

APPENDICES

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The guidelines in Appendix 1 are advisory, and are presented as a positive contribution towards the protection and enhancement of the rural character of North Tipperary. The guidelines should be essential reading for designers of buildings and those planning to build village housing.

The Record of Protected Structures (RPS) and Lists of Heritage Sites, Trees and Views are an integral part of the Plan.

The Planning and Development Act, 2000 affords full and comprehensive protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. This new protection applies to interiors as well as well as any structures within the curtilage. Structures which are listed in Appendix 2 will not benefit from exempted development rights under the Planning and Development Act, 2000. Therefore any alteration, extension or demolition of the building or within the curtilage of the building, will require planning permission. All external changes to buildings within the Architectural Conservation will require planning permission.

North Tipperary County Council has compiled these lists on the basis that the structures, trees or views contained therein are all considered to be important resources for the public good of the residents of the County. Inclusion in the lists does not interfere with ownership rights, including the right to develop lands. It simply indicates the higher importance and sensitivity to change of listed objects or locations and the greater public interest in ensuring that all developments are sensitive and appropriate. In defence of the public good of the citizens of North Tipperary the Council will subject applications for development of these sites to particular scrutiny.

The lists are not exhaustive and the County Council would welcome observations from the public on additions to or deletions from the lists, although any such changes following the Plan's formal adoption must be made as a material change to the Plan and adopted by the elected members of the Council.

Appendix 1

GUIDELINES FOR VILLAGE HOUSING

Guidelines in this Section Include:

1. Purpose of Design Guidelines
2. Design Principles
3. Village Character
4. Village Settlement Patterns
5. Creating Village Neighbourhoods
6. Village Edge
7. Public Open Spaces
8. Village links
9. Commercial and Business Development
10. Housing Design and Layout
11. Individual House Designs
12. Infrastructure and Services



1. PURPOSE OF DESIGN GUIDELINES

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

The guidelines illustrate how planned village expansion can be of a scale and extent appropriate for the character of each village. The guidelines will apply to those areas that are contained within the village boundaries as set out in the Settlement Plans.

The detrimental impact of inappropriate urban style dwellings on the aesthetic character of rural villages bears testimony to the inherent need for professional expertise. All developers are encouraged to engage suitably qualified professional architects, a list of which may be supplied on request by the Royal Institute of

Architects of Ireland. Implementation of good design principles need not incur additional costs, while the payment of professional fees can be offset as a sound investment enhancing the capital value of the dwelling.

Applicants should have regard to the Sustainable Residential Development in Urban Area Guidelines (DoEHLG 2008) in preparing developments in villages.

2. DESIGN PRINCIPLES

The application of good design principles in new developments provides an opportunity to enhance and protect the distinctive character of each village.

3. VILLAGE CHARACTER

The distinctive character of each village and surrounding countryside should be acknowledged in the design of any new village development. Village character is derived from the interaction of physical features and human activities such as land-use patterns, settlement forms, and building designs. Thus, the visual character of a village should be assessed and new developments should be well related in pattern, scale and location to existing development.



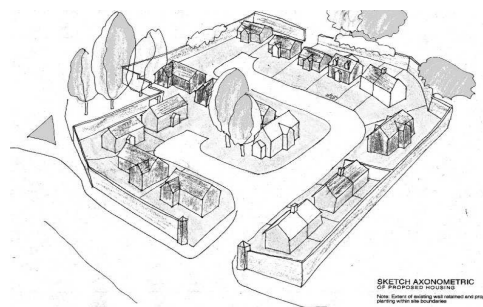
Distinctive features such as church spires, views into the surrounding countryside or simply a group of trees, lend to the unique character of a village. New developments should not mask these special features; instead they should be incorporated as integral elements of the village character. Older buildings such as forges, mill buildings and farm structures may provide a link to the past. Redevelopment or reuse of these buildings serves to retain the historic fabric of the village and may provide valuable community or employment facilities.

4. VILLAGE SETTLEMENT PATTERNS

Scattered and random linear development are the most common form of housing in rural areas, which consequently result in weak settlement structure and housing forms which are neither suited to town, village or rural areas. Village expansion should provide focused development which creates clear identifiable village boundaries. Developments which are grouped rather than scattered preserve the rural landscape, provide visual coherence and create a village, rather than urban character. The traditional grouping of buildings in farmyards and clachan settlements provides a useful model for successful siting of buildings within the countryside.

5. CREATING VILLAGE NEIGHBOURHOODS

Housing provision should reflect the socio-economic and demographic profiles of the village. New Residential Development shall provide a social mix by including a range of house types and sizes.



Village housing schemes shall also consider the community needs of the village in terms of the requirement for a shop or pub, a playground or playing pitch, or other community facilities. Proposal for housing and mixed-use development must enhance the community life of the village.

6. VILLAGE EDGE

Boundary treatment is a critical factor in village expansion given that new residential developments generally occur at the perimeter of the existing village core. The outskirts of a village are important as they act as gateways to the village and distinguish the village from the surrounding countryside. Thus, significant attention to design criteria is essential to protect and enhance the external view of the village.

Landscape design criteria should form a key aspect in the layout, form and urban design qualities of all new developments, but particularly those which form the village boundary.

Do not form a stark edge to the village, or spoil the outside view by neglecting the backs of gardens or buildings.

Shelter and contain the village edge using appropriate native broadleaf species.

7. PUBLIC OPEN SPACES

Public open spaces are integral to the enjoyment of village life. The provision of both active and passive recreational open space can significantly enhance village life and aesthetics. A village green may become a focus for community events or simply an informal meeting place, whilst other areas may be suitable for the provision of leisure facilities within the village. Even small spaces which may be limited in function can play a positive role in the village landscape.

New developments coupled with local initiatives can contribute positively to the extent and variety of open spaces in the village core. Within the framework of the relevant Action Plans, new developments can be designed to achieve the following;

- Provide well-planned playgrounds, sports grounds and passive open spaces
- Create linear transitional spaces within or on the edge of the village
- Allow for informal recreational or meeting spaces
- Play areas shall be designed to be overlooked by housing

8. VILLAGE LINKS

New development must be accompanied by the provision of roads, footpaths or cycle ways to build up a network of routes between homes, schools, shops and playing fields.

Village expansion presents an opportunity for the improvement of pedestrian and cyclist circulation. Currently, there are few linking routes for pedestrians and cyclists throughout the villages, whilst direct access into the countryside by lane ways and footpaths is extremely limited. Additional village developments should seek to improve such circulation by careful design considerations:

9. COMMERCIAL AND BUSINESS DEVELOPMENT

Small shops and employment opportunities suitable in scale to rural centres can be accommodated in and around many settlements. Residential developments could extend the local tradition of adjacent working and living quarters by incorporating office or small scale working premises. Shops and other commercial activities should be sited at prominent locations to create landmarks and enhance village character.



10. HOUSING: DESIGN & LAYOUT

Modern houses are generally larger than the vernacular buildings of the past, however, scale can be handled carefully to produce a building which 'fits' the village townscape.

Successful design involves:

- An assessment of neighbouring properties and the prevailing character of the village
- Opportunity for village enhancement
- Development adjacent main roads or village centre should provide new or improved streetscape



- Buildings can be grouped to create pleasant informal spaces, whilst a variety in building types can bring a scene to life
- Subtle variations in building designs allow several houses to read as a distinct cluster

- Traditional village character that can be interpreted in contemporary design
- Peripheral dwellings should face outwards across a road, particularly on prominent sites.
- Landscape treatment should integrate new development within the surrounding environment whilst incorporating the existing vistas and visual links with the countryside
- New residential development should not break the skyline as seen from outside the village.
- Attractive ‘gaps’ which provide visual access to the countryside should be maintained.
- Vistas into and within newly developed areas can be created.

11. INDIVIDUAL HOUSE DESIGNS

11.1. Walls and Gables

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



Alternatively, where stonework is prevalent a stone-coloured paint is more desirable to help the building blend with the natural colours of the landscape. The use of stonework in such areas is preferable, although cost factors may prove prohibitive.

Brickwork and artificial stone are rarely successful in the rural environment and

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

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

11.2. Verges



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

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

11.3. Roof Pitch and Finish

Thatch, corrugated iron and slate represent the traditional roofing materials, whilst slate and concrete tiling are the most commonly used materials today. Slate is preferable to concrete tiles which do not look as clean nor wear as well. However, where concrete tiles are used darker colours such as those which imitate slate colours are preferable: turf-brown, chocolate-brown or slate-grey. Red roof tiles are both alien and conspicuous in the countryside and their use is discouraged.

All terraced buildings facing the main road should have a roof pitch in the region of 35-45 degrees

11.4. Chimneys



Modern day chimneystacks are often displayed externally on gable end walls, whilst the capping used is commonly thin and weak in appearance. Centralised stacks at either end of the hall or the incorporation of gable end chimneys internally is more desirable reducing external confusion. The use of a block dimension below the capping renders a more solid appearance which is vital for today's large-scale buildings. The use of a robust clean chimney form is important as the chimney silhouette is very conspicuous. The Chimney above the roof may be finished in brick or render.

11.5. Dormers



The advantages of dormers are multiple: utilisation of valuable roof space, reduction of building costs, and

minimisation of the apparent building volume. It is preferable that dormers are constructed of materials similar to that of the main structure. Flat roof dormers clad with timber sheets do not harmonise with the main roof structure and thus slated or tiled pitched dormers are more desirable.



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

11.6. Windows

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

12. Infrastructure and Services

Many of the villages in the county do not have adequate sewerage treatment or surface water treatment, and the extensive number of villages in the county will require significant investment to provide such services. Therefore, the expansion of villages will be dependent on greater partnership with the private sector.

In order to encourage village housing, the council will allow the construction of proprietary wastewater treatment systems.

Appendix 2
RECORD OF PROTECTED STRUCTURES (BY TOWNLAND)

Please see Volume III

Appendix 3 REGISTER OF NATURAL HERITAGE AREAS

Natural Heritage Areas (NHAs) – North Tipperary

Site No.	Location
000564	River Little Brosna Callows; New Bridge-River
000640	Arragh More Bog
000648	Killeen Bog
000652	Monaincha Bog/Ballaghmore Bog
000890	Cangort Bog
000937	Scohaboy Bog
001684	Lorrha Bog
001853	Nore Valley Bogs

Please note: For further details (and in the case of inaccuracies) regard should be had to the National Parks and Wildlife Website www.npws.ie

Proposed National Heritage Areas

Site Code	Site Name	Site Code	Site Name
000010	Dovegrove Callows	000936	Lough Nahinch (Tipperary)
000011	Lough Derg	000938	Sheehills Esker
000216	River Shannon Callows	000939	Silvermine Mountains
000583	Roscrea Bog	000941	Spring Park Wetlands
000585	Sharavogue Bog	000942	Templemore Wood
000641	Ballyduff/Clonfinane Bog	000943	Willsborough Esker
000647	Kilcarren-Firville Bog	001133	Nenagh River Gorge
000650	Lough Ourna	001178	Killavalla Wood
000653	Newchapel Turlough	001197	Keeper Hill
000654	Redwood Bog NHA	001683	Liskeenan Fen
000656	St. Anne'S, (Sean Ross Abbey), Roscrea	001934	Cabragh Wetlands
000929	Clareen Lough	001995	Lough Avan
000930	Clare Glen	002060	Aghsmear House
000931	Derrygareen Heath	002066	Ormond'S Mill, Loughmoe, Templemore
000932	Fiagh Bog	000933	Friar'S Lough
000934	Kilduff, Devilsbit Mountain		

Please note: For further details (and in the case of inaccuracies) regard should be had to the National Parks and Wildlife Website www.npws.ie

Candidate Special Areas of Conservation – North Tipperary

Ref	Location
002125	Anglesey Road
002256	Ballyprior Grassland
002124	Bolingbrook Hill
000930	Clare Glen
001197	Keeper Hill
000647	Kilcarren - Firville Bog
000934	Kilduff, Devilsbit Mountain
001683	Liskeenan Fen
002241	Lough Derg, North East Shore
002165	Lower River Shannon
002248	Multeen River
001847	Philipston Marsh
000654	Redwood Bog
000216	River Shannon Callows
000939	Silvermine Mountains
002258	Silvermines Mountains West
000231	Barroughter Bog

Please note: For further details (and in the case of inaccuracies) regard should be had to the National Parks and Wildlife Website www.npws.ie

Special Protection Areas – North Tipperary

Ref	Location
004058	Lough Derg (Shannon) SPA
004086	River Little Brosna Callows SPA
004096	Middle Shannon Callows SPA
004165	Slievefelim to Silvermines Mountains SPA

Please note: For further details (and in the case of inaccuracies) regard should be had to the National Parks and Wildlife Website www.npws.ie

Appendix 4
LIST OF TREES AND GROUPS OF TREES THAT CONTRIBUTE TO AMENITY

Location	Description	Species	ID
Firmount	Trees on the skyline north of Terryglass/Carrigahorig	Beech	T1
Drominagh Wood	Kylanoe Wood		T2
Shesheraghmore	The Terrace, Borrisokane. Avenue of trees	Beech	T3
Urra	Trees in the curtilage of St David's house	Hardwoods	T4
Southill, Nenagh	Row of trees on the skyline at Southill	Beech	T5
Dark Road, Nenagh	Avenue of trees	Mix of hardwoods	T6
Moyaliff Estate	Trees in the curtilage and on the estate	Mix of hardwoods	T7
Castlefogarty	Trees in the curtilage of the house and on the Castlefogarty Estate	Mix of hardwoods	T8
Timoney	Timoney Wood	Mix	T9
Barnane	Tree Ring at Beamish's (Barnane Stud)		T10
Farney Castle, Farney Bridge	Trees in the curtilage of the house and on the estate	Mix	T11
Brittas	Knox Wood		T12
Liskeveen, Horse and Jockey	Trees adjoining Liskeveen and Horse and Jockey Road		T13
Garrane, Borrisoleigh	Trees in the curtilage of the Fort William Estate		T14
Rathmanna	Trees at Rathmanna House and Estate		T15
Turtulla, Thurles	Trees in the grounds of the golf course		T16
Newhill, Littleton	Trees on the Newhill House and Estate		T17
Newhill, Littleton	Brereton's Wood		T18
Pallas	Trees in the grounds of Pallas House and Estate		T19
Dovea	Trees in the grounds of the Dovea Estate		T20
Liskeveen, Horse & Jockey	Trees in the grounds of Heatview House and Estate		T21
Moycarkey, Thurles	Trees in the grounds of Maxfort House (Horse & Jockey)		T22
Lough Derg	Trees along the eastern shore of Lough Derg from Ballina to Youghalarra (from T23a to T23b)		T23
Clare Glens	Trees in the vicinity of the Clare Glens		T24
Silvermines Mts/Keeper Hill/ Devils Bit/ Arra Mts	Tress and woodlands on these mountains and hills (includes T25a, T25b, T25c)		T25
Cullenagh, Ballina	Trees at Lakeside Hotel		T26
Cullenagh, Ballina	Trees at north of Cullenagh		T27
Dolla/Silvermine Road	Trees on both side sof the Dolla/ Silvermines Road		T28
Kilboy, Dolla	Trees in the grounds of Kilboy House and Estate		T29
Sopwell, CloghJordan	Trees in the grounds of Sopwell Hall and Estate		T30
Loughourna, Ardcroney	Trees in the grounds of Ashleypark House and Estate		T31
Tullaheady, Nenagh	Trees in the grounds of the Riggs Miller Estate		T32
Killea, Templemore	Trees in the grounds of Ash Park and its Estate		T33
Killoskehan, Borrisoleigh	Trees in the grounds of Killoskehan Castle and Estate		T34
Fishmoynes	Trees at Fishmoynes Estate		T35
Longorchard	Trees in the grounds of Longorchard, Templetuohy		T36
Summerhill	Trees in the grounds of Summerhill Estate		T37
Manna	Trees at Harney's of Manna		T38
Belleville, Templemore	Trees at Belleville, Templemore		T39
Barnane House, Templemore	Trees in the grounds of Barnane House and Estate (formerly the home of the Carden family)		T40

Appendix 5

LIST OF PROTECTED VIEWS

Reference	Description
V01	Views west and sections of the road to the east of the R494 road from Ballina to Portroe
V02	Views north and west of the L6037 and L6056 west of Portroe
V03	Views west of the L1023 south of Dromineer
V04	Views west of the L1026 north of Dromineer
V05	Views west of the R493 north of Puckane to Ballinderry
V06	Views west of L5080 north of Ballinderry
V07	Views west of the L1091 south west of Terryglass
V08	Views west of the R493 north of Terryglass
V09	Views south on the R489 east of Lorrha
V10	Views east on the R491 Cloughjordan to Nenagh
V11	Views north and south of the R498 from Bouladuff through Borrisoleigh to Latteragh
V12	Views north and south on sections of the R503 from Newport to Ballycahill
V13	Views east and west of the R497 from the R503 through the mountains to Dolla – including Mother Mountain to the West, Knockacreggan to the East, Cooneen Hill to the East and the Silvermines to the west.
V14	View west on the Cork Road approach road to Newport
V15	Views west on the N62 north of Templemore

Appendix 6

SANITARY SERVICES INVENTORY

Town / Village	Population				T/mnt Plant	Range of Services	Additional Comments
	1991	1996	2002	2006			
Aglish		261	292	289	N	C, S, P	
Ardcroney		441	451	488	N	C, S, H, P, Sc, A	
Ballina	477	598	1185	1861	Y	C, S, H, P, Sc, A, (Killaloe – H, G, PO)	Improvements to plant and upgrade collection network
Ballinaclogh		622	647	654	N	C, S, H, A	
Ballinahinch					N	C, H, P, S, (Outside – A)	
Ballinderry					N	Sc, P, A	
Ballingarry		615	583	574	N	C, A, P, Sc, PO, G	
Ballycahill		451	393	390	N	C, S, H, P, Sc, A,	
Ballycommon					Y	P, H, (Carrig – S, C)	
Ballymackey		535	505	506	N	S, C	
Birdhill	496	537	588	671	N	P (Outside – C)	
Borrisokane	784	850	832	832	Y	C, S, H, P, Sc, A, G, PO, B	Improvement to Plant through Tertiary Treatment
Borrisoleigh	585	564	598	626	Y	C, S, H, P, Sc, A, G, PO, B	
Carrig		193	186	188	N	C, S, Sc, P, H	
Castleleiny					N	C, S, H, PO, Sc	
Clonakenny					N	C, P, A (Outside – A)	
Clonmore					Y	C, S, H, P, Sc, A	Seven Villages Grouped DBO Sewerage Scheme

Town / Village	Population				T/mnt Plant	Range of Services	Additional Comments
	1991	1996	2002	2006			
Cloughjordan	476	447	431	394	Y	C, S, H, P, Sc, A, G, PO	Improvement to Plant through Tertiary Treatment
Coolbaun					N	Sc	
Dolla						C, P, S, Sc	
Drom					N	C, P, S, H, A, Sc	
Drombane					N	C, P, Sc, A, PO	
Dromineer				118	Y	Sc, P, A	Plant upgrade and tertiary treatment
Garrykennedy					N	P, A	
Gortagarry						C, P, S, H	
Holycross (NTCC)			381	343	N	P, Sc, C, S, H, PO, G (Outside – A)	Improvement to Plant through Tertiary Treatment
Horse and Jockey					N	S, P	
Kilbarron	530	553	576	572	N	C, S, P, Sc, H	
Kilcommon					N	S, P, C, Sc, A, H	
Kilkeary		482	532	590	N	S, A	
Killoscully		290	311	387	N	P, C, H, Sc	
Knock					N	C, P, Sc	
Littleton	566	544	500	463	Y	C, S, P, H, Sc, A, PO, G	Improvement to Plant through Tertiary Treatment
Lorrha		675	648	685	Y	C, Sc, S, H, G, PO, P, A	Improvement to Plant through Tertiary Treatment
Loughmore		566	569	599	Y	C, S, P, Sc, A	Seven Villages Grouped DBO Sewerage Scheme
Moycarkey		520	533	490	N	C, P (Outside – S)	
Moyne		492	484	494	N	Sc, C, S, P, A, PO	

Town / Village	Population				T/mnt Plant	Range of Services	Additional Comments
	1991	1996	2002	2006			
Newport	896	873	887	1286	Y	C, S, H, P, Sc, A, G, B, PO	Phase II RWSS, Improvement to plant
Newtown				191	Y	C, P, Sc, A, S, PO	Improvement to Plant through Tertiary Treatment
Portroe	314	411	401	454	Y	C, S, H, P, Sc, A, G, PO	Improvement to Plant through Tertiary Treatment
Puckaun	256	235	269	239	Y	C, S, Sc, P, A	
Rathcabbin		223	222	243	Y	C, S, Sc, P, H	
Rearcross	342	324			Y	C, S, P, H, Sc, A	Upgrade Treatment Plant
Riverstown					Y	P, Sc (Kileen – S)	
Silvermines		202	257	269	Y	C, S, P, Sc, H, A	
Templederry		202	180	157	N	C, S, H, P, Sc, A, PO, G	
Templetouhy	238	293	325	322	Y	S, C, P, Sc, H, PO, B, A, G	Improvement to Plant through Tertiary Treatment
Terryglass	464	451	504	451	Y	C, S, P, G, Sc, H, A, PO	Seven Villages Grouped DBO Sewerage Scheme
The Ragg					N	C, P, Sc, A, S, (H?)	
Toomevara	411	362	321	286	Y	C, S, H, P, Sc, A, G, PO	Improvement to Plant through Tertiary Treatment
Two Mile Borris	298	325	474	550	Y	C, S, P, Sc, PO	Improvement to Plant through Tertiary Treatment
Upperchurch		329	318	314	Y	C, S, H, P, Sc, A, PO	Seven Villages Grouped DBO Sewerage Scheme

Key to Services:

C – Church
S – School(s)
H – Community Hall
P – Pub
Sc – Shop
A – Park or Play pitch
PO – Post Office
G – Garda Station
B – Bank

NOTES:

1. ‘App. Scheme’ = In terms of the North Tipperary Waste Services Investment Programme Assessment of Needs (September 2003), Wastewater improvement schemes were prioritised as Schemes” (target date 2003-2006) and Schemes (target date post 2007).
2. Most small package plants service population of approx. 300-400.
3. Upgraded plants service population of approx. 1,500.
4. ‘DBO’ = Design, Build, Operate.
5. ‘No services’ = no sewerage network or County Council maintained septic tanks. Sewage disposal by private septic tanks.

Appendix 7
ENVIRONMENTAL REPORT ON THE
STRATEGIC ENVIRONMENTAL ASSESSMENT
OF THE NORTH TIPPERARY COUNTY DEVELOPMENT PLAN

Please see Volume IV

AND
APPROPRIATE ASSESSMENT

Please see Volume IV

Appendix 8 SUSTAINABILITY MATRIX

TRANSPORT

Headings	Comments
1) Is the development near a transport node?	
2) Is the development supported by public transport, cycling, pedestrian, and environmentally friendly transport? (Public transport, cycle ways and footpaths should be identified on your plans)	
3) Does the development support pedestrian priority and sustainable living?	
4) Does the development have good accessibility and pedestrian permeability? (A pedestrian mobility plan should be submitted as part of the planning application)	

ENERGY

Headings	Comments
5) Has your development incorporated other sustainable design approaches/ renewable energy technologies?	
6) Has your development used renewable materials: natural, ecological and locally produced? Please provide a detailed breakdown of materials proposed to be used.	
7) Has your development proposals to minimise waste and has it made provision for re-cycling in the collection of waste?	
8) What is the preliminary Building Energy Rating (BER) for the proposed building? Please submit copy of preliminary BER.	
9) How has your proposed building has been sited in order to maximise exposure to passive solar energy?	

ECOLOGY

Headings	Comments
10) Has your development retained and integrated into its design related features of the site such as trees, shrubs, water courses and topography?	
11) Will the proposed development protect biodiversity and use native species? A full environmental analysis of all designations and other significant features should be submitted as part of the proposed development. A management scheme for on-going ecological conservation should be submitted as part of the planning application.	

12) Demonstrate in your application how the development will link urban and rural.	
13) Clearly demonstrate how green areas have been designed to provide maximum enjoyment and form an integrated part of the development.	
14) Demonstrate how water features within and adjoining the site and their existing integrity is protected and enhanced as part of the proposed development.	
15) Show how water quality will be protected during construction and after completion of the development.	
16) Your proposals to identify and reduce likely sources of noise pollution.	

LAND

Headings	Comments
17) Demonstrate how your design has maximised the efficient use of land for urban development.	
18) Demonstrate how the proposed development has followed the sequential approach so as to maximise its integration with the existing fabric of the settlement?	
19) Clearly justify, where existing buildings have not been incorporated into the development, why it is proposed to remove them. Where it is proposed to demolish existing buildings, you should submit detailed proposals for the reuse of materials from these building.	
20) Clearly show how your proposals complies with appropriate national, regional and local guidelines.	

SOCIAL QUALITY

Headings	Comments
21) Demonstrate how your development has provided a housing mix to cater for different household sizes and social integration, appropriate to the settlement.	
22) Show all existing services, workplaces and schools in the area and how the proposed development relates to each of them.	
23) Show that sufficient capacity exists within local school and crèches in the area, in line with appropriate guidelines.	
24) Demonstrate how your development caters for persons with disabilities, special needs and the elderly.	

Appendix 9**NATIONAL MONUMENTS IN STATE CARE**

Monument	Townland	Monument No.	Status
Abbey (Cist.)	Holycross	121	Ownership
Church, Cross, St.Cronan's Church, Round Tower	Monaincha	125	Ownership
Roscrea Castle	Roscrea (Townparks)	126	Ownership
Castle Liathmore	Roscrea (Townparks)	211	Ownership
Churches	Mochoemog, Ballynahow	234	Ownership
Two Cairns	Leigh	266	Ownership
Standing Stones	Lismacrory	348	Ownership
St. Ruadhan's Abbey	Timoney Hills & Culla	353	Ownership
Friary (Dom.)	Lorrha	357	Guardianship
Castle	Lorrha	361	Guardianship
Lackeen Castle	Terryglass	363	Guardianship
Church	Abbeyville	378	Ownership
Part of Castle	Portland	451	Ownership
Burial Mound	Nenagh TC	513	Ownership
Burial Ground Church & two, Crosses Roscrea Friary, (Franciscan)	Ashleypark	573	Ownership
	Aidgrony	604	Ownership
	Lorrha	673	Guardianship
	Parkmore	682	Ownership

