AT 11 a.m.**

Present**Cllr. John Hogan, Mayor - Presided**

Cllrs Tom Berkery; Jim Casey; Ger Darcy; Tom Harrington; Dr. Joe Hennessy; Willie Kennedy; Denis Ryan; Harry Ryan; Mattie Ryan; John Carroll; Sean Creamer; Pauline Coonan; Seamus Hanafin; John Sheehy; Michael O'Meara; Micheál Lowry; Michael Smith; Jim Ryan; John Kennedy; Dr. Phyll Bugler.

Also Present

Paddy Heffernan, Deputy County Manager, Karl Cashen, Director of Services; Matt Shortt, Director of Services; Tom Barry, Director of Services; Sharon Kennedy, Senior Executive Officer; Marcus O'Connor, Senior Engineer; Liam McCarthy, Head of Finance; Olive Dwan, Administrative Officer; Pat Slattery, Senior Planner; Brid Maxwell, Acting Senior Executive Planner; Feargus Wright, Executive Planner; Anne-Marie Devanney, Assistant Planner; Marie Ryan, Assistant Planner; Noreen O'Connell, Temporary Assistant Planner; Carmel Brislane, Student Planner.

Votes of Sympathy

A vote of sympathy was passed to the following:

Cllr Jim Ryan and the Ryan family on the death of their father, Mr. Tom Ryan;
The O'Meara Family on the death of Syl O'Meara;
The Barry Family on the death of Maretta Barry.

Mr. P. Heffernan wished to be associated with the votes of sympathy.

Draft Development Plan

Mr. Pat Slattery outlined the background to the drafting of the Development Plan and to the public consultation process which had been undertaken to date. He explained the various time constraints and deadlines with regard to adopting the Plan and then referred to the County Manager's report which had been previously circulated to the Members and additional amendments (following the holding of workshops with the Members of the Council which were held on various dates in July)which had also been circulated.

A lengthy discussion then took place with regard to a range of issues including: The Register of protected structures - Members express their concerns with regard to a number of the buildings/sites listed and following a discussion with regard to same, it was agreed that the Members would immediately submit details of the sites of concern together with reasons for their possible deletion or amendment.

The implications with regard to the list of protected views and the status of the Western Area Plan were also discussed and Mr. Slattery outlined the present position with regard to same.

The Members expressed their concerns with regard to the definition/interpretation of ribbon development and the possibility of developing guidelines with regard to same. It was finally agreed to leave the wording as it stands in the draft and the matter could be revisited before the final adoption of the Plan if Members so required.

A discussion also took place with regard to the definition of direct family member – it was agreed that same will be defined as the son or daughter of the property owner or in the event of there being no son or daughter, the next of kin.

Discussions also took place with regard to a number of other items contained in the

report including:

- The development of a policy on housing clusters and issues associated with rural housing in the countryside;
- Section 47 Agreements;
- The provision of Granny Flats
- Controls on the reuse/ refurbishment etc. of old houses
- Restrictions on the use of brick
- Restrictions on the use of pvc windows.

It was proposed by Cllr. Seamus Hanafin, seconded by Cllr. Mattie Ryan and resolved :

‘That, pursuant to the provisions of Section 12 of the Planning and Development Act 2000 as amended by Section 7 of the Planning and Development (Amendment) Act 2002, we hereby decide to amend the Draft County Development Plan 2003 for North Tipperary otherwise than as recommended in the County Manager’s Report and the proposal by the County Manager to amend the Draft County Development Plan 2003 shall be amended in accordance **with the attached report** and the proposed amendments would, if made, be a material alteration of the Draft County Development Plan 2003.’

It was also agreed to place the Amendments on public display for a period of 4 weeks and to then convene a special meeting of the Council on the 4th October next in order to finalise the Plan and formally adopt same.

This Concluded the Business of the Meeting, a true copy of which we hereby certify.

Signed: _____
Cllr. J. Hogan
Mayor.

Date: _____

Signed : _____
Ms. Sharon Kennedy,
Senior Executive Officer

Date: _____

North Tipperary Draft County Development Plan 2003

Under Section 12 of the Planning and Development Act 2000



Proposed Amendments

North Tipperary County Council

August 2004

Proposed Amendments to Draft North Tipperary County Development Plan 2003

23rd August 2004

Background

North Tipperary County Council placed the Draft North Tipperary County Development Plan 2003 on public display from 5 November, 2003 to 16 January, 2004 (a period of 10 weeks). During the Draft Plan consultation process a total of 159 submissions were received within the 10 week period, a number of submissions were received after this date which were taken into consideration in the preparation of the Manager's Report. The Manager prepared a Report Under Section 12(4) of the Planning and Development Act 2000. The Report detailed all submissions received and set out recommendations in respect of proposed amendments to the Draft Plan. The Manager's Report was submitted to the council members in June 2004 and was considered at the July meeting of the Council. The Managers Report and Draft Plan were further considered at a special meeting of the Council on the 23rd August 2004 and this Report sets out the Proposed amendments adopted at that meeting.

The following proposed amendments will be on public display from the 27th August 2004 to the 24th September 2004 for a statutory period of 4 weeks. Following the period of consultation the Manager will prepare a Report on all submission received during the consultation period. This Report will be presented to the Council at a special meeting of the Council in October 2004. The Council, having considered the proposed amendments and the Manager's report, will adopt the Plan by resolution, with or without the proposed amendments.

Key:

Text in *Italics* - to be inserted as additional information or proposed amendments to the Plan.

Text ~~with line through~~ - to be deleted from the Plan.

SECTION 1 - Introduction

Amend Section 1.4.3 Regional Planning Guidelines` as follows:

Regional Authorities have been given an important role in the implementation of the NSS through the preparation and implementation of regional socio-economic strategies and regional planning guidelines. While this plan conforms to the policy objectives of the NSS it may be necessary to vary the Plan in order to comply with the forthcoming Regional Guidelines for the Mid-West Region. The Mid-west Regional Economic Strategy and Regional Planning Guidelines which were adopted in May 2004. This Plan is fully supportive of the strategic policy guidelines set out in the Regional Economic Strategy and Regional Planning Guidelines. The zoned-based Strategy for the Mid-West Region includes three areas of influence over North Tipperary as follows:

Zone 2 – includes Nenagh, Newport and Ballina;

Zone 6 – Thurles and Templemore; and

Zone 7 – Roscrea and Borrisokane.

This zoned based approach is in line with the Preferred Settlement Strategy set out in Chapter 3 of this Plan.

SECTION 2 – Vision for North Tipperary

Insert new policy S2 Universal Access as follows:

Policy S2: It is the policy of the Council to seek universal access within buildings and in the external environment, through its own work programme and through the development control policies set out in statutory development plans

Insert following text: The 2002 Census figures identified 8.3% of the population as having long lasting health problem or disability. With an aging population in Ireland this figure is projected to rise. It is, therefore, important that our living, working and leisure environments are designed and maintained in a manner that is accessible to all.

SECTION 4 - ENVIRONMENT

Proposed Amendments – Environment Section

4.0 *Introduction* (page 17) – The following to be included:

- *The Report of the Lough Derg and Lough Ree Catchment Monitoring and Management Systems promotes a catchment based approach for reducing phosphorus inputs to rivers and lakes from all sources.*
- *The Council has prepared a Dangerous Substances Measure report in accordance with Dangerous Substances Regulations 2001 setting out the measures to be taken to secure the standard prescribed by the regulations.*

4.2 *Policy on the Water Environment* (page 19)

The Agricultural Bye Laws relate only to a specific area in North Tipperary and a paragraph as below to be added to indicate this and the existing 3rd paragraph of the Section to be removed.

The Lough Derg / Lough Ree Catchment monitoring and management System identified townlands in North Tipperary where a high potential risk of water pollution associated with agricultural activity exists.

Agricultural Bye Laws under the Water Pollution Acts 1977 & 1990 have been introduced in these areas to prevent pollution of waters from agricultural sources. The objective of the bye-laws is to reduce the amount of nutrients lost to waters from agriculture.

The establishment of the River Basin Districts to provide an integrated monitoring and management system for all waters within the RBD will be addressed as follows:

The DOEHLG in promoting a broadly based catchment management approach to water quality in line with the Water Framework Directive, which requires a more comprehensive and integrated approach to water management, has divided the country into River Basin Districts for the purpose of monitoring inland surface waters, ground water and transitional and coastal waters.

North Tipperary is divided between two River Basin Districts, The Shannon RBD and the South East River Basin District, which covers the Suir & Nore catchments.

Policy Env. 5 (Page 21)

“A licence is required.....” this paragraph to be rewritten as follows

A licence is required for the discharge of any trade or domestic effluent to surface or ground water other than for domestic sewage discharge not exceeding 5 cu meters in any period of 24 hours, which is discharge to an aquifer from a septic tank or other disposal unit by means of a percolation area, soakage pit or other method.

Section 4.2.5 = Insert new policy ENV 8a as follows:

“Policy ENV 8a: Flood alleviation Measures - It is the policy of the County Council to ensure that development does not increase the risk of flooding, and development in low-lying areas or known flood plains will be required to produce a Flood Impact Assessment to demonstrate that the development will not contribute to flooding within the immediate or wider catchment area.”

4.2.4 Pollution

The following to be added at the end of this section.

Effluents from restaurants and other food preparation outlets, which, due to their fat or grease content or other such characteristic, could give rise to an additional treatment loading or increased risk of blockages, will be subject to licence.

4.2.5 Flooding (page 22)

Specific Objective 4 to be rewritten as follows:

To encourage the use of SUDS techniques, constructed wetland and other natural solutions to reduce the impact of surface water runoff on river and ground waters.

4.3.4 (page 23)

This section to be headed “*Recovery of Agricultural Waste*”

(page 24)

The paragraphs commencing ‘**The phosphorus balancing exercise**’ to be replaced with the following:

The Council supports the recycling of these nutrients to agricultural land in accordance with good nutrient management practice, the use of Sewage Sludge in Agriculture Regulations (SI 148 1998 and SI 267 2001) and the Councils Sludge Management Plan.

Specific Objective: The Council will seek to improve river, lake and ground water quality in the County in association with the farm organisations and key interest groups.

Policy Env. 12 (page 24)

Paragraph 3 to include reference to the *Shannon Catchment*.

Policy Env. 13 (page 25)

Note; the Sludge Management Plan is a sub set of the Waste Management Plan for the Midland Region which was adopted by the Council in 2000.

Policy Env. 14 (page 25) Nutrient Management

It is the policy of the Council to utilise the legislation governing nutrient management planning and where necessary to require the preparation of nutrient management plan for the approval of the Authority.

Fifth bullet point to include the following

- *European Communities (Protection of Waters against Pollution from Agricultural Sources) Regulation 2003.*

4.4 Policy on Forestry (page 25) The following to be included in the guidelines:

- b) the aerial fertilisation of forests should only be carried out following consultation with the Local Authority.*

4.6 Policy on Waste Management (page 27)

Rewrite as follows

The Council Landfill at Ballaghveny is licenced for the disposal of 37,000 tonnes per annum of refuse .

(page 28)

The following paragraph amended as follows:-

The Waste Management Plan for the Midlands Region proposes a minimum of 39 Bring banks distributed around the County. Community Recycling Centres will be located in Nenagh, Thurles and Roscrea and will facilitate the disposal of waste batteries, paper, used tyres, cans, glass, clothes, timber, scrap metal, electronic waste, white goods, plastic bottles, green waste, cardboard and D.I.Y. waste ***the recycling of a wide range of waste material including paper, cans, glass, timber, plastic bottles, cardboard etc.*** These centres may be expanded to deal with refuse trucks waste for sorting and compacting. ~~Compacted waste will then be transferred for disposal elsewhere.~~

Amend Policy Env. 18 (page 28) The final sentence in this section to read

The Waste Management Plan for the Midlands Region proposes that facilities, for dealing with C & D Waste, will be provided in Nenagh & Thurles.

(page 29) Specific Waste Management objectives

W.1 Establish community Recycling Centres in Thurles and Roscrea and expand and upgrade the existing facilities in Nenagh.

Amend Section 4.5 `Policy on Extractive Industry as follows:

Section 261, ~~when in force~~, of the Planning and Development Act, 2000 provides for the registration and control of quarries. The Department of the Environment, Heritage and Local Government has produced "Quarries and Ancillary Activities - Guidelines for Planning Authorities" which provides a practical guide to the implementation of section 261 of the Planning and development Act, 2000. This will enable the Council to:

- a) Impose, restate, modify or add conditions on a quarry;*
- b) Require a planning application to be made; and*
- c) Require the submission of Environmental Impact Statements where necessary.*

Proposed Amendment Insert New Section 7.5 10 as follows –

Constructed Wetlands

Constructed wetlands can be used in areas such as flood control, groundwater and surface water recharge, habitat and amenity value and wastewater treatment. However, such systems need to be professionally designed and constructed as well as carefully managed. Such systems can be used in association with existing water courses but also in association with coppicing and other constructed wetland areas. The Council supports the use of such forms of treatment provided that it can be demonstrated, to the satisfaction of the planning authority, that the proposed system will be designed to best available technology and that it will be maintained in perpetuity to a high standard."

Proposed Amendment Insert New Section 4.3.4(i) Out Wintering Pads

There is a growing interest in earth bank tanks and wintering pads as a potential low cost solution to winter housing of animals. Planning permission is required for such development and a discharge licence is also required for the discharge of effluent to the tank and final treatment or spreading if required. The Council is aware that limited research has been carried out on this system in the Irish context. However, such systems will be considered where it can be demonstrated, to the satisfaction of the planning authority, that the proposed system will be designed to best available technology and that it will be maintained in perpetuity to a high standard.

Proposed Amendment Section 4.1 Landscape: *Insert new text following Policy ENV 2 as follows:*

Applications for new development in areas of landscape vulnerability will be required to prepare a visual impact assessment to include photo montages, on-site height poles and impact statement setting out the alternative sites that were considered.

Proposed Amendment *Insert new introduction to Section 4.9.8*

The Planning and Development Act 2000 (Section 10 (2)(c)) requires the conservation and protection of European sites. Where development is proposed that will have a direct or indirect impact upon an area designated as being of national or international importance for wildlife or upon species identified in the Wildlife Act as being protected species and their habitats the Planning Authority will require the submission of an Environmental Statement assessing the impact of the proposals and mitigation measures designed to avoid such impacts.

Proposed Amendment *Insert new Policy ENV 48 Protection of Areas of Nature Conservation*

It is the policy of the Council in Areas of Nature Conservation that proposals for development will only be permitted where it can be clearly demonstrated there is no direct or indirect adverse affect on:

- (i) areas designated as sites or candidate or potential sites of national or international importance for wildlife; and*
- (ii) protected species and their habitats; and*
- (iii) features of major importance to wild flora and fauna; and*
- (iv) important features of geological or geomorphological importance; and*
- (v) local biodiversity or recognised wildlife corridors.*

Proposed Amendment in respect of SILVERMINES

Insert new Section 4.6.1a

There has been a long history of mining in Silvermines and this has resulted in complex legal and technical issues in the rehabilitation and long term management of identified sites in the area. The Report of the Investigation into the Presence and Influence of lead in the Silvermines Area of County Tipperary (the Report) has identified these sites and has made recommendations in order to secure these sites pending formulation and implementation of long-term management plans.

The Report has stated that the Silvermines area is a safe place in which to grow up, live and work, provided that certain precautions are taken. In assessing proposals for new development within the Silvermines Study Area the Council will require that the content of the Report is taken into account and implemented where necessary.

Proposals for sites located outside of the targeted sites should involve minimal ground disturbance, and design of buildings and open spaces should take account of the guidance contained in the Report. Planning applications will be required to submit a soil analysis of lead content and all measures to comply with the recommendations of the Report.

Proposals for development within any of the identified sites will required full risk assessment, carried out by competent professionals, and include proposals for dealing with all on-site and off-site risks in accordance with the Recommendations of the Report.

Proposed Amendment in respect of SERVESO SITES

Insert new policy on Serveso Sites:

Policy ENV 49 Development of Serveso Establishments

It is the policy of the council to seek technical advice from the National Authority for Occupational Safety and Health in respect of the siting of new Serveso establishments or where developments are proposed in the vicinity of an existing Serveso establishment.

A Serveso site establishment is an industrial company which has notified the National Authority For Occupational Safety and Health as meeting a specified threshold for quantities of hazardous substances as outlined by European Communities (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2000. There is one Serveso establishment in North Tipperary – Exsol Ltd, at Graigue Upper, Ballygibbon, Co Tipperary.

Proposed Amendment in respect of MARINAS AND JETTIES

Insert new Section 4.8.4 “Private Marinas and Jetties”

In respect of private marinas and jetties it is proposed that a new Policy ENV 38B and supporting text be inserted into the Draft Plan as Section 4.8.4 to deal with proposals for private marinas and jetties as follows (Refer to Section 6 for proposed amendment to Policy ECON 9 and Section 8.4 for guidelines and standards on Jetties):

Policy ENV 38a: Private Marinas and Jetties:

It is the policy of the Council in the consideration of planning applications for private marinas and jetties to require the following:

- ***The proposal must be within the curtilage of the applicant’s dwelling;***
- ***The site must be accessed from the dwelling via an existing road, new roadways will only be considered in exceptional circumstances;***
- ***The proposal is for a harbour/jetty for one boat;***
- ***The proposal must protect (P)Special Areas of Conservation and (c)National Heritage Areas and shall not detract from the visual character of the lake shore; and***
- ***The design of the marina/jetty must conform to the guidelines and standards set out in Chapter 8.***

Insert supporting text - Policy ENV 38a is designed to facilitate those with a dwelling situated adjacent to the lake and who wish to harbour a boat. The Council will seek to ensure that such proposals are of a scale and character that does not cause detrimental harm to the amenity value of the lake and the designated SAC. An application for a marina/jetty must be accompanied by an encroachment licence from Waterways Ireland.

The Council will not favour proposals that include boat housings/buildings, car parking, or vertical lighting. Proposals must conform to the Design Guidelines set out in Section 8.14. The development of private, non-commercial boat berthing facilities intended solely for the enjoyment of the owners/occupiers of residential properties with curtilage adjoining Lough Derg will be considered favourably by the Council as amenities incidental to the enjoyment of residential properties and land holdings. The scale, construction and use of the facilities shall reflect their private and non-commercial nature.

Proposed Amendment to Section 4.9.3 Protected Structures

Insert new paragraph into Section 4.9.3: In order to assist property owners in the restoration of protected structures the Council will seek to provide grant aid through its administration of the Department of the Environment, Heritage and Local Government’s Grants Scheme. The Scheme will be advertised on an annual basis and applications will be prioritised on the basis of the Council’s adopted ‘Scheme of Priorities’.

Amend ‘Note’ in Section 4.9.3

Note: Structures which are listed in Appendix 2 may not benefit from exempted development rights under the Planning and Development Act, 2000 where any alteration, extension or demolition of the building or within the curtilage of the building, that would materially affect the character of the structure, will require planning permission. All external changes to buildings within the Architectural Conservation Area, that would materially affect the character of the

ACA, will require planning permission.

Section 5 - Housing

RURAL HOUSING

Sustainable Rural Housing: Draft of Guidelines for Planning Authorities (SRH): The NSS and the SRH Guidelines identified four broad categories of rural area types with differing development circumstances that required tailored settlement policies in the development plan process:

- (1) In rural areas under strong urban influences, the NSS stresses that development driven by cities and larger towns should generally take place within their built up areas or in areas identified for new development through the planning process.
- (2) In stronger rural areas, the NSS suggested that the extensive village and small town structure had much potential in accommodating additional housing development catering for persons working in larger cities and towns but desiring a rural lifestyle.
- (3) In structurally weaker rural areas, the NSS emphasised the importance of accommodating any demand for permanent residential development, while acknowledging the importance of supporting the urban structure of such areas as well.
- (4) The fourth category relates to highly dispersed rural settlements particularly in western parts of the country.

The Draft North Tipperary County Development Plan 2003 is in line with the NSS in so far as it identifies pressure areas, elevated and sensitive landscapes, stronger rural areas (referred to as the open countryside) and areas of depopulation. Section 3.2 of the Draft Guidelines expands on these categories.

Proposed Amendment: To amend all references in the Draft Plan to the designated areas of ‘depopulation’ to be replaced by the term ‘structurally weak’

Secondly, the analysis in the NSS and the SRH draft Guidelines identified the need for settlement policies at development plan level to take account of local circumstances in differing types of rural areas ranging from those closest to the country’s main cities and towns to those in more remote areas. In formulating policies for rural housing that are sustainable, planning authorities, in accordance with these guidelines, should:

- (1) Take account of the processes that are triggering changes in settlement patterns in rural areas, particularly those factors that are giving rise to demand for housing in rural areas;
- (2) Take account of other related dimensions in relation to rural settlement such as environmental protection and the need to maintain the integrity of economic resources;
- (3) Act as a facilitator in bringing together, within existing local structures, the main interests concerned with rural settlement
- (4) Develop within the broad interests outlined at (3) above, an awareness of the facts on the ground in relation to population and economic trends in rural areas as well as environmental indicators, that will inform the policy options for the Planning Authority’s development plan;
- (5) Work with interests such as those at (3) above to create a shared view of how the issue of rural settlement should be addressed in the particular authority concerned through the development plan.

Proposed Amendment To include new text into Section 3.5.2: *The Planning Authority is working to bring the elected members, officials, the wider public and interest groups together in building ownership over the development plan and its implementation, particularly in the area of settlement policy. The identification of trends in settlement patterns and pockets of pressure areas within the stronger rural areas (open countryside) is set out in the Draft County Plan. However, a more detailed quantitative assessment will be carried out as part of the Development Plan and will form for the basis of the next review of the Plan.*

Thirdly, Section 3.2.2 of the SRH Draft Guidelines states that in respect of holiday homes development plans might include objectives and policies to the effect that:

Certain sensitive scenic areas such as lakeside areas and uplands are limited in their capacity to carry very substantial numbers of holiday homes and that such capacity as exists needs to be carefully managed.

New holiday homes in such areas will be generally encouraged within either established villages and small towns or in distinct clusters of development.

Proposals to reinstate, conserve and/or replace existing, ruinous or disused dwellings will be looked on favourably by the Planning Authority subject to normal planning considerations relating to design and provision of any necessary wastewater disposal facilities”.

Proposed Amendment: The Draft Plan will need to take account of the above provisions in the form of insertion of new text into Section 5.2.3(i) as follows:

(1) Persons who are an intrinsic part of the rural community: Such persons will normally have spent substantial periods of their lives living in rural areas as members of the established rural community. Examples would include farmers, their sons and daughters and/or any persons taking over the ownership and running of farms, as well as people who have lived most of their lives in rural areas and are building their first homes.

(2) Persons working full-time or part-time in rural areas: Such circumstances will normally encompass persons involved in full-time farming, forestry, inland waterway or marine related occupations, as well as part time occupations where the predominant occupation is farming/natural resource related. Such circumstances could also encompass persons whose work is intrinsically linked to rural areas such as teachers in rural schools or other persons whose work predominantly takes place within rural areas.

Note: In satisfying ‘rural need’ planning applications will also be subject to satisfying normal planning considerations relating to siting and design, such as those outlined in section 4 of these guidelines”.

Proposed Amendment to policy HSG.3 Village Housing – as follows:

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 1. In ~~exceptional circumstances~~ **certain circumstances** housing developments may be permitted adjacent to the development boundaries and land zoned under policy HSG 2 provided that:

- (a) the site adjoins the village
- (b) adequate services can be provided and
- (c) the design of the development is in keeping with the character of the settlement.

In such circumstances, the Council may consider a variation of the plan to include the site within the zoned area of the village.

Proposed Amendment to paragraph 5.2.3(ii) Housing Policy in the Open Countryside

Changing trends in the agricultural sector have led increasingly to farmers looking for different ways of supplementing their farm incomes. However, many farmers experiencing financial difficulties are forced to offer land for housing. This trend has been fuelled by a growing demand for houses, particularly in the countryside. Table 3.6 in Chapter 3 shows that 2,474 houses were granted planning permission in the open countryside between 1997 and 2002. However, a total of 1,398 houses were granted outline permission in the same period, demonstrating the amount of speculative development taking place in respect of single houses in the countryside. Many of these houses are not providing for local housing need, but are being fuelled by the growing

demand for urban-generated houses in the countryside, with a corresponding increase in the value and income derived from the sale of 'sites'.

~~This trend has led to an increase in problems with pollution arising from concentration of septic tanks, a need for expensive investment in road widening, footpaths and public lighting, increasing ribbon development and a resulting detrimental impact on the rural character of the countryside. To continue this trend would inevitably lead to a deterioration in the rural environment, would undermine the viability of some farm holdings, and would have a negative impact on North Tipperary as a place to live and as a tourist destination.~~

Proposed amendment to Policy HSG.5, the following revised text is proposed (changes in italics):

Policy HSG 5: Rural Housing on the Open Countryside

It is the policy of the Council to permit new houses in the open countryside where the following criteria are met:

- a) The application is being made by a person whose primary employment is in agriculture, horticulture, forestry or bloodstock industry; or
- ~~b) Persons who are employed in North Tipperary and need to live in a rural location because of that employment; or~~
- b) *Person who has lived in a rural area within 10 km of the proposed location for any 10 year period of that person's life;*
- c) *Direct family members of farm families seeking to live on the family farm; or*
- ~~(d) Landowners and members of landowners families seeking to live on their land; 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
- f) The applicant can demonstrate that he/she is eligible under the above criteria.

~~**Note: A landowner is defined as a person who owned land prior to September 2003.**~~

Note1: The definition of 'Rural' under policy HSG5 shall include small villages and the open countryside, but will exclude the following urban settlements - Nenagh, Thurles, Roscrea, Templemore, Ballina, Newport, Borrisokane, Borrisoleigh, Littleton and Cloughjordan.

Note2: Direct family member includes son or daughter. However, where a farmer does not have a direct family member the Council will take account of the next to kin or person(s) who have inherited the farm and intend to line there.

Note3: The Council may require a legal agreement with a landowner to restrict or regulate the further development of land by sterilisation in accordance with the provisions of Section 47 of the Planning and Development Act, 2000. The Council in requiring such an agreement may exclude direct family members from the sterilisation. This will, however, depend on the extent of development in the area and the planning history of the landholding

Insert new paragraph into Section 5.2.3 as follows:

Ribbon Development: *In assessing applications under policies HSG.5 – 10 the Council will resist ribbon development on rural roads and, therefore, will take account of the existing pattern of development in the area. The Council will resist further development where there exist/permitted 5 houses along 250 metres of roadway. Where sites are close to road intersections/cross roads, the Council will take account of the general pattern of development in the area but will resist development that results in linear development of more than 4 contiguous houses. Where 3 contiguous houses exist the Council will require a minimum gap of 100 metres to the next dwelling.*

Note: This definition is in compliance with the Sustainable Rural Housing – Draft of Guidelines for Planning Authorities (March 2004). The Council will monitor changes to this definition either at a national or Regional level.

Proposed Amendment to Policy HSG 6 – Areas of Depopulation as follows:

Policy HSG 6: Housing Policy – Areas of Depopulation

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 house shall be set back a minimum distance of 50 metres from the main road~~ *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) ~~A minimum of 20 metres of the land behind the roadside boundary shall be planted with trees as set out in the guidelines in Chapter 8.~~ *The design and siting of the dwelling shall conform to the guidelines set out in Section 8.0 and Appendix 2 ‘Guidelines for Rural Housing’.*

Proposed Amendment to extend areas of depopulation (structurally weak): To amend text to include the following additional DEDs into the area designated as ‘depopulated’ (now referred to as Structurally Weak) on the Designation Map and Policy HSG 6: ***Glenkeen, Foilnaman, Moyaliff and Upperchurch***

Proposed Amendment: To amend the designated pressure areas in respect of Policy HSG.8 – Rural Housing in Pressure Areas. The pressure Area within the circled areas around towns, as identified in the Designations Map, will be confined to ‘radial’ routes only. Smaller orbital county and tertiary roads within the pressure areas around towns will be subject to policy HSG.5 – as follows:

Policy HSG. 8: 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) National Primary, National Secondary and ***Class 1*** Regional Roads
- e) Pressure Areas around Limerick, ~~and the large urban areas of the county identified in County Designations Map;~~
- d) ***The radial routes within the pressure areas around the large urban areas of the county as identified in County Designations Map;*** and
- e) On local roads where there is an existing pattern of ribbon development

In considering application on Class 1 Regional Roads outside of (d) above, the Council will permit houses for family members, provided that all such development can be accommodated via the existing entrance or via a maximum of one additional entrance on to the Regional Road.

Proposed Amendment to the last paragraph under policy HSG.8 as follows:

Housing granted under policy HSG 8 shall conform to ‘Guidelines for Rural Housing’ and the following:

- **New housing on land holdings shall, where practicable, share existing entrances and access roads;**
- ~~The house shall be set back a minimum distance of 50 metres from the main road~~ *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 minimum removed in order to accommodate necessary sight lines;**

- ~~The land between the roadside and the houses shall be planted with trees as set out in the guidelines in Chapter 8.~~ *The design of the dwelling and landscaping shall conform to the guidelines set out in Section 8.0 and Appendix 2 'Guidelines for Rural Housing'*

Proposed Amendment to criteria (f) under policy HSG.8 as follows:

- b) The Council will require a legal agreement with a landowner to restrict or regulate the further development of land by sterilisation in accordance with the provisions of Section 47 of the Planning and Development Act, 2000. ***The Council in requiring such an agreement may confine the sterilisation to selling of sites and exclude direct family members from the sterilisation. This will, however, depend on the extent of development in the area and the planning history of the landholding;***

Proposed Amendment to insert new text at the end of Section 5.2.3 New housing in pressure areas;

In addition to areas under pressure within the county the Council recognise that there are small pockets in the county where there are difficulties accommodating those with genuine local housing need. This has largely occurred because these areas are becoming, or are now, saturated with housing and/or where the topography mitigates against further expansion of linear 'ribbon' housing development. In view of the above it is an objective of the Council to prepare a strategy and associated policy, within a six month period of the Plan coming into effect, which will provide the following:

- (a) *Identify the roads that are considered saturated;*
- (b) *Identify the local need requirement that would not be met because of that saturation;*
and
- (c) *Identify suitable locations for clusters to accommodate the un-met local housing need requirement. Proposed clusters to conform to criteria (a) – (d) in policy HSG.7.*

Note.1: Saturation occurs when the number of houses in an area exceeds that which would enable new houses to be accommodated either for reasons of ribbon development, traffic safety, environmental reasons resulting from accumulation of septic tanks or topography.

Proposed Amendment to replace policy HSG 9 and Policy HSG 10 with the following policy Policy HSG.9a Reuse or Replacement of Existing Dwellings in the Countryside

It is the policy of the Council that in considering the reuse or replacement of existing dwellings in the open 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 extension/dwelling will be designed strictly in accordance with the guidelines contained in Appendix 2;*
- d) *The proposed floor area shall accord with guidelines on plot sizes as set out in Section 8.4.1 and in any case be not greater than 200 sq. m or twice the existing floor area (whichever is greater).*

Note: *In pre-application consultations under policy HSG.9a. the Council will seek refurbishment of old buildings rather than replacement, where practicable.*

Proposed Amendment to text on Social and Affordable Housing

Insert new text following Policy HSG 12:

In exceptional circumstances a financial contribution in accordance with S3 (b)(vi) of the Planning and Development Act 2002 will be accepted in respect of part or all of a Part V requirement. Such circumstances may arise where there is an existing over-supply of social housing in an area or where the nature or extent of the development does not lend itself to the delivery of social units such as the conversion of a building into apartments.

Proposed Amendment to insert new Section 4.2.1(a) Urban Fringe of Nenagh

The Nenagh Town Development Plan 2001 provides extensive zoning for residential development within the town Council administrative Area. On the western side of town the Dark Road provides a strong urban edge to the town and when developed the 'Stereame' development will create a linear park along the western edge. This Plan provides for a continuation of that policy to provide a strong urban edge with park between the R494 and R495 and the provision of policy support for the development of land at Gortlandroe measuring 7.0 acres in area situated east of the N52 and between the R494 and R495. This area shall be developed in accordance with new Policy HSG 1(a) as follows:

Proposed Amendment to insert new policy Policy HSG 1(a) Master Plan for Gortlandroe and Richmond, Nenagh:

It is the policy of the Council to permit mixed-use development on lands zoned for residential use and other uses subject to such development being in accordance with an agreed Master Plan to be prepared by the developer/applicant in association with the Local Authorities. The Master Plan will include provision for:

- a) A mixed-use integrated development that provides housing on 4 acres of land to the east of the site, a land-mark commercial building(s) on the site northeast of the intersection of the N52 and R494, a park measuring a minimum of 1.5 acres on the land south east of the intersection of the N52 and R495.***
- b) The establishment of building design and urban design guidelines. Guidelines shall provide for streetscape on main routes by setting forward building lines and creating a variety of house types such that houses can terminate vistas and change direction of the roads. Housing areas shall not be repetitive but provide variation of character between different parts;***
 - c) Satisfactory mix of housing types and sizes, including affordable housing in accordance with the Housing Strategy.***
 - d) Appropriate facilities necessary to support the development provided through the inclusion of mixed-use development in the form of a local centre which should be integrated with housing***
 - e) Priority of movement and accessibility throughout the development and connecting with adjoining urban areas, particularly for pedestrians and cyclists,***
 - f) Satisfactory hierarchy of amenity provision and open spaces that is enclosed or supervised by new housing. The park shall be overlooked by appropriate development;***
 - g) Details of servicing in respect of sewerage, storm water, and ducting of electrical and television services.***

Proposed Amendment to insert new policy 5.2.1(b) Urban Fringe of Thurles

Policy HSG 1(b) Local Area Plan for lands at Ballycarrane/Commons, Thurles

It is a policy of North Tipperary County Council and Thurles Town Council to prepare a Local Area Plan for lands situated at Ballycarrane/Commons to provide for proper planning and sustainable development of the area. The LAP shall be prepared in accordance with an agreed brief and 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 such as the former sugar factory site and adjacent lands;***
- c) identification of suitable lands for commercial development;***

- d) *the consolidation of existing residential development and;*
- e) *The provision of limited new residential development.*

Proposed Amendment to insert new policy into Housing Section in respect of the protection of the urban edge against incremental and piecemeal development.

Policy HSG 1(c): Settlement Fringe

It is the policy of the Council to maintain a definable development boundary for settlements, to prohibit ribbon development and other urban related development, to maintain a clear distinction between the urban area and the countryside.

Development will not be allowed in unzoned lands outside the fringe of urban areas as this will lead to a weakening of centres, unnecessary urban sprawl and poor utilisation of limited resources

Proposed Amendment to insert new policy into the Borrisoleigh Village Plan as follows:

Master Plan area at Borrisoleigh

Policy HSG.1(d) Borrisoleigh Master Plan: *It is the policy of the Council to permit mixed-use development on lands zoned for residential use and other uses subject to such development being in accordance with an agreed Master Plan to be prepared by the developer/applicant in association with the Local Authorities. The Master Plan will include provision for the following:*

- (a) To provide a range of high-quality housing types designed around the neighbourhood concept;*
- (b) To provide an Inner Access Road between Nenagh Road and Templemore Road;*
- (c) To provide a park in close proximity to the river and provide a linear park along the river which is overlooked by housing.*
- (d) Provide land for commercial activity such as crèche and nursing home and other social infrastructure which may be required to service the master plan area.*

Proposed Amendment to insert New Section 5.2.10 ***Nursing Homes/Elderly Accommodation to include new policies HSG.16 and HSG.17***

Policy HSG 16 Nursing Homes/Elderly Accommodation:

It is the policy of the Council to resist applications for new nursing homes and retirement homes in rural unserved locations. Such development shall be located in and adjacent to the existing settlement centres. Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should 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.

Policy HSG17: Granny Flat and Special Needs Accommodation:

It is the policy of the Council in assessing proposal for granny flats and special needs accommodation to discourage the provision of separate dwelling units. Such units shall be designed so that it may be absorbed into the main dwelling at a later date. Separate units will only be considered in exceptional circumstances and on landholdings in excess of 0.5 ha where it can be demonstrated that both dwellings will be retained as one-planning unit.

Note: Proposal made under Policy HSG16 and 17 shall take account of the guidance contained in "Buildings for Everyone".

SECTION 6 – ECONOMY

Proposed Amendment *Insert new Policy ECON 3(a) Local Area Plan for lands at Archerstown Thurles*

Policy ECON.3 Local Area Plan for Archerstown: It is a policy of the Local Authorities to prepare a Local Area Plan for lands situated at Archerstown to provide for proper planning and sustainable development of the area. The LAP shall be prepared in accordance with an agreed brief and 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) identification of suitable lands for low-intensity, affordable commercial development, including vehicle parking, SME's and start-up employment activity;*
- (d) the consolidation of existing residential development and;*
- (e) the provision of limited new residential development.*

Insert the following supporting text: There is a demand across the county for affordable industrial sites to accommodate small-to-medium scale industrial activity. This includes HGV and other vehicle parking, commercial storage, workshops and recycling plants. Because of the nature of such activity promoters are unable to meet the high cost of industrial land within urban areas. This has resulted in such uses being driven out to one-off rural sites in rural locations without adequate services. It is therefore important that such activity is provided for in and around urban areas.

Proposed Amendment *MARINAS (See also proposed amendment to 4.8.4)*

In respect of tourist related marinas and jetties it is proposed to amend policy ECON 9 and supporting text to read as follows:

Policy ECON 9: Tourism around Lough Derg.

It is the policy of the Council to support the 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 10, 12 and 13.

*Amend supporting text as follows: The Council recognises the importance of the lake, the adjacent landscape and villages for tourism. **The Council will generally support the development of tourist related marinas and jetty facilities which are developed in association with policies 10, 12 and 13.** Development that detracts from the quality or attraction of the lake or adjacent facilities will not be favourable considered.*

Proposed Amendment - Specific Objectives on Economy:

Insert an objective to review the requirement for additional commercial and employment land in and around the towns of Nenagh and Thurles and provide additional land for such uses where required.

SECTION 7 – INFRASTRUCTURE AND SERVICES

Proposed Amendment to Table 7.3 to Classify Regional Roads into the following categories

Class 1 – Development severely Restricted

Class 1 Regional Roads: (Development Severely restricted)

- *R445 Nenagh (Old Limerick Road)*
- *R466 Birdhill - O'Briens Bridge (Coosane Road) (Shannon Crossing)*
- *R489 Birr - Portumna*
- *R494 Nenagh -Portroe-Ballina*
- *R496 N7-Ballina (Shannon Crossing)*
- *R498 Thurles-Nenagh*
- *R501 Borrisoleigh - Templemore*
- *R503 Thurles -Newport -Limerick*
- *R660 Thurles- Holycross*

Class 2 Regional Roads: (Development Restricted , must meet sightline requirements)

- *R438 Borrisokane - Athlone*
- *R495 Nenagh - Dromineer*
- *R493 Puckane - Carrigahorig*
- *R499 Toomevara - Silvermines- N7*
- *R504 Newport- Birdhill (access to new N7)*
- *R421 Roscrea-Kinnity*
- *R433 Templemore -Clonmore*
- *R490 Moneygall - Borrisokane*
- *R491 Cloughjordan - Shinrone - Roscrea*
- *R497 Nenagh - Dolla*
- *R500 Nenagh - Silvermines*
- *R502 Templemore - Templetuohy*
- *R659 Thurles - Holycross (via Sugar factory)*
- *R661 Holycross - Dundrum*

Proposed Amendment Insert new text into Section 7.4.2 *In considering applications on Class 1 Regional Roads the Council will permit houses for family members, provided that all such*

development can be accommodate via the existing entrance or via a maximum of one additional entrance on to the Regional Road.

Proposed Amendment *Insert New Section 7.5 10 as follows –
Constructed Wetlands*

Constructed wetlands can be used in areas such as flood control, groundwater and surface water recharge, habitat and amenity value and wastewater treatment. However, such systems need to be professionally designed and constructed as well as carefully managed. Such systems can be used in association with existing water courses but also in association with coppicing and other constructed wetland areas. The Council supports the use of such forms of treatment provided that it can be demonstrated, to the satisfaction of the planning authority, that the proposed system will be designed to best available technology and that it will be maintained in perpetuity to a high standard.

Proposed Amendment to policy SERV4 as follows:

Policy SERV 4: Electricity Supply Lines

It is the policy of the Council to seek the undergrounding of all electricity lines where possible. Where over ground lines are necessary, they shall be designed to comply with the following: ~~they shall not:~~

- *They shall not* interfere with or damage heritage items, protected structures, sites and areas of archaeological importance;
- *They shall not* interfere with or damage pNHAs or cSACs or sites of nature conservation;
- ~~Traverse~~ *They shall be designed so as not to cause detrimental harm to* areas of scenic or designated as vulnerable landscapes;
- *They shall be designed so as not to cause detrimental harm to* ~~Detract from~~ amenity or scenic routes.

Insert new text following Policy SERV4 as follows:

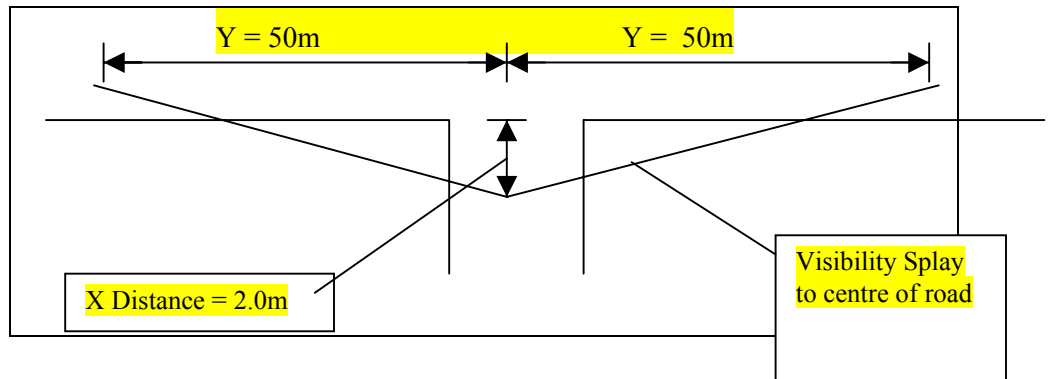
The Council recognises that the development of secure and reliable electricity transmission infrastructure is a key factor for supporting economic development and attracting investment to the County. In facilitating such development the Council will insist that such development is provided so as not to cause unnecessary harm to the County's natural resources.

PROPOSED AMENDMENTS TO CHAPTER 8 – GUIDELINES AND STANDARDS

Proposed Amendment to 8.4.1 Residential Development in Open Countryside – Amend text in respect of plot sizes as follows:

Plot Size: A minimum of 0.2 ha (0.5 acres) for a dwelling up 200 sq.m. Houses between 200-300 sq.m. **350 sq.m.** will require a minimum of 0.4 ha (1 acre) and houses in excess of ~~300-350~~ 350 sq.m. will only be considered as part of a large landholding with natural screening.

Proposed Amendment in respect of Sight Lines for Local Tertiary Roads.



- *Within urban areas visibility splays for entrances will be determined on a site-specific basis subject to*
 1. *traffic safety,*
 2. *the need to promote in-fill development,*
 3. *the need to avoid undue disturbance to adjoining properties.*

Entrances

New entrances should not be located within the following distances of junctions.

<i>Class of Road</i>	<i>Adjacent</i>	<i>Opposite</i>
<i>County Roads</i>	<i>50m (165ft)</i>	<i>10m (33ft)</i>
<i>Regional Roads</i>	<i>100m (330ft)</i>	<i>25m (87ft)</i>
<i>National Roads</i>	<i>150m (495ft)</i>	<i>50m (165ft)</i>

Proposed Amendment Insert new heading in Section 8.4 ‘**Light Pollution**’:

The Council will seek to minimise light pollution, particularly in rural areas. Lighting required for security and working purposes must be designed in a manner that will not detract from the rural character or amenities of the area. There is an increased tendency to illuminate buildings to an excessive degree, particularly in rural locations. Lighting will be confined by

Planning Conditions to that which is deemed appropriate as part of a planning application and any additional lighting will be confined to low-level only.

Proposed Amendment Insert new criteria into Section 8.4.3

“The ground floor of the extension will be required to be accessible to all users.”

Proposed Amendment on WINDFARMS :

Insert the following guidelines into **Table 8.4:**

- (a) boundary set back to turbines = 225 metres*
- (b) separation between turbines = 450 metres*

Proposed Amendment on MARINAS AND JETTIES

The following guidelines on marinas and jetties shall be inserted into Chapter 8 Section 8.14:

Private Marinas and Jetties

Given the sensitive nature of the lakeshore in terms of:

- a. the designation of proposed Special Area of Conservation;*
- b. the importance of protecting lakeshore habitats and*
- c. the visual amenities along the lakeshore;*

The Council will require that new marinas and jetties comply with the following design guidelines and standards.

- 1. The siting of the marina/jetty shall be within the curtilage of an existing dwelling*
- 2. Access to the site shall not involve the construction of a new roadway, except where it results in a minor extension of an existing access.*
- 3. The slipway shall be a maximum width of 3.0 metres and maximum length of 15 metres.*
- 4. Walkways shall be a maximum width of 2.0 metres and be constructed of timber hardwood, either of floating pontoon or timber decking construction.*
- 5. The jetty shall be constructed of boulders and other natural materials. Mass concrete or stacked gabions are not an acceptable finish or means of construction.*
- 6. All existing trees and planting shall be retained except that which is required to facilitate the construction of the slipway.*
- 7. Parking spaces and hard standing areas will not normally be allowed.*
- 8. Lighting shall be confined to a maximum of 4 no low-level bollard type lights for floorscape illumination. No signage shall be allowed*
- 9. There shall be a presumption against boat buildings and where such buildings are considered necessary their location shall be well set back from the lake shore. Proposals for boat houses and other buildings may be considered within the curtilage of the dwelling where it can be screened from the lake and would not detract from the rural character of the area or the visual amenities when viewed from the area.*

Proposed Amendment Insert new heading into 8.4.2 entitled Residential Estate Names

It is an objective of the Council to take account of local distinctiveness and character and use the Irish language where possible or appropriate in agreeing the names of new streets and residential estates.

Proposed Amendments to Appendix

Appendix 3: Proposed Amendment Additions to - the Record of Protected Structures:

S482 - Archerstown House, Thurles
 S483- Coolross House, Rathcabbin
 S484 - (Former)Pouldine National School, Moycarkey

Deletions from Appendix 3 - the Record of Protected Structures

S51 – Ballyknockane House, Three bay two storey house.
 S87 - Derelict house at Behamore, Cloughjordan
 S98 – Harvest Lodge, Breedagh
 S104 – Camlin Lodge
 S114 - House at Clash
 S169 – Rinskaheen, Garraunfadda.
 S227 - 2-storey house at Knockagh
 S272 – Springmount Cottage, Manna South
 S334 - U-shaped house at Riverlawn – now significantly changed
 S333 – Two-storey 3-bay Georgian house in Council ownership, North of Main Street, Borrisoleigh
 S337 – Barron Court House, Riverstown

The following structures were proposed by the members of the Council, at the special council meeting 23rd August 2004,

S16 – Ballinamona House, derelict three storey house.
 S26 – Ballinree School, single storey dashed school house.
 S38 – Kilbiller House, Ballycolliton, single storey house in ruinous state.
 S57 - Kilruane House, Ballymacue, two storey house.
 S59 – Ballymona House, ruins of late 1880's house.
 S65 – Ballynavin Castle
 S75 – Congor House, Ballyrickard North.
 S180 – Gortagarry House, house in ruins.
 S144 – White Barn, Curraghanuddy, two storey cottage.
 S151 – Cloverhill House, Derrymore, three bay, two storey house.
 S215 – Derelict two storey house at Kilnaneave.
 S216 – Derelict house at Kilnaneave.
 S281 – Modreeny, three storey house.
 S324 – Woodbine Lodge, Rathnaleen South, derelict house with stone outbuildings.
 S344 – Rodeen House, three bay, two storey house.
 S348 – Sedgemoor House, three bay, two storey house.
 S378 – Shannon View, Terryglass, two storey house.

Appendix 4 - Proposed Amendment Additions

To include the following additional pNHA's (Blanket Bogs) Bleanbeg Bog and Mauherlieve Bog into Appendix 4.

Proposed Zoning Amendments

See attached maps

Proposed Amendments to Village Plans

1. Insert a further objective to improve village parking as part of new development in **Ballycommon**
2. Insert new village Plan for **Riverstown/ Killeen**- See attached Map 44
3. Insert new village Plan for **Carrigahorig** – See attached Map 54
4. To zone a small area of land in **Kilcommon** Vilage for Residential development – See Map 29
5. Parcel of land on the western side of **Silvermines** to be zoned for residential development – See ‘C’ Revised Map 45
6. Two parcels of land marked ‘C’ to be zoned for residential development **Drumbane** – See Revised Map 22.
7. To zone 5 ha of land for Residential use on land north of the N52 and south of the L1104 at **Ardcronney** – See attached Map 2, with a specific objectives that:
 - (a) *The development shall provide for streetscape along the frontage of the site,*
 - (b) *The development of this land would provide a village park in a prominent location*
 - (c) *The development will provide footpaths along the front boundary of the site.*
 - (d) *The development will provide a sewerage treatment plant.*
8. **Proposed Amendment in respect of Submission 34** – To zone land in the ownership of Mr Thomas Quigley, as identified in submission 34, for Residential use in the village of **Rearcross** – See attached Map 43.
9. **Proposed Amendment in respect of Submission 41** – Land in the ownership of Mr Tony Curtin. Part of this field was included in the Manager’s proposed amendments. The remaining part of the field in question to be included for residential use in the village of **Rearcross**– See attached Map 43.

Proposed Zoning changes in respect of land in the Environs of Nenagh and Thurles:

10. To zone land at Gortlandroe measuring 7.0 acres in area situated east of the N52 and between the R494 and R495. This area shall be developed in accordance with new Policy HSG 1(a)(See proposed amendments on Housing and submission 45 on Map 53)
11. To provide policy support for the preparation of a Local Area Plan for lands at Ballycarrane/Commons designated in the Thurles Town and Environs Development plan 2003.
12. To prepare a Local Area Plan for land at Archerstown, Thurles in accordance with policy ECON.3(a) set out in proposed amendments.
13. Land at Dolla west of the R499 and south of the R497, as shown on revised map no. 20.

This concluded the business of the meeting, a true copy of which we hereby certify.

Signed: _____ Date: _____
 Cllr. J. Hogan
 Mayor.

Signed : _____ Date: _____
 Ms. Sharon Kennedy,
 Senior Executive Officer