

# Cashel and Environs Development Plan 2009-2015 Volume 1



Cashel Town Council and South Tipperary County Council  
June 2009





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# ELECTED MEMBERS OF CASHEL TOWN COUNCIL & SOUTH TIPPERARY COUNTY COUNCIL



## Elected Members of Cashel Town Council

Mayor Martin Browne  
Deputy Mayor Tom Wood  
Cllr Eddie Bennett  
Cllr Michael Browne  
Cllr Dan Dillon  
Cllr Patrick Downey  
Cllr Joe Moloney  
Cllr Sean McCarthy  
Cllr Maureen O' Donoghue

## Cashel Area Elected Members

Deputy Mayor Tom Wood  
Cllr Jack Crowe  
Cllr Roger Kennedy  
Cllr Sean McCarthy

## Fethard Area Elected Members

Cllr Kieran Bourke  
Cllr John Fahey  
Cllr Denis Landy  
Cllr Susan Meagher  
Cllr Jimmy O' Brien  
Cllr Eddie O' Meara

## Tipperary Area Elected Members

Cllr John Crosse  
Cllr Joe Donovan  
Cllr Michael Fitzgerald  
Cllr Christy Kinahan  
Cllr Michael Maguire

## Clonmel Area Elected Members

Cllr Tom Ambrose  
Cllr Derry Foley  
Cllr Seamus Healy  
Cllr Pat Norris  
Cllr Sean Nyhan  
Cllr Darren Ryan  
Cllr Billy Shoer

## Cahir Area Elected Members

Cllr Liam Ahearne  
Cllr Michael Anglim  
Cllr Seanie Lonergan  
Cllr Andy Moloney

**County Manager** Edmond O' Connor

**Town Manager** Sean Keating

**Town Clerk:** Marie McGivern

**Director of Services Planning, Community and Enterprise:** Sinead Carr

**Senior Planner:** James O' Mahony

**Senior Executive Planner (Forward Planning Section):** Sonja Reidy

**Forward Planning Section:** Clare Lee & Caroline Conway (Executive Planners), Kevin Phelan (Graduate Planner)

**Planning Administration Section Cashel Town Council:** Louise Carew, Mary Horan & Eithne Power (Clerical Officers), Vincent McGrath (Caretaker)

**Other Acknowledgements:** Finance Department, Community and Enterprise Department, Corporate Affairs

Department, Environment Department, Housing Department, IT Department, Roads

Department, Water Services Department & all the staff of Cashel Town Council & South Tipperary County Council

who assisted in the preparation of this Plan



## **Chapter 1: Development Vision and the Development Plan**

### **1.0 Introduction**

This Cashel and Environs Development Plan 2009-2015 sets out framework for the development and use of land within Cashel Town and Environs up to 2015 and beyond and pertains to lands within the administrative area of Cashel Town Council and South Tipperary County Council (from here referred to as the Council/Planning Authority) as illustrated on Map 1. The Cashel and Environs Development Plan 2009-2015 will be used to:

- (i) Guide the day-to-day activities of the Council in terms of service provision;
- (ii) Provide a policy and land use framework for development over the life of the Cashel and Environs Development Plan 2009-2015 and beyond; and,
- (iii) Set out the policy objectives and development management standards of the Planning Authority.

### **1.1 Composition of the Cashel and Environs Development Plan 2009-2015**

This Cashel and Environs Development Plan 2009-2015 has been prepared in accordance with the requirements of the Planning and Development Acts (PDA) 2000-2007 and the Planning and Development Regulations 2001-2008 and will replace the Cashel Town and Environs Development Plan, 2003. The Plan consists of a written statement and maps (Volume 1) and a Environmental Report (Volume 2). The written statement contains the following detail:

- ❖ **Introduction**
- ❖ **Strategic Context**, which sets out the current trends in the Plan area and the Cashel and Environs Development Plan Strategy.
- ❖ **Policies and Objectives** to implement the strategy including general location/pattern of development, housing, economic development, environment/heritage/amenities, infrastructure, development briefs for Master Plans and standards and requirements for new developments.
- ❖ **Supporting Technical Information** including schedules of protected structures, views, trees, guidance notes and maps.

### **1.2 Strategic Vision for Cashel and Environs**

The Cashel and Environs Development Plan 2009-2015 will provide a blueprint for the future development of Cashel and its Environs. In order to guide future development it is necessary to have a clear vision for the town.

It is the objective of the Council to achieve the following strategic vision for Cashel.

- ✓ To promote a balanced spatial growth pattern in Cashel and its Environs and to promote a renewed focus on the Town Centre
- ✓ To facilitate and promote the development of the tourism economy of Cashel Town and Environs by harnessing the existing tourism potential.
- ✓ To balance the demands of a vibrant economy with the need for a healthy and sustainable environment and to ensure the protection of the unique built and cultural heritage of Cashel.
- ✓ To promote employment and industry by acknowledging the locational advantages of Cashel and the existing potential for local industry and produce.
- ✓ To enhance and promote Cashel Town and Environs as a quality living environment for existing and future residents.

### **1.3 Strategic Issues for Cashel**

A number of key strategic issues underlie the strategic framework and policy context for the Cashel and Environs Development Plan 2009 – 2015.

- (1) Due to the location of the Rock of Cashel to the north of the town substantial growth has occurred to the south of the town, this has contributed to the emergence of an unbalanced urban form and an appropriate mix of housing types has not been realised to date.
- (2) Cashel town is located strategically on the M8 Dublin to Cork route in a central location to the south of the country. The recent M8 Cashel By-Pass enhances the amenity and quality of the town itself and provides unique opportunities, which can be harnessed to benefit the town, county and region.
- (3) Cashel has a growing employment base located to the south of the town. With ease of direct access to the national road network, there is potential for links with pharmaceutical and medical technology industry in the South East and Mid West regions.
- (4) 245,000 people visit the Rock of Cashel each year; consequently, the Rock of Cashel is listed in the top 10 fee-paying visitor attractions for Ireland, this underpins the potential tourist product in the town.
- (5) Cashel town is set in an attractive and unspoilt rural countryside and is widely known for its iconic and unique built and cultural heritage.

#### **1.4 Implementing the Strategic Vision for Cashel.**

Figure 1.1 illustrates the Strategic Vision for Cashel. To achieve this vision a number of **Strategic Development Objectives** need to be addressed.

- (a) Provision of a more balanced spatial growth pattern for Cashel and its Environs and to promote a renewed focus on the Town Centre.
- (b) Provision of planned infrastructure and services network in conjunction with a new internal local transport network.
- (c) Management and protection of the built, cultural and natural heritage assets of Cashel and improving public accessibility to existing features.
- (d) Provision of new housing, amenities and facilities for the growing population of Cashel, to promote a socially inclusive community, to enhance the quality of life for the existing and future population, and to promote accessibility for all sectors of the population.
- (e) Facilitation and promotion of a strong tourism economy, by focusing on and recognising both the strengths of Cashel and the needs of visitors.
- (f) Promotion and strengthening of the Town Centre as a vibrant base for residents and tourist alike.
- (g) Provision of core areas of enterprises, employment and industry in the town adjacent to key infrastructure and existing employment uses.
- (h) Facilitation of appropriate gateway development and gateway features on the approaches to the Town at strategic locations.

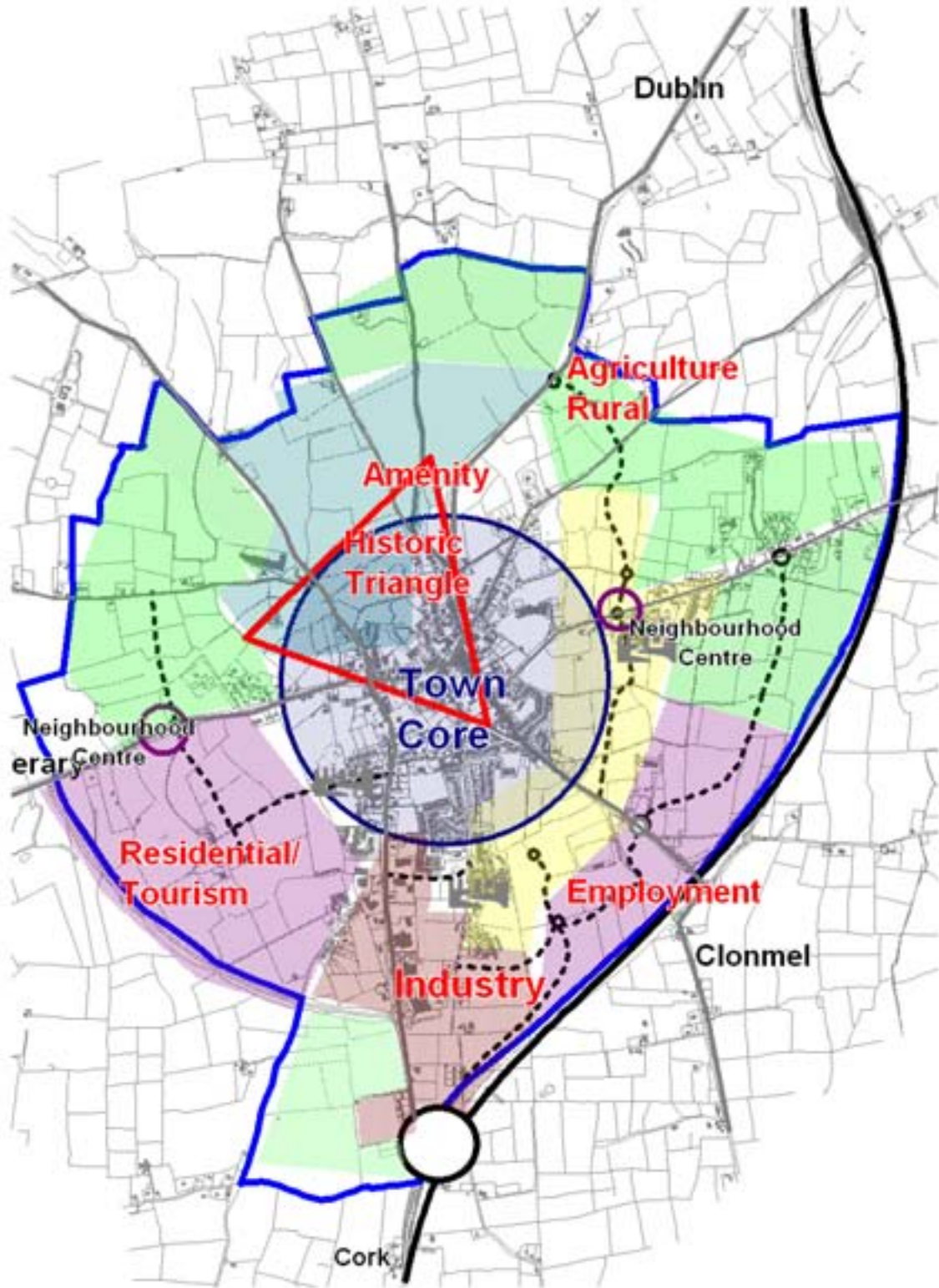


Figure 1.1: Long Term Development Strategy for Cashel

## **1.5 Composition of the Cashel and Environs Development Plan: Maps**

Maps and plans are set out in the rear of Volume 1 of the Cashel and Environs Development Plan 2009-2015. These provide a graphic representation of the proposals and policies of the Cashel and Environs Development Plan and should any conflict arise between the maps and the written statement the statement shall prevail.

### **1.5.1 Strategic Environmental Assessment**

The Cashel and Environs Development Plan 2009-2015 is subject to a Strategic Environmental Assessment (SEA), in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004. SEA is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The process includes:

- ❖ Preparing an Environmental Report (ER) where the likely significant environmental effects are identified and evaluated
- ❖ Consulting the public, environmental authorities and any EU member state affected, on the ER and Plan,
- ❖ Taking account of the findings of the ER and the outcome of these consultations in deciding whether to adopt or modify the Plan, and,
- ❖ Making known the decision on adoption of the Plan and how SEA influenced the outcome.

The Environmental Report accompanies the Cashel and Environs Development Plan 2009-2015 as Volume 2 and concludes that the implementation of the Cashel and Environs Development Plan 2009-2015 will not have significant adverse effects on the environment.

In accordance with Article 6 of the EU Habitats Directive, appropriate assessment screening for any significant adverse environmental effects on Natura 2000 Sites was also carried out in consultation with the environmental authorities. It was found that there would be no significant adverse effects on the Lower River Suir candidate Special Area of Conservation as a result of the implementation of the Development Plan.

## **1.6 The Cashel and Environs Development Plan 2009-2015, the Elected Members and the Community.**

The making of a Cashel and Environs Development Plan 2009-2015 is the reserved function of the Elected Members of Cashel Town Council and South Tipperary County Council. The PDA 2000 – 2007 provides that in making a Development Plan;

*'The Members shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of the Local Authority and the relevant policies and objectives for the time being of the Government or any Minister of the Government'.*

In order to fully involve the community and to ascertain the needs and aspirations of the public, the Planning Authority undertook extensive consultation with all stakeholders, the public, Elected Representatives (in workshops) and service providers. These consultations have informed the preparation of this Development Plan.

### 1.6.1 Workshops with Elected Representatives

A workshop was held with the Elected Representatives prior to the preparation of the Draft Cashel and Environs Development Plan 2009-2015 on 19th February 2008. A number of key issues were discussed such as;

- ❖ Retail policy for the Town Centre
- ❖ Residential land use zoning
- ❖ Car-parking and traffic calming
- ❖ Traveller Accommodation
- ❖ Signage policy
- ❖ Access for disabled
- ❖ Dereliction
- ❖ Land adjoining M8 Cashel By-Pass

Further workshops were held with the Elected Representatives on the 24<sup>th</sup> June 2008 and the 2<sup>nd</sup> July 2008 before the Draft Cashel and Environs Development Plan 2009-2015 was placed on public display. Two further workshops were held with the Elected Representatives on the 15<sup>th</sup> January 2009 and 29<sup>th</sup> January 2009 to discuss the Section 12(4) Managers Report which was submitted to the Elected Representatives on the 17<sup>th</sup> December 2009. A final workshop was held with the Elected Representatives on the 6<sup>th</sup> May 2009 to discuss the Section 12(8) Managers Report which was submitted to the Elected Representatives on the 16<sup>th</sup> April 2009.

### 1.6.2 The Community

South Tipperary County Council and Cashel Town Council facilitated a total of three evening public information sessions during the preparation of the Cashel and Environs Development Plan 2009-2015. A public information session was held on the 17<sup>th</sup> October 2007, and was facilitated by South Tipperary County Council Planning Section and Community and Enterprise Section. The purpose of this meeting was to engage with individuals and the community before the preparation of the Draft Cashel and Environs Development Plan 2009-2015. Some of the main issues raised were as follows;

- ❖ A "Brand" for Cashel
- ❖ Town Park
- ❖ Mix of housing types to address shortfall in larger houses on large plots
- ❖ Greater interaction with all stakeholders to promote investment in the town
- ❖ Proactive approach to the Rock, to both protect and promote
- ❖ Protection of archaeology in the Town and Environs
- ❖ Parking Controls and Facilities for Cashel

A further two public information sessions were held after the publication of the Draft Cashel and Environs Development Plan. The first was held on the 27<sup>th</sup> August 2008 to discuss the Draft Plan and the second was held on the 4<sup>th</sup> March 2009 to discuss the proposed material amendments to the Draft Plan. All comments made and concerns raised at public information sessions were noted and have been carefully considered during the preparation of this Cashel and Environs Development Plan 2009-2015.

### 1.6.3 Service Providers

The Planning Authority consulted with as many service providers as practicable to obtain information as to their plans and programmes to ensure that service provision and the policies of the Cashel and Environs Development Plan 2009-2015 would be complimentary.

### 1.6.4 Written submissions

There were three public display periods during the Development Plan review process. In accordance with the provisions of the PDA 2000-2007 a Managers Report was prepared after each public display period which listed all of those who made submissions and summarised each submission received. 45 submissions were received during the pre-draft public consultation period which ran from 1st October 2007 to 27th November 2007. 120 submissions were received during the public consultation period for the Draft Cashel and Environs Development Plan 2009-2005 which ran from 21st July 2009 to 29th September 2009. 18 submissions were received during the public display period for proposed material amendments to the Draft Cashel and Environs Development Plan 2009-2015 which ran from 23rd February to 24th March 2009. All submissions received have been carefully considered during the preparation of this Cashel and Environs Development Plan 2009 -2015.

### 1.7 Relationship with other Plans/Guidelines

Ireland's planning system is described as a 'plan-led' system, based on a hierarchy of plans (see Figure 1.2 below). The plans lower down in the hierarchy must reflect the policy approach of the plans above it in the hierarchy. In preparing the Cashel and Environs Development Plan 2009-2015, the Planning Authority has had regard to all Ministerial Guidelines as well as the relevant policies and objectives set out in the following principle documents:

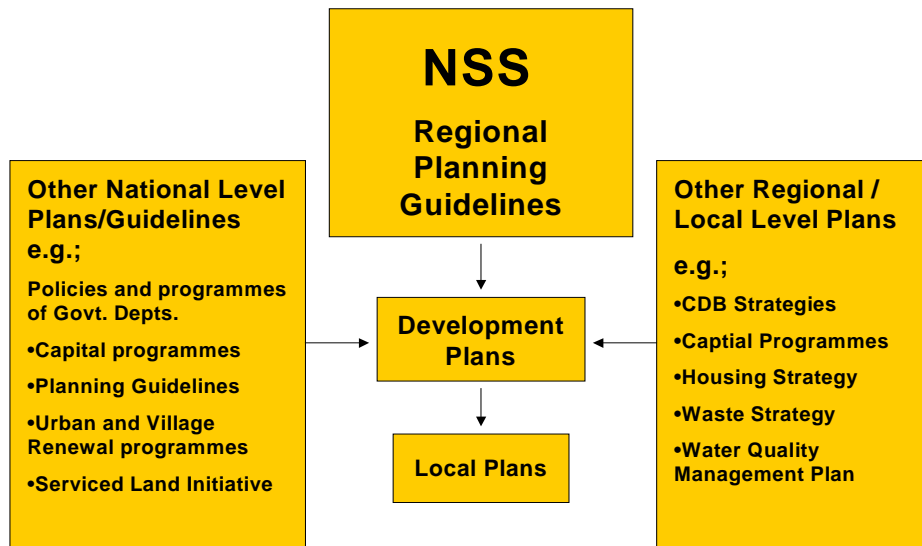


Figure 1.2 Illustration of Plan Hierarchy

#### 1.7.1 National Spatial Strategy 2002

The National Spatial Strategy (NSS) is a 20-year planning framework that aims to achieve a better balance of social, economic and physical development across the Country supported by more effective planning. The strategy is based on a hierarchy of settlements; Gateways, Hubs and County Towns along with the need to support the role of smaller towns, villages and diverse rural economies.

### 1.7.2 National Development Plan 2007 –2013

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

### 1.7.3 South East Regional Planning Guidelines 2004

The Regional Planning Guidelines (RPG's) for the South East were published in May 2004 and seek to achieve a better spatial balance of social, economic and physical development throughout the region. The South East Region covers five counties and six local authority areas in the South-East of Ireland - Carlow, Kilkenny, South Tipperary, Waterford City, Waterford County, and Wexford. The RPG's inform and influence the formulation of Development Plans at a county and local level, seeking the implementation of objectives and policies identified in the NSS.

With respect to Development Plans, the RPG's state that each of the Planning Authorities in the South-East Region have identified broadly similar goals and objectives for their functional areas. These can be summarised as follows:

- ❖ To ensure sufficient provision of public services to allow for orderly development.
- ❖ To facilitate the creation of jobs and industrial development to meet employment needs.
- ❖ To maintain and develop existing towns and villages.
- ❖ To develop and renew obsolete areas.
- ❖ To preserve and improve amenities.
- ❖ To regulate and control development in the interest of the common good.



Figure 1.3: South East Region as defined in the NSS and RPG's



#### **1.7.4 Sustainable Development: A Strategy for Ireland 1997**

In 1997, the Government published Sustainable Development: A Strategy for Ireland. The Strategy provides the framework for the achievement of sustainability at the local level. It calls on Planning Authorities to incorporate the principles of sustainable development into their development plans and to ensure that planning policies support its achievement. The strategy highlights the need for Planning Authorities to take a strategic view of settlement patterns, avoiding development that results in the inefficient use of land.

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

Delivering Homes, Sustaining Communities produced by the Department of the Environment, Heritage and Local Government, provides an overarching vision to guide the development of the Irish housing sector over the next ten years. It seeks to deliver better quality housing through more strategic methods, with a primary focus on the building of sustainable communities. The policy statement sets out a range of actions geared at building sustainable communities.

#### **1.7.6 Sustainable Residential Development in Urban Areas**

Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities produced by the Department of the Environment, Heritage and Local Government (DEHLG) are focused on creating sustainable communities by incorporating the highest design standards and providing a co-ordinated approach to the delivery of essential infrastructure and services. The objectives of these guidelines are to facilitate the development of sustainable communities through planning and the provision of necessary supporting services and amenities.

#### **1.7.7 Sustainable Rural Housing Guidelines, 2005**

The Sustainable Rural Housing Guidelines 2005 (DEHLG) have identified a number of key policy requirements to be considered in any development plan. These include that the needs of rural communities are identified in the development plan process and that pressure for overspill development in rural areas generated from larger urban settlements is managed.

#### **1.7.8 National Climate Change Strategy 2007 – 2012**

The strategy seeks to reduce dependence on the use of fossil fuels for energy production, increase use of low and zero carbon fuels and improve building efficiency. The Council is committed to ensuring that the measures and commitments identified in the Strategy will be implemented throughout the life of the Cashel and Environs Development Plan 2009-2015.

#### **1.7.9 The Water Framework Directive 2000**

The Water Framework Directive (WFD) sets out a framework for comprehensive management of water resources in the European Community. It addresses inland surface waters, estuarine and coastal waters and groundwater. The fundamental objective of the WFD aims at maintaining “high status” of waters where it exists, preventing any deterioration in the existing status of waters and achieving at least “good status” in relation to all waters by 2015. Member States will have to ensure that a co-ordinated approach is adopted for the achievement of the objectives of the WFD and for the implementation of programmes of measures for this purpose. Irrespective of political boundaries, the river basin is the natural unit for water management. Cashel town and its Environs lie within in the South Eastern RBD.

The Draft River Basin Management Plan for the South Eastern River Basin District 2009-2015 was published in December 2008 and following a public consultation period the final River Basin Management Plan is due to be published in December 2009.

### **1.7.10 Local & Other Strategies and Policy Documents**

The following strategies and policy documents have also been consulted during the preparation of the Cashel and Environs Development Plan 2009-2015:

- (i) South Tipperary County Development Plan 2009-2015;
- (ii) South Tipperary County Spatial Strategy 2002;
- (iii) Joint Waste Management Plan for the South East Region 2006;
- (iv) South Tipperary County Retail Strategy 2003;
- (v) South Tipperary County Strategy for Economic, Social & Cultural Development 2002;
- (vi) Review of County Strategy for Economic, Social & Cultural Development and 2005-2008 Action Plan Priorities;
- (vii) County Housing Strategy 2009-2015;
- (viii) Social and Affordable Housing Action Plan 2004-2008;
- (ix) South Tipperary County Council Play Policy 2003;
- (x) South Tipperary Arts Strategy 2002-2005;
- (xi) South Tipperary County Traveller Accommodation Programme 2009-2013;
- (xii) South Tipperary County Heritage Plan 2004 – 2008;
- (xiii) South Tipperary County Council Tourism Strategy, 2008
- (xiv) National Inventory of Architectural Heritage 2007;
- (xv) Urban Archaeological Survey of County Tipperary South Riding 1993.
- (xvi) South Tipperary Sports Partnership – Strategic Plan 2007 –2010.
- (xvii) Cashel Public Realm Plan 2008.
- (xviii) Cashel City Walls Conservation Plan 2008.
- (xix) Cashel City Walls Management Plan 2008.
- (xx) Strategy for Cashel Town Centre 2004.
- (xxi) Visibility Analysis of the Rock of Cashel & other Monuments with regard to the Protection of Heritage.

### **1.8 Cashel in Context**

Cashel is an inland market town and is the fifth largest town in South Tipperary. Cashel town and Environs has a population of 2,936<sup>1</sup>, and the population has increased by 5.9% since 2002. Cashel is characterised by its historic character and its strategic central location in both County Tipperary and on the Dublin - Cork national road (M8). Cashel is designated as a Secondary Service Centre in the County Settlement Strategy of the South Tipperary County Development Plan 2009-2015.

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<sup>1</sup> Census Statistics Office 2006



Figure 1.4: Location of Cashel

### 1.8.1 Historical Context

Cashel was designated as a Heritage Town in 1995 and this status reflects the rich and varied cultural heritage of the town. Cashel is an ancient town with early records dating back to the 4<sup>th</sup> century. Cashel became the seat for the Kings of Munster and Brian Boru (C941-1014) built a royal residence on the Rock in C977. In 1101 the Rock was handed over to the church as the seat of the newly formed diocese of Cashel. The recently restored Cormac's Chapel was commenced in 1127. The Benedictines also inhabited Cashel in the 13<sup>th</sup> century at Hore Abbey. This was taken over by the Cistercians, who built the current buildings in 1272 that remain on the site.

In 1243, the Dominicans established a Friary in Moor Lane, the remains of which are a National Monument. In 1250, the Franciscans built a friary on a site, which is now within the churchyard of the 19<sup>th</sup> century church of St. John the Baptist.

The Cashel City Walls were built between 1319 and 1324. The original wall, of which a substantial portion remains, encloses an area of 14 ha. The town or city as it was known, received its Royal Charter from King William III in 1690. The Charter was replaced with Town Commissioners under the Municipal Corporations Act, 1840. The Urban District Council in turn replaced this in 1899 under the Local Government of Ireland Act, 1898. Cashel Town Council replaced the Urban District Council in 2002 under the Local Government Act, 2001.

### 1.8.2 Geographical Features

St Patrick's Rock and its associated group of ecclesiastical ruins are located on a high limestone outcrop that dominates the physical character of Cashel. The Rock of Cashel is visible from within the Development Plan area and views towards the Rock from the Dublin and Dundrum Roads are spectacular. The modern town has developed to the south of the Rock, and to the north the

landscape is generally low-lying productive agricultural land. A detailed visual sensitivity analysis of the Rock of Cashel and its location and setting is provided in the Environmental Report accompanying this Cashel and Environs Development Plan 2009-2015.

### **1.8.3 Cashel and National Infrastructure**

Cashel lies on the National Primary Road M8 (Dublin to Cork), and the town was by-passed in 2004. The M8 Cashel By-Pass comprises of 6.7km of dual carriageway and effectively forms the eastern boundary of the Development Plan. The closest railway stations to Cashel are located at Cahir and Thurles.

### **1.9 The Role of Cashel in the South Tipperary Settlement Strategy**

A settlement strategy for South Tipperary is set out in the South Tipperary County Development Plan 2009 -2015, and is based on the policies of the National Spatial Strategy. The overall objective of the South Tipperary Settlement Strategy is to provide strong service centres at strategic locations throughout the County. Cashel is designated as a Secondary Service Centre (along with Tipperary, Carrick-on-Suir, and Cahir). In the context of the South Tipperary Settlement Strategy, Cashel will adopt its own role as a service centre offering an improved service provision in terms of retail, employment and community facilities to its own hinterlands. As a Secondary Service Centre, Cashel will also provide a supporting role to Clonmel Town, the Primary Service Centre in South Tipperary.



**Figure 1.5** The Rock of Cashel during SkyFest 2008 (Source J Boland)

## Chapter 2: Current Trends

### 2.0 Introduction

This chapter examines a range of statistics that have been considered during the formulation of the policies and objectives contained in this Cashel and Environs Development Plan 2009-2015. Trends examined relate to existing and projected population, demographic profiles, employment, tourism and education. These trends were considered in the formulation of a future development strategy for Cashel.

### 2.1 Current Population Trends

The population of Cashel and its Environs area was calculated at 2,936<sup>2</sup> persons in 2006, this represents an increase of 6.0% since 2002<sup>3</sup>. When compared with the general population growth in South Tipperary (5.2%), the population increase in Cashel Town is marginally ahead of the county. Population growth for each of the main towns in the County is set out in Table 2.1 below, and it can be seen that the growth of Cashel and Environs is relatively strong, with only the population growth of Cahir exceeding that of Cashel.

Table 2.1 Settlement Population				
Settlement	02 Pop.	06 Pop.	% change from '02 -'06.	% of South Tipp. Pop '06
Clonmel and Environs	16,132	16,274	0.9%	19.5%
Carrick on Suir	5,542	5,856	5.6%	7.0%
Tipperary and Environs	4,964	5,065	2.0%	6.1%
Cahir	2,794	3,381	21.0%	4.1%
Cashel and Environs	2,770	2,936	6.0%	3.5%

#### 2.1.1 In-Migration

According to Census 2006, the population composition in Cashel has also changed over the period 2002-2006. The number of persons originally from outside the state residing within South Tipperary has increased to 8.7% of the County's population, with the highest number of foreign nationals residing in the five main towns as set out in Table 2.2 below. The percentage of foreign nationals residing in Cashel has increased from 1.6% to 5.11% of overall population between 2002 and 2006. Therefore the population increase in Cashel can be attributed to both natural growth and increased immigration. The population growth of 6.0% between 2002 and 2006 is viewed positively and is indicative of likely sustained population growth in the future.

<sup>2</sup> CSO 2006 Published data

<sup>3</sup> Equates to 1.5% per annum over 4 year inter-censal period

Table 2.2: Persons in South Tipperary's main settlements originally from outside the State						
Location	2002			2006		
	Foreign Nationals	Total	% of Total	Foreign Nationals	Total	% of Total
Cashel	32	2,770	1.16	150	2,936	5.11
Clonmel	228	16,132	1.41	461	16,274	2.83
Carrick	90	5,542	1.62	148	5,856	2.53
Tipperary	60	4,964	1.21	168	5,065	3.32
Cahir	71	2,794	2.54	243	3,381	7.19

**2.1.2 Age Cohorts and Population Growth Profile.**

The current population composition (Fig 2.1) and growth profile (Table 2.3) of Cashel and Environs was assessed against similar data for South Tipperary.

The percentage of the population in the 0-14 age cohort is lower for Cashel (17.1%) than for the County (21.1%). However, it is considered that a 17.1% share in this cohort is indicative of strong future growth.

The percentage share of the population in the 15-24 age cohort for Cashel is slightly higher at 14.6% against the county share of 13.7%.

The percentage share of the population in the 25-44 age cohort for Cashel is slightly higher than the county share for this age cohort, however, Cashel is experiencing a much higher percentage increase in the 25-44 age cohort at 13.3% against the county average of 7.6%. This indicates a potential healthy future population increase, as this age cohort is most likely to start families, and is also indicative of a need to provide for economic prosperity, appropriate housing and employment to cater for this sector of the population and their offspring into the future.

It is noticeable that Cashel has a higher population share in the 65+ age cohort. Cashel has 16.7% share in this age cohort against the county average of 12.8%. This is indicative of a need to provide accommodation and facilities for the elderly in Cashel into the future.

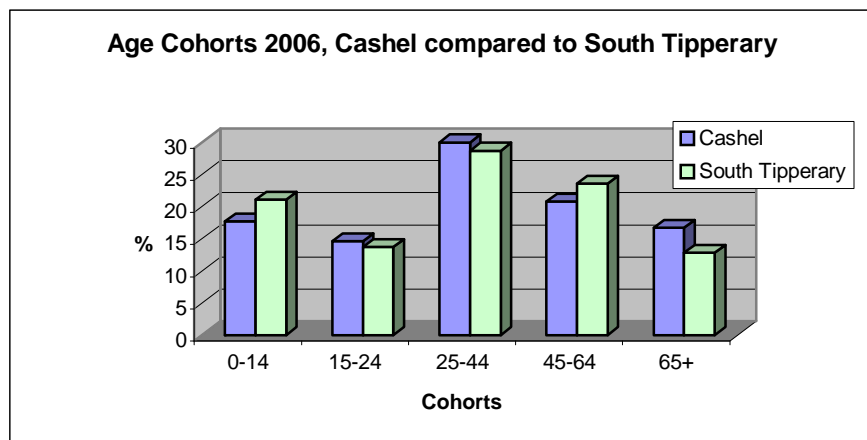


Figure 2.1: % Age Cohorts for South Tipperary and Cashel

Table 2.3: % Change in age cohorts for Cashel & Environs 2002-2006					
Year	Age Cohort	South Tipperary		Cashel and Environs	
		Actual	%	Actual	%
Change 2002-2006	0-14	137	0.8	3	0.6
	15-24	-374	-3.2	-6	-1.4
	25-44	1699	7.6	104	13.3
	45-64	1974	11.1	39	6.8
	65+	664	6.6	26	5.6
	Total Change	4100	5.2	166	6

### 2.1.3 Occupancy Rate

There are a total of 1073<sup>4</sup> houses within the Development Plan Boundary (CSO housing data is derived from Census 2006 therefore, house numbers for 2009 are likely to have increased over 2006 figures).

When the total population for the Cashel area (2936) is divided by numbers of houses it gives an average occupancy rate of 2.7 per dwelling for Cashel this is in line with national average. The average national rate of household formation is projected to reach 2.4 persons per dwelling by 2020, according to the Regional Planning Guidelines for the South East.

### 2.1.4 Vacancy Rate

According to CSO 2006, the domestic vacancy rate<sup>5</sup> for Munster is 16.5 %. A survey of vacancy rates was carried out (March 2008) within a number of new housing estates in the town. It was found the average vacancy rate within new residential estates was 20% this higher rate may be due to a number of ongoing residential developments. The vacancy rate is in line with the Munster average within completed housing estates.

## 2.2 Growth Trends

Table 2.4 illustrates that the population of Cashel Rural ED for the period 2002-2006 has grown by 42.5% (from 367 persons to 523 persons) compared to a static population in Cashel Urban ED (+0.4%, from 2403 to 2413).

Table 2.4: Population increase in Cashel and Environs from 1991 – 2006						
Location	Electoral Division,	1991 Persons	1996 Persons	2002 Persons	2006 Persons	Change % 2002-2006
<i>Cashel</i>	<i>Cashel Urban</i>	<i>2,473</i>	<i>2,346</i>	<i>2403</i>	<i>2413</i>	<i>0.4</i>
<i>Environs of Cashel</i>	<i>Cashel Rural*</i>	<i>341</i>	<i>341</i>	<i>367</i>	<i>523</i>	<i>42.5</i>
<b><i>Total Cashel</i></b>		<b><i>2,787</i></b>	<b><i>2,687</i></b>	<b><i>2,770</i></b>	<b><i>2,936</i></b>	<b><i>5.9%</i></b>

<sup>4</sup> CSO 2006 - Private households in each town with a population of 1,500 or more, classified by type of accommodation,

<sup>5</sup> Domestic Vacancy is classified as a habitable dwelling that was unoccupied on census night.

This expansion in the population growth in the hinterlands of Cashel Town may be attributed to the significant level of residential development that has taken place in the Environs of Cashel and beyond.

Cashel town has seen significant residential growth since 2000 especially in the Environs to the west, south and east; however, the absence of new development to the northwest and north east of the town has resulted in an emerging unbalanced spatial growth pattern within the Environs of Cashel. The provision of a more balanced growth pattern through the zoning of land is a key objective of this Development Plan, noting the restrictions to development due to the location of the Rock of Cashel to the north of the Town.

### 2.3 Population Projections

Two potential future population projections for Cashel have been considered;

1. Cashel will retain its existing 3.5% share of South Tipperary’s Population<sup>6</sup>
2. Cashel’s population will continue to grow at the current growth rate of 6.0%

Cashel is a Secondary Service Centre and currently has a 3.5% share of the population of South Tipperary and it is projected that Cashel will retain this population share to 2020. This rate of growth would give Cashel a population of 3602 by 2020. However, Cashel is currently growing at a rate of 6.0%<sup>7</sup>, if this growth rate continues, Cashel will have a total population of 3653 by 2020. Therefore, it can be seen that both growth projections for Cashel are very similar.

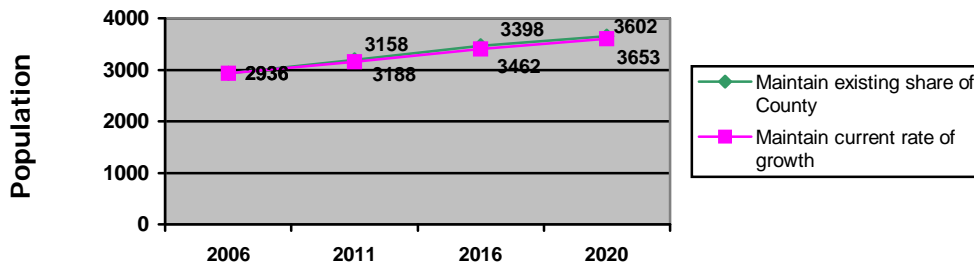


Figure 2.2: Population Projections for Cashel

It is notable that if Cashel continues to grow at its current rate it will retain its 3.5% share of the County population by 2020. These figures can be used to estimate demand for future housing in Cashel (based on household formation) and future landzoning requirements.

### 2.4 Future Housing Demand

In order to estimate future housing demand over the 6-year lifetime of the Cashel and Environs Development Plan 2009-2015, population projections to 2015 and 2020 were assessed against potential household formation to identify demand for new housing.

Table 2.5 below sets out projected populations for 2015 and 2020 and numbers of housing units required, not accounting for units becoming obsolete, based on a household formation of 2.4<sup>8</sup> persons per unit.

<sup>6</sup> Chapter 3 of the Draft South Tipperary County Development Plan 2009

<sup>7</sup> 6.0% population increase over the intercensal period 2002-2006.

<sup>8</sup> Household formation, based on projected average of 2.4 persons per dwelling by 2020 (RPGs for South East)



Table 2.5: Housing demand over the lifetime of the plan			
Population projections		Total Housing Requirement (2.4 – Household Formation)	Additional houses required over existing housing stock
2015	3,345	1394	321
2020	3,653	1522	449

As there are circa 1073 houses in Cashel, based on projected population increase of 409 (by 2015) and 717 (by 2020) and considering future average household formation of 2.4 persons per unit, there is a need to ensure that there are at least 321 additional houses provided by 2015 and 449 additional houses by 2020 to cater for projected population growth.

Since 2003, there has been a total of 930 residential units permitted in Cashel, approximately 445<sup>9</sup> of these have been constructed, and circa 255 are committed (development has commenced on initial phase of development). No development has commenced to date on the remaining permitted developments (230).

In the event that all committed development is completed, there will be an additional housing demand of 66 units over the lifetime of the Cashel and Environs Development Plan 2009-2015 and 194 units by 2020.

## 2.5 Employment and Unemployment

Census 2006 provides figures for the economic status of the population. Cashel has a 5.4% rate of unemployment, this is marginally higher than the rate of employment for South Tipperary (5%). The enhancement of employment opportunities is a key objective of this Development Plan.

Table 2.6: Labour Force		
	Totals in 2006	As % of Population aged 15-64
Total in Employment	1282	53%
Total Unemployed	131	5.4%
Total Labour Force	1304	54.0%
Total not in labour Force	982	40.6%
Pop. Aged 15-64	2417	100%

### 2.5.1 Occupations

Table 2.7 below provides details on the range of occupational groups in Cashel and its Environs for the intercensal period 2002-2006.

From examination of Figure 2.7 below the following points are of note:

- ✓ High levels of employment are provided in the professional, services and sales and commerce sector which is reflective of the importance of the town as a local service centre and the employment potential that tourism offers to the town.
- ✓ Employment rates have grown across all main sectors, except sales and commerce.

<sup>9</sup> This figure is derived from a survey carried out in Spring 2008

- ✓ Employment in sales and commerce has decreased by 1.1%. In view of the importance of this sector to the town this needs to be addressed by ensuring the town retains its town centre vitality and function.
- ✓ Employment in the construction sector is high possibly due to the level of house construction in Cashel and its Environs. In view of current trends in this area, alternative opportunities may be required to address potential vulnerability in this area.
- ✓ Growth in the Professional, Technical and Health Workers is strong with a 21% increase, and is indicative of the strong employment in this area in the Town.
- ✓ High levels of growth in agriculture are indicative of growth in this area in the Rural ED of Cashel, indicating the importance of the rural hinterland to the Town.

Table 2.7 Sectoral Employment - Cashel and Environs				
Sector	Cashel Town and Environs		% Change per Sector	
	2002	2006	Actual	%
Farming, Fishing, and Forestry	44	56	12	27.3
Manufacturing Workers	137	145	8	5.8
Building and Construction Workers	138	191	53	38.4
Clerical, Managing and Government	126	129	3	2.4
Communication and Transport	53	61	8	15.1
Sales and Commerce Workers	176	174	-2	-1.1
Professional, Technical and Health	165	200	35	21.2
Service Workers	227	247	20	8.8
Other Workers (incl. not stated)	146	210	64	43.8

## 2.6 Education

Figure 2.4 illustrates the educational status of the population of Cashel and Environs and illustrates that education achievement levels for Cashel are compatible with those for South Tipperary as a whole.

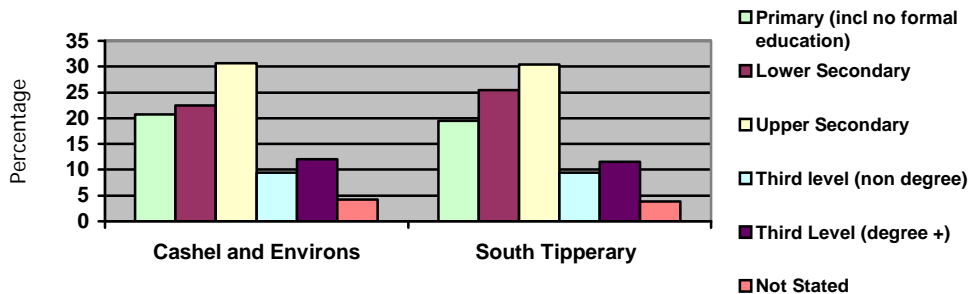


Figure 2.3 Levels of education completed by population

Cashel currently has a secondary school, three primary schools, two special needs schools, and four registered childcare facilities. Childcare facilities and schools are dealt with in more detail in Chapter 7.

Taking cognisance of the central location of Cashel relative to the Tipperary Institute, other third level institutes and universities in Dublin, Cork and Limerick, accessible educational opportunities will continue to be provided which will support the set up and continued expansion of indigenous and other industries in the Cashel and Environs Development Plan 2009-2015 area.

## 2.7 Tourism

In 2006 Cashel Town received **244,515**<sup>10</sup> visitors to the Rock of Cashel and as such it is listed in the top 10 fee-paying attractions in Ireland see Table 2.8 below. This high visitor number to the town is contrasted sharply against the number of hotel beds and the capacity of Cashel to retain visitors for overnight periods. There are currently 53 hotel beds in Cashel, which indicates a lack of overnight accommodation to cater for large numbers of visitors.

The high visitor numbers to Cashel is an important consideration for the provision of infrastructure such as water and sewerage infrastructure, roads and parking, amenities and other facilities.

The improvement of the tourism product by the provision of accommodation, leisure facilities enhanced town core and promotion of indigenous industry are key elements of the strategic vision for Cashel.

Table 2.8 Top 5 visitor attractions in South Tipperary					
Attractions	2002	2003	2004	2005	2006
Rock of Cashel	245,564	245,316	251,615	241,290	244,515
Brú Ború, Cashel	22,000	22,000	Not available	Not available	74,000
Cahir Castle, Cahir	68,395	63,018	71,270	68,612	71,426
Cashel Heritage Centre	76,000	75,000	30,000	40,000	55,000
Holy Cross Abbey <sup>11</sup>	200,000	220,000	240,000	250,000	260,000

## 2.8 Conclusion

Cashel Town and Environs has grown substantially since 2003. However, a number of key issues and trends have emerged:

- ❖ Cashel town has a strong population growth with a healthy population composition that indicates further growth. It is projected that Cashel will have a population of 3653 by 2020.
- ❖ Strong growth and development to the south of the Town has resulted in an emerging imbalanced urban form.
- ❖ There has been a substantial increase in the housing stock in the town, however, not all permitted developments have commenced. (The nature/type of housing permitted is examined in chapter 3)
- ❖ Employment rates have grown across almost all the main sectors. This is indicative of a healthy and balanced range of employment opportunities. However, a decline in the area

<sup>10</sup> Bord Failte – All visitor attractions in Ireland.

<sup>11</sup> The settlement of Holy Cross is located on the border between North Tipperary and South Tipperary. Holy Cross Abbey is located in North Tipperary

of sales and commerce indicates that a renewed focus is required on the vitality and function of the town centre as the main commercial core of Cashel.

- ❖ The high level of employment in the construction sector indicates a need to ensure that alternative opportunities for employment are provided.
- ❖ Cashel continues to attract considerable annual visitor numbers to the Rock of Cashel, however, does not fully realise this opportunity. It will be a key objective of this Development Plan to maximise the economic gain that tourism has to offer.

**Strategic Policy 1: SP 1 Balanced Development of Cashel Town and Environs**

It is the policy of the Council to;

- (a) Provide for a more balanced spatial pattern of growth and development,
- (b) Provide for a strong and vital Town Centre,
- (c) Foster population growth in line with current growth levels,
- (d) Provide quality employment for all sectors of the population,
- (e) Ensure that community recreational and educational facilities and needs are provided in line with new development, and,
- (f) Provide an attractive and thriving environment for all existing and future residents and visitors.



Figure 2.3 Main Street February 2009 (Source S Maher)

## Chapter 3: Housing

### 3.0 Introduction

In the vision statement for this Cashel and Environs Development Plan 2009-2015 it is proposed as a Strategic Development Objective to;

Provide for a more balanced physical growth pattern for Cashel and its Environs and promote a renewed focus on the Town Centre.

Provide for new housing, amenities and facilities for the growing population of Cashel and to provide a socially inclusive community.

This chapter aims to assess housing trends and set out a framework for new housing development in Cashel.

### 3.1 Recent Housing Trends

Since 2003, circa 930 housing units have been permitted within the Development Plan area. New housing development has been concentrated in the Environs, and has predominately been located to the south, east and west of the town.

A total of circa 445 residential units have been completed as of February 2008, and construction is presently continuing in the following three estates in the town:

- ✓ The Steeples, Dualla Rd, where 137 remain to be completed,
- ✓ Aras na Ri, Golden Rd, where 68 remain to be completed, and,
- ✓ New housing association development at Windmill where 40 units are nearing completion.



Figure 3.1 New houses at Windmill

However, circa 230 permitted units in a number of developments have not yet commenced, as of February 2008.

According to CSO 200612, Cashel has 21% detached housing and 66% terraced and semi-detached houses and Clonmel town has a total of 24% detached housing and a similar 66% semi-detached and terraced housing. There has been a noticeable recent trend towards the provision of semi-detached two-storey units and apartment units, with only circa 5% of all housing completed since 2003 being of a single story or detached design. The lack of housing mix and especially detached housing in recent developments indicates a poor capacity to cater for the diverse housing needs of the community, especially families, and there is a need to focus on improved housing mix. There has been an appropriate balance between public and private housing from both a volume and location aspect. Of the 445 houses completed since 2003, a total of 96 are public or voluntary

<sup>12</sup> CSO Published data for private households in each town.

housing schemes, equating to 21.5% of total house completions, with a further 65 to be completed in 2008.

It is set out in the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, December 2008, that there are fundamental issues to be addressed in the development of new sustainable residential development in urban areas.

These include:

- ❖ The amount and type of new housing required to meet the needs of the area, including the provision of social and affordable housing, and the range of different dwelling types and sizes;
- ❖ The need to adopt a sequential approach to the zoning of residential lands, extending outwards from the centre of an urban area, as recommended in the development plan guidelines (DEHLG, 2007);
- ❖ The relationship and linkages between the area to be developed and established neighborhoods, including the availability of existing community facilities;
- ❖ The need to create an overall urban design framework for the development area;
- ❖ The setting of appropriate density levels within the area
- ❖ Adaptation to impacts of climate change; and,
- ❖ The avoidance of natural hazards such as localised flood risk.

These issues are central to the approach to new sustainable residential development for Cashel and are addressed in the policy approach set out below and in the development management standards set out in Chapter 9.

### 3.2 Landzoning

The extent of lands zoning has been influenced by recent trends set out in Chapter 2. It is anticipated that future residential growth will occur on lands identified for residential development on Map 1 and 2. New residential neighbourhoods with associated ancillary uses will be provided for at the following locations.

(1)	Deerpark Master Plan	20.3 ha
(2)	Windmill	7.8 ha
(3)	Waller's Lot	7.8 ha
(4)	Dualla Road	4.5 ha
(5)	Palmer's Hill Area	2.0 ha
(6)	Old Road	3.4 ha
(7)	Coopers Lot	10 ha

Under Section 95 (1) of the Act, Planning Authorities are obliged to ensure that sufficient and suitable land is zoned for residential, or for a mixture of residential and other uses, to meet the requirements of the housing strategy and to ensure that a scarcity of residential land does not occur at any time during the period of the Development Plan.

Considering the main land areas as set out above, and all other lands zoned for new residential development i.e. infill sites etc, there is circa 66.21 ha (163.5 acres) of land zoned for new residential development in Cashel.

The application of an average density of 4<sup>13</sup> units per acre, gives a potential housing number of 654 units this would cater for a population increase of 1569.6 (at household formation of 2.4).

It is projected that Cashel will grow to 3653 by 2020; an additional 717 persons, therefore, total lands zoned would cater for a population increase of greater than twice (1569.6) projected current rate of growth to 2020. Such zoning will allow for flexibility and choice in the delivery of housing units over the life of the Plan.

There are number of factors which have influenced the location and quantity of residential landzoning in this Development Plan;

1. Need to provide for a long-term growth strategy for Cashel as set out in Map 1. This is derived from the Strategic Vision, which is based on a long-term growth strategy.
2. A substantial new land area has been designated for new growth with a Master Plan designation at Deerpark. It is considered that this area has potential for new growth that will provide for new social and public facilities and tourism facilities as well as residential development on a phased basis. This area is also key to the provision of new sewer network to connect with the existing municipal plant at Golden Road. (Refer to Deerpark Master Plan Appendix 3)
3. In view of recent trends in new housing there is a need to provide for low density housing on edge of town sites, thus, a greater land area is required to facilitate this.
4. There is a need to deliver improved infrastructure (roads and sewerage) and community facilities as part of phased integrated development.
5. There is a need to redirect pressure for new development from the south of the town, and to provide for new development to the west and east of the town. In order to provide for this, new land must be identified for development.

In view of the issues set out, it is considered that sufficient residential land has been provided in this Cashel and Environs Development Plan 2009-2015 to offer choice and flexibility and to address the long-term future expansion strategy of Cashel.

### **3.3 New Residential Development**

It is a central focus of this Development Plan to provide for high quality new residential development. The Council will aim to address the imbalance in housing type provision and focus on the provision of a greater mix of housing types.

The Council will assess housing proposals in accordance with the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities, DEHLG 2008, Sustainable Urban Housing – Design Standards for Apartments, Guidelines for Planning Authorities, DEHLG

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<sup>13</sup> Four units per acre is the mean value taking into consideration the lower densities of housing envisaged over the lifetime of this Development Plan, the potential for lands zoned for residential use to accommodate a wide range of uses and the capacity of certain sites (including sites with Special Development Objectives) zoned for residential development to accommodate very low densities.

2007 and the criteria set out in Chapter 9 Development Management of the Cashel and Environs Development Plan 2009 – 2015.

**Policy HSG 1: New Residential Development**

It is the policy of the Council to facilitate housing development on all residentially zoned lands as identified on Map 1 and Map 2 subject to such development being in accordance with the development management standards, design statements and other guidelines of the Cashel and Environs Development Plan 2009 –2015.

Proposals for new residential development will be assessed on their merits; however, the following minimum requirements shall be provided for new residential development on lands zoned for residential use:

- (1) The Council will require a **sequential approach** to the development of land, with densities highest on land close to the Town Core Area and density decreasing on lands extending outwards from the Town Centre.
- (2) Density Guidelines are set out in Chapter 9: Development Management Standards, in assessing the application of appropriate densities on individual sites the Council will apply the following principles:
  - ❖ Central Sites: Sites located in the area zoned for town centre use.
  - ❖ Edge of Centre Sites: Any site zoned for existing/new residential development that adjoins the area zoned for town centre.
  - ❖ Edge of Town: Any site zoned for new residential/existing residential use that does not adjoin the area zoned for town centre
- (3) Compliance with Chapter 9 Development Management Standards for all development.
- (4) Provision of a Development Impact Assessment (DIA) for multi unit proposals of 4 units or greater.
- (5) Provision of a phasing plan for the overall development which shall ensure that the main infrastructural services, amenity areas and community facilities are developed as part of Phase 1.

**3.4 Residential Master Plan at Deerpark**

A Residential Master Plan Area has been identified on Map 1 at Deerpark. Master Plan Objectives for the site are set out in Appendix 3. This site offers an opportunity to balance the growth of Cashel by facilitating growth to the west of the town. The Master Plan objectives describe the site and its urban context, summarise the objectives and policies of the Cashel and Environs Development Plan 2009-2015, identify any planning or development constraints, and indicate the land use mix, nature, design and layout of development appropriate for the site.

**Policy HSG 2: Residential Master Plan at Deerpark**

It is the policy of the Council to permit new residential and ancillary development on land identified as Master Plan area at Deerpark on Map 1 and Appendix 3, subject to such development being in accordance with an agreed Master Plan for the proposed lands and all contiguous and neighbouring land located within the defined Master Plan. The Master Plan shall be prepared by the developer(s)/applicant(s) to the written agreement of the Council.



The Master Plan must include provision for and ensure the following:

- (a) Compliance with the Master Plan Objectives for the site, set out in Appendix 3 of the Cashel and Environs Development Plan 2009-2015.
- (b) Compliance with Development Management Guidelines for residential development as set out in Chapter 9.
- (c) The submission of a Development Impact Assessment (DIA) in support of the proposal.
- (d) Submission of an Environmental Impact Assessment where required, taking cognisance of the proximity of the lands to the town centre and the overall size of the Master Plan area;
- (e) The Planning Authority may require the applicant(s)/developer(s) to pay special contributions in respect of public infrastructure and facilities which benefit the proposed development; and,

No development will be permitted on Master Plan lands prior to the submission of a satisfactory Master Plan to the Council.

### **3.5 Neighbourhood Centres**

In order to facilitate expansion of new neighbourhoods and consolidation of existing neighbourhoods, the Council will facilitate the appropriate provision of neighbourhood centres in close proximity to residential areas. It is the objective of the Council to promote new neighbourhood facilities at Dualla Road and Golden Road, to provide for the needs of new and existing populations.

#### **Policy HSG 3: Neighbourhood Centres**

It is the policy of the Council to ensure the provision of appropriate neighbourhood centres incorporating retail, commercial and community facilities in conjunction with new residential development on lands identified for residential development as set out on Map 1 Land zoning of the Cashel and Environs Development Plan 2009 –2015.

### **3.6 Housing Strategy Review 2008**

Table 3.1 illustrates the breakdown between the various categories of housing need with respect to approved applicants on the social and affordable housing list for Cashel. Both public housing and social and affordable housing units have been provided in Cashel since 2003, as follows;

Social and affordable:	36 units
Public housing in association with housing associations:	96 units

It is envisaged that a further 60 social and affordable units, and 65 public housing units will be provided over the lifetime of the Cashel and Environs Development Plan 2009-2015.

<b>Table 3.1: Categories of persons in need of housing/accommodation.<sup>14</sup></b>	<b>Cashel Town Council</b>
Homeless	0
Persons living in accommodation that is unfit or materially unsuitable	0
Persons living in overcrowded accommodation	0
Persons in need of accommodation on medical and compassionate grounds	15
Travellers	0
Elderly persons	1
Disabled persons	16
Young persons leaving institutional care	0
Persons not reasonably able to meet the cost of accommodation or obtain suitable alternative accommodation	52
Persons sharing accommodation in-voluntarily	0
<b>Total</b>	<b>84</b>

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

**Policy HSG 4: South Tipperary County Housing Strategy Review 2008**

It is the policy of the Council to facilitate the implementation of the South Tipperary County Housing Strategy Review 2008 (and any review thereof), as it applies to Cashel. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000-2006 (as amended): 20% social<sup>15</sup> and affordable<sup>16</sup> housing on all sites that are zoned for residential and town centre use. The Council will facilitate the provision of appropriate housing accommodation to meet the needs of the community in a way that achieves social integration.

**3.7 Nursing Homes/Retirement Villages**

To cater adequately for an ageing population, the Council has identified that the development of nursing homes and retirement villages will be a feature of future development in Cashel, on appropriately zoned lands in accordance with the development management standards as set out in Chapter 9. It has been identified that lands at Deerpark (Master Plan Area) would be appropriate for the development of a nursing home/retirement village.

<sup>14</sup> Adopted report on Housing Strategy Element of South Tipperary County Development Plan 2009-2015

<sup>15</sup> Housing for persons referred to in section 9(2) of the Housing Act, 1988.

<sup>16</sup> Housing or land made available in accordance with section 96(9) or (10), for eligible persons.

**Policy HSG 5: Nursing Homes/Retirement Villages**

It is the policy of the Council to encourage and facilitate the sustainable development of nursing homes and retirement villages on appropriately zoned land. All proposals will comply with the Development Management Standards set out in Chapter 9 of the Cashel and Environs Development Plan.

**3.8 Traveller Accommodation**

The current South Tipperary County Traveller Accommodation Programme is for the period 2009-2013. The Council will facilitate the provision of accommodation for the travelling community in accordance with the Programme. To date the Council has provided a range of traveller accommodation in Cashel, as follows:

- ❖ Group Housing
- ❖ Standard Housing
- ❖ Voluntary Housing
- ❖ Private rented accommodation
- ❖ Sharing Facilities
- ❖ Basic Residential Service Bays

**Policy HSG 6: Accommodation of the Travelling Community**

It is the policy of the Council to facilitate the provision of accommodation for the Travelling Community in accordance with the South Tipperary County Council Traveller Accommodation Programme 2009-2013, and any review thereof.

**3.9 Individual Houses on land zoned for agriculture**

It is the objective of the Council to facilitate those who genuinely need to live on lands zoned for agriculture because it is necessary for work purposes or for family reasons. New rural housing will be permitted on lands zoned for agriculture where it does not detract from the visual and environmental quality of approach roads to the town and other zoned areas and does not unduly impede the future development potential of land.

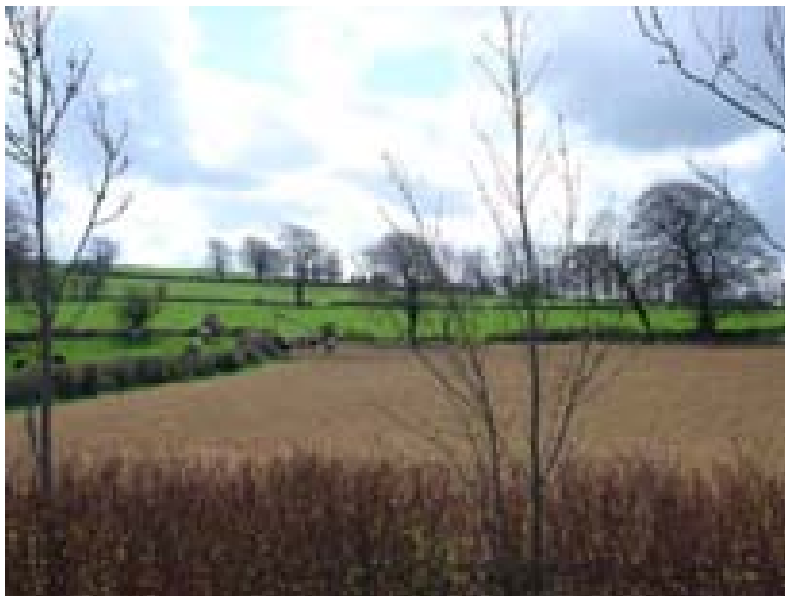


Figure 3.2 Rural Landscape of Cashel

**Policy HSG 7: Individual Houses on land zoned for agriculture**

It is the policy of the Council to facilitate individual houses on lands zoned for agriculture at locations removed from the following pressure areas:

- (1) National Primary, National Secondary and Regional Roads:
- (2) On local roads where there it would extend an existing pattern of ribbon development:
- (s) Lands zoned for Special Amenity

and where the following criteria are met;

- a) the proposal is for an individual house; and,
- b) it is being made by any one of the following persons;
  - i) a farmer of the land
  - ii) a direct descendent of i) above and,
  - iii) a person who has lived in the open countryside, outside of zoned lands (other than agriculture) and service centres identified in the South Tipperary County Development Plan 2009-2015 within 10km of the proposed location for any 10 year period of that persons life.
- d) the house is for that persons own use; and,
- e) the applicant has a genuine housing need; and,
- f) the applicant can demonstrate that he/she is eligible under the above criteria; and,
- g) the proposed development will not prejudice the potential future development of the landholding.

An exception may only be made on Regional Roads where:

the proposal is for an individual house; and

- a) it is being made by any one of the following persons;
  - i) a farmer of the land
  - ii) a direct descendent of i) above
- b) it is not possible to locate the house on other lands within the family landholding and outside the pressure area; and
- d) the house is for that persons own use; and
- e) the applicant has a housing need; and
- f) the applicant can demonstrate that he/she is eligible under the above criteria
- g) the proposed development will not prejudice the potential future development of the landholding.

Residential development in the environs in compliance with the criteria set out above shall be informed by the Rural Design Guide for Individual Houses in the Countryside, which is contained within the South Tipperary County Development Plan 2009-2015.

**Policy HSG 8: Design of Individual Houses**

It is the policy of the Council to ensure that all new individual houses on lands zoned for agriculture, including the refurbishment and extension of existing structures, are sited, designed and landscaped having regard to the criteria outlined in the Rural Design Guide for Individual Houses in the Countryside, which is contained within the South Tipperary County Development Plan 2009-2015.

### 3.10 Sustainable Housing Design and Layout

The National policy document Delivering Homes, Sustaining Communities supports the adoption of new technology and innovative approaches to design and construction of dwellings. The Department of Environment, Heritage and Local Government has also published the National Climate Change Strategy 2007-2012, which states that one way of meeting our international commitments on climate change is through the integration of climate change considerations into all policy areas. Taking cognisance of these National policies, the Council seeks to ensure that all new developments contribute positively towards ensuring reduced energy consumption and the associated carbon footprint of the county. Development proposals will be required to demonstrate reduced energy consumption in their design and construction, seeking ultimately to provide developments with zero-heating requirements by way of innovative design solutions and high performance building/insulation materials in their construction.

It is widely considered that the best time to introduce energy and carbon dioxide saving measures is when specifying, designing and or constructing a new building. This provides the opportunity to:

- ❖ Optimise the location and orientation within a site;
- ❖ Make use of the layout, form and fabric to moderate energy needs;
- ❖ Reduce heat demand by using high insulation standards with heat recovery ventilation systems;
- ❖ Meet the remaining heat demand with efficient plant and controls;
- ❖ Minimise cooling needs through the use of fabric;
- ❖ Maximise the use of natural ventilation;
- ❖ Consider the use of renewable energy sources; and,
- ❖ Meet residual cooling needs with innovative plant and controls.

Designs should incorporate alternative energy technologies such as bio-energy, solar energy, heat pumps, heat recovery while larger developments could consider the use of district/block heating/cooling systems, combined heat and power and wind energy.

#### **Policy HSG 9: Sustainable Dwelling Design**

It is the policy of the Council to encourage that all dwellings shall be designed and constructed to have minimum energy requirements [A3-B1 BER (50-100KWh/sqm/year)] and dwellings in excess of 250sqm floor area shall have further reduced energy requirements [A1/A2 BER (<50 KWh/sqm/year)]. At Planning Application stage, applicants will be required to submit relevant supporting documentation/energy audits, including Dwelling Energy Assessment Procedure (DEAP) calculation, to identify the sustainable building technologies to be incorporated in the development.

### **3.11 Specific Housing Objectives**

- HO1 It is an objective of the Council to require the provision of neighbourhood facilities at Dualla Road and Golden Road as part of proposed residential development.
- HO2 As the need arises the Council will seek to provide permanent/temporary traveller accommodation on suitably zoned land and in doing so will consult with the Traveller Accommodation Committee.
- HO3 It is an objective of the Council to provide for a greater variety of housing choice, and especially to promote extendable housing suitable for changing family needs.
- HO4 It is an objective of the Council to seek the provision of community, recreational and amenity provision as part of new development as opportunities arise.

## Chapter 4: Amenity, Built and Natural Environment and Heritage

### 4.0 Introduction

In the vision statement for this Cashel and Environs Development Plan 2009-2015, it is proposed as a Strategic Development Objective to;

Manage and protect the built and natural heritage assets of Cashel and improve public accessibility to existing features

Facilitate and promote a strong tourism economy, by focusing on and recognising both the strengths of Cashel and the needs of visitors

Promote and strengthen the Town Centre as a vibrant base for residents and tourist alike

Facilitate the development of appropriate gateway development and features on the approaches to the town at strategic locations

A key principle of this Cashel and Environs Development Plan 2009-2015 is the management of the built, cultural and natural heritage resources of Cashel. This chapter sets out the framework for the management and enhancement of the resources of Cashel and its Environs.

Cashel Town is rich in heritage and historical landmarks and architecture. The Rock of Cashel is situated on a rocky outcrop north of the Town and has an iconic status in Ireland and abroad. This status attracts up to 250,000 visitors per year and forms the stimulus for the development of an improved integrated tourism product for Cashel. Cashel's rich urban historical status and contrasting rural setting are essential assets for the Town and for a strong tourism industry. It is these assets that must be conserved and managed for the benefit of current and future generations. The Council will support the provisions of the South Tipperary County Heritage Plan as it applies to Cashel.



Figure 4.1: View from Clonoulty Road

### 4.1 Architectural Heritage

The built heritage of Cashel is one of its most striking aspects and the management and protection of this is a key objective of this Development Plan. Cashel is known internationally for the iconic Rock of Cashel and the architecture of the town that reflects its ancient history. Notable historic structures in Cashel include the Franciscan Abbey, the Cathedral of St John the Baptist, the Bolton Liberty and the Cashel Palace Hotel. The Rock of Cashel is currently proposed for consideration as a possible UNESCO World Heritage Site.

#### **4.1.1 Protected Structures**

The PDA 2000-2007 affords protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. In relation to a protected structure or proposed protected structure, the term 'structure' includes the interior of the structure, the land lying within the curtilage of the structure, any other structures lying within that curtilage and their interior, and all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds.

The DEHLG has completed the National Inventory of Architectural Heritage (NIAH) for South Tipperary. Thirty structures identified in the NIAH have been included in the Record of Protected Structures as set out in Appendix 5 and Map 3 and 3A of the Cashel and Environs Development Plan 2009-2015.

When considering proposals for works to a protected structure or proposed protected structure, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities 2004 (DEHLG) and the Architectural Heritage Protection for Places of Public Worship Guidelines for Planning Authorities 2003 (DEHLG) which set out conservation principles.

#### **Policy ENV.1: Protected Structures**

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures that are of special interest and when considering proposals will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities and relevant Conservation and Management Plans where applicable. The Council, will proactively work with developers/applicants to facilitate the appropriate reuse/redevelopment of Protected Structures

#### **4.1.2 Architectural Conservation Area (ACA)**

In addition to the RPS, the Council has also identified an Architectural Conservation Area (ACA) on the Main Street and sections of adjoining streets. The ACA is considered to be a place and townscape that is of special architectural, historic, archaeological, cultural and social character. Appendix 4 provides further guidance for development within the ACA.



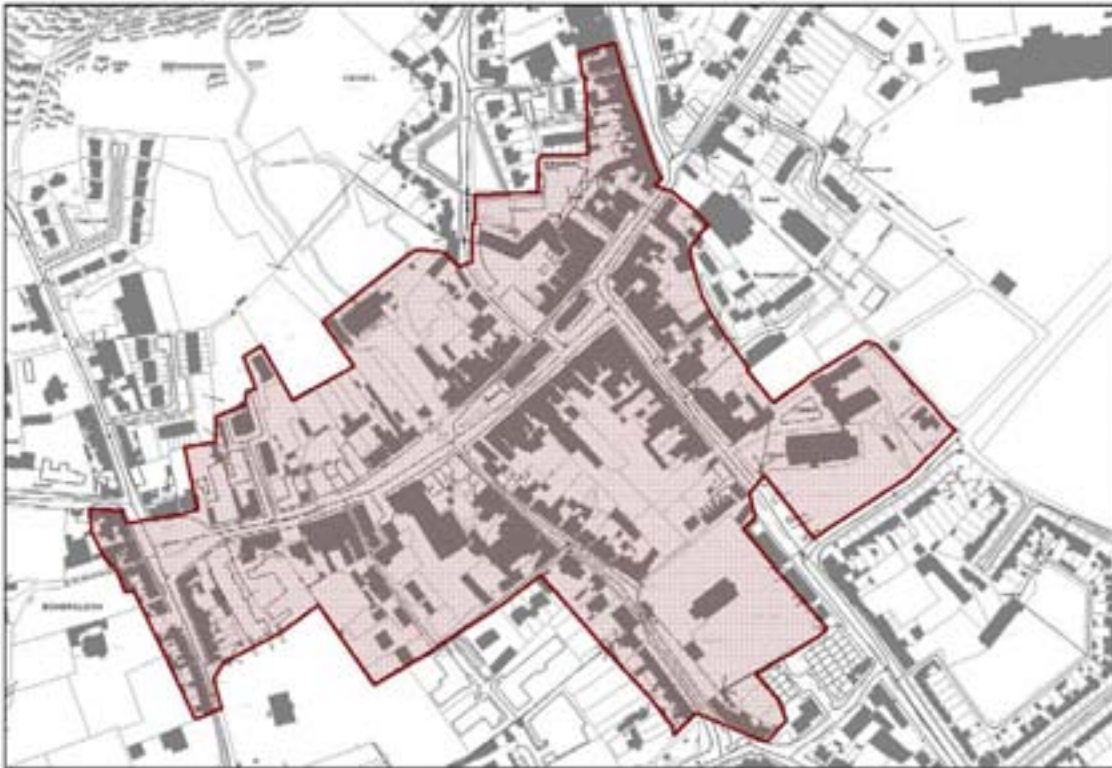


Figure 4.2: Architectural Conservation Area

#### **Policy ENV 2: Architectural Conservation Area (ACA)**

It is the policy of the Council to ensure the enhancement and management of the ACA set out in Map 3 and 3A. Within the ACA the Council will have regard to:

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

#### **4.2 Archaeological Heritage**

The European Convention on the Protection of the Archaeological Heritage (Valetta, 1992) was ratified by Ireland in 1997. Article 1(3) of the Convention states that 'archaeological heritage shall include structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water.'

An archaeological survey of Cashel and its Environs has been compiled which provides a base-line inventory of the known archaeological sites and monuments and these are identified in the Record of Monuments and Places. Sites and monuments contained in the 'Record of Monuments and Places' issued by the National Monuments and Historic Properties Services (1997) and the Urban Archaeological Survey for County Tipperary South Riding issued by the Office of Public Works (1993) as they apply to the Town of Cashel have been set out in the Appendix Map 4.

The Council may require the preparation of archaeological assessment where a proposed development is located at or close to known archaeological monuments or sites, including site

works that are extensive in terms of area (ground disturbance of 1/2 hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement. In this regard the Council will consult with the DEHLG and other Statutory Consultees when considering applications for planning permission for development on or in the vicinity of archaeological sites and/or monuments.

**Policy ENV 3: Archaeology**

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

**4.2.1 The Rock of Cashel**

The Rock of Cashel is a National Monument (National Monument Number: 128) and a complex of international importance. The Rock is subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) act 1994.

The Rock is currently under review for consideration as a potential candidate for UNESCO World Heritage Site status. The Planning Authority will require a visual impact assessment of proposed new developments to determine how the proposal considers the setting of the Rock of Cashel, where appropriate.

**Policy ENV 4: The Rock of Cashel**

It is the policy of the Council to:

- (a) To promote the Rock of Cashel for consideration as a UNESCO World Heritage Site;
- (b) To consider the setting and importance of the Rock of Cashel in assessing proposals for new development; and,
- (c) To promote public access to the Rock of Cashel from the Main Street and the Town Centre.

**4.2.2 Cashel City Walls**

The City Walls of Cashel are listed as a National Monument in the Urban Archaeological Survey for South Tipperary, issued by the Office of Public Works (1993) and they are also listed in the Record of Protected Structures in this Cashel and Environs Development Plan 2009-2015. The known circuit of the walls (both upstanding and buried) are considered a single National Monument and treated as a unit for policy and management purposes whether or not the upstanding remains are disconnected or fragmentary. A City Walls Conservation Plan and City Walls Management Plan has been prepared for Cashel Town Council, and sets out the significance of the Cashel City Walls, the threats to their significance and policies for the future protection and management of the City Walls.

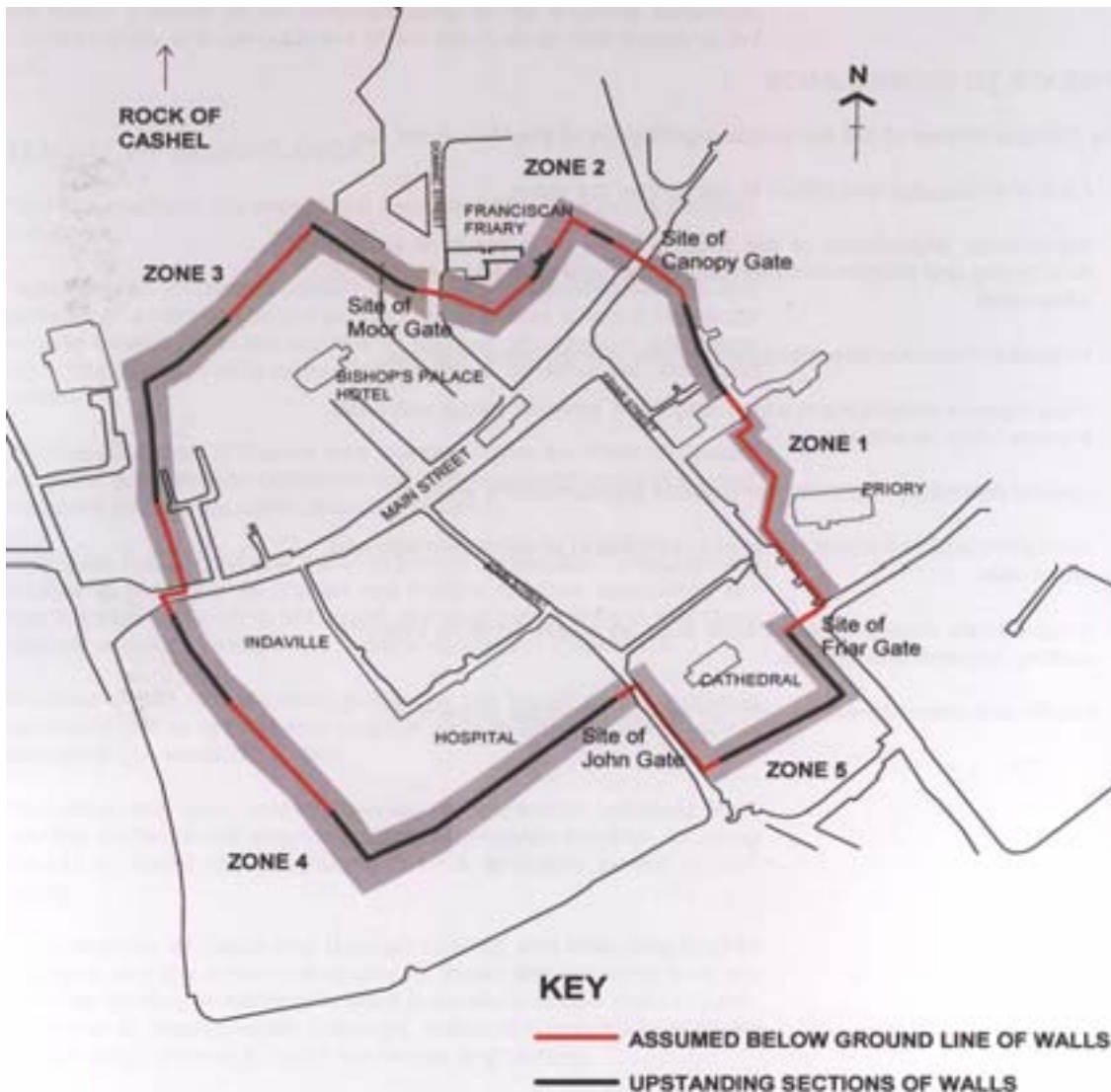


Figure 4.3: Cashel City Walls (Excerpt from Cashel City Walls Conservation Plan)

#### Policy ENV 5: Cashel City Walls

It is the policy of the Council to protect the Cashel City Walls, both upstanding and subsurface remains. The Council will have regard to the Cashel City Walls Conservation and Management Plans and will seek to promote and improve access to the City Walls as part of new development proposals for a City Wall Public walk.

#### 4.3 The Built Environment

The built environment of Cashel defines the character of the town. The unique character must be managed and promoted in order to improve the visitor experience in the town and to make Cashel a more attractive place to live. Central to this is the need to provide key accesses and linkages throughout the urban fabric. Key sites that are visually sensitive or important key accesses have been identified in Appendix 9. Special Development Objectives have been set out for each site (see Appendix 9), and these will be applied in the assessment of any development proposal on these sites.

#### 4.3.1 Access, Public Realm and Cashel's 'Historic Triangle'

A Historic Triangle, which encompasses the area between the Town Core, the Rock of Cashel and Hore Abbey, is set out on Figure 1.1 – Long-term Development strategy for Cashel. It is considered that the provision of a vibrant and attractive town centre with direct linkages to and within all features within the Historic Triangle as illustrated on Figure 1.1 is essential in providing an enhanced tourism product in the town and in providing improved access to the Town's unique heritage.

The need to improve accessibility and linkages has been recognised by the Council and a Public Realm Plan was commissioned and completed for Cashel Town Centre in 2007, and a long-term Town Centre Improvement Strategy (Appendix 8) is currently under way that will enhance the overall character and accessibility of the town. The Public Realm Plan sets out policies and objectives designed to make the town centre a more accessible and attractive place to be. The Public Realm Plan and Town Centre Strategy have been considered in the preparation of this Cashel and Environs Development Plan 2009-2015. Figure 4.4 outlines the primary concept of the Public Realm Plan for the Town Centre area.

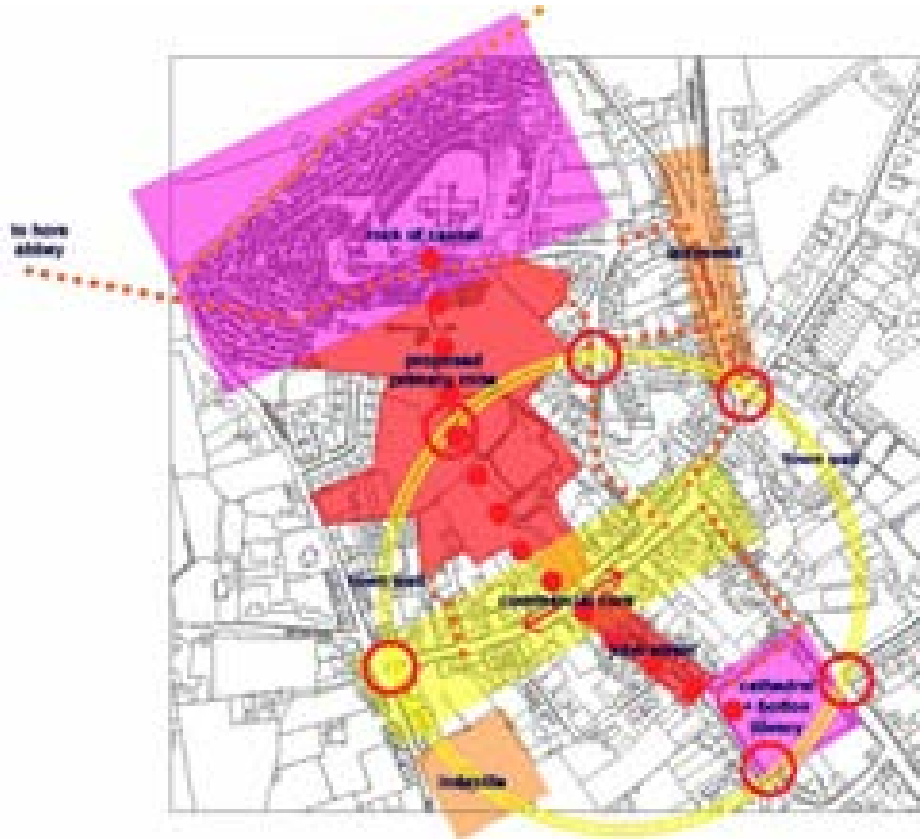


Figure 4.4: Cashel Public Realm – Preliminary Concept (Excerpt from Public Realm Plan)

If Cashel is to benefit fully from high visitor numbers, then a comprehensive revision to the way in which people move through the town is required as part of an integrated tourism strategy.

Improvements in visitor and parking facilities are required in order to alleviate congestion currently experienced at the Rock. This could involve the sensitive construction of a first class visitor centre and associated parking.

This will assist in providing new links throughout the Historic Triangle and between the Rock, the Town Centre, Hore Abbey, Dominics Abbey, the City Walls and the Cathedral, enabling visitors to easily access the town's attractions in equal measure. Relocating the visitor arrival point to a more central location would also provide an opportunity to enhance visitor experience through promotion of Cashel as the destination with more to offer than the Rock.



The Cashel and Environs Development Plan 2009-2015 has identified a proposed 'primary zone' as set out in Figure 4.4 in line with the objectives for this area as set out in the Public Realm Plan. The development of the primary zone will be key to the improvement of access within the Historic Triangle, and therefore, a Master Plan (St Patrick's Rock, refer to Appendix 3) will be prepared by the Council for this area to facilitate and guide new development.

Figure 4.5 Disused and inaccessible land located between the Main Street and the Rock.

#### **Policy ENV 6: Improving Cashels Public Realm**

It is the policy of the Council to enhance movement and accessibility, through improved public access required as part of new development proposals in line with the policies of the 'Public Realm Plan' as part of any development proposal located within the designated 'Primary Zone' (as illustrated in Figure 4.4).

#### **4.3.2 Urban Fringe and Sequential Approach to development**

As Cashel develops, the urban fringe moves outwards, thus increasing pressure for development in peripheral areas. New development will only be facilitated on appropriately zoned lands within the urban fringe of the town, to ensure the underpinning of the functions and role of the central area and prevent unnecessary urban sprawl and associated inefficient utilisation of limited resources/infrastructure.

#### **Policy ENV 7: Urban Fringe and Sequential Approach to development**

It is the policy of the Council to maintain a clear development boundary for the Town, to retain proper access to back-lands and to maintain a clear distinction between urban areas and the rural hinterland. New commercial/speculative development will be required to locate on zoned land and to utilise a sequential approach to development, with development extending from the core area outwards in a sequential manner.

### **4.3.3 Approach Roads and Gateway Development**

The M8 Cashel By-Pass has provided new opportunities to establish gateway development on the main approach roads to the town, at Coopers Lot, Deerpark and the Cork Road.

Where lands have been zoned for development, gateway features shall be incorporated into the development where appropriate, as identified on Map 1 and shall be of high quality design and finish.

#### **Policy ENV 8: Approach Roads and Gateway Development**

It is the policy of the Council to seek high quality gateway development and design, and visual improvements that reflect Cashel's Heritage Town status as part of new developments adjacent to approach roads to the Town.

### **4.3.4 Entry and Gateway Improvements**

The improvement of all approach roads to the town is essential if Cashel is to improve the town's environment and develop the tourism product. Such improvements include the use of high quality boundary treatment for new developments, public art, signage, landscaping and tree planting. The Council will encourage a uniform approach to boundary treatment incorporating natural stone walls, tree planting and improved signage along all approaches to the town.

#### **Policy ENV 9: Entry and Gateway Improvements**

It is the policy of the Council to seek entrance features and visual improvements such as a high quality and uniform approach to boundary treatment, lighting and footpath improvements and landscaping etc as part of all new developments adjacent to public roads on all approaches to the town.

### **4.3.5 Redevelopment of Sites and Areas**

Despite the recent increase in development on previously derelict lands within the town, there are a number of visually poor and derelict sites that remain and which detract from the visual appearance and perception of the town. The Council has powers conferred under the Derelict Sites Act 1990 and Section 3 of the Local Government (Sanitary Services) Act 1964 and will implement such powers where deemed appropriate to secure the redevelopment and physical improvement of an area.

Similarly, where a structure is located in the ACA and the structure by way of its poor appearance materially detracts from the character of the ACA, the Council may compulsorily acquire the structure under Section 83 of the Planning and Development Act 2000-2007.

#### **Policy ENV 10: Derelict Sites**

It is the policy of the Council to implement the provisions of the Derelict Sites Act, 1990, the Sanitary Services Act 1964 and the Planning and Development Act 2000-2007 to prevent or remove injury to amenity arising from dereliction.

The retention and reuse of existing buildings of merit generally provides a more sensitive and sustainable approach to redevelopment than the demolition and replacement of buildings. Proposals to demolish structures may be required to demonstrate that it is necessary due to structural weakness etc.

**Policy ENV 11: Retaining Buildings of Merit**

It is the policy of the Council to seek the retention and reuse where practical of existing buildings and structures which are of aesthetic merit and which make a positive contribution to the unique character of their setting or the streetscape.

**4.4 Natural and Landscape Amenity**

Both the urban and rural landscape surrounding Cashel is an integral part of the character and setting of the town, and an important consideration in the proposal to list the Rock of Cashel as a UNESCO World Heritage Site. The appropriate management and protection of the rural landscapes surrounding Cashel will ensure that they retain their character and that they are actively managed as a resource for Cashel.

**4.4.1 Special Landscape**

Lands have been designated as Special Amenity land to the north of the Town due to their unique open character that enhances the visual setting of the town and which offer a unique visual contrast to the urban setting of Cashel.



Figure 4.6 Landscape North of the Rock

These special amenity lands have been identified through a process of landscape visual assessment carried out as part of the Strategic Environmental Assessment of the Cashel and Environs Development Plan 2009-2015 as set out in the Environmental Report. It will be the objective of the Council to maintain these lands free from development to preserve their open character.

**Policy ENV 12: Special Landscape Area**

It is the policy of the Council to maintain free from development lands zoned for Special Amenity (refer to Map 1). Exempted development provisions as set out in Section 4(2) of the PDA 2000-2007 and Schedule 2 of the Planning and Development Regulations, shall not apply to lands zoned for Special Amenity.

**4.4.2 Town Park and Green Areas**

It is considered that the existing landscape between the Rock of Cashel and the town at Glebe Lands and Cashel Palace has excellent potential to be developed as a Town Park as part of an overall development proposal. The requirement for a new Town Park will form an essential part of an overall St Patrick's Rock Master Plan for the improvement of access to the Rock, enhanced linkages between the Main Street and the Rock and opening up of opportunity sites.

Further opportunities exist throughout the Town for new green areas and parklands as part of new developments. These are identified on Map 1 and are set out as follows;

- ✓ Linear park at Wallers-Lot, to be established along the northern boundary of lands at Wallers-Lot.
- ✓ New park at Hughes Lot East, to enhance views of the Rock and to provide for an overlooked area for recreation and amenity.
- ✓ New linear parkland to be incorporated as part of Deerpark Master Plan, through which a Sli na Slainte walk can be facilitated from Golden Road onto Deerpark Road.

**Policy ENV 13: Open Space & Residential Development**

It is the policy of the Council to require the development of a new central Town Park on lands located between the Rock of Cashel and Main Street as part of the St Patrick's Rock Master Plan and to require the development of further green areas and parklands as part of new developments.

**4.5 Cashel Visual Assessment**

ARC Architectural Consultants Ltd has completed a Visibility Analysis of the Rock of Cashel and other Monuments with regard to the Protection of Heritage. Three zones of visual sensitivity have been identified and are illustrated on Map 5.

**A Zone of High Visual Sensitivity**

This zone is the most visually sensitive and is the area where development has the potential to impact<sup>17</sup> both on the setting of the Rock and on views to and from the Rock. This zone may be divided into three overlapping components:

1. The open countryside stretching north and west away from the Rock, and bounded to the east by the Old Dublin Road and to the south by the Golden Road. Development in this area has the potential to intervene in views of the Rock from the open countryside and also in the most important views from the Rock; those to the north and west.

<sup>17</sup> This impact may be positive, negative or neutral



2. High ground seen behind the Rock or Hore Abbey from the north or west and which forms a backdrop to these monuments. These lands are above and east of the Old Dublin Road, and above and to the south of the Golden Road.
3. Windmill Hill, which has an important visual relationship with Rock and which is a monument of historic importance in itself.

### **B Zone of Urban Visual Sensitivity**

This zone is comprised of the historic core of the town of Cashel. These areas have a historic visual relationship with the Rock, involving both views of the Rock from the town and views of the historic core from the Rock. These relationships have the potential to be renewed and reinforced by appropriate development and urban design. This zone is visually sensitive, not only because of visual connections to the Rock, but also because of its inherent historic value. Careful consideration of the visual sensitivity of this zone has the potential to enhance the urban and landscape character of Cashel as one of Ireland's most important historic towns. In the Cashel and Environs Development Plan most of the area in the Zone of Urban Visual Sensitivity has been designated as a Master Plan area in recognition of the fact that redevelopment in this zone has the potential to greatly enhance the relationship between the historic town and the Rock. Enhancing this relationship has the potential to increase the level of tourism in the town of Cashel.

### **C Zone of Moderate Visual Sensitivity**

This zone is comprised of a number of areas which impinge on views from the Rock of Cashel, and are mainly areas of high ground within the town of Cashel but outside the historic core. These are areas where views of existing development might be improved by appropriate landscape treatment, or areas where controls might be introduced to ensure that new development does not detract from views from the Rock.

The Council will ensure that new development located within Cashel and its environs and especially within zones designated as visually sensitive does not detract from the setting and character of Cashel's built heritage or views to or from Cashel's important historic monuments.

### **Policy ENV 14: Zones of Visual Sensitivity**

It is the policy of the Council to protect the character and setting of the built heritage of the Development Plan area and when assessing applications for development will apply the following requirements;

- (a) Zone of High Visual Sensitivity: New development within the zone of high visual sensitivity must demonstrate that it will not adversely impact on the setting of the Rock Hore Abbey. Development that will adversely impact on the setting of these monuments will not be permitted.
- (b) Zone of Urban Sensitivity: New development within the zone of urban sensitivity must enhance the urban character of the historic core of Cashel.
- (c) Zones of Moderate Sensitivity: New development in the zoned of moderate sensitivity must incorporate key vistas where available as part of its design and layout and not detract from the visual setting of the area when viewed from the Rock and Hore Abbey.

In assessing any development, the Council will have regard to the areas of visual sensitivity set out in the visual sensitivity analysis and shall apply the following requirements at planning application stage in relation to planning applications for development in these areas:

- (i) Planning applications<sup>18</sup> in the zones of visual sensitivity as set out on Map 5 shall be accompanied by a visual impact assessment that is undertaken by a suitably qualified person (VIA), which shall include an assessment of the impact of development on the Rock of Cashel, Hore Abbey, Dominic's Abbey and the historic core of the town of Cashel; this VIA must include assessment of the impacts, if any, on the setting of these monuments or the character of the historic core and on views both towards and from the Rock of Cashel, Hore Abbey and Dominic's Abbey.
- (ii) All visual impact assessments (VIA) of development, which could impact on the setting of or views to and from the Rock of Cashel, Dominic's Abbey and Hore Abbey must be accompanied by dimensionally accurate photomontages. These photomontages should illustrate the impact of the development as it might be seen in front of or behind any of these monuments in views towards these monuments.

Visibility Analysis of Cashel has indicated that a number of areas which have been identified as visually sensitive contain recent or comparatively recent prominent developments. In these areas, it is considered that mitigation could be achieved by means of appropriate tree planting.

#### **4.6 Listed Views**

There are a number of sensitive views in the vicinity of the Town that contribute to the character of Cashel, present a contrast to the urban setting of the Town and provide an outstanding rural/historic backdrop to the Rock of Cashel, Hore Abbey and elevated areas such as the Palmers Hill. It is the policy of the Council to ensure that these views retain their significance and their character and the Council will seek to:

- (a) Offer design guidance for new development and facilitate new development that would not significantly detract from a designated view.
- (b) Where appropriate, impose conditions on planning permissions where minor modifications render an otherwise negative development acceptable

#### **Policy ENV 15: Listed Views**

It is the policy of the Council to protect designated views as outlined in Appendix 7, and to implement the relevant provisions of the Visibility Analysis of the Rock of Cashel and other Monuments with regard to the Protection of Heritage.

#### **4.7 Listed Trees**

Existing trees are also of value to the character of the landscape/streetscape and form a valuable part of the environment. The Council supports local initiatives for tree planting<sup>19</sup> and landscaping in the Town of Cashel and its environs, particularly where such landscaping has the potential to enhance the setting of the Rock of Cashel, views to or from the Rock or views to or from Cashel's

<sup>18</sup> In exceptional circumstances, the Council may exclude very minor or visually insignificant proposals from the requirement to carry out Visual Impact Assessment.

<sup>19</sup> Refer to the South Tipperary Rural Design Guide for Individual Houses in the Countryside Appendix 4 South Tipperary County Development Plan 2009-2015.

important historic monuments. Where development is proposed on lands that contain listed trees, a detailed landscape plan shall be submitted that will identify their protection and enhancement as appropriate.

**Policy ENV 16: Listed Trees**

It is the policy of the Council to protect trees as set out in Appendix 6 of the Cashel and Environs Development Plan 2009-2015.

**4.8 Specific Amenity, Environment and Built Heritage Objectives**

- A1 It is an objective of the Council to prepare a Master Plan for the area designated St Patrick's Rock in accordance with the Master Plan Objectives set out in Appendix 3. This Master Plan will be completed within 12 months of the date of adoption of this Development Plan.
- A2 It is the objective of the Council to continue to actively pursue the designation of the Rock of Cashel as a UNESCO World Heritage Site.
- A3 It is the objective of the Council, to identify suitable locations on the approach roads for public art/signage that reflects Cashel's Heritage Town status.
- A4 The Council will pursue by competition a number of entrance features of public art or signage in accordance with the objectives of the Cashel Public Realm Plan.



**Figure 4.7** Military Structure and Sallyport, part of Cashel City Walls

## Chapter 5: Economy

### 5.0 Economic Resources of Cashel

In the vision statement for this Cashel and Environs Development Plan 2009-2015, it is proposed as a Strategic Development Objective to;

Facilitate and promote a strong tourism economy by focusing on and recognising both the strengths of Cashel and the needs of visitors.

Provide for core areas of enterprise, employment and industry in the town adjacent to key infrastructure and existing employment uses.

There are 79 IDA supported overseas companies operating in the South East Region, employing over 11,000 people. Pharmaceutical and Medical Technology is the largest sector which includes companies such as *GlaxoSmithkline, Genzyme, Merck Sharp & Dohme, Clonmel Healthcare, Boston Scientific and Abbot Vascular etc.* Cashel contributes to this sector and the *Alza/Cordis* facility located at the Cork Road currently employs 150 people and it is anticipated that this facility will employ up to 500 by 2010<sup>20</sup>. Other employers in Cashel include *Ranbaxy* and the IDA on the Cork Road and various other employers in the sales and services industries.

Section 2.5 of the Cashel and Environs Development Plan 2009-2015 provides details regarding recent employment trends for Cashel which reveal employment in a wide range of sectors including the professional, services and sales sector, construction sector and manufacturing sector. A key objective of the Council is to ensure that the current strong rate of employment growth and range of employment choices is supported and strengthened further. The Council will support new enterprise and development in the Town and has identified key employment areas in the Town to provide for new enterprise, employment and industry.

Section 2.7 of the Cashel and Environs Development Plan 2009-2015 also sets details of annual visitor numbers to Cashel and thus, the potential that the tourism industry has to offer Cashel. The Council will seek to enhance the quality of the tourist offer in the Town as part of an integrated tourism strategy addressed by this Development Plan.

### 5.1 Economic Development

The Council will continue to play a role in alleviating unemployment. The Council will co-operate with employment creation agencies such as Enterprise Ireland, Forbairt, the County Enterprise Board and the IDA. Several other local agencies are also involved in the development of enterprise and employment opportunities, including Cashel Chamber of Commerce, Tipperary LEADER Group and Spafield Resource Centre. The Council will endeavour to support and engage with these agencies to further develop the role of Cashel town as an employment centre. The Council will seek to assist the work of these agencies through the policies set out in the Cashel and Environs Development Plan 2009-2015.

Whilst there are numerous agencies whose responsibility it is to deliver and/or facilitate the delivery of employment to an area, the Planning Authority has a critical role to play in enabling economic

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<sup>20</sup> Alza/Cordis, Cork Road, Cashel.

activity to thrive and facilitate employment growth. In particular, it is a function of the Planning Authority to designate appropriate lands for such uses.

The Cashel and Environs Development Plan 2009-2015 identifies lands zoned for industrial and employment uses. Development on these lands will be required to comply with Appendix 1 Land Use Matrix and the Development Management Standards set out in Chapter 9.

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

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

**5.2 Key Employment Areas**

In order to promote and attract new employment uses to Cashel, the Council has identified key employment locations, where new large-scale employment such as industry, warehousing, manufacturing, employment starter units etc will be facilitated in line with detailed Master Plans for the area to address key issues such as access, infrastructure, gateway development etc. These areas provide long-term strategic land banks for Cashel and it is envisaged that development will occur in these areas on a long-term phased basis in accordance with agreed Master Plans. These new key employment Master Plan areas are located at Coopers Lot and Waller's Lot. Details of specific objectives for each of these Master Plan areas are outlined in Appendix 3. The locations of these Employment Master Plan Areas are identified on Maps 1 and 2.

**Policy ECON 2: Key Employment Master Plan Areas**

It is the policy of the Council to facilitate the development of lands identified on Maps 1 and 2 at Coopers Lot and Waller's Lot for appropriate employment uses as part of Master Plans to be prepared by the relevant landowner(s) to the agreement of the Planning Authority, and in compliance with the key parameters set out in Appendix 3 Master Plans and Chapter 9 Development Management Standards.

**5.3 Tourism**

Cashel attracts 245,000 tourists to the town each year. This visitor number offers a huge economic benefit to Cashel; however, the Town has not managed to maximise the potential income from its tourism resource.

**5.3.1 Integrated Tourism Development**

The Council considers that in order to capitalise on potential tourist income the following issues need to be addressed in consultation with Failte Ireland and other stakeholders as part of an integrated tourism development approach for the town.



Figure 5.1 Visitors to the Rock

- 1) The enhancement of the local specialised food and cottage industries in Cashel and the surrounding area and the facilitation of diversification of agri-tourism in the rural hinterland
- 2) Promotion of specialised artisan products i.e. arts and crafts, food produce
- 3) Development of an exciting public realm with enhanced public access based on the promotion of the 'Historic Triangle'
- 4) Provision of a variety of accommodation choices with an increased number of bed spaces, conference and leisure facilities;
- 5) A vibrant Town Centre that encourages the visitor by the provision of an exciting retail mix.
- 6) Promotion and marketing of Cashels Heritage Town Status by all stakeholders i.e. Internet advertising, Hotel Groups.
- 7) Promotion of new activities and leisure facilities for families in the Town and Environs, i.e. horse riding, walkways, cycle paths, folk farms, golf etc.
- 8) Development of themed festivals, i.e. Arts Festival, Food Fairs, Music events.

#### **Policy ECON 3: Integrated Tourism Strategy**

It is the policy of the Council to improve the visitor experience to the town, and to co-operate with all stakeholders and appropriate agencies in promoting tourism and securing the development of tourist based enterprises and facilities in the town. The development of tourist products and accommodation shall be in accordance with the Development Management Standards set out in Chapter 9. Key potential locations for the development of gateway tourism development have been identified as part of Master Plans at Deerpark and Coopers Lot (See **Appendix 3**).

#### **5.4 Rural Diversification and Agri-Tourism**

The Council recognises that appropriate economic activity in rural areas, such as tourism and accommodation, cottage industry and agri-tourism, will benefit the tourism industry of Cashel by the offer of unique local produce.

The Council will facilitate rural diversification on land zoned for agriculture that does not;

- ✓ undermine the economic function, role and purpose of Cashel town
- ✓ Impact on the rural setting of Cashel and the Rock of Cashel.

Proposals for rural diversification and on-farm enterprise must fulfil a niche role that caters for tourism, agri-tourism and small-scale local artisan producers.

Economic activity in the open countryside will be considered on the basis of;

- (a) type of use,
- (b) scale,
- (c) appropriateness,
- (d) residential amenity,
- (e) traffic and public safety issues.

The criteria for assessment of countryside location for enterprise is set out in Appendix 1: Zoning Matrix and at Subsection 9.25 of Chapter 9 of this Cashel and Environs Development Plan 2009.

**Policy ECON 4: Rural Enterprise and on-Farm Diversification**

It is the policy of the Council to facilitate the development of appropriate small-scale enterprise associated with tourism and appropriate on-farm diversification on lands zoned for agriculture where they do not detract from the visual and historic setting of the Rock of Cashel and the economic role and function of Cashel Town.

**5.5 Non-Conforming Uses**

Non-conforming uses exist within the Development Plan area. The expansion of existing minority Residential/ Commercial/Employment uses will be allowed where such use contributes to the economic and social well being of the area as a whole and does not inhibit the development of adjoining lands in conformance with the landzoning designation. Where the continued expansion/operation of such uses is incompatible with the predominant land use zoning of the area, they will be encouraged to relocate.

**Policy ECON 5: Non-Conforming Uses**

Where Residential/Commercial/Employment uses exist as non-conforming but long-established activities, it is the policy of the Council to facilitate their continued operation where appropriate. The Council will consider proposals to expand existing facilities on a case-by-case basis where it is considered that the proposal contributes to the economic and social wellbeing of the area as a whole and does not inhibit the development of adjoining lands in conformance with the landzoning designation. Where such uses have ceased the Council will generally only consider redevelopment for new use that conforms with the land use zoning for the area.

**5.6 Prevention of Major Accidents**

Guidance in relation to the prevention of major accidents is set out in Directive 96/82/EC, superceded by the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (SI 476 of 2000) and by the Planning and Development Regulations, 2001 (SI No 600 of 2001). The Directive defines major-accident hazard sites (COMAH sites) as those that store or could generate quantities of dangerous substances in excess of specified thresholds.

While no such sites currently exist in the Development Plan area, in the event of such an industry being located within the plan area, it is the policy of the Council to ensure that the aims of the Directive are implemented.

**Policy ECON 6: Prevention of Major Accidents**

The Council, in assessing applications for new development, expansion of existing development involving hazardous substances, or other proposed developments located within designated consultation areas, will have regard to:

- (i) The Major Accidents Directive (Seveso II);
- (ii) Potential adverse impacts on public health and safety;
- (iii) The requirements of the Health and Safety Authority (HSA)
- (iv) The need to maintain appropriate safe distances between residential areas, areas of public use and areas of particular natural sensitivity.

## 5.7 Specific Economy Objectives

- E1 It is an objective of the Council to provide for greater diversity in the employment base by the promotion of new development opportunities in Cashel.
- E2 It is an objective of the Council to enhance, develop and promote tourist facilities/products in conjunction with statutory and other local groups.
- E3 It is an objective of the Council to enhance, develop and promote public access and facilities within the 'Historic Triangle' in conjunction with statutory undertakers, local groups and private landowners.



**Figure 5.2** Cashel Shopping Centre



## Chapter 6: Town Centre Strategy

### 6.0 Importance of the Town Centre

In the vision statement for this Cashel and Environs Development Plan 2009-2015, it is proposed as a Strategic Development Objective to;

Support the provision of a more balanced spatial growth pattern for Cashel and its Environs and to promote a renewed focus on the Town Centre.

Promote and strengthen of the Town Centre as a vibrant base for residents and tourist alike.

The function of Cashel Town Centre is two-fold:

- ✓ Cashel town is an important market town for its rural hinterland and provides for the day to days services and needs of the population of the town and the surrounding rural area. Needs such as retailing, food and drink, services, business and parking must be facilitated in an accessible manner.
- ✓ To develop as a tourist destination Cashel must focus strongly on its town centre, and ensure that the needs and expectations of the visitor are catered for. As a central location, with character and ambiance, the Town Centre is the perfect location to entertain visitors. The improvement of the town centre is key to the success of the tourism economy in Cashel.

### 6.1 Enhancing the Quality of the Town Centre

Cashel's central core is based around Main Street, Ladyswell Street, Friar Street, John Street, Dominic Street, and adjoining areas. This area is attractive and contains a wide variety of mixed uses, that can provide all the benefits of urban living with shops, services, facilities and dwellings all within easy walking distance of each other.

It is the objective of the Plan as set out on Map 1, to expand the area zoned for town centre use, and to direct new Town Centre development i.e. commercial, retailing, cultural, residential etc to this central area. Furthermore, it will be an objective of this plan to facilitate the development of a safe and vibrant 24hr town centre and to promote living streets in the town centre.

New development on lands zoned for town centre will enhance and support the role of the town centre, in line with Policy TC 1. All stakeholders will be required to utilise a high standard of design and finishes and to retain existing design features where appropriate.

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

It is the policy of the Council to strengthen the commercial, cultural and residential functions of the town centre, to seek improvements to the visual quality of the town centre as part of new development and to facilitate the appropriate redevelopment of the town centre subject to compliance with the development standards set out in Chapter 9 Development Management and the Architectural Conservation Area (ACA) Statement Appendix 4, where applicable.

## 6.2 Town Centre and Public Realm Improvement Programme

Cashel Town Council commissioned Nicholas De Jong and Associates to prepare a Town Centre Strategy for Cashel that was completed in 2004. The strategy sets out a long-term programme of physical works to be carried out in the town centre and between the town centre and the Rock of Cashel to ensure maximum benefits to the town centre.

The overall vision for the Cashel Town Centre Strategy is to achieve *'a safe, clean and pleasant town centre, that is conducive to visit, meet, shop, do business and generally pass the time of day, within a distinctive environment where pedestrians and traffic can coexist in balance'*.

The complete vision for the Town Centre is set out in Appendix 8. This specifies that improvements works will be carried out in phases as finance for each phase becomes available. Phase 1, set out in Figure 6.1 has been partially completed and it is proposed to complete Phase 1 overall the lifetime of the Cashel and Environs Development Plan 2009-2015. These works will comprise Central Main Street and Wesley Square. The works comprise construction of defined parking bays on both sides of Main Street: roadway narrowing and slight realignment, tree planting, street lighting and street furniture.

An important element of the Town Centre Strategy is the achievement of new accessibility throughout the town and especially between the town centre and the Rock of Cashel. The Public Realm Plan 2007 for Cashel sets out policies with regards to enhancement of the public realm. The promotion of access between the Main Street and the Rock of Cashel is a key objective of the Public Realm Plan, the Town Centre Strategy and this Cashel and Environs Development Plan 2009-2015.

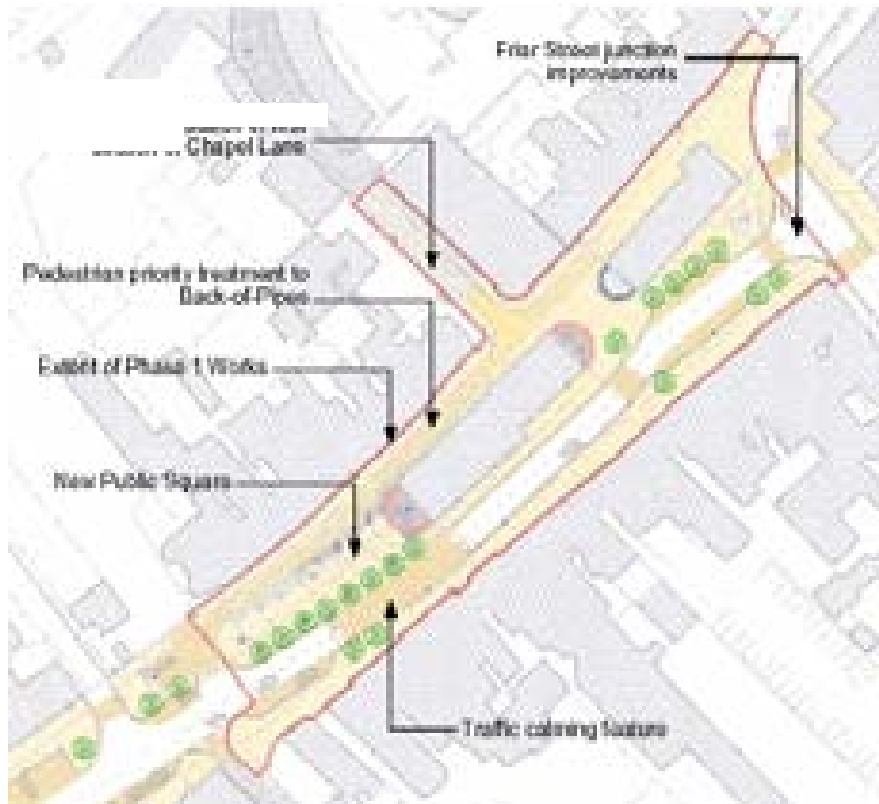


Figure 6.1: Phase 1 Town Centre Strategy

**Policy TC 2: Enhancement of the Town Centre and Public Realm.**

It is the policy of the Council to improve access between the Rock of Cashel and the Main Street in line with the objectives of the Town Centre Strategy and the Public Realm Plan.

**6.3 Retail function of Core Retail Area.**

A vital and vibrant town centre must have a strong retailing function. The Primary Retailing Area (PRA) for Cashel is located along Main Street, with Secondary Retailing Areas (SRA) located outside of this area and elsewhere in the area zoned for Town Centre (Refer to Figure 6.2). Visitors and local shoppers alike will move towards the PRA in search of *high value*<sup>21</sup> uses such as pubs, restaurants, shops etc. and the provision of high value uses in the PRA will promote tourism and growth of the Town Centre. An excessive concentration of non-retail units and *low value*<sup>22</sup> uses in the primary retailing area will not contribute positively to the retailing function of the centre of Cashel.

Main Street units were surveyed during March 2008 along the PRA and were classified according to ground floor broad use types and the ability of the uses to enhance the function of the PRA was also rated.

Use type	% of Units	PRA Enhancement rating
Retail	47	High
Pub/Hotel/Restaurant	15	High
Personal service i.e. Hairdresser, Health and beauty	11	Moderate
Office – Bookmaker, Office, Auctioneer	15	Low
Residential	11	Low

It was found that the occupancy rate among commercial units was 84% (16% Vacancy). However, it is worth noting that the vacancy rate was highest in the area known as the 'Back of the Pipes', which is currently the subject of pre-planning discussions regarding its redevelopment.

The most noticeable issue for the PRA was the ratio of office units and residential units (21%) to retail units (47%). This ratio of retail to non-retail use must be improved if the vision of Cashel as a vibrant market town and tourist destination is to be achieved.

<sup>21</sup> High value uses include quality restaurants, pubs, quality retailing i.e. boutiques, antiques, books, jewellery etc.

<sup>22</sup> Low Value uses include – Offices i.e. bookmakers, auctioneers and low value retailing i.e. phone shops, fast food, value shops etc.

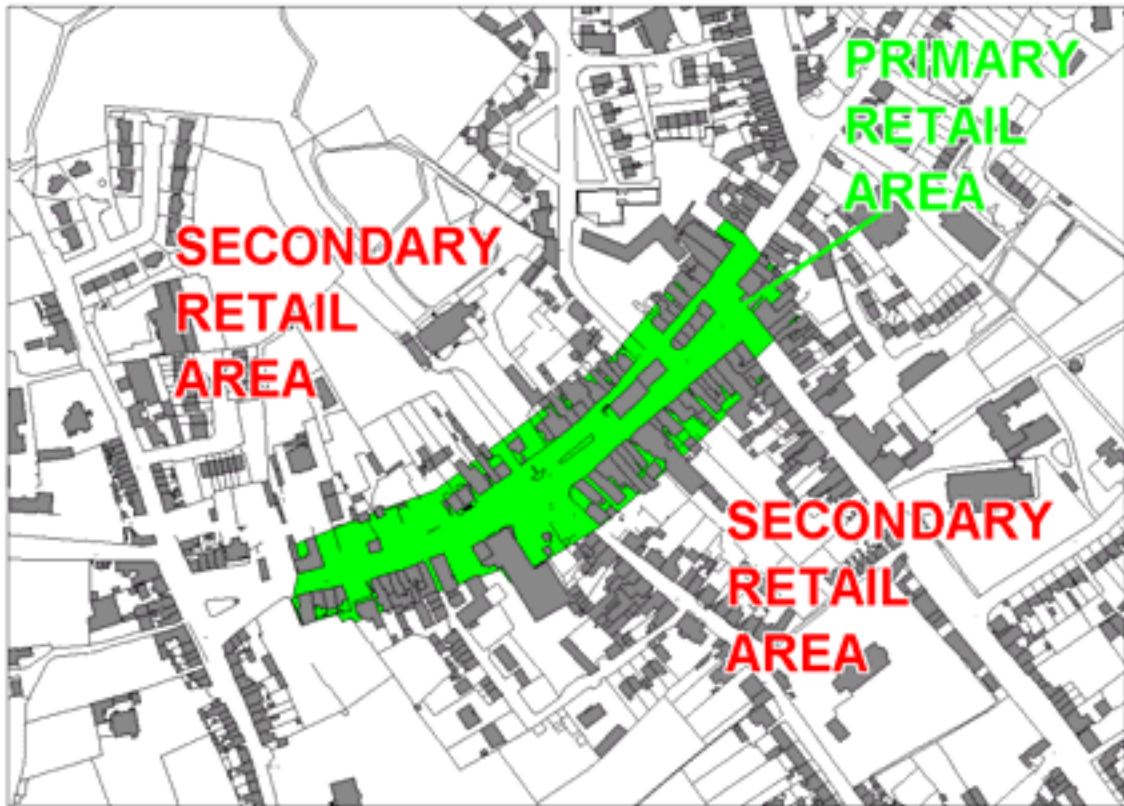


Figure 6.2: Primary Retail Area and Secondary Retail Area

New applicants for development at ground floor level in the PRA must submit an analysis of how the proposed use would contribute positively to the retail function of the PRA. This assessment will include for a discussion of the ratio of non-retail and residential units to high value retail units and how the proposed development would influence this ratio.

The Council will require the following mix of uses at ground floor within the PRA;

- Minimum High Value Retail Provision = 50%
- Maximum Moderate Value Service Provision = 20%
- Maximum Low Value Provision = 10%

**Policy TC 3: Retail Function of Primary Retail Area (PRA)**

It is the policy of the Council to encourage the provision of high value retailing/food and drink facilities and active shop fronts at ground floor level in the PRA, as designated in Figure 6.2. Development proposals within the PRA shall be accompanied by an assessment as to how the proposed use will contribute positively to the retail function of the PRA.

Non-retail uses and residential uses will be encouraged at first and second floors in the PRA or within the SRA area zoned for Town Centre use.

#### **6.4 Retail Function of Cashel Town**

This Cashel and Environs Plan 2009-2015 aims to strengthen the function of the Town Centre and to provide for new opportunities for retailers, commercial development, tourism development and cultural activities etc within the town centre in accordance with the South Tipperary Retail Strategy, and any review thereof.

In view of this, the area zoned for town centre use has been expanded to include the Main Street and adjoining areas and thus, creates new opportunities for town centre development within and adjacent to the PRA. It is the policy of the Council to facilitate retail warehousing development in an orderly and sustainable manner that will not detract from the carrying capacity of the national road or from the historic character of Cashel Town and Environs. To facilitate this objective retail warehousing may be facilitated in the Cork Road area within easy walking distance (not more than 300 meters) of the area zoned for town centre.

When considering proposals for retail development, the Council will have regard to the following:

- (a) A sequential approach for provision of new retail facilities. New retail facilities will be required to locate on lands zoned for town centre use unless it is demonstrated to the satisfaction of the Council that there are no suitable sites to facilitate the development within the town centre.
- (b) The proposal, either by itself or cumulatively with other such proposals, shall enhance the vitality and viability of the town centre. Where it is established that there is a significant quantity of existing vacant retail floor space, this will militate against proposals for new floor space on out-of-town centre sites.
- (c) The proposed development shall comply with the Retail Planning Guidelines 2005 (DEHLG), and the South Tipperary County Retail Strategy Review and any review thereof, and the Zoning Designation of the Area;
- (d) The development shall be easily accessed with adequate parking and servicing facilities without having a negative impact on traffic safety.
- (e) Proposals for commercial/retail development on approach roads to the Rock i.e. Dominic Street and Moor Lane will be assessed on their quality of design, finish and quality of commercial product. Proposals of poor design or outlets that cater for low end retailing will not be permitted in this area.

#### **Policy TC 4: Retail Strategy for Cashel**

It is the policy of the Council to encourage and facilitate the consolidation and enhancement of the retail function of the town centre of Cashel and its role as a secondary service centre in the County Retail Hierarchy. In this regard the Council will implement the objectives of the South Tipperary County Retail Strategy and any review thereof, when assessing applications for new retail development in Cashel.

## 6.5 Shopfronts and Advertising

In view of the heritage town status of Cashel all stakeholders in the town will be encouraged to improve the visual appearance of the town. Therefore, proposals for new shop fronts and advertising signs should be contemporary while reflecting the historic character of the town centre.

### Policy TC 5: Shop fronts

It is the policy of the Council to encourage the retention of existing shop fronts of quality. Applications for replacement or repair of shop fronts will be assessed according to their visual quality, and where developments are located in the ACA the requirements of Appendix 4 – ACA Statement will be applied.

### Policy TC 6: Advertising and Signage

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

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

## 6.6 Take Away Outlets

The Council will have regard to the need to preserve the amenities and the character of the town. However, it is acknowledged that ‘take-aways’ have an important role to play for both visitors to the town and local residents. Where planning permission is granted for such uses, the Council will ensure the control of noise, odour, litter and hours of operation by way of appropriate planning conditions.

### Policy TC 7: Take-Away Outlets

Proposals for takeaways in the town centre will be facilitated where it is demonstrated that they will not detract from the amenity and character of the town centre and neighbouring residential areas.

## 6.7 Car-parking

Cashel is heavily dependent on the car and coach as the only access to the town. There are currently 608 parking spaces in the town centre (pay and display) and 216 of these are off-street. At present coach and car parking at the Bru Boru car park is disconnected from the town centre and thereby does not attract visitors to the town centre.

It is an objective of this Development Plan to offer a greater variety and approach to car-parking provision to renew the focus on the town centre. New town centre car-parking facilities associated with new town centre development at the Cattle Mart site or on lands zoned for town centre use adjacent to the Golden Road, and shuttle-bus facilities on the approach roads to the town as part of new tourism development will be required.

**Policy TC 8: Alternative Car-Parking Facilities**

It is the policy of the Council to identify car-parking as part of a Master Plan for St Patrick's Rock, to seek car-parking adjacent to the Golden Road on lands zoned for town centre, and to seek the provision of shuttle bus facilities associated with new tourism development as part of Master Plans on the Golden Road and Clonmel Road approaches to the town.

**Policy TC 9: Car-parking requirements of new developments**

It is the policy of the Council that when assessing applications for development in the Town centre the Council will apply the car-parking standards as set out in Chapter 9 Development Management. Where car-parking can not be provided on site, the Council may consider the application of development contributions for provision of alternative facilities off the site.

**6.8 Specific Town Centre Objectives**

- TC1 It is the objective of the Council to implement the objectives of the Public Realm Plan, the Town Centre Strategy and the City Walls Conservation and Management Plans jointly when carrying out works for the town centre.
- TC2 It is the objective of the Council to improve pedestrian and mobility impaired facilities in the town and to work towards the achievement of Gold Star Status for disability access for the Town.
- TC3 It is the objective of the Council to support and encourage the Tidy Towns Committee.
- TC4 It is the objective of the Council to seek the provision of alternatives to town centre car parking, such as shuttle bus facilities (as part of new tourism development), and cycle facilities as opportunities arise.
- TC5 It is the objective of the Council to improve the visual appearance of the town centre in conjunction with the Tidy Towns Committee and to consider local competition to promote the following initiatives:
- ❖ Best Kept Shop front,
  - ❖ Best Shop Front display,
  - ❖ Best Outdoor Floral Arrangement associated with Commercial Premises.

## Chapter 7: Community and Social

### 7.0 Introduction

In the vision statement for this Cashel and Environs Development Plan 2009-2015, it is proposed as a Strategic Development Objective to;

Provide new housing, amenities and facilities for the growing population of Cashel, to promote a socially inclusive community and to enhance the quality of life for the existing and future population.

This chapter looks at the role of the Planning Authority in the broader social, cultural and community setting of Cashel and its Environs and the linkages that it can make to assist the variety of stakeholders achieve their aims within each of their operational areas.

It is recognised that the Cashel and Environs Development Plan 2009-2015 is but one part of the overall system that acts upon and determines the local social, economic, cultural and community landscape of the town and its environs. There are many stakeholders that impact on the physical development of Cashel. All of these stakeholders operate in a co-operative manner under the umbrella of the County Development Board. All such stakeholders have signed up to the implementation of the South Tipperary County Strategy for Economic, Social and Cultural Development 2000 – 2010. The work of the County Development Board is progressed through four Programme Management Groups, each of which are directed to undertake actions in key areas either singularly or in collaboration with other agencies.

#### Policy CS 1: Interagency Cooperation and Collaboration

It is the policy of the Council to assist and support the implementation of the South Tipperary County Strategy for Economic, Social and Cultural Development 2000 – 2010 where it relates to Cashel. The Council will proactively engage with all initiatives and all stakeholders operating in the community in order to ensure the achievement of the aims of this Development Plan.

### 7.1 Economic Programme Management Group

This group is made up of the key stakeholders who have a role to play in developing, supporting and growing business and employment opportunities in South Tipperary and its towns, including Cashel. The key aim of this group is to improve the competitiveness of the economy of South Tipperary in attracting investment, growing business, increasing employment in new business and sustaining existing industries. It also seeks to gain the best economic advantage for South Tipperary by linking the County's development potential to neighbouring counties, the South East Region, the Island of Ireland and the European Union.

### 7.2 Social Inclusion

It is an objective of the Cashel and Environs Development Plan 2009-2015 to promote a more socially inclusive community. Clonmel Community Partnership, the Council and the Tipperary Rural Development Institute are currently preparing a South Tipperary Social Inclusion Audit of all aspects of social inclusion for South Tipperary. This will provide background information for the proposed Social Inclusion Plan for South Tipperary.

The projects set out below will move towards achieving a more socially inclusive community for Cashel.



### **7.2.1 Accessibility Audit**

An Accessibility Audit programme is underway to develop and promote the town as a Gold Star Status Town for persons with disabilities. This project is supported by the HSE and the task group comprises of South Tipperary County Council, Cashel Town Council and Tipperary Institute. The project will investigate existing barriers to accessibility in the town and work towards a common aim to make Cashel an accessible destination.

### **7.2.2 South Tipperary Strategic Sport and Recreation Plan**

The South Tipperary Strategic Plan 2007 –2010, promotes social inclusion through sport and recreation as a key objective. Key groups to be targeted in its initial phase include:

- ❖ Young people
- ❖ Women and teenage girls
- ❖ Older adults
- ❖ People with disability
- ❖ Ethnic minorities and disadvantaged groups in the community.

The Council supports the Sports Strategy Plan and its implementation for Cashel and its Environs.

### **7.2.3 Spafield Family Resource Centre**

It is the objective of the Spafield Family Resource Centre through consultation with the community to develop and implement a three-year programme of work to address the identified needs of the community.

### **7.2.4 Youth Facilities**

Taking cognisance of the 17% share of the population in the 0-14 age cohort for Cashel, there is a need to provide for the children and young persons in Cashel. The provision of facilities to cater for this age cohort is vital to the social integrity of the Development Plan area and beyond. In Cashel, sports and recreation facilities are largely geared towards field sports, with active clubs for Rugby, Soccer and the GAA.

The Cashel neighbourhood youth project is located in the old VEC Building, Hogan Square, and operates a youth café on the ground floor. Tipperary Regional Youth Services provide a Youth Worker for the town and Youth Reach have a centre in Cappawhite (transport is provided). These services offer a valuable alternative to field sport however; the offer of facilities of this nature must be improved.

Existing youth facilities including sports and other activities are currently disjointed in Cashel, thus, there is a demand for centralised and multifunctional youth facilities in Cashel within easy access of the population. Such facilities will be required as part of new residential development.

### **7.2.5 FAS Community Employment Project**

Cashel Town Council has sponsored a F.A.S. Community Employment Project for the last twelve years. Participants are mainly recruited from the long-term unemployed and those in receipt of disability payments where the work on the Project may positively improve their lives. The Project has circa fifteen participants and a supervisor based at the Civic Offices, Friar Street, Cashel. Throughout the year, participants avail of training & development and structured work experience.

**Policy CS 2: Addressing Social Inclusion**

The Council will ensure that new development addresses issues of social inclusion where appropriate. The Council will also work with other key stakeholders to address issues of equality of access for all to services, facilities and decision-making processes. In particular it will actively implement the findings of the Accessibility Audit.

**7.3 Arts and Culture**

The Cultural Programme Management Group is made up of the key stakeholders who are active in the cultural field in South Tipperary. The key aim of the programme management group, in conjunction with the South Tipperary County Council Arts Officer, is to provide structures to allow all stakeholders to operate in a more professional manner, to increase participation, to source and develop volunteers, to develop facilities and to improve the range of cultural opportunities.

Existing arts and culture initiatives include the annual Cashel Arts Festival, Feile Fidelma and the 'Start' Magazine, which is based in the former Town Hall. Now in its 5th year, Cashel Arts Fest has grown and developed into a community festival that takes place during the month of November. The Cashelised Arts Movement engages in three key feature events each year, as follows; Live Music, Visual and Performance Arts. Cashel is also a member of and representative for Ireland to the European Rural Community Charter. Table 7.1 illustrates existing arts and cultural facilities in Cashel.

Table 7.1: Existing Arts and Cultural Facilities in Cashel	
Brú Ború Cultural Centre	High-quality performance venue with 220 seats.
Cashel Community Festival Marquee	Transportable facility seats 1000
Rock of Cashel AV studio	100 seat capacity. DVD facilities.
Halla na Féile	Important Community and Arts resource base with intention to further improve its facilities.
St John the Baptist Cathedral	400 seat venue suitable for concerts.
Artist's Studio	A disused prefab in the local primary school has been made available to STAG for use as an artist's studio.



Table 7.2: Existing arts and culture societies and groups in Cashel
Choral & Dramatic Pantomime Society.
Cashel Cultural Festival
Comhaltas Ceoltoiri Eireann
St. Patrick's Brass Band
Cashelised Arts and Culture Movement

The supply of suitable venues for arts and culture in Cashel is good. However, the promotion of Cashel would be enhanced by the further development of Arts and Culture in the town and by the further promotion of the Cashel Arts Festival.

Thanks to positive facilitation by the Town Council and community groups, Cashel played host to SKYFEST 2008. It is hoped that Sky Fest will chose Cashel again as a venue for St Patrick's Day celebrations.



Figure 7.1: SKYFEST 2008 (Cashel Chamber of Commerce)

### Policy CS 3: Arts and Culture

The Council will seek the provision of arts, cultural and entertainment facilities, new works of art and performing space in association with new development proposals, where appropriate and will seek to support the arts within overall public local services provision for the enhancement of Cashel as a place in which to live, work and invest.

## 7.4 Childcare Facilities

Childcare is taken to mean full access to day care and sessional facilities for pre-school children and school going children out of hours. The Council, having regard to the National Policy on Childcare, will promote an increase in the number of childcare places and facilities available in Cashel and will seek to improve the quality of childcare services for the community. Appropriate locations for childcare facilities are:

1. In new residential developments;
2. Industrial estates and business parks and other locations where there are significant numbers employed;
3. In the vicinity of schools;
4. Neighbourhood and settlement centres; and,
5. Adjacent to public transport routes.

There are currently 4 HSE registered Childcare facilities in operation in Cashel located at Spafield Family Resource Centre, Cashel Montessori Pre-School, St. Ailbe's Playgroup and Happy Dayz, Rock View. Cashel is well serviced with childcare facilities however, South Tipperary Childcare Committee has identified a need for an additional 77 pre-school childcare places in Cashel by 2010.

The Council will require that proposed developments accurately assess the needs for childcare facilities as part of a planning proposal and will require the provision of "pooled" purpose built facilities and expansion of existing facilities, whether community or private, where appropriate. Developers of residential developments in excess of 74 dwelling units are required to consult with the South Tipperary County Childcare Committee regarding the appropriate provision of childcare places as part of the pre-planning process. Evidence of such consultation will be required at planning application stage.

**Policy CS 4: Childcare Facilities**

The Council will require the provision of high quality, affordable childcare facilities at easily accessible central locations in association with housing and other development and will consult with the County Childcare Strategy to identify the most suitable locations and to determine the specific needs of the community.

**7.5 Education**

Table 7.3 sets out existing schools located in Cashel and existing pupil numbers;

Table 7.3 Schools in Cashel			
	Name of School	Nature	Pupils
1.	Cashel Community School	Secondary	791
2.	St John the Baptist girls school	Primary	230
3.	St John the Baptist boys school	Primary	209
4.	The Deanery School	Primary	33
5.	Cormaic Special School (and proposed ABA School)	Primary and Secondary	170

Existing schools cater for a total of 1433 pupils and are located within the urban area and have a limited ability to expand (with the exception of Cashel Community School which is set in large grounds) as lands adjoining the schools have become developed. In a survey of these schools car parking, drop-off points and footpath provision were considered key issues. The alleviation of traffic pressure at key junctions within the Town i.e. Dualla Road, and the development of a local road network (refer to Map 1) will alleviate traffic problems at the existing schools.

As set out in Chapter 2, it is estimated that the population of Cashel could reach **3,653** by 2020, which would equate to an additional 81 primary students and 61 secondary students<sup>23</sup> from Cashel town alone (not including the rural catchment). Based on existing and future projections for school children in Cashel and having considered existing pupil numbers as set out in Table 7.3, it is clear that Cashel attracts school goers from its rural catchments.

Having considered the limited potential for expansion for primary schools in Cashel, projected population increase and the lands zoned for development, it is a requirement of this Development Plan that land to facilitate the future development of a new primary school with ancillary sports and recreation facilities is provided at Deerpark, as part of the Deerpark Master Plan.

**Policy CS 5: Education facilities**

The Council will require the provision of education facilities and associated sports and recreation facilities as the Town continues to expand. It is an objective of the Deerpark Master Plan that land is allocated for the provision of a new primary school and associated sports and recreation facilities. (Refer to **Appendix 3**).

<sup>23</sup> Department of Education and Science – 11.3% Primary, 8.5% Secondary of total population.

## 7.6 Community Amenity

The provision of adequate and safe amenity, recreational open space and facilities, including community facilities and centres, for all groups of the population is key to providing a sustainable community. Such facilities should be located within easy access of homes to ensure that all sectors of society can avail of them. It is an objective of this Development Plan that community amenity is an important consideration for all new town centre and residential development, and in view of this, proposals for new open space/parklands and public walks and linkages are set out in Chapter 4.

The Council currently operates the Amenity Grants Scheme (since 2003) in order to assist community-based projects, which aim for the social, recreational, amenity and cultural betterment of their community. The South Tipperary Social Inclusion Audit (when complete) will provide greater details of community amenity provision and needs.

### Policy CS 6: Community Amenity

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

## 7.7 Library Services

The County Tipperary Joint Libraries Committee has a branch library at Friar Street, Cashel. The Cashel Library is one of ten branches in Tipperary, which are fully automated and thus, allow for on-line search of their catalogue. The Library in Cashel is open 6 days and 2 nights a week.

### Policy CS 7: Library and Information Access

It is the policy of the Council to ensure that everyone has equal opportunity access to a high quality library and information service that is responsive to the changing needs of the community and is fully supportive of the process of life-long learning.

## 7.8 Burial Grounds

The existing cemetery at Wallers-Lot serves both the town and the general hinterland of Cashel. To facilitate the continued use of this burial ground additional lands have been zoned to provide for the necessary expansion for the cemetery.

## 7.9 Community and Social Specific objectives

- CO1 It is the objective of the Council to promote the use of the Former Town Hall as a public arts and culture facility and focus for the Main Street.
- CO2 It is the objective of the Council to extend and improve the existing burial ground at Wallers Lot.

## Chapter 8: Infrastructure

### 8.0 Introduction

In the vision statement for this Cashel and Environs Development Plan 2009-2015, it is proposed as a Strategic Development Objective to;

Provide for a planned infrastructure and services network in conjunction with a new local transport route network.

Provide for core areas of enterprises, employment and industry in the town adjacent to key infrastructure and existing employment uses.

The M8 Cashel By-Pass is open since 2004 and removes up to 6,000 vehicles per day from the town centre. Phase 1 of the Town Centre Improvement Strategy has been partially completed and works are ongoing; and consequently Cashel has become a pedestrian friendly location in keeping with its function as a market and tourist town.

The M8 Cashel By-Pass offers great opportunities for the town however; the carrying capacity of the By-Pass must be protected. Therefore, the preparation and implementation of a planned approach to development of a strong local road network will be an intrinsic aspect of new development within Cashel and its Environs.

Cashel town has also seen a very significant increase in housing construction. This rate of development has put pressure on the existing foul and surface water drainage and water supply infrastructure, and further development of the town will be dependant on an integrated and sustainable plan for the provision of adequate drainage and water services infrastructure.

### 8.1 Transport

This Development Plan sets out a long-term strategy for new infrastructure that will provide for the future growth and development of Cashel in a sustainable manner.

#### 8.1.1 Integrated Transport Networks

In formulating the development strategy for Cashel, the protection of the National Roads and the development of a framework for local transport has been a core principle.

There are currently large areas of land within the Development Plan boundary, to the south, east and west of the town, which are not serviced by an adequate transport network. The Cashel and Environs Development Plan 2009-2015 requires that development proposals are designed to ensure a high standard of vehicular access in conjunction with pedestrian/cyclist access so that all areas can attain their full development potential and be easily accessible by all modes of transport. New interlinking local routes will be provided as part of private development, and the layout and design capacity of these shall be to the satisfaction and agreement of the Council.

#### **Policy INF 1: Development of an Integrated Transport Network and Local Road Network.**

It is the policy of the Council to require the provision of a new sustainable integrated transport network and a new local road network as identified on Map 1 as part of new development.

Proposed layouts must demonstrate how they can viably connect with an overall indicative route strategy as set out on Map 1.

### **8.1.2 Traffic and Transport Assessment**

Development proposals with potential implications for national, regional and adjoining local roads could, in some circumstances, necessitate changes to the road and/or junction layout and capacity in order to address road safety concerns and maintain a satisfactory level of service for road users. In some cases this may require a Traffic and Transport Assessment. Thresholds for such developments are set out in the Traffic Management Guidelines 2003. The cost of implementing mitigation measures will be borne by the developer.

#### **Policy INF 2: Traffic and Transport Assessment**

The Council will require that Traffic and Transport Assessment be carried out where, in the opinion of the Council, such a study is considered to be necessary, as part of large-scale development, where new development gives rise to cumulative impact in conjunction with neighbouring developments or where large traffic volumes are anticipated.

### **8.1.3 The M8 Cashel By-Pass and N74**

The protection of the carrying capacity of the M8 Cashel By-Pass will be a key element of the long term planning for Cashel Town and its Environs. In line with the policy of the National Roads Authority, development that has the potential to detract from the key purpose of the M8 Cashel By-Pass as a national route will not be favourably considered.

#### **Policy INF 3: Protection of carrying capacity of M8 Cashel By-Pass and N74**

The Council will safeguard the efficient operation and continued development of the national road network, the M8 Cashel By-Pass and the N74 National Secondary Route, in accordance with the National Development Plan 2007-2013, Transport 21 and the policy of the National Roads Authority. In assessing planning applications for new developments in close proximity to the Cashel By-Pass, the Council will have regard to the recommendations of the National Roads Authority.

### **8.1.4 Public Transport**

The improvement in public transport between Cashel Town and other destinations within the county, the region and the surrounding hinterland is of paramount importance to enhancing the market/service role of the town, reducing isolation and improving linkages between the town and outlying areas.

Cashel is presently served by public bus routes (Bus Eireann and private operators), which provide a transport link to local and national destinations. Due to Cashels location relative to the national route and lack of direct rail connection, the further development of direct bus linkages to Thurles train station would offer opportunities for commuters. At present there is a bus pick up point for national operators on the Main Street in Cashel however, the improvement of pick up points would enhance the quality of public transport for the town.

Bus links within the town and especially to and from residential areas to the town centre are limited and are not seen as a viable method of getting to school or for shopping. Elderly people are especially affected. The provision of ring-a-link in the town has offered a limited, but vital service, and its expansion in the area is encouraged.

The Council will consult with Bus Eireann and other public transport operators to determine measures to improve public transport during the lifetime of this Development Plan.

**Policy INF 4: Public Transport**

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

**8.1.5 Pedestrian and Cycle Routes**

Walking and cycling are environmentally friendly, fuel efficient and healthy modes of transportation that are highly accessible and sustainable alternatives to vehicular-based transport. The Council will seek the provision of pedestrian access and linkages where opportunities arise as part of new developments. The Council has identified key historic pedestrian routes and will seek the provision of these routes as opportunities arise. These key historic routes are set out in Figure 8.1: Key Historic Pedestrian Routes.

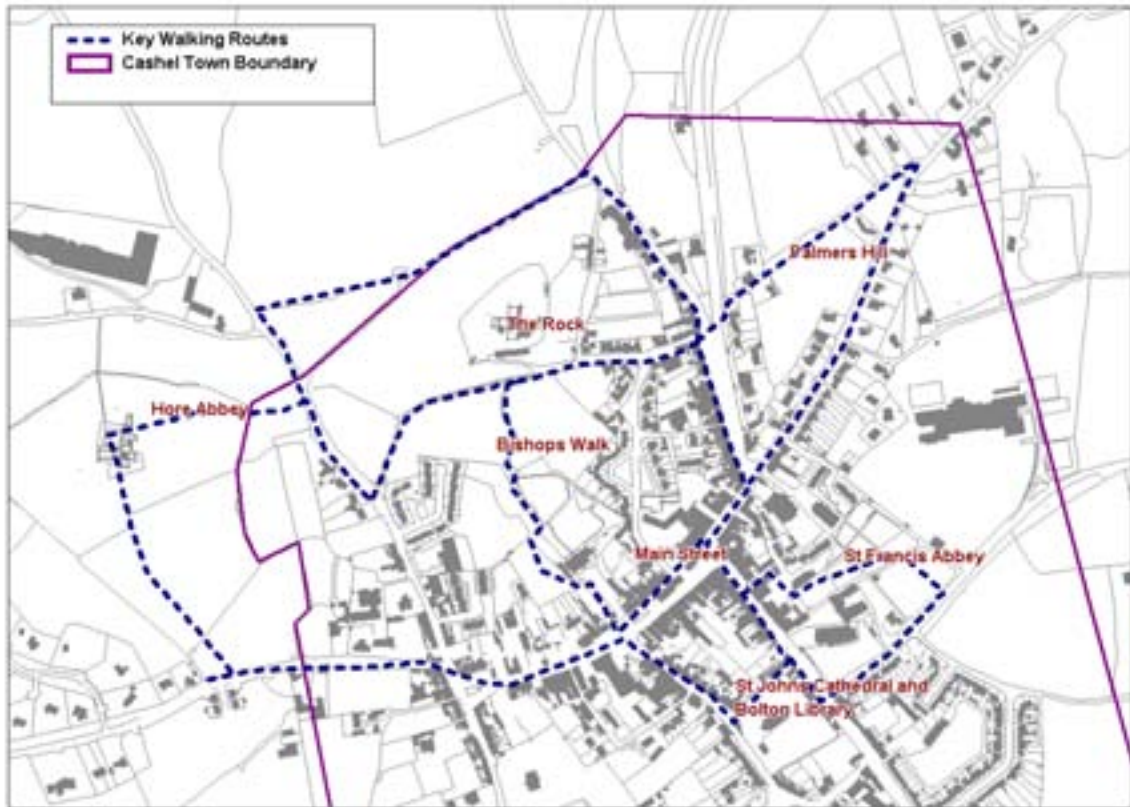


Figure 8.1: Key Historic Pedestrian Routes

The Council will seek the provision of cycle friendly linkages as part of new developments and will promote the expansion of cycle facilities throughout Cashel and Environs particularly to and from areas of amenity, places of interest, employment locations, schools and residential development.

**Policy INF 5: Pedestrian and Cycle Routes**

The Council will seek to improve and create additional facilities for pedestrians and cyclists as opportunities arise as part of new developments. The Council will seek to secure the provision of interlinking key historic routes as outlined in Figure 8.1.



## 8.2 Wastewater and Water Services Investment Programme

Cashel town is serviced by a Design Build and Operate (DBO) wastewater treatment plant (WWTP) located adjacent to the Golden Road and treated effluent is discharged to the River Suir to the west. The WWTP has a design capacity of 9000 p.e. It is estimated that the current demand on the WWTP is in the region of 6468 p.e (including for leachate from the Donohill municipal landfill), however the potential loading may be higher due to developments permitted but not yet built. It is the long-term plan of the Council to carry out works to the existing municipal plant to increase its capacity by 3000 p.e, thereby providing for a total capacity of 12,000 p.e. Lands have been zoned (social and public) in this plan to provide for future expansion of the existing treatment plant.

Funding for the provision of wastewater infrastructure is available under the water services investment programme from the DEHLG. The Serviced Land Initiative (SLI) augments these funding streams and is available to partially fund water services throughout the County that will support the development of zoned lands.

Existing drainage infrastructure in Cashel is based on a collection network that extends though the town centre to the existing WWTP to the west of the town. This network has insufficient capacity to accommodate further development in the environs of the town.

To address the existing constraints in servicing the northeast, west and south of Cashel Town, South Tipperary County Council has commissioned a report to review the existing deficits in drainage infrastructure and to identify solutions to same as part of a proposal for funding under the SLI scheme. The Cashel SLI when complete will set out a detailed proposed foul water network, including a detailed proposed route for a new foul sewer system, to ensure that lands zoned for new development in the environs will be serviced in the long-term.

Until the Cashel SLI is complete, the Council will assess planning applications for development in accordance with the following options depending on where the site is located;

- (a) Development on lands northeast of the Clonmel Road will not be permitted prior to the completion of the SLI study for Cashel.
- (b) Proposals for new development on lands located between the Clonmel Road and the Cork Road must identify how they intend to provide appropriate drainage infrastructure (including a new trunk sewer mains) to connect with the existing WWTP located on the Golden Road to the satisfaction of the Council.
- (c) Development proposed on lands west of the Cork Road and to the south of the Golden Road is located closer to the existing WWTP, however, they must also identify how they intend to provide appropriate drainage infrastructure to the satisfaction of the Council.

### Policy INF 6: Wastewater

It is the policy of the Council to facilitate the provision and upgrading of the Drainage Network in Cashel and in assessing planning applications will require;

- (a) Proposed developments to comply with the detailed requirements of the Council and the Cashel SLI when complete.
- (b) Proposed developments to connect to the public water mains and public sewers where available or likely to be available.

- (c) Financial contributions in accordance with the Development Contribution Scheme for water services from developers towards existing and/or future developments.
- (d) Bonds to be submitted by developers to ensure the satisfactory completion and maintenance of water services infrastructure until such time as the Council takes them in charge.

Where insufficient drainage capacity exists the Council will require the deficit to be addressed at planning stage by the developer in consultation with the Council.

### **8.3 Surface Disposal Water and Reuse**

Surface water from Cashel Town is managed by a combination of methods, including, attenuated discharge to the Black Stream, located to the west of Cashel town, on-site soakaways, and occasional storm water overflow to an existing swallow hole located close to the GAA facilities at Coopers Lot.

The topography of Cashel restricts the potential for surface water to be discharged via a gravity flow network from lands to the northeast, east and south of the town. The Council will therefore require that surface water be disposed of in these areas on site where possible.

Drainage will be achieved by a combination of regulated discharge and source control where the objective is to improve the quality and reduce the quantity and the rate of discharge of surface water release to groundwater or surface water.

Storm water has been identified by the River Basin District (RBD) project teams as one of the causes of poor water quality. Current best practice guidance on SUDS is available from the Guidance Documents produced by the Greater Dublin Strategic Drainage Study (GSDSDS). Similarly, surface water attenuation systems are recommended in place of underground storage of water in tanks. In this regard the Council would direct proposed applicants to the GSDSDS Policy Documents and the Drainage Code of Practice as well as the website [www.irishsuds.com](http://www.irishsuds.com) for further detailed information.

The Council also recognises the benefits of harvesting rainwater for reuse within larger developments and individual dwellings. While there is no provision for these systems in the current building regulations, the Council, in granting permission will seek rainwater harvesting in all new developments and will seek design solutions that provide for collection, recycling and reuse of surface water to meet the non-potable needs of the proposed development.

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

The Council will seek the implementation of rainwater harvesting, SUDS and best practice guidance for the collection and reuse or disposal and treatment of surface water. Such systems will be required to conserve water, protect water quality and regulate the rate of surface water runoff so as not to cause or exacerbate flooding on the relevant site or elsewhere.

### **8.4 Drinking Water Supply**

The public water supply for Cashel is from the Galtee Regional Water Supply augmented by a groundwater source at Springmount. However, in view of increasing pressures on supply, it is proposed to boost the existing water supply through the provision of two boreholes at Thomastown and Fernamanagh in the short-term. A long-term solution under active consideration is a new

potable water source from the River Aherlow and the enlargement of the capacity of the Palmers Hill Reservoir where lands have been zoned for this purpose.

**Policy INF 8: Potable water**

It is the policy of the Council to facilitate the provision and upgrading of the Water Supply Network in Cashel and in assessing planning applications will require;

- (a) Proposed developments to connect to the public water mains where available or likely to be available.
- (b) Financial contributions in accordance with the Development Contribution Scheme for water services from developers towards existing and/or future developments.
- (c) Bonds to be submitted by developers to ensure the satisfactory completion and maintenance of water services infrastructure until such time as the Council takes them in charge.

Where insufficient water supply exists the Council will require the deficit to be addressed at planning stage by the developer in consultation with the Council.

**8.5 Flood Risk Assessment**

Cashel is not subject to large-scale flooding, as it does not have any significant surface water body within the town. However, the appropriate management of surface water is essential as there is a history of localised flooding in the town due to the topographical and environmental constraints of the area. The Council will seek to ensure that new development in the town or environs does not result in a potential for flooding by virtue of surface water runoff, poor drainage, or other ways.

**Policy INF 9: Flood Risk Assessment**

The Council will require a comprehensive Flood Risk Assessment for proposals in areas at risk of flooding, adjoining same or where cumulative impacts may result in a flood risk elsewhere.

**8.6 Access to Electrical Supply Networks**

Cashel town is serviced by a three-phase network, which adjoins a 38kV network. The ESB propose an investment programme for the completion of the Medium Voltage Network. This project will see all of Ireland's MV (Medium Voltage) overhead electricity network converted to 20kV or refurbished, Cashel town will be included in this programme.

**Policy INF 10: Access to Electrical Supply Networks**

It is the policy of the Council to promote and facilitate the continued expansion of medium and high power electricity supply networks, particularly in support of new employment uses.

**8.7 Access to Natural Gas**

Bord Gais have deemed that Cashel qualifies for connection to the existing pipeline (running through the County in a south-west to north-east direction from Kilkenny to Mitchelstown). Connection to the gas network forms Phase II of the Bord Gais current programme and is completed.

**Policy INF 11: Access to Natural Gas**

It is the policy of the Council to promote and facilitate the continued expansion of the natural gas pipeline network to service Cashel.

## 8.8 Access to Broadband

The Council recognises the importance of advanced communications as a key component for the economic development in Cashel and its Environs. Cashel has received broadband under the SERB-II: South-East Regional Broadband Project - Phase 2, through the development of the fibre-optic Metropolitan Area Network (MAN).

### Policy INF 12: Broadband

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

## 8.9 Telecommunications

The Council will seek to achieve a balance between facilitating the provision of mobile telecommunications services in the interests of social and economic progress and sustaining residential amenities, environmental quality and public health. When considering proposals for telecommunications masts, antennae and ancillary equipment, the Council will have regard to the following:

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

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

### Policy INF 13: Telecommunications

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

- (a) The Architectural Conservation Area or at locations detrimental to designated protected views;
- (b) In close proximity to schools, churches, crèches, community buildings, other public and amenity/conservation areas and residential areas.

### 8.10 Waste Management Strategy

The Joint Waste Management Plan for the South East Region 2006 has been adopted by the relevant authorities on the 1<sup>st</sup> and 2<sup>nd</sup> June 2006. The main objectives of the Plan are focussed on prevention, minimisation, reuse and recycling of waste, provision of a framework for the development and operation of waste infrastructure within the region and the application of the polluter pays principle. In line with the waste management plan, the new Cashel Recycling Centre and Waste Transfer Station has been developed at Waller's Lot in Cashel. It is the objective of the Council to introduce a new three-bin collection in 2009.



Figure 8.1 Bring banks at Wallers Lot

#### Policy INF 14: Waste Management

It is the policy of the Council to implement the policies and objectives of the Joint Waste Management Plan for the South East Region 2006. As such the Council will promote the increased re-use and recycling of materials from all waste sources through co-operation with local retailers and residents associations.

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

#### Policy INF 15: Polluter Pays

It is the policy of the Council to implement the 'polluter pays' principle with particular regard to industrial discharges and to implement the provisions of relevant water pollution and environmental protection legislation.

### 8.11 Sustainable Building Design

The Council seeks to ensure that all new developments contribute positively towards ensuring reduced energy consumption and the associated carbon footprint of the town. Development proposals will be required to demonstrate reduced energy consumption in their design and construction, seeking ultimately to provide developments with zero-heating requirements by way of innovative design solutions and high performance building/insulation materials in their construction. Energy and carbon dioxide saving measures must be identified at planning stage.

Designs should incorporate alternative energy technologies such as bio-energy, solar energy, heat pumps, heat recovery while larger developments could consider the use of district/block heating/cooling systems, combined heat and power and wind energy.

#### Policy INF 16: Sustainable Building Design – Non-Domestic

It is the policy of the Council to encourage that all buildings shall be designed and constructed to have minimum energy requirements [at least B1 BER (50-100KWh/sqm/year)]. Developers will be required to submit relevant supporting documentation/energy audits, which identify the sustainable building technologies, incorporated in the development in order to achieve same at planning application stage.

## **8.12 Specific Infrastructure Objectives**

- T1 It is an objective of the Council to proceed with a programme of improving and upgrading the pavement network throughout the town, particularly in areas where access is impeded for the mobility impaired. Specific areas that need attention include: Old Road, Dualla Road, Windmill and Golden Road.
- T2 It is an objective of the Council to provide traffic calming and gateway features along the Dublin Road, Dualla Road, Clonmel Road, Cahir Road, Tipperary Road, Dundrum Road entrances to the town.
- T3 It is an objective of the Council to implement a programme of traffic calming for Friar Street and the Cork Road by the use of environmental traffic calming measures. Materials and finishes used will complement those used in Phase 1 of the Town Centre Strategy.
- T 4 It is an objective of the Council to improve the quality of stormwater discharge to the Black Stream and to meet minimum environmental standards.



**Figure 8.2:** Cashel Recycling Centre and Waste Transfer Station at Wallers Lot

## Chapter 9: Development Management

### 9.0 Introduction

Development management is a statutory process, and the Council is required to manage development by ensuring that permissions granted under the PDA 2000-2007 are consistent with the policies and objectives of the Cashel and Environs Development Plan 2009-2015. Set out in this Chapter are the relevant planning standards and design criteria that will be applied by the Council to development proposals within the Development Plan area. The Council will require all permitted development to have regard to the requirements and standards of Chapter 9.

#### Policy DM 1: Development Standards

It is the policy of the Council to require all development to comply with the relevant standards identified in Chapter 9 Development Management of the Cashel and Environs Development Plan 2009-2015.

### 9.1 Lands Use Zoning Objectives

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

Eight such zones are indicated in this Development Plan and are set out in Table 9.1. The Land-Use Zoning Matrix (**Appendix 1**) is intended as a general guideline in assessing the acceptability or otherwise of development proposals, although the listed uses are not exhaustive. Factors such as density, height, massing, traffic generation, public health, design criteria, visual amenity, and potential nuisance by way of noise, odour and pollution are also significant and relevant to the proper planning and development of the area.

Table 9.1 Landzoning	
TC	To preserve, enhance and/or provide for town centre facilities. Proposals for development on lands zoned for town centre are to comprise of mixed use developments consisting of a combination of retail, office, service, community and/or residential uses.
R	To preserve and enhance Existing Residential amenity, ensuring that any new development does not result in excessive overlooking of existing residential properties, does not reduce general safety for existing residents and does not reduce the usability and security of existing public and private open space.
R1	To provide for New Residential development. Density on such sites will be determined by the nature of the site and proximity to the town centre
I/E	Provide for Industrial and Employment and related uses.
S	Provide and improve Social and Public facilities.
Ag	Provide for Agricultural needs and to protect and enhance rural amenity.
SE	Preserve and enhance Special Amenity areas.
A	Preserve and enhance Recreation and Amenity areas.

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

## **9.2 Enforcement**

The PDA 2000-2007 gives power to the Council to take enforcement action when development is started without planning permission, if conditions attached to permission are not complied with, or when other breaches of planning have occurred. Section 155 of the PDA 2000 - 2007 states that "Any person who has carried out or is carrying out unauthorised development shall be guilty of an offence." Section 156 of the PDA 2000-2007 sets out the penalties for an offence that may lead to a considerable fine or prison sentence. The Council will take enforcement action whenever it is expedient to do so, or where planning conditions have been breached, (having regard to the provisions of the PDA 2000-2007) and associated regulations and guidelines.

## **9.3 Development Contributions**

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

Cashel Town Council and South Tipperary County Council adopted Development Contributions Schemes for the period 1<sup>st</sup> March 2009 to 28<sup>th</sup> February 2015 and the 1<sup>st</sup> March 2009 to the 28<sup>th</sup> February 2011 respectively, for their respective administrative areas, in compliance with the requirements of Sections 48 and 49 of the PDA 2000-2007. Funds raised through the contribution schemes are used for the provision and development of infrastructure and facilities. Copies of the Development Contribution Schemes are available at the offices of Cashel Town Council and South Tipperary County Council. All permitted developments will be subject to the requirements of the relevant Development Contributions Scheme.

## **9.4 Bonds**

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

## **9.5 Sustainable Design Considerations**

The Council will seek to ensure that all new residential, commercial, industrial and other developments are designed to obtain maximum energy performance ratings during their construction, operation and lifetime use. Sustainable designs shall seek to provide units with zero-heating requirements through the use of innovative design solutions and innovative building/insulation materials. Where this is not feasible, designs shall incorporate alternative energy technologies such as bio-energy, solar energy, heat pumps and heat recovery, while larger developments shall consider the use of district/block heating/cooling systems, combined heat and power and wind energy. All design solutions shall ensure reduced resource requirements during their life through surface water reuse and applicants for development shall demonstrate how such considerations are incorporated at pre planning and planning application stage.



The Council will seek to ensure that all development, whether new-build, redevelopment or renovation, will be undertaken so as to enhance the environment and shall conform to principles of sustainable development. It is the aim of the Council that all developments shall relate generally to the surrounding landscape/streetscape. This will not mitigate against designs that are contemporary or individual, but simply that new development shall endeavour to contribute to sense of place and environmental quality. Design proposals will be examined in terms of layout and density, building line, height and mass, materials and finishes, services, amenity, landscape and boundary treatment, access and traffic safety and the impact on the quality of the receiving environment. The Council will seek to ensure that the density of new residential developments is sympathetic to the structure of the adjoining area, and that high/medium densities are promoted in the town centre, with densities decreasing sequentially from the town centre outwards.

### 9.6 Residential Development on land zoned for agriculture

One-off housing proposals for lands zoned for agriculture shall comply with the relevant policies of the Cashel and Environs Development Plan 2009-2015 and the South Tipperary Rural Design Guide for Individual Houses in the Countryside, which provides detailed guidance. The minimum standards contained in Table 9.2 below apply.

Table 9.2 Minimum Standards for Residential Development on agricultural zoned land	
Site size	0.2 hectares (0.5 acres). Floor areas shall be related to site size.
Building Line	20 metres subject to sight line requirements and building size.
Orientation	Determined by maximising solar gain, prevailing winds and landscape features.
Boundary/ Landscape	All existing natural site boundaries should be retained where practicable. On new site boundaries a double row of hedging shall be planted which reflects in species and diversity other field boundaries in the vicinity. All planning applications shall require a robust landscaping plan and all planting will be required to take place in the first planting season following the commencement of the development. External lighting for security purposes only will be considered where such lighting will not detract from the visual amenity of the area.
Roadside boundary	The existing hedgerow shall be retained, where, in the opinion of the Council, there is no conflict with the requirements for the provision of safe site access. Where the roadside boundary is required to be removed, a new boundary hedge which replicates the existing boundary shall be set back behind the sight line to the technical requirements of the Council. Land between the roadside site boundary and carriageway edge shall be suitably drained, set level with the public road and replanted with grass, save where the Council requires an alternative treatment. Any roadside drains shall be piped before the area is surfaced.
Entrance	Shall be of masonry or rendered and capped block construction or timber fencing. Wing walls/fences shall be splayed at 45 degrees so as to give a maximum opening at the front boundary of 13 metres and the height of such walls/fences shall not interfere with the required sight lines. All pillars shall be appropriate in scale to the new entrance walls so as not to detract from the existing roadside character.
Supporting Information	A 1:2500 map illustrating the total landholding from which the site is taken. Details of all immediate family members of the landowner who may require sites from the landholding noting that the sale of sites may prejudice sites for family members at some future date.

## 9.7 Multiple Unit Residential Development

The Council will seek appropriate, efficient and sustainable development on all residential zoned land and will apply the guidelines contained in the Planning Guidelines on Sustainable Residential Development in Urban Areas 2008 (DEHLG) or any amendments thereto as appropriate. The Council will require all development proposals to incorporate the standards set out in Table 9.3 below:

Table 9.3 Minimum Standards for Multiple Unit Residential Development	
Design	The establishment of building design and urban design criteria by a suitably qualified Architect, experienced designer or similar, which shall place an emphasis on modern architecture with a varied building language, avoids standard suburban designs, enhances and augments local vernacular buildings/streetscapes. Opportunity shall be provided for landmark buildings at key nodes and focal points to promote legibility throughout the new development. All proposed residential units will attain high standards of energy efficiency, incorporating sustainable energy technologies, water conservation/reuse, ventilation, daylight analysis and bio-climatic site design.
Density	In <u>central sites</u> maximum densities of 30-40 dwellings per hectare may be appropriate for mainly residential or mixed-use schemes.  At <u>edge of centre sites</u> with high quality design and layout, maximum densities of 25-30 dwellings per hectare with a variety of dwelling types will be appropriate.  At <u>edge of town sites</u> densities of approximately 10 dwellings per hectare (4 dwellings per acre) will be considered appropriate.
Amenity	Provision of at least 15% of site area for public open space. Integration of buildings and public amenity areas to ensure overlooking and passive supervision. Provision of pedestrian and cycle linkages within and without the site. Existing vegetation such as hedgerows, trees and natural features shall be retained and incorporated into the design where practicable.
Housing mix	Satisfactory mix of dwelling types including 1-2 bed room units with direct access from ground level, extendable/flexible housing which can accommodate change over their life cycle, semi-detached and detached units, serviced sites and large detached units on generous plots etc, ensuring that a range and choice of building types and sizes are available. All designs, overall layouts and densities shall comply with the policy requirements and the appendices of the Cashel and Environs Development Plan 2009-2015.
Separation Distances	A minimum separation distance of 4m between the gables of dwellings, 22m between directly opposing transparent windows at first floor level, 35m between directly opposing transparent windows at second floor level.
Road Layouts	Road layouts shall be designed so that traffic calming is naturally integrated, in accordance with the recommendations in the Traffic Management Guidelines 2003 as produced by the DEHLG, DTO and DOT. Traffic calming shall be provided on a phased basis as each section of the road is opened to traffic and turning areas must provide for emergency and service vehicles. Proposals should also accommodate improved vehicular and pedestrian access links to the existing settlement centres and priority of movement and accessibility throughout the development for pedestrians and cyclists. Increased utilisation of shared/communal and well defined on-street and off-street car parking shall be considered;

Public Infrastructure	The provision of satisfactory public infrastructure and other services in compliance with the relevant objectives/policies of the Cashel and Environs Development Plan 2009-2015.
Waste	The provision of a waste management plan covering the construction phase of the development and the provision of adequate waste storage facilities to accommodate the 3 bin collection system for the proposed development.
Built and Natural Heritage	The protection of all existing historical monuments, buildings, building fragments, archaeological material, trees and hedgerows where appropriate.
Childcare and other Social Capital Requirements	Proposals for the provision of childcare places at a location to be agreed with the Planning Authority and the South Tipperary County Childcare Committee (refer to Chapter 8) and other amenity/community facilities as considered appropriate to support and sustain the proposed development.

### 9.8 Development Impact Assessment (DIA)

The Council will require that new multiple unit residential development proposals be accompanied by a DIA. Scoping for DIA should consider the impact of the proposed development on the visual qualities and distinctive characteristics of the town, a sequential approach to housing density based on the location of the site, phasing of the development, capacity of schools and childcare places, capacity of community facilities, open space, retail and other commercial uses, trip generation, car parking, pedestrian movements and general traffic safety and infrastructure such as waste and surface water treatment/disposal and water supply. Where constraints are identified in the assessment, the developer will be required to identify mitigating measures to address deficits and the Council will require that the assessment is submitted as part of the planning application. The Council will assess each development on its own merits, having regard to the statutory requirements of the development, the nature and use(s) proposed, the range of existing services available and having regard to other relevant policies and standards of the Cashel and Environs Development Plan 2009-2015. Developers are encouraged to consult with the local community as part of the preparation of the Development Impact Assessment.

### 9.9 Extensions to Dwellings

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

- (a) the extension should generally be subordinate to the main building;
- (b) the form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour;
- (c) a pitched roof will be required except on some small single storey extensions;
- (d) designs should have regard for the amenities of the neighbouring residents, in terms of light and privacy; and
- (e) flush roof lights are preferable to dormer windows.

### 9.10 Apartment Buildings

The Council will apply as minimum standards the guidelines contained in the Sustainable Urban Housing: Design Standards for Apartments 2007 (DEHLG). The predominant issues of concern to the Council will be the appropriate zoning, the provision of adequate floor areas, storage space, circulation, public and private open space, access, parking, bin storage (should facilitate segregation of waste into 3 fractions - dry recyclable, residual & organic/food waste), balconies, daylight and sunlight, facilities for children and overall building design and finish. Developments, which fail to meet the standards set out by the DEHLG will not be favourably considered. The

Council will also require the setting up of a management company to maintain the infrastructure of the site and the communal and amenity areas of the development.

### 9.11 Cycle Facilities

In assessing new proposals the Council will have regard to its policy on cycle facilities. The Council will require provision of cycle routes within new residential and employment developments and provision of secure bicycle parking facilities within new developments, including commercial and office developments and residential proposals. Proposals for cycle facilities should be identified at planning stage.

### 9.12 Public Transport

The Council will require the identification of bus stops and potential linkages for new bus routes, within or within easy access to new large scale residential and employment development. In assessing proposals for development on lands zoned for residential development lands as set out in Map 1, the Council will seek the provision for and identification of facilities for public transport, especially to and from the town centre and schools.

### 9.13 Access for the Disabled

In the design of buildings and public utilities and facilities to which the public could be expected to have access, special consideration will be given to the accommodation of people with disabilities in accordance with the requirements of the Part M of the Building Regulations, 2000 and the advice set out in Buildings for Everyone (1998) as issued by the National Rehabilitation Board.

### 9.14 Traffic and Road Safety

The following sight lines are required for all development that proposes vehicular access onto the public road network. Adequate sight lines at the entrance to the development are vital to enable safe access and egress for all.

The sight visibility triangle is measured at the proposed entrance from a set-back distance of 4.5m (the 'X' distance) from the road edge<sup>25</sup> at the centre of the entrance,

Table 9.4 Sight Line Requirements	'Y' Distance
Roads with 100kph speed limits	215m
General Regional Roads	130m
General Local Roads greater than 4.25m wide <sup>24</sup>	90m
Local Roads 4.25m wide <sup>24</sup> or less and all Local Tertiary Roads	70m
Within 50kph speed limits	70m
Within 60kph speed limits	90m

to points in both directions on the nearside road edge which are the sight distance ('Y' distance) away. For lightly used accesses, for example those serving a single dwelling or a small cul-de sac of a half a dozen dwellings, then the set-back 'X' distance may be reduced to 2.4m.

The 2.4m setback relates to normally only one vehicle wishing to join the main road at one time. The value of the sight distance 'Y' relates to typical road speeds and can be obtained from Table 9.4.

<sup>24</sup> Road width refers to the typical road width (over approximately 70% of the road) when approaching an entrance rather than the width at the entrance. The Council has predetermined the applicable width for many of the County Roads.

<sup>25</sup> The 'road edge' is the edge of road surface (bituminous material) subjected to general vehicular traffic.

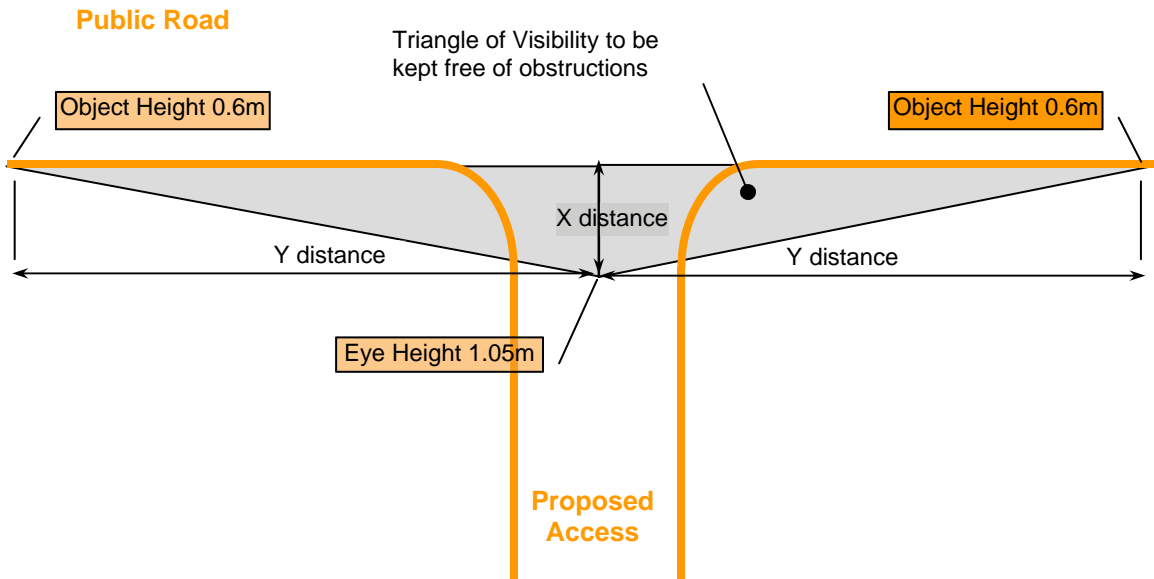


Figure 9.1 Safe Access Sightlines

### 9.14.1 Forward visibility for entering traffic

The "Y" value mentioned above can also be used to determine forward visibility requirement. While this issue generally does not arise, it is a matter of serious road safety where it does. Figure 9.2 below demonstrates the potential problem. Here a bend on a road potentially leaves a vehicle exposed in a dangerous position while waiting to enter at an access.

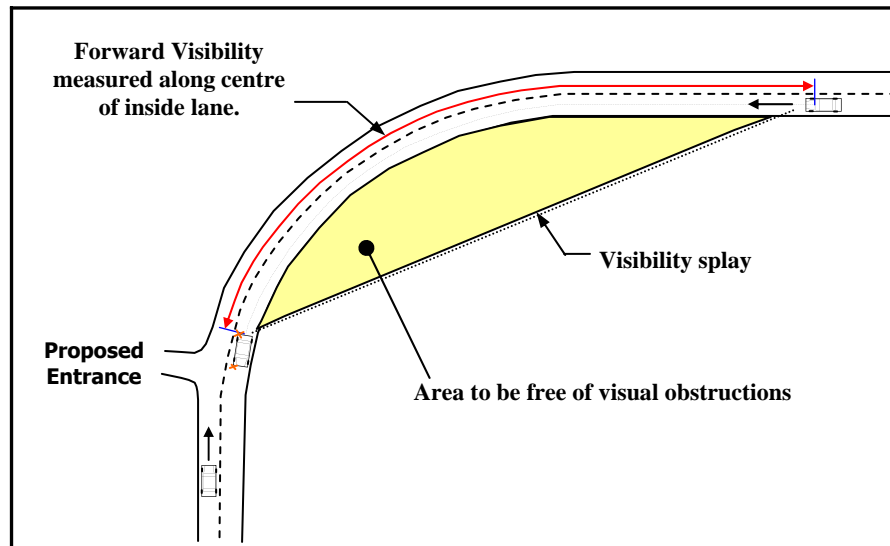


Figure 9.2: Forward Visibility at approach to a Proposed Access

The following situations represent special cases and will be assessed as follows;

**(a) Roads with Slower than Usual Traffic**

Shorter sightlines could be justified where it is clearly demonstrated that local 85<sup>th</sup> percentile speeds support this. It is important that local speed monitoring is only encouraged where it is likely to favour the applicant in the interest of avoiding unnecessary expense for an applicant

**(b) Local Road Safety Concerns**

Council Roads Engineers may have particular road safety concerns at specific locations that will require special sightline needs. In this regard sightline requirements may on occasion vary from the standard requirements where there is adequate justification.

**(c) Replacement Houses**

The net safety implication will be assessed regarding any intensification of vehicular movements against any improvements that can be reasonably achieved.

Proposals for developments with access from roads that are insufficient in width to cater for passing vehicular traffic will be required to upgrade the width/alignment of the lane or provide passing bays. Any such upgrade or passing bays will be required to be a minimum of 6 metres in width while the separation distances between passing bays will be dependent on the alignment of the road and other local conditions. All such development proposals will be considered on a case by case basis having regard to the anticipated traffic generated by the proposal and the volume and type of traffic using the road and shall be subject to the agreement of the landowner(s) on the lane<sup>26</sup>.

Where certain types of large-scale developments are proposed, the Council will require traffic and transport assessment in accordance with recommendation from the National Roads Authority (NRA). Further details of these can be obtained from the NRA Design Manual for Roads and Bridges (HD 19/01 Road Safety Audits) (HA 42/01 Road Safety Audit Guidelines) and the NRA Traffic and Transport Assessment Guidelines 2007. Thresholds for development types and sizes, which may be subject to these requirements, are set out in the Traffic Management Guidelines 2003. In particular the Council will insist on the satisfactory completion of stage 1, 2 and 3 Road Safety Audits.

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<sup>26</sup> Details of landowner(s) agreement to be submitted as part of the planning application.

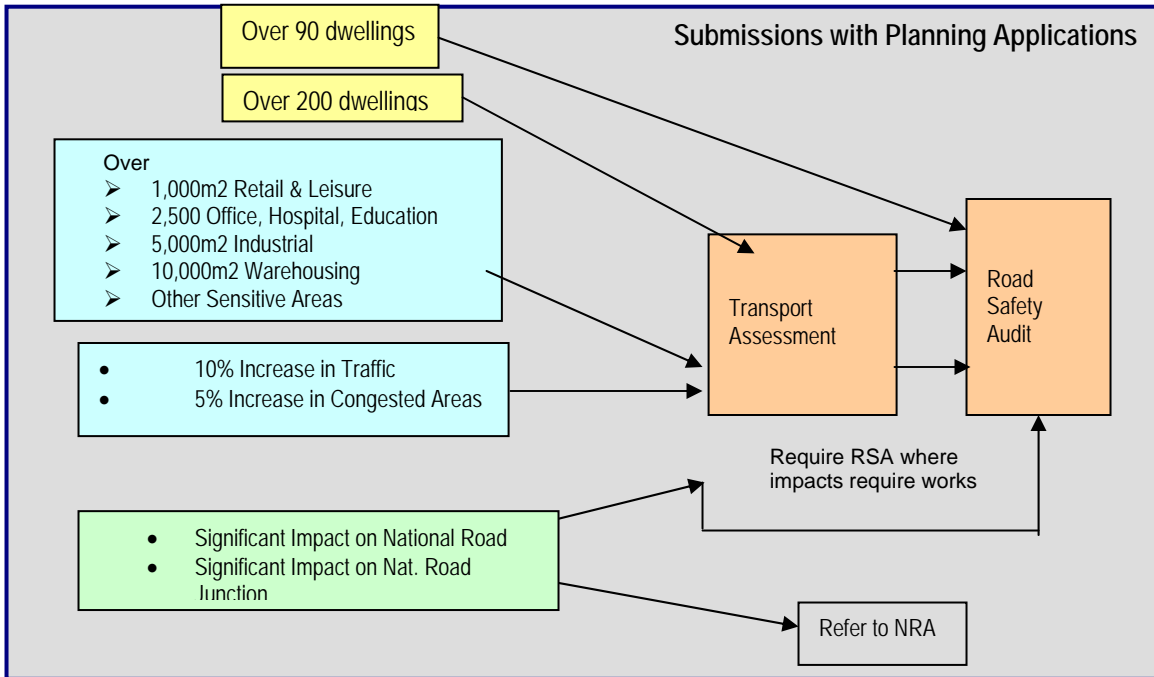


Figure 9.2: Traffic and Transport Assessment

### 9.15 Open Space Requirements

Private open space for all residential developments shall, as a minimum, conform with the standards set out in the Planning Guidelines on Sustainable Residential Development in Urban Areas 2008 (DEHLG) or any amendments thereto as appropriate, noting that the Council reserves the right to seek increases in open space provision as appropriate. For development proposing four or more residential units a minimum of 15% of the site area shall be reserved and set out as useable<sup>27</sup> public open space. The schedule set out in Table 9.5 below indicates the extent of community facilities required per head of population for each respective development. In deciding on the extent and type of facilities to be provided, the developer(s) will be required to consult with the Council to ensure the optimum benefit is obtained from the amenity facilities to be provided as part of the development.

In addition, where development is proposed which is subject to Part V of the Planning and Development Acts and which is bounded by undeveloped residentially zoned land, the Council will require the developer to consult with the neighbouring land owner in order to put forward a proposal to assemble amenity and open space areas in order to provide large multi-purpose amenity areas (e.g. parkland and playing pitches) in addition to small incidental open spaces within individual housing schemes.

The Council will to seek the provision and suitable management in accordance with the South Tipperary County Council Play Policy 2003 (and any review thereof) of Local Areas for Play and Local Equipped Areas for Play in new housing estates and to implement measures to find suitable sites for their provision in existing residential areas. These shall be provided as follows:

<sup>27</sup> No account will be taken of incidental open space such as grass margins, left over areas or areas that due to nature or topography are deemed unsuitable for play.

**Local Areas for Play:**

LAPs are small areas (approximately 100 sqm) of unserviced play space located within 1-minute walking time (60m) of houses.

**Local Equipped Areas for Play:**

LEAPs are unsupervised play areas for 4-8 year old children located within 5-minutes walking time (240m) of houses. The area will provide at least five types of play equipment with seating for adults. The surface shall be of grass, bark chip or rubber carpet. Fencing will allow supervision from nearby houses. The Council will require LEAPs to be provided at locations that are accessible by the wider community.

Table 9.5 below identifies the minimum quantity and type of open space facility required per head of population for each respective development proposed. In deciding on the extent and type of facilities to be provided, the developer(s) will be required to consult with the Council and local interest groups to ensure the optimum benefit is obtained from the amenity facilities to be provided as part of the development.

Table 9.5: Open Space and Amenity Requirements	
Cumulative Total Dwelling Units	Minimum Quantity and Type of Amenity Facility Required
25-50	Open space 2.8 hectares per 1,000 persons. A minimum of 0.25 hectares to be provided.
51-100	Public open space to include: A neighbourhood play area incorporating a local equipped area of play/multiple use games area.
101-150	Equipped public open space to include: One full size grass pitch; One local equipped area of play; One court multi-use games area with Community/Club Association.
151-300	Public open space to include: One full sized grass sports pitch; One district play area or one local play area and additional neighbourhood play area; One court multi-use games area; Two tennis courts or appropriate alternative based on community requirements; One community/leisure building including full sized badminton/basketball court, meeting and facilitation rooms with Community/Club Association.
300 plus	Equipped public open space to include: Two full sized grass sports pitches; One district play area or one local play area and additional neighbourhood play area; One court multi-use games area; Two tennis courts or appropriate alternative based on community requirements; One community/leisure building including full sized badminton/basketball court, meeting and facilitation rooms with Community/Club Association.



### **9.16 Waste Water Treatment Infrastructure**

Future development in Cashel is dependant on the achievement of a sustainable and strategic integrated foul water and surface water management system. The Council's long-term plan is to upgrade the existing wastewater treatment plant located at Golden Road from a 9,000pe to a 12,000 pe and a Serviced Land Initiative is being proposed for lands identified for new development.

Development will be permitted if it is demonstrated to the satisfaction of the Council that infrastructure can be provided to facilitate an integrated provision of a new sewer network through all lands zoned for development to link with the existing WWTP located at Golden Road.

In order to facilitate this, three options have been set out based on where the land is located;

1. Development on lands northeast of the Clonmel Road will not be permitted until the SLI study for Cashel is complete.
2. Proposals for new development on lands located between the Clonmel Road and the Cork Road, must identify how they intend provide appropriate drainage infrastructure including (new trunk sewer mains) to connect with the existing WWTP located on the Golden Road to the satisfaction of the Council.
3. Development proposed on lands west of the Cork Road and to the south of the Golden Road are located closer to the existing WWTP however, they must also identify how they intend provide appropriate drainage infrastructure to the satisfaction of the Council.

The Council recommends that developers enter into pre-planning discussions with the Water Services, Environment and Planning Sections of the Council at an early stage in the design process in order to ensure that development proposals are acceptable and conform to the overall strategy for Cashel and Environs as set out in the Cashel and Environs Development Plan 2009-2015.

### **9.17 Water Supply Infrastructure**

Works are currently under way to address water supply shortages in the Cashel area on a short-term basis and long-term measures are also at planning stage to ensure that the development of Cashel is assured on a long-term basis. The Council recommends that developers enter into pre-planning discussions with the Water Services, Environment and Planning Sections of the Council at an early stage in the design process in order to ensure that development proposals are acceptable.

### **9.18 Surface Water Controls**

It has been identified that surface water management will be achieved by a combination of regulated discharge and source control where the objective is to improve the quality and reduce the quantity and the rate of discharge of surface water release to groundwater or surface water. Current best practice guidance on SUDS is available from the Guidance Documents produced by the Greater Dublin Strategic Drainage Study (GSDSDS).

Proposals will be required to demonstrate to the satisfaction of the Council that they comply with minimum standards and will not result in an adverse impact on ground water quality, flooding etc.

The Council recommends that developers enter into pre-planning discussions with the water services, environment and planning sections of the Council at an early stage in the design process in order to ensure that development proposals are acceptable and conform to the overall strategy for Cashel and Environs as set out in the Cashel and Environs Development Plan 2009-2015.

### 9.19 Waste Storage and Sorting Facilities

In assessing proposals for new developments the council will have regard to the capacity of the proposal to provide for the management of waste in an acceptable and sustainable manner. The Council intends to introduce the 3-bin system (dry recyclable, residual and organic/food waste) for the Cashel area in 2009 – therefore all developments will be required to facilitate 3-bin storage per unit. The following minimum standards will apply:

- ❖ Residential: Where houses are terraced or apartments are proposed, measures must be put in place for communal bin storage (three-bin system) in an easily accessible and visually acceptable location. The Council will not permit housing developments, which do not address the issue of three-bin storage facilities.
- ❖ Commercial: All commercial developments must identify an enclosed bin storage area and an area for segregation, compaction and management of waste.

### 9.20 Construction and Demolition waste

Construction and demolition (C&D) waste is seen as a direct by-product of the building industry. The Council will seek to reduce the quantity of C&D waste that goes to landfill and will seek to ensure that such waste is reduced, reused and recycled in the proposed development where possible, especially on brownfield sites. Where significant C&D waste is envisaged arising from a proposed development, the Council will seek the submission of a Waste Management Plan for the construction phase of the development for the written agreement of the Council, which shall be in compliance with the EPA Best Practice Guidelines on the Preparation of Waste Management Plans for Construction & Demolition Projects.

### 9.21 Reuse of Surface Water

Toilets, washing machines and outdoor use (watering plants, washing cars, etc) can account for up to 50% of domestic water consumption. Correctly collected and stored, rainwater can meet all these requirements without further treatment. The simplest rainwater collection method is the garden water butt that can collect and store surface water from roof surfaces and allow this to be reused for external use. These systems are very appropriate and economical solutions for existing buildings. Household rainwater systems are, however, more sophisticated and are best suited to new build developments.



Fig 9.3 Rainwater collection

There are two main types of systems in use i.e. header tank systems and direct pumped systems, the former utilising a gravity feed to all applications. While there is no provision for these systems in the current building regulations, the Council, in granting permission will require surface water reuse in all new developments and will seek design solutions that provide for collection, recycling and reuse of surface water to meet the non-potable needs of the proposed development. Benefits

accrued from the use of these systems are particularly relevant for large scale commercial/industrial users leading to reduced bills for metered water supply taking cognisance of the large roof surfaces available to collect rainwater.

### **9.22 Waste Maceration**

The use of maceration units increases the organic load discharged from residential development by up to 30%. For commercial developments such as restaurants, hotels, etc, this figure can exceed 50%. The Council will therefore discourage the use of under the sink and other waste maceration units for household and other organic waste where discharge to the public sewer is proposed. Where private waste water systems are proposed the developer should ensure that the system is designed to accommodate the additional load.

Furthermore, where planning permission has been granted for development which does not propose the use of such maceration units and the units are subsequently installed, the council will consider their use to be unacceptable due to the additional unanticipated loading placed on the public sewer network on the basis that this gives rise to new or fresh planning issues. Taking cognisance of these factors the Council will take enforcement action against any development where the unauthorised use of maceration units has been established.

### **9.23 Petrol Filling and Service Stations**

The traditional role of filling stations is expanding to include the provision of general convenience retail and sometimes delicatessen. Petrol filling stations can provide a wide range of retail goods in an associated shop. While the important role of such provision is recognised, such shops shall, in general, remain secondary to the use as a filling station. The Retail Planning Guidelines FOR Planning Authorities published by the DEHLG in 2005 stipulates that generally the maximum net retail floor space shall not exceed 100sqm. Where floor areas in excess of this figure are proposed, the development shall be subject to the retail sequential test approach.

The Council will facilitate new filling stations or redevelopment of existing stations on appropriately zoned land where they comply with the following:

- The proposed development is in accordance with land use zoning objectives;
- The net retail sales area does not exceed 100 sqm or detract from the viability and vitality of the town centre;
- The proposed development complies with the requirements of the Retail Strategy and the Retail Planning Guidelines 2005 (DEHLG), or amendments thereto; and,

The Council will require compliance with the requirements of S.I. 311 of the 1979 Dangerous Substances (Retail and Private Petroleum Stores Regulations), Building Regulations 2000 and the following:

- (a) A minimum of frontage of 30m within a 50 kph area and 45m in other speed limit areas;
- (b) A minimum distance of 7m from the pump island to the road boundary;
- (c) Two access points, between 7-9m wide, with a minimum junction radius of 10.7m;
- (d) A minimum distance of 50m from entrance to nearest major junction and 25m to nearest minor junction;
- (e) A footpath of 2m wide with 0.5m high wall along the front boundary;
- (f) A petrol/oil interceptor to the surface water drainage;
- (g) Adequate facilities for storage of refuse and waste on site;

- (h) A scheme of landscaping;
- (i) Any associated retail unit shall cater for motor related goods, and ancillary convenience type shops limited to a floor area not exceeding 100 square metres gross. An associated workshop may be permitted where there is no adverse effect on the amenities of the area.

## 9.24 Industrial Developments

Table 9.6 below sets out the minimum standards for light and general industrial developments;

Table 9.6 Minimum Standards for Industrial Developments	
Access	Multi-unit developments shall have a single access. Access roads shall have a minimum carriageway width of 7.5m with 1.3m wide grass strip and 2m wide footpath(s).
Site Layouts	Adequate space shall be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site. Turning space for 15 metre articulated vehicles and 9 metre fixed axle vehicles. Building line set back of at least 12 metres from estate roadside boundaries.
Design Scheme	Multi-unit industrial proposals shall submit a detail design scheme; to set out proposed design approach and materials and finishes to be applied throughout the entire scheme. The design scheme shall ensure that the overall development implements a uniform approach to design and finishes.
Boundary treatment & Landscaping	A comprehensive boundary treatment and landscape plan providing for details of uniform approach to boundary treatment and planting shall accompany applications. Existing trees and hedgerows shall be incorporated where practicable and new planting shall utilise trees and shrubs that are indigenous to the area. All services shall be laid underground.
Use	Full details of the proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used, shall be submitted with the planning application if known. Changes in use may require the grant of a new planning permission in accordance with the Planning & Development Regulations 2001 (as amended).
Storage of Goods & Fuels	Goods, including raw materials, manufactured goods, packaging, crates etc., shall be stored or displayed only within the enclosed factory or industrial unit area behind the front building line. All over-ground oil, chemical storage tanks shall be adequately banded to protect against spillage. Provide adequate storage to facilitate the segregation & storage of waste materials at source.
Signage	Within the curtilage of industrial estates, signage shall be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions throughout the estate where the Council considers such necessary.

## 9.25 Agri-Tourism and Rural Diversification.

The Council will consider the provision of tourist activities on lands zoned for agriculture subject to the proposed tourist development being based on an Integrated Sustainable Tourism Plan directly linked to a tourism facility such as a golf course, hotel, equestrian tourist venture or a combination of such facilities. Tourist accommodation will be ancillary to and necessary to support the new use on the site and will ensure that the rural landscape and environmental quality of the area is maintained.

Proposals for rural diversification on lands zoned for agriculture shall be of a small/family scale, be based on agriculture and have a need to be located in a rural location. Retail and office facilities shall be ancillary to the proposal.

### **9.26 Shop fronts**

Planning applications for new shop fronts will be considered on their own merits and of importance will be the sympathetic integration of the proposal into its setting. As a guideline, all proposals for new shop fronts should have regard to the guidelines set out in Appendix 4 ACA Design Statement, even for proposals outside of the ACA area.

The external fitting of security shutters does not constitute exempt development and can affect the character and appearance of the property to which they are fitted and the overall streetscape. Therefore the Council will seek alternative proposals for security shutters, which meet the requirements of the developer and the Council.

### **9.27 Infill Developments**

The central area of a town by its very nature generates economic activity of all sorts, which in turn creates pressures for physical changes. Good infill development does not necessarily imply an exact copy of what was there before or what the adjacent buildings are like. It is, however, important that the overall building lines and heights are retained. Proposed infill development within the ACA will be assessed against the guidance set out in the ACA Design Statement in Appendix 4.

### **9.28 Taking in Charge**

The Council has prepared a policy for the Taking in Charge of Residential Developments. This document provides guidance as to the Council's requirements prior to the taking in charge of a development.

Sub-surface infrastructure and networks and roads and services etc will not be taken in charge and no bonds will be returned prior to the submission details in accordance with Council policy, for the written agreement of the Council.

### **9.29 Archaeology**

Permitted developments located within the Zone of Archaeological Potential and/or within close proximity to Recorded Monuments may be required as part of the planning application process or by condition on a grant of permission to carry out archaeological assessment, monitoring, testing or excavation within the area covered by the application/permission, either prior to the planning decision or prior to any development works proceeding on the site following the grant of planning permission. The Council, as a condition on such developments, may also consider the preservation of all or part of the archaeological remains in the area covered by the permission. Each planning application for development within the Zone of Archaeological Potential and within close proximity to recorded archaeological sites shall be assessed on its own merits.

- (a) An archaeological assessment shall establish the extent of archaeological material associated with the monument or site. This assessment shall also define the buffer area or area contiguous with the monument which will preserve the setting and visual amenity of the site.

- (b) The area of the monument and buffer shall not be included as part of the open space requirement demanded of a specific development but shall be additional to the required open space.
- (c) If a monument or place included in the Record of Monuments and Places (RMP) lies within the open space requirement of a development, a conservation plan for that monument is required as part of the landscape plan for that proposed open space.
- (d) Shall a monument or site included in the RMP be incorporated into a development the monument and attendant buffer area shall be ceded to Local Authority ownership once the development and associated landscaping works are complete so that the future protection of the monument can be assured.

### **9.30 External Lighting**

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

- (a) The illumination scheme would not have a detrimental impact on residential or visual amenity;
- (b) Ensure that all lighting and related equipment is so positioned that it will not interfere with or have an otherwise negative impact upon traffic and pedestrian safety and/or flow.
- (c) Incorporate motion sensors, solar power and low wattage units in external lighting schemes so as to appropriately limit the energy used in the development.
- (d) Shall be based on the most sustainable technology available at a reasonable cost.

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

### **9.31 Noise**

The generation of noise in the community can have undesirable effects on residential areas and the community at large. Noise emissions from specific activities are controlled by the Environmental Protection Agency through Integrated Pollution Prevention Control licensing and Waste licensing (refer to the Guidance Notes for Noise In Relation To Scheduled Activities 2006 (EPA)). The Environmental Noise Directive (END) (2002/49/EC) relates to noise from industries, road, rail & air traffic and requires authorities to assess and manage noise from these sources. The Directive mainly addresses noise emitted by a range of transport sources (road, rail, and air traffic), although the definition of 'environmental noise' includes noise from industrial sites. Where planning applications are submitted in close proximity to the national road network (both proposed and existing) and would result in a breach of the NRA's design goal for sensitive receptors exposed to road traffic noise, the developer shall identify and propose noise mitigation measures within the zone of influence. In this regard the developer should refer to the Environmental Noise Regulations 2006. The cost of implementing mitigation measures shall be borne by the developer.

### 9.32 Satellite Dishes

Satellite dishes and telecommunications apparatus are now a regular sight on buildings and other structures in towns and villages and can affect the character and appearance of historic buildings and important townscapes. Some satellite dishes may be erected as exempted development under the Planning and Development Regulations, 2001 (as amended), however, those exempted development rights are removed within the ACA or within lands zoned for Special Amenity.

Where planning permission is required to erect satellite dishes, special consideration will be given to:

- (a) Protected Structures where the special character may be harmed;
- (b) On the front or side of buildings in an ACA; and,
- (c) In locations where they would cause unacceptable harm to the visual amenities of the area.

On multi occupancy buildings such as apartment blocks, office blocks etc, the Council will permit one single dish only which should be for communal use.

### 9.33 Parking and Loading

Table 9.7 sets out the Council's car parking requirements. In addition to the general car parking standards required, service bays may also be required. The Council will require the provision of off streetcar parking as part of new developments. The number of service parking bays will depend on the nature of the proposed business, and will be determined by the Council on a case by case basis. Where the developer is unable to meet the requirements relating to car parking, a contribution, commensurate with the shortfall in spaces, shall be paid to the Council to facilitate the provision of car parking facilities elsewhere.

Car parking shall be located, where possible, behind established building lines in the interest of good streetscape. Where parking is proposed to the front of a building, it is important that planting and/or boundary walls/railings are used to maintain the visual appearance of the area. In settlement centre mixed-use development proposals, consideration will be given to dual parking where peak times do not coincide. Where parking is associated with late night uses such as places of entertainment, car parking shall be sited so as to reduce noise disturbance to adjoining residents to a reasonable level. The following design dimensions shall apply and all parking facilities shall secure and be subject to passive supervision:

- (a) Each car space shall be 4.8m x 2.5m with 6.1m wide circulation aisles;
- (b) Loading bays shall be generally 9m x 5m (but at least 6m x 3m), and
- (c) Disabled spaces shall be 3m wide, with a one space per 20 provision

Table 9.7 Car-parking standards		
Land-use	Operational Standards	Non-Operational Standards
Cinema	4 spaces	1 space per 3 seats
Bars/Restaurant	0.5 space per staff member	1 space per 15 sqm public area
Clinics/Surgeries	1 space per staff member	2 spaces per consulting room
Caravan Park	1 space per staff member	2 space per unit of accommodation
Crèches	1 space per staff member	1 space per 4 children
Dance halls/Discos	0.5 space per staff member	1 space per 10 sqm.
Dwelling (up to 2 bedrooms)	Nil	1 space(s) per dwelling unit
Dwelling (3 bedrooms or more)	Nil	2 spaces per unit
Multi Residential Unit Development	2 visitor spaces per 5 dwelling units	1 space per 1 or 2 bed unit 2 spaces per 3 bed + unit
Golf courses	0.5 space per staff member	4 spaces per hole
Hotel/Motel/Guest House	0.5 space per staff member	1 space for every 2 bed spaces
Leisure Centre	0.5 space per staff member	1 space per 50 sqm.
Light Industry		1 space per 35 sqm plus 1 HGC space
Manufacturing	0.5 space per staff member	1 space per 35 sqm plus 1 HGV space
Nursing Homes	1 space per staff member	1 space per 4 residents
Offices	0.5 space per staff member	1 space per 35 sqm.
Retail Shops/Supermarkets	0.5 space per staff member	1 space per 20 sqm.
Retail Warehousing	1 space per staff member	1 space per 35 sqm.
Science & Technology Based Enterprises/Business Park	1 space per staff member	1 space per 25 sqm.
Warehousing	1 space per staff member	1 space per 100 sqm.
Other	Individual assessment	Individual assessment

The provision of circulation and designated loading space will be assessed on a case by case basis depending on the nature and scale of the proposed use. The Council will require that secure and covered cycle parking facilities of 10% of total car parking space requirements are provided for new office, industrial and commercial uses.

### 9.34 Naming of Residential Developments

Naming of new residential developments must be agreed in writing with the Council prior to commencement of development. In deciding new names for estates, reference shall be made to local history or features etc. The Council will not accept replication of existing names in the locality or names that could be confused with any existing residential areas/ settlements in the Cashel area.



### **9.35 Sustainable Planning Checklist**

This checklist is a planning tool designated to assess the environmental sustainability of a development proposal. This checklist will determine the sustainability of both commercial and housing proposals. Where housing proposals are submitted this checklist will be used in conjunction with the Development Impact Assessment (DIA). This checklist should be completed by the applicant for all commercial proposals in excess of 100 sq m and for multiple unit residential development and submitted at planning application stage. Please refer to Appendix 10 for Sustainable Planning Checklist.

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# Cashel and Environs Development Plan 2009-2015



## APPENDIX 1- 11

**APPENDIX 1: Matrix of Use Classes Related to Use Zones**

USE CLASSES	TC	R	R1	I/E	SP	Ag	SE	A
Abattoir	x	x	x	√	x	o	x	x
Advertising Structures/Panels	o	o	o	o	o	o	x	x
Agricultural Buildings/Structures	x	x	x	o	x	√	o	o
Bed and Breakfast	√	o	o	x	x	o	x	x
Betting Office	o	o	o	x	x	x	x	x
Boarding Kennel	x	x	x	o	x	o	x	x
Caravan Park/Camping	x	x	x	x	x	o	x	x
Car Park	o	o	o	√	x	o	x	x
Cash and Carry Wholesale	o	x	x	√	x	x	x	x
Cemetery	x	x	o	o	o	x	x	x
Civic Amenity Site	x	x	x	√	o	x	x	x
Community Facility	√	o	√	o	o	x	x	o
Childcare	√	o	√	o	o	x	x	x
Dance hall/Disco/Cinema	√	o	o	x	x	x	x	x
Doctor/Dentist	√	o	o	x	x	x	x	x
Educational	√	o	o	x	o	x	x	o
Enterprise Centre	√	o	o	√	x	x	x	x
Funeral Home	√	o	o	o	x	x	x	x
Garden Centre	x	x	x	o	x	o	x	x
Golf course	x	x	x	x	x	o	o	x
Guest House/Hostel	√	o	o	x	x	o	x	x
Haulage/Bus/Truck Park	x	x	x	√	x	x	x	x
Halting Site	x	o	o	o	x	o	x	x
Hotel	√	o	o	o	x	x	x	x
Home Based economic activity	√	√	√	x	x	o	x	x
Household Fuel Depot	o	x	x	√	x	x	x	x
Industrial - General	x	x	x	√	x	x	x	x
Motor Sales Outlet	o	x	x	√	x	x	x	x
Nursing/Retirement Home	√	√	√	x	o	x	x	x
Offices (other than ancillary to main use)	√	x	x	√	x	x	x	x
Petrol Station	o	x	x	√	x	x	x	x
Public House	√	o	o	x	x	x	x	x
Sports/Leisure Facilities (Commercial)	√	o	o	x	x	x	x	x
Sports/Leisure Facilities (Community)	√	o	o	x	o	o	o	o
Refuse Transfer Station	x	x	x	√	x	x	x	x
Residential	√	√	√	x	x	o	x	x
Restaurant (other than ancillary to main use)	√	o	o	o	x	x	x	x
Retail Warehouse	√	x	x	o	x	x	x	x
ScrapYard/Recycling Facility	x	x	x	√	x	x	x	x
Shop - Neighbourhood	√	o	o	o	x	x	x	x
Service Garage	x	x	x	√	x	x	x	x
Supermarket (>500sqm)	√	x	x	x	x	x	x	x
Take-Away	o	o	o	x	x	x	x	x
Training Centre	x	o	o	√	x	x	x	x
Transport Depot	x	x	x	√	x	x	x	x
Veterinary Surgery	o	o	o	o	x	o	x	x
Warehousing	x	x	x	√	x	x	x	x
Waste Transfer Station	x	x	x	√	x	x	x	x
Workshops	o	o	o	√	x	o	x	x

Permitted in Principle	√
Open for Consideration	o
Not Permitted	x

**APPENDIX 2: Areas of Land for each Land Use Zone**

Code	Nature of land use	Area (Ha)
TC	Preserve and enhance Town Centre facilities	47.24
R	To preserve and enhance existing Residential development	97.95
R1	To provide for new Residential development	66.21
I/E	To provide for new Enterprise and Employment Uses, and to protect adjoining residential amenity	109.84
Ag	Provide for Agricultural needs and to protect and enhance rural amenity.	355.39
SE	Preserve and enhance Special Amenity and the Rural Setting of the Rock	97.82
SP	Provide and improve Social and Public facilities	32.73
A	Preserve and enhance Recreation and Amenity areas	31.5

## Appendix 3 Master Plan Areas

### 1. St Patrick's Rock Master Plan

#### General

A Master Plan will be prepared by the Council for approximately 6.5ha of land located between the Rock of Cashel and the Town Centre to provide for new Town Centre development, to incorporate new direct pedestrian link from the Main Street to the Rock of Cashel, new vehicular access and car-parking from the Dundrum Road (Cattle Mart Site) in conjunction with new visitor centre, tourism and retail uses. Development of the site will also incorporate a new public park on lands. The entire site incorporates the following individual areas:

- ❖ The Cashel Palace Hotel and adjoining lands.
- ❖ The Cattle Mart Site.
- ❖ Council Car Park adjacent to the Main Street.
- ❖ Site at Moor Lane, Folk Museum and adjoining site (north) on Dominic St.

The development of this area is key to the promotion of accessibility between the Rock and the Town Centre and the improvement of the visitor experience to the town. The policies and objectives of the following will be key considerations;

- ❖ The Public Realm Plan for Cashel.
- ❖ The Cashel City Walls Conservation Plan and Cashel City Walls Management Plan
- ❖ The Town Centre Strategy for Cashel.

#### Proposed Development

Landzoning: Town Centre and Special Amenity

Development: Tourist facilities, Civic Space, Town Park, Retail and Car-parking.

Guidelines: Master Plan will address the requirements of the Cashel and Environs Development Plan and the following Specific Objectives

#### Specific Objectives

1. Identification of new pedestrian linkage from the Cattle Mart site into existing Council car park (through Courthouse site) and northwards towards the Rock (Bishops walk). This will require minimum disturbance of Cashel City Walls.
2. Investigation of potential for extension of Town Centre retailing and tourism uses into the site from the Main Street.
3. Integration of car parking at the Cattle Mart Site, with pedestrian access from the car-parking area to both Main Street and the Rock of Cashel.
4. Main vehicular access to the site will be from Cattle Mart Site (Dundrum/Camus Road). The local road network in the area has limited capacity to cater for additional traffic. Therefore, in advance of any development of the Cattle Mart Site, a study will be carried out of how the capacity and traffic flow of the local roads in the area may be improved.
5. Development of lands to incorporate visitor centre, retailing, large central civic space suitable as a venue for music events, market etc. The civic space must have south/west facing aspect and ease of pedestrian access from Main Street.
6. Investigation of potential for relocation of car-parking spaces within the Master Plan to provide for optimal land use, with lands closest to Main Street used mainly for retail/tourist use.

7. Investigation (in conjunction with landowners) for potential of pedestrian access from Dominic Street to gardens of Cashel Palace Hotel from folk museum and adjoining site to the north.
8. Provision of direct pedestrian link between Town Centre and the Rock.
9. Provision of new public Town Park on lands identified for amenity use.
10. The Council may facilitate the appropriate expansion of the existing tourism facility (Cashel Palace Hotel) on lands zoned for Amenity and Town Centre located within the St Patrick's Rock Master Plan area.



St Patricks Rock Master Plan (Outlined in Blue)



## 2. Deerpark Master Plan

### General

Deerpark Master Plan is located west of Cashel town adjacent to the Golden Road (N74). The lands extend southwards to adjoin the Deerpark Road (L53132). The total land area identified is circa 30.6 ha, and represents a new potential extension to Cashel town towards the west. Deerpark is characterised by its scenic parkland setting, which centres on Deerpark House. The Rock of Cashel is visible from these lands; however, it is considered that the appropriate development of these lands will not impact negatively on the visual setting of the Rock of Cashel.

### Proposed Development

Landzoning: Residential and social and public.

Development: Mixed-use development to incorporate an integrated tourism/employment development i.e. hotel, conference centre, nursing home and new residential development, with new school site, amenities and facilities.

Guidelines: Master plan will address the requirements of the Cashel and Environs Development Plan and the following Specific Objectives

### Specific Objectives

1. A key objective for this Master Plan will be the provision of a high quality Gateway development to define this important approach to Cashel Town. Any new development i.e. Hotel, conference centre, shall be of high quality design and shall be located adjacent to the Golden Road in a prominent location. Shuttle bus facilities will be required for integrated tourism development to provide linkage with the Town Centre.
2. New development at Deerpark shall provide for a new through local route to provide access from the Golden Road through the site to adjoin with the Local Road L53132 (Deerpark Road). However, due to the limited capacity of Deerpark Road, the Golden Road will accommodate the majority of traffic from the Master Plan area. The Deerpark Road shall accommodate local traffic and pedestrian access only. The proposed junction onto the Golden Road will facilitate future interconnection to lands at Hore Abbey. Future access to lands to the south towards Windmill shall be provided.
3. A study will be carried out of the feasibility for the provision of a footpath /cycle link from the site and to the town centre along the Golden Road.
4. The Master Plan shall incorporate a visual impact assessment of new development on the setting of the Rock of Cashel and this approach to Cashel Town.
5. New residential development shall incorporate appropriate neighbourhood facilities, including local shop and services, childcare facilities, sports and recreation facilities.
6. Residential Densities of circa 15 dwellings per hectare will be required for at least 20% of total new planned housing; to provide a low-density alternative to urban generated rural housing. For the remaining area, densities of 20-30 dwellings per hectare with a variety of dwelling types will be appropriate.
7. The Master Plan shall identify a site for a new primary school on lands zoned for social and public use; this will be accessed off the main entrance to the site from the Golden Road and shall conform to the site requirements for new primary schools as set out in the DEHLG Development Plans, Guidelines for Planning Authorities, 2007.
8. The Council would favour the use/redevelopment of Deerpark House as a retirement/nursing home.
9. These lands are located close to existing municipal waste water treatment plant and surface water outfall point. The provision of infrastructure with the approval of the Water Services Section of the Council will be a key requirement.

10. New development will aim to enhance and integrate with the existing parkland features i.e. Deerpark House, trees, natural boundaries and topography etc. The integration of new development with the parkland setting will be a key objective of the Master Plan. The overall site layout shall provide for a scenic Sli na Slainte walking/jogging path to adjoin with Golden Road and Deerpark Road.
11. Phase one of development shall incorporate a new gateway development adjacent to the Golden Road, new employment/tourism uses, neighbourhood centre, allocation of land for new school, new access onto the Golden Road and main infrastructural services.



Deerpark Master Plan (Outlined in Blue)

### 3. Wallers Lot Master Plan

#### General

Waller's Lot is located southeast of Cashel town adjacent to the Clonmel Road (R688). The lands extend eastwards to adjoin the N8 Cashel By-Pass, and the total land area identified as part of this Master Area is approximately 31ha. The site slopes gently in a northwards direction, and is predominantly in agricultural use. However, the Council operated Cashel Recycling Centre and Waste Transfer Station at Wallers Lot is located in the western corner of the Master Plan area and accesses directly on to the Clonmel Road (R-639-15). A halting site is located adjacent to the civic amenity site. This Master Plan area is of long-term strategic importance to the development of Cashel, however, the success of the future development of these lands is dependent on the securing of access on to the Clonmel Road (R-639-15)

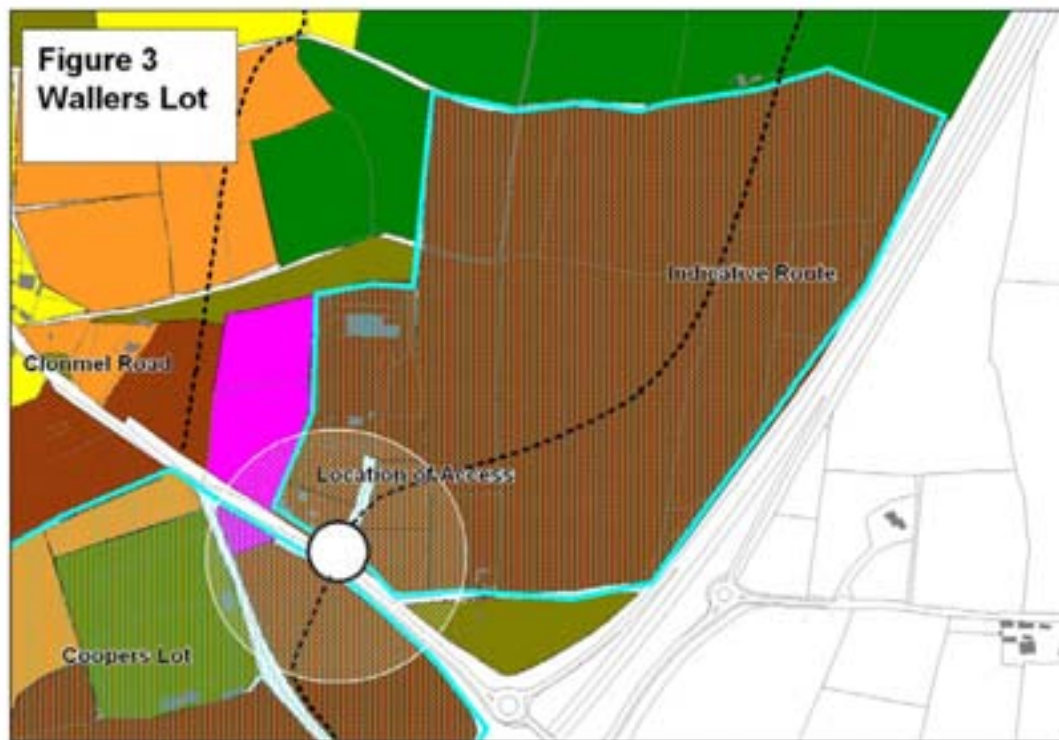
#### Proposed Development

Landzoning:	Industry and employment
Development:	Industry and employment, incorporating local road network.
Guidelines:	Master Plan will address the requirements of the Cashel and Environs Development Plan and the following Specific Objectives.

#### Specific Objectives

1. Identification of access onto the Clonmel Road in discussion with South Tipperary County Council. New access must provide for the following;
  - (a) Integration with access to lands on the southern side of the Clonmel Road at Coopers Lot.
  - (b) Access and provision for existing Cashel Recycling Centre and Waste Transfer Station and halting site.
2. Provision of a new local link route (pedestrian, cycle and vehicular) from the Clonmel Road (R668) northwards towards the Dualla Road.
3. A transport impact assessment (TIA) of how development of Master Plan lands would impact on the National Road network will be required.
4. A study will be carried out of the feasibility of the provision of a footpath/cycle link from the Master plan lands to the Town centre along the Clonmel Road.
5. The existing disused laneway that runs along the northern boundary of the Master Plan lands will be widened and improved to the satisfaction of the Council.
6. A study will be carried out of how development of this site will minimise visual impact onto the N8 Cashel By-Pass, a buffer zone shall be provided along the full length of the N8 Cashel By-Pass to the requirements of the Council and the NRA.
7. Focus on mobility and accessibility throughout the site with a specific reference to direct and safe pedestrian and cycle access through all parts of the site, and towards the Town Centre.
8. New employment and industrial development will not impact negatively on adjoining amenity. The use of planting, buffering, appropriate siting and design and layout shall be provided.
9. The development shall provide for new integrated drainage facilities of adequate capacity, in accordance the requirements of the Council. New integrated drainage facilities shall accord to the following requirements and shall be addressed at Master Plan stage:
  - (a) New development will only be considered if the planning authority is satisfied that surface water drainage arrangements are suitable and satisfactory and will

- not contribute to flooding within the site or on lands located outside of the Master Plan area.
- (b) A flood risk assessment shall be carried out to determine the likely impact of new development on drainage in the Master Plan area and on lands outside of the Master Plan area.
10. A detailed phasing plan will be required, with Phase 1 to incorporate access to the Master Plan area from the Clonmel Road (R688) and main infrastructural services.
11. The Master Plan shall incorporate a design statement to set out appropriate standards for design and finishes for all proposed buildings, landscaping boundary treatment etc.



Waller's Lot Master Plan (Outlined in Blue)

## 4. Coopers Lot Master Plan

### General

Coopers Lot is located southeast of Cashel town adjacent to the Clonmel Road (R668). The lands extend westwards to adjoin the Old Cork Road (L5416). The total land area identified is circa 51.5 ha and is level and predominantly in agricultural use. The site incorporates an existing sports facility and adjoins new residential development to the north and the N8 Cashel By-Pass along its south-eastern boundary. The Coopers Lot MP area is of strategic importance to the future economic development of Cashel and will provide for new employment and gateway development and new residential development on the Clonmel Road approach to the town.

### Proposed Development

Landzoning: Industry and Employment, Residential and Amenity.

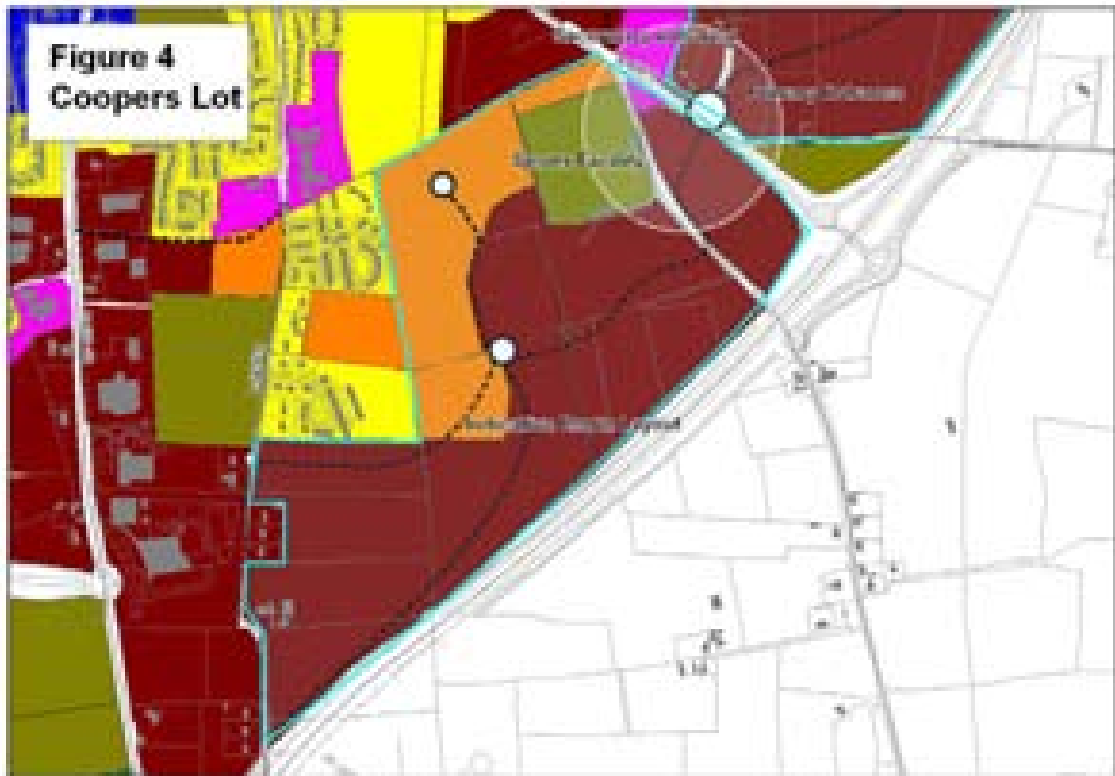
Development: High quality Industry, Employment and Tourism, incorporating gateway development. New residential neighbourhood in northern part of Master Plan area adjoining amenity and sports area. High quality landscaping and design throughout Master Plan area.

Guidelines: Master Plan will address the requirements of the Cashel and Environs Development Plan and the following Specific Objectives:

### Specific Objectives

1. Identification of access onto the Clonmel Road. New access must provide for the following:
  - a. Primary access shall be from Clonmel Road as indicated. A Traffic Impact Assessment will be required at Master Plan stage that will identify the impact of the development of the entire Master Plan area on the road network and traffic movements of the area.
  - b. Access and provision of additional car-parking for existing GAA facilities and access and provision for existing cemetery car-park to the satisfaction of the Council.
  - c. Secondary access to the Master Plan area will be onto the Clonmel Road, north of the GAA grounds; this will facilitate residential development and shall be overlooked by the GAA grounds and by proposed new development on lands zoned for residential development.
2. New local link routes (both cycle and vehicular) shall be provided to facilitate access from the Clonmel Road (R668) through the Master Plan Lands to the Old Cork Road (R5416). In the interest of the protection of its carrying capacity, access onto the Old Cork Road shall not be permitted until linkage onto the Clonmel Road is fully complete to the satisfaction of the Council. The phasing of the road networks shall be clearly set out in the Master Plan.
3. Shuttle bus facilities will be required for integrated tourism development (New Hotel) to provide linkage with the Town Centre.
4. A study will be carried out of the feasibility for the provision of a footpath /cycle link from the site and to the Town Centre along the Clonmel Road.
5. Lands shall be reserved to provide for a new slip road onto the N8 National Route. A buffer zone shall be provided along the entire length of the N8 By-Pass to the requirements of the Council and the NRA.
6. Provision of a gateway development (for example Hotel) of high quality design, adjacent to the Clonmel Road.

7. New residential development may be accessed from the Clonmel Road to the north of the GAA facility however will also adjoin the primary access outlined on the Coopers Lot Master Plan. Direct pedestrian/cycle access to the town centre shall be provided to the north of the GAA facility. Density shall be approximately 4 units/acre.
8. Focus on mobility and accessibility throughout the site with a specific reference to direct and safe pedestrian and cycle access through all parts of the site, and towards the Town Centre.
9. Lands have been designated amenity to the north of the GAA facility. These lands will provide for expansion of the GAA facility and will provide additional car-parking and pedestrian access to the GAA facility. All new development in this area shall incorporate passive supervision of adjoining public amenity area.
10. New employment and industrial development will not impact negatively on adjoining amenity. The use of planting, buffering, appropriate siting and design and layout shall be considered.
11. Development shall provide for new integrated drainage facilities at Master Plan stage, in accordance with the requirements of the Council, as follows;
  - (a) The existing swallow hole located south of Leahy Park, shall be protected from any disturbance or damage. This shall be to the satisfaction of the Council.
  - (b) Development within the Master Plan area can only be permitted if the planning authority is satisfied that surface water drainage arrangements are suitable and satisfactory and do not pose a risk to groundwater.
  - (c) A flood risk assessment shall be carried out to determine the likely impact of new development of the Master Plan area and of lands outside of the Master Plan area.
  - (d) A way-leave shall be provided to allow the Council access to the Swallow-hole located south of Leahy Park; details of this way-leave shall be to the satisfaction of the Council.
12. A detailed phasing plan will be required, with Phase 1 to incorporate primary access to site from the Clonmel Road (R688), provision of land to provide for extension to existing sports facility, new gateway development and main infrastructural services.
13. The Master Plan shall incorporate a design statement to set out appropriate standards for design and finishes for all proposed buildings, landscaping boundary treatment etc.



Coopers Lot Master Plan (Outlined in Blue)

## APPENDIX 4: Cashel Architectural Conservation Area Statement

### 1.0 Developing within an Architectural Conservation Area.

Architectural Conservation Areas (ACA's) are designated in order to protect and enhance those parts of settlements that have special character or historic interest. The ACA for Cashel Town is set out on Map 3.

### 2.0 Purpose of the Architectural Conservation Area.

The primary aim of the Architectural Conservation Area is to preserve the unique qualities of the architectural heritage of Cashel from damage caused by insensitive development proposals. In the past, change was gradual and building alterations and additions were undertaken in a manner complementary to the built fabric of the street. Local materials were primarily used, resulting in consistency and a distinctive regional or local character. Today, the pressure for change and diversity is far greater with universal availability of building materials due to modern manufacturing processes and reduced transportation costs. Thus, without a conservation policy and the exercise of care in the design and choice of materials for alterations, repairs and new development, the unique character of some settlement centres and associated streetscapes will be eroded and lost to future generations.

### 3.0 Fabric of the Architectural Conservation Area

The physical fabric of Cashel is varied, some dating back to the medieval period, while much of the town centre was developed largely in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries and in particular to the nationally significant Cashel Palace built between 1728 and 1732. The built form of Cashel is composed of very traditional materials such as render, brick, stone, slate and timber. The materials used and the manner in which they are used in the buildings all possess historical significance and create a sense of place and identity.

The fabric of the town therefore is made up of elements which themselves may be quite small, but when taken together are important in determining the character of the town.

Important Characteristics include:

- Traditional shop fronts
- Original sash windows
- Red brick and decorative chimneys
- Traditional doors and fixtures and fittings
- Decorative plaster and mouldings
- Cast iron gutters and iron railings



Figure 6.1: Limestone steps and wrought iron railings.



#### 4.0 Implications of an ACA for the Public

Normal exempt development rights do not apply in an ACA as provision has been made in Chapter II, Part IV of the Planning and Development Act 2000 as amended. Put simply, this means that development to the exterior of a building in an architectural conservation area will require planning permission if such development materially affects the external appearance of the building/area. Where development takes place within the architectural conservation area without planning permission the Council may require the owners or occupiers to restore the character of the building.

#### 5.0 Design Approach

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

**5.1 Conversion/adaptation** of an existing property should be considered before the need to demolish and replace. Older buildings can be successfully adapted to new uses and conversion can make good economic sense. Conversion can often enable an important street facade to be retained.

**5.2 Extensions/alterations** must complement the existing building. The extension should be subordinate in scale and in a form that allows the identity and character of the original structure to be retained. Important architectural details should be preserved and protected, including stone walls, iron railings, sash windows and moulded plasterwork;

**5.3 New Buildings** will have to take proper account of the neighbouring properties and adjacent spaces. Proposals should have regard to the continuity of rhythm, scale, mass and outline of adjacent buildings and their details, materials, texture and colour.

#### 5.4 Shopfront Design

Shop fronts in Cashel are an integral and harmonious part of the simple and unpretentious architecture of the town, whilst their colours and small-scale details are invaluable ingredients for the preservation of essential liveliness of the streets. At the end of the 19<sup>th</sup> Century, most every building on Main Street was a commercial enterprise of one sort or the other. The preservation of the remaining examples of the art and craft of shop front design is vital for the identity and character of Cashel and the enhancement of the tourism industry of the town.

Traditional shop fronts are an important expression of local history. A family that has been trading in a town for many generations will often take particular pride in their shop front design. Such shop fronts are living examples of local craftsmen; the carpenter, painter and sign writer, working at their best and with quality materials. The protection of old shop fronts within settlements will serve to record local history and enhance the character of the town.



Fig 6.2: Vernacular shop front

## 6.0 Guidelines for New Shop fronts

The following criteria will apply when considering proposed shopfront in ACA's:

- (i) Shop-front advertisements normally should be restricted to fascia signs placed immediately above the shop window. Fascia lettering and logos are best hand-painted in a style and colour that harmonises with the shop and helps to portray its use. Long continuous fascia signs, stretching full-width across a frontage or straddling across two or more buildings should be avoided. Signs that extend higher than the sill of first floor windows normally will not be acceptable.
- (ii) Hanging signs can have a place in the streetscape, however, they should not be mounted higher than first floor windows. There should be normally not more than one hanging sign to each property frontage, and the bracket should not extend more than 80cm from the wall face and the lowest part of the sign a minimum of 2.2m above pavement level.



Figure 6.4: Brightly painted brackets

- (iii) In the case of properties with multiple tenancies, the ground floor shop may have a fascia sign and one additional projecting sign may be permitted to the first floor premises. A plaque located at the front door should serve all additional tenants.
- (iv) Where there is insufficient fascia space decorative lettering can be painted directly onto the display window, provided it is of an appropriate form.
- (v) Brand advertising is not acceptable on fascias and fascias should not link buildings of different styles.
- (vi) Modern roller shutters result in a blank appearance during closing hours and render a dead street frontage. Thus, applications including such roller shutters will be deemed unacceptable.
- (vii) Separate entrances to upper level residences shall be retained and reinstated.

**Note:** Murals require planning permission and applications for wall painted advertising will be assessed against the visual impact on the character of the area, particularly within an ACA.

## 7.0 Public Utilities and Street Furniture

It is the aim of the Council to improve the pedestrian environment in Cashel, as part of the Town Centre Strategy. Careful consideration will be given to the siting and design of new dustbins, street lighting, seating and bollards, particularly in spaces dominated by pedestrian movement. The Council will pay particular attention to the nature and quality of materials used for pavements, streets, roads and car parks.

## Appendix 5 Record of Protected Structures

Reference	NIAH	NIAH Ref	Name	Location	Date Built
1	No	None	St Patricks Rock	St Patricks Rock	
2	No	None	Hore Abbey	Hore Abbey	
3	No	None	St Dominics Abbey	Dominic Street	
4	No	None	Rath	Windmill	
5	Yes	22105050	Kearneys Castle	Main Street	c.1480 and c
6	No	None	Medieval Structure	Wesley Square, Main Street	
7	No	None	Cashel Town Walls	Cashel Town Walls	
8	Yes	22105030	Cashel Palace Hotel	Main Street, Cashel	Built 1732
9	Yes	22105077	Cathedral of St John the Baptist	John Street	c.1784
10	No	None	Charter House School	The Kiln	
11	Yes	22105075	Church of St John the Baptist	Friar Street	c.1772-1804
12	No	None	Convent Chapel	Presentation convent	
13	Yes	22105073	Presentation Convent	Friar Street	c.1830
14	Yes	22105072	Parish Pastoral Centre	Friar Street	c.1860
15	Yes	22105016	Rock Abbey House	Golden Road	c.1780
16	Yes	22105017	St Joesphs School	Golden Road	c.1940
17	Yes	22105015	Detached 3 bay 2 storey dwelling	Lower gate Street	c 1810
18	Yes	22105044	The Deanery	Boherclough Street	c.1790
19	Yes	22105051	Indaville house	Boherclough Street	c.1820
20	Yes	22105002	Palmers Hill House	Cashel	Built 1790
21	Yes	22105001	Alla Aileen	Dublin Rd, Cashel	Built 1850
22	No	None	O'Briens Hostel	Mount Judkin Rd	
23	Yes	22105043	AD Weblink	106 Main Street	c.1820

Reference	NIAH	NIAH ref	Name	Location	Date built
24	No	None	104 Main Street	104 Main Street	
25	Yes	22105042	Back of the pipes - Fountain	Main Street Cashel	c.1842
26	Yes	22105040	Cashel Tourist office	Main Street	c.1866
27	Yes	22105036	Joe Dargan	77 Main Street	c.1870
28	No	None	Dutch gable shop unit	23 Main Street	
29	Yes	22105029	Bank of Ireland	69 Main Street	c.1870
30	Yes	22105026	AIB Bank	66 Main street	c.1860
31	Yes	22105019	Cashel Courthouse	Hogan Square	c.1910
32	Yes	22105088	Dowlings	46 Main Street	c.1840
33	No	None	Victorian 2 storey house	1 Lower Gate Street	
34	Yes	22105023	Quirk's Drapery	10 Lower Gate Street	c.1860
35	yes	22105060	Two bay three storey house	John Street	c.1810
36	Yes	22105067	Terraced three bay three storey house	John Street	c.1820
37	Yes	22105068	Terraced 4 bay 3 storey house	John street	c.1820
38	No	None	Victorian 2 story with outhouse	Bohermore, Ladyswell	
39	Yes	22105006	Pump House	Ladyswell Street	Built c.1830
40	Yes	22105009	Chez Hans Cafe	Moor Lane	Built c 1800
41	No	None	Cashel Folk Museum	Chapel Lane, Dominic Street	
42	No	None	3 adjoining 2 room cottages	John Street Upper/the Green	
43	Yes	22105081	Our Ladys Hospital	The Green	c.1940
44	Yes	22105033	P and T Post Box	72, Main Street Cashel	c.1930
45	No	None	Edwardian Letter Box	14 Ladyswell	
46	Yes	22105079	Edwardian Post Box	John Street	c.1905
47	Yes	22105080	P and T post Box	Boherclough Street	c.1930
48	Yes	22105092	Croke Cross	Main Street	c.1895

Reference	NIAH	NIAH ref	Name	Location	Date Built
49	Yes	22105013	Cast Iron water pump	Bohermore	c 1870
50	Yes	22105004	Rock Cottage	Rock Lane, Cashel	Built c.1870
51	Yes	22105090	The Terrace	Ladyswell Street	c.1842
52	No	None	Limestone paving	108 Main Street	
53	Yes	22105005	Rock Villas	Moor Lane, Cashel	Built c.1930
54	Yes	22105045	Baileys	42 Main Street	c.1790
55	Yes	22105024	Lower Gate St Fountain	Lower Gate Street	c.1904
56	yes	22105084	Bothan Scoir	Clonmel Road	c.1750
57	Yes	22105022	Post Office	Main Street, Hogan Square	c.1934
58	Yes	22105070	Corner site 5 bay 2 storey house	John Street	c.1830
59	No	None	Ice House	Kings Croft	
60	No	None	Gates to St Patricks Rock	Camus Road	
61	No	None	Gouts Pool	Clonmel Road	
62	Yes	22105003	Vernacular House	Rock Lane	Built c.1800
63	Yes	22105008	Chez Hans	Moor Lane	Built c.1880
64	Yes	22105082	St Patricks Hospital	Cahir Rd	c.1842
65	Yes	22105069	Terraced 3 bay 2 storey house	John Street	c.1830
66	No	None	Cast Iron Water Pump	Main Street	
67	No	None	Railings	Junction of Camus and Circular road.	
68	No	None	O'Connors and adjoining house	36.37 and 38 Main Street	
69	Yes	22105007	Detached single storey house	Moor Lane	Built c.1930
70	Yes	22105010	Ladyswell House	Ladyswell Street, Moor Lane.	Built c.1850
73	Yes	22105014	5 bay 2 storey dwelling	Bohermore	c.1820
74	yes	22105018	CBS National School	Golden road	c.1780
75	Yes	22105020	VEC Building	Hogan Square	c.1930

Reference	NIAH	NIAH ref	Name	Location	Date Built
76	Yes	22105021	Garda Station	Hogan Square	c.1927
77	Yes	22105025	Terraced House	65, Main street	
78	Yes	22105027	3 bay 3 storey House	67 Main Street	c.1830
79	Yes	22105028	3 bay 3 storey house	68 Main Street	c.1830
80	Yes	22105031	Palace Schoolhouse	Cashel Palace Hotel, Main street	c.1820
81	Yes	22105032	Cashel Palace Gate lodge	Cashel Palace Hotel, Main Street	c.1750
82	Yes	22105034	M Burke	74-75 Main Street, Cashel	c.1860
83	Yes	22105035	M Ryan	76 Main Street, Cashel	c.1870
84	Yes	22105037	Kennedys Pharmacy	78 Main Street	c.1860
85	Yes	22105038	Ministry of Interiors	79 Main Street	c.1860
86	Yes	22105039	Moor Lane Tavern	Main Street	c.1870
87	Yes	22105041	John Feehan	104-105 Main Street	c.1880
91	Yes	22105049	Daverns Shoes	20 Main Street	c.1880
92	Yes	22105052	3 storey house	John Street	c.1830
93	Yes	22105053	Cashel Town B & B	John Street	c.1830
94	Yes	22105054	Cashel Holiday Hostel	John Street	c.1830
95	Yes	22105055	St Annes Nursing Home	John Street	c.1840
96	Yes	22105056	Cooper House	John Street	c.1840
97	Yes	22105057	4 bay 4 storey house	John Street	c.1830
98	Yes	22105058	3 bay 4 story house end of terrace	John Street	c.1830
100	Yes	22105061	3 story 2 bay house	John Street	c.1830
101	Yes	22105062	The Haven	John Street	c.1830
102	Yes	22105063	3 bay 3 storey house	John Street	c.1830
103	Yes	22105064	3 storey house end of terrace	John Street	c.1860

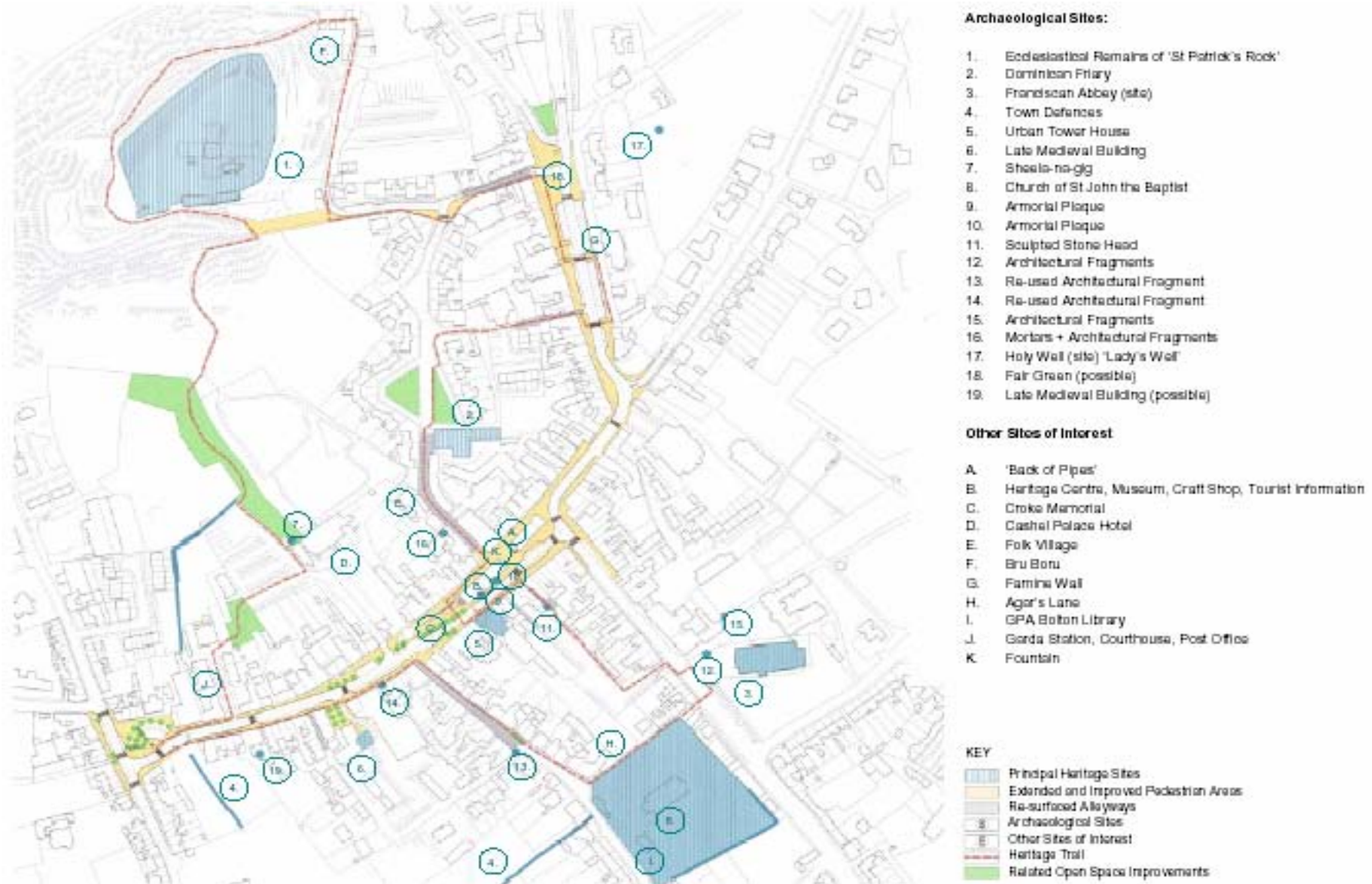
Reference	NIAH	NIAH ref	Name	Location	Date Built
107	Yes	22105074	Entrance Gates to Friary	Friar Street	c.1850
108	Yes	22105076	Entrance gates to Cathedral	John street	c.1785
109	Yes	22105078	Bolton Library	John Street	c.1836
110	Yes	22105083	CBSI Tipperary unit	Old Road	c.1890
112	Yes	22105086	CBS National School	Golden road	c.1937
113	Yes	22105087	Gate Lodge Cathedral St John the	John St, Agars lane	c.1860
114	Yes	22105089	Edwardian Post Box	Friar Street	c.1905
115	Yes	22105091	Scullys Cross	St Patricks Rock	c.1870

<b>APPENDIX 6: Trees Listed for Protection</b>		
<b>REF</b>	<b>SITE</b>	<b>DESCRIPTION</b>
1	Either side of <i>An Bothán Scóir</i> , Clonmel Road, Waller's Lot	Maturing young sycamores that frame this historic property
2	The Green (and open space immediately adjacent to it) and John's St Upper,	American (pink-flowered) Horse Chestnut on the Green, plus 2 Ash and 3 Beech in garden adjacent to the Green
3	Grounds of St John the Baptist and St Patrick's Rock Cathedral C of I Cashel	7 Beech, 23 Limes, 1 Sycamore, 13 Irish Yews (6 trees in each of 2 stands)
4	Grounds of former Presentation Convent, Rear of St John the Baptist Church RC, St Francis Abbey	Mature and healthy hardwoods.
5	The Nagle Day Centre grounds adjacent to former Presentation Convent (4 above), St Francis Abbey	3 Limes at entrance, 2 Beech in corner
6	Cashel Palace Hotel's Rear Garden, and front of building, Cashel	To the rear the Palace Garden enclosed by the City walls to the east and by walls to the north and west This should be listed as a Heritage Garden. To the front two horse chestnut, one lime, one sycamore.
7	Bishop's Walk Footpath up to 'The Rock' from the Gardens of the Palace (6 above) St Patrick's Rock	5 Sycamore, Young Beech Trees, 1 Lime, 1 Birch, Mature Oak out in the field
8	South of the wall beside Bothar na Marbh from the Rock to Camus Road, St Patrick's Rock	2 Beech, 1 Horse Chestnut, 1 Lime, 8 Sycamores plus 2 variegated sycamores
9	Deleted	Deleted
10	Farm opposite Rock Abbey House Loughnafina	Mature Lime, line of Sycamores
11	Garden of the Deanery (Maryville) Boherclough	Weeping Ash, Beech, Sycamores, Oaks, Yews (but not the Eucalyptus)



<b>APPENDIX 6: Trees Listed for Protection</b>		
<b>REF</b>	<b>SITE</b>	<b>DESCRIPTION</b>
12	Garden of Indaville House Boherclough	Three very large Field Maples, former orchard apple trees, 8 Beeches, 3 Ashes, 5 Sycamores
13	Grounds of Alla Aileen, between the Dublin (N8) and Holycross Roads Charterschool Land Townland	Horse chestnut, beech, ash, lime and oak along the estate wall (Holycross Rd side), lime and ash as 'Park' trees in the grounds
14	Trees on large 'ringfort', adjacent to site of Lepers' Hospital, Cahir Rd (N8) in Windmill Townland	Beech on outer vallum, lime on inner on the east side, Scots pine and oak on western side, three exotic conifers grouped in centre of 'fort'
15	Avenue and parkland trees at 'Deerpark' on the Golden Road. Deerpark TD	Beech and Ash
16	Park land trees in the fields opposite Mountjudkin and west of Hore Abbey, in Hore Abbey townland	Lime and sycamore in the 'parkland', lime, beech and sycamore around the house

<b>APPENDIX 7: Views listed for Protection</b>	
V1	Views from the Ardmayle Road (L1303) from the Plan boundary towards the Rock
V2	Views from the Boherlahan Road (R660) from the Plan boundary towards the Rock
V3	Views from the Old Dublin Road (R639) from the Plan boundary towards the Rock
V4	Views from the Dundrum Road (R505) from the Plan boundary towards the Rock
V5	Views from the Rock of the surrounding landscape and townscape
V6	Views from the Mountjudkin Road(L5302) of Hore Abbey from the Plan boundary towards the Rock
V7	Views from top of Palmers Hill (L5409) towards the Rock
V8	Views from the Dualla road (R691) from the Plan boundary towards the Rock
V9	Views from the Cork Road (R639) from N8 Southern interchange towards the Rock
V10	Views from Clonmel Road (R688) and Friar Street from Clonmel Road roundabout to the Rock.
V11	Views from the Tipperary Road (N74) from Roundabout at Deerpark to the Rock



**APPENDIX 8: Town Centre Strategy – Long Term Vision**

## Appendix 9: Special Development Objectives

Site No	Location	Area (Ha)	Policy
DO1	Camp Hill/Camp Field	2.8	This site is suitable for low density single storey housing (2 units per acre). Due to the location of the site, its proximity to and visibility from the Rock, any development must be of the highest quality, including but not restricted to the aspects of architecture, landscape and layout. Proposals for upgrading of the local road must be provided.
DO2	Palmers Hill/Majors Field	1.5	This site is suitable for low density single storey housing (2 units per acre). Due to the location of the site its proximity to and visibility from the Rock, any development must be of the highest quality, including but not restricted to the aspects of architecture, landscape and layout. Proposals for upgrading of the local road must be provided.
DO3	Alla Aileen	1.0	This site is located within the area of high visual sensitivity; therefore any development proposal will be assessed on how it enhances the setting of Cashel's built heritage. Due to the location of the site, its proximity to and visibility from the Rock, any development must be of the highest quality, including but not restricted to the aspects of architecture, landscape and layout.
DO4	Camus Road	0.02	This small site is located adjacent to an existing residential plot. This site may accommodate development ancillary to the adjoining existing residential use.
DO5	Golden Road	0.6	This town centre site is presently used as a car-park and amenity area. The future development of this site shall incorporate amenity, car-parking and access through to lands to the rear (south).
DO6	Golden Road	1.9	This site is located within the zone of high visual sensitivity and is close to Hore Abbey. The site has potential for low density town centre development, possibility related to tourism. Any development must be of the highest quality, including but not restricted to the aspects of architecture, landscape and layout. New development must provide vistas towards Hore Abbey from Golden Road, preserve much of the roadside stone wall and incorporate pedestrian access towards Hore Abbey. Archaeological monitoring of any development works will be required to the satisfaction of the DEHLG.
DO7	St Francis Abbey	0.7	This site is surrounded by a high wall and is within walking distance of the Town Centre. It is ideally positioned for town centre development, especially development with a tourism focus. Any development will be accessed from Dualla Road, with pedestrian access to the town centre through the Council plaza. It will be a requirement of any development to reserve a minimum of 20% of this site as open space (overlooked by the development itself) to reflect the past use of this site as a walled garden. Public access to the open space element of any development shall be provided.

DO8	Windmill, Cork Rd	4.45	This site has limited road frontage adjacent to a number of individual houses. The landscape in this area is elevated and the site is located south of Windmill Ringfort. New development on this site must protect the visual and residential amenity of the area and incorporate a high quality design and layout. Access and servicing arrangements must provide for any long-term development potential of lands currently zoned for agriculture to the rear of the site to the satisfaction of the Council.
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Note: Please refer to **Figure 9.1** below for location map of Special Development Objective sites.

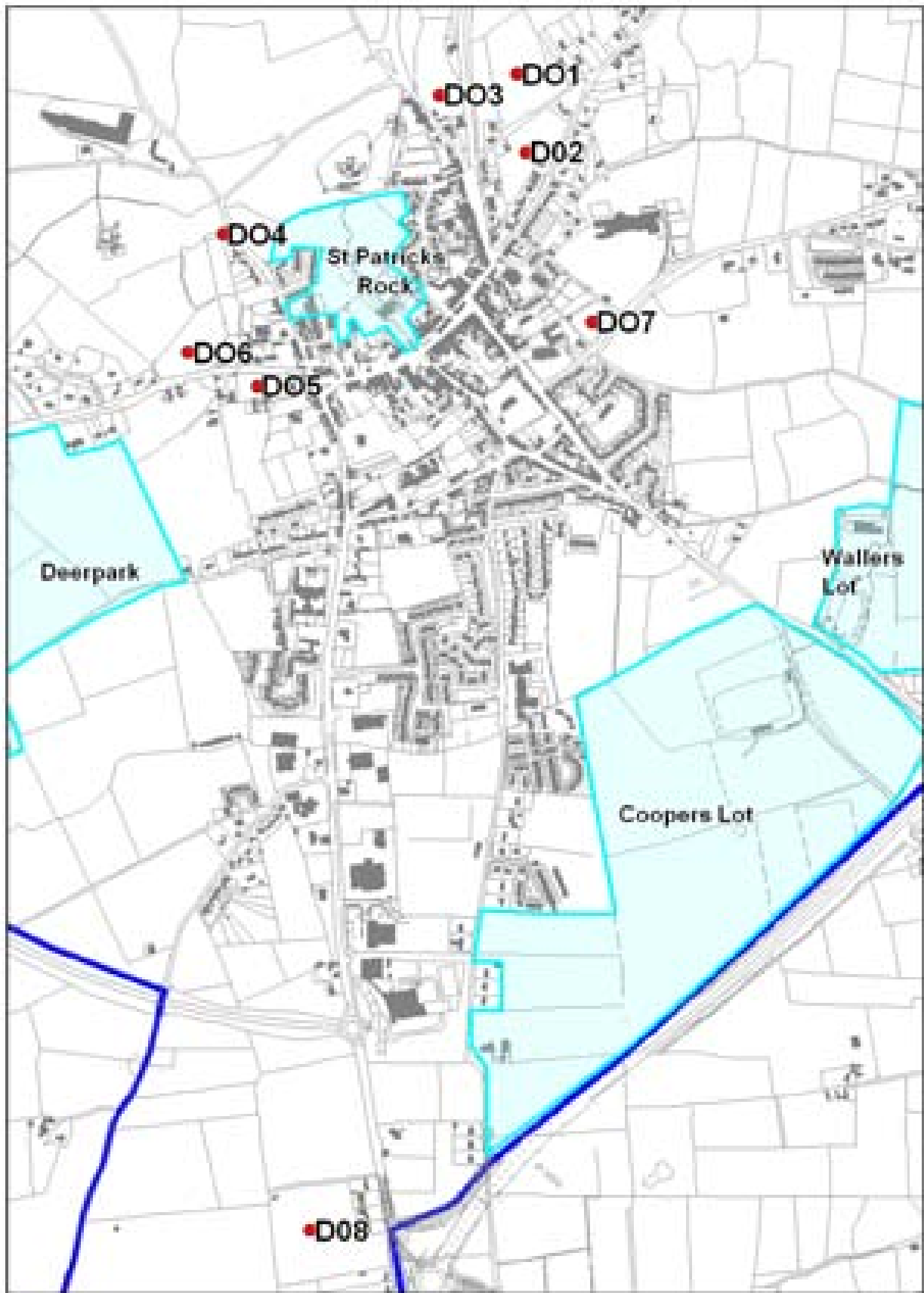


Figure 9.1 Locations of Sites with Special Development Objectives

<b>Appendix 10: Sustainable Planning Checklist</b>			
	<b>Impact on Material Assets</b>	<b>Y/N</b>	<b>If No, explain why. If Yes provide detail.</b>
1.	Reuse of brownfield sites/vacant building(s)?		
2.	Incorporation of sustainable design i.e. passive solar gain?		
3.	Incorporation of renewable energy sources?		
4.	Incorporation of rainwater harvesting?		
	<b>Impact on Natural Environment</b>		
1.	Protection of wildlife habitats?		
2.	Extent of increase of broadleaf tree/hedge cover?		
3.	Protection of sites and monuments?		
4.	Enhancement of protected structures and their setting?		
5.	Consideration of visual setting of Cashel?		
	<b>Impact on Humans</b>		
1.	Will proposal result in excessive noise?		
2.	Will proposal result in light or air pollution?		
3.	Will proposal be accessible to everyone?		
4.	Does the development support pedestrian and cycle access to and from the development from built up areas?		
5.	Are bicycle parking facilities provided?		
6.	Does proposal incorporate facilities for recycling to the standards of the Council?		
7.	Has the community had a chance to contribute ideas or opinions? (Note: If not already addressed as part of DIA)		
	<b>Contribution to local character</b>		
1.	Will the development provide local employment?		
2.	Will development support use of local produce?		

3.	Will development incorporate materials sourced locally?		
4.	Will design and finish of development be of high quality?		
5.	Are all opportunities for linkage within the site and with adjoining sites investigated?		
6.	Has the Cashel Public Realm Plan been considered?		



## Appendix 11 Monitoring & Review

### Introduction

It is set out in the Planning & Development Acts 2000 to 2007 under Section 15 (1) that it shall be the duty of a Planning Authority to take such steps within its powers as may be necessary for securing the objectives of the Development Plan. Furthermore, under Section 15 (2) the Manager of the Planning Authority shall give a report to the members of the Planning Authority on the progress achieved in securing the objectives referred to in subsection (1) not more than 2 years after the making of a Development Plan. In addition, it is set out in the Development Plan Guidelines for Planning Authorities published by the Department of Environment, Heritage and Local Government, that planning authorities should endeavour to monitor the implementation of their development plans on an ongoing basis. In view of these requirements, measures for monitoring and review of the Development Plan have been prepared.

### SEA and Monitoring

Article 10 of the SEA Directive requires Member States to monitor the significant environmental effects of the implementation of plans and programmes. The monitoring strategy for the assessment of the environmental effects of the implementation of the Plan is set out in Chapter 5 of the Environmental Report. Therefore, monitoring of the implementation of the Development Plan itself and its resultant environmental effects as part of the SEA process should be carried out in tandem.

### Monitoring and Review - Timeframe

Monitoring and review of the implementation of the Cashel and Environs Development Plan 2009-2015 when adopted shall be undertaken and reported on at two key stages in the lifetime of the Plan, as follows;

- ❖ Within 2 years of the date of adoption of the Plan as part of the section 15(2) 2-Year Progress Report. New Census 2010 data may be considered as part of this review.
- ❖ Within 4 years of the date of the adoption of the Plan as part of the commencement of the Development Plan review process.

### Monitoring Strategy

Monitoring of the Cashel and Environs Development Plan will be carried out by the Forward Planning Section, South Tipperary County Council and Cashel Town Council. The monitoring strategy will be based on the policies and objectives of the Plan. Key areas and strategic objectives have been identified as priorities on which the Plan will be monitored as set out below:

1. Balanced Development (Policy SP1: Balanced development of Cashel Town and Environs)(Chapter 1 and 2)
  - Population change – Census 2010
  - Sectoral Employment – Change as provide by Census 2010 data.
  - Visitor Numbers to the Rock of Cashel – Bord Failte.
2. Housing Strategy (Policy HSG1: New Residential Development)(Chapter 3)
  - Number of new multiple unit residential developments commenced since the adoption of the Plan
  - Numbers of units completed in each of these new developments and percentage of these that are detached.
  - Numbers of planning permissions granted for single housing units in the Plan area.

- Numbers of Local Authority and housing association units built within the Plan area.
3. Amenity, Built and Natural Environment and Heritage (Chapter 4)
    - Numbers of statutory declarations issued within the Plan area under Section 57 of the Act since the adoption of the Plan.
    - Status of the application to UNESCO for World Heritage Site status for the Rock of Cashel.
    - Provision of a public park for Cashel.
    - Progress of repair and maintenance of the Cashel City Walls.
    - Progress of implementation of the Cashel Town Centre Strategy
  4. Town Centre (Chapter 6)
    - Percentage of vacant commercial units at ground floor within the primary retail area
    - Progress of the Preparation of a Master Plan for St Patrick's Rock
  5. Economy (Chapter 5)
    - Development of Retail Warehouse park at Coopers Lot
    - Development of a new hotel facility within the Plan area
    - Preparation and agreement of Master Plans for both Coopers Lot and Waller's Lot.
  6. Infrastructure (Chapter 8)
    - Progress in the development of new local transport network in the Plan area as outlined on Map 1.
    - Provision of dedicated cycle facilities within the Plan area.
    - Improvement to quality of discharge to the Black Stream.
    - Percentage increase in volume of foul water discharge to the municipal wastewater treatment plant since the date of adoption of the Plan.
  7. Social and Public
    - Numbers of Development Impact Assessments submitted with Planning Applications.
    - Provision of play facilities for Children within the Plan area.

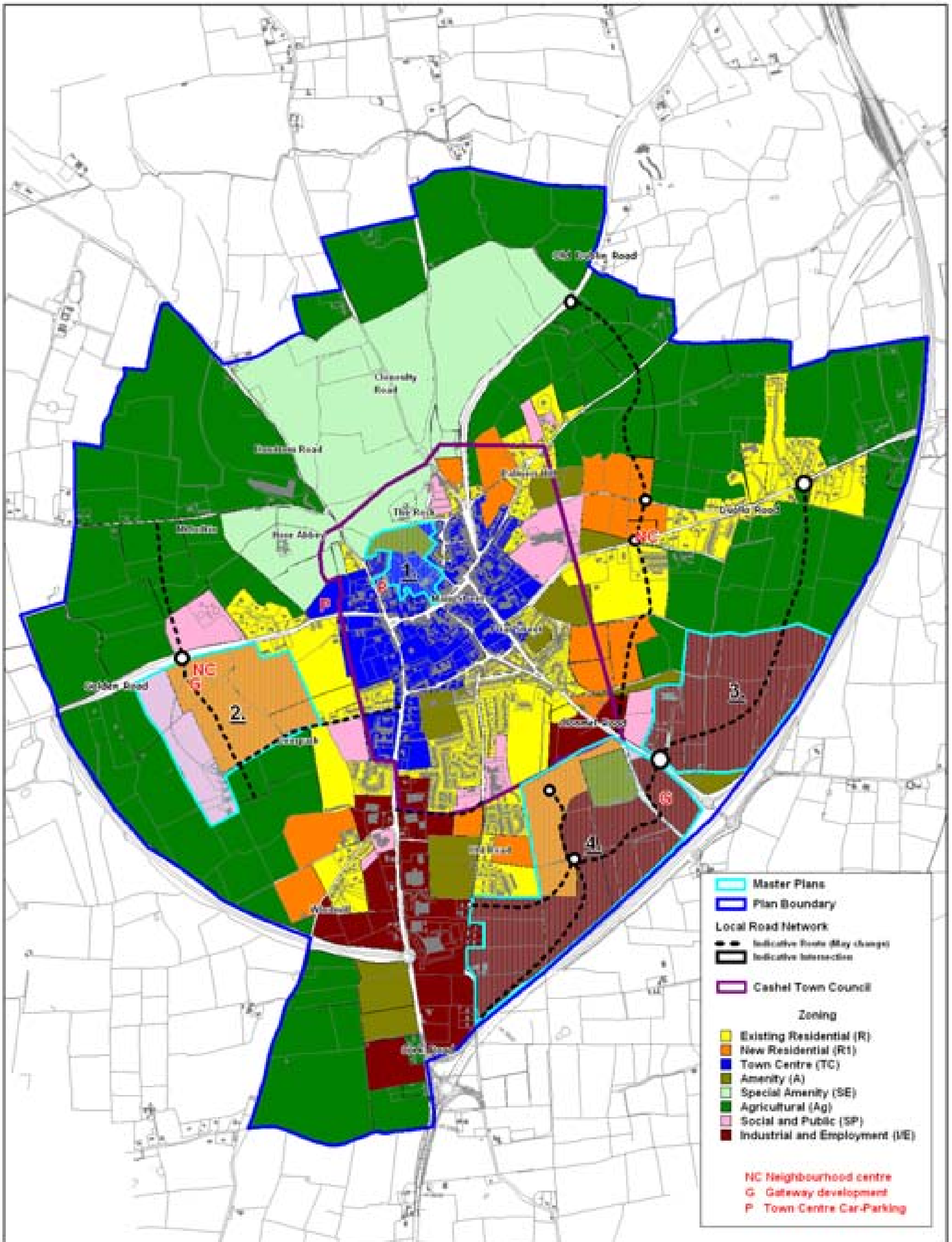
## Conclusion

It is considered that the monitoring strategy as set out above addresses key issues for Cashel Town and that the assessment of progress/change in each of these areas will be key indicators of the health and growth of the Town and the protection of its assets. This strategy will play a key role in the on-going review of the Development Plan and in the provision of review data for the consideration of the Elected Members of Cashel Town Council and South Tipperary Town Council.

# Cashel and Environs Development Plan 2009-2015



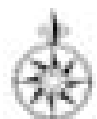
**Maps 1 to 5**

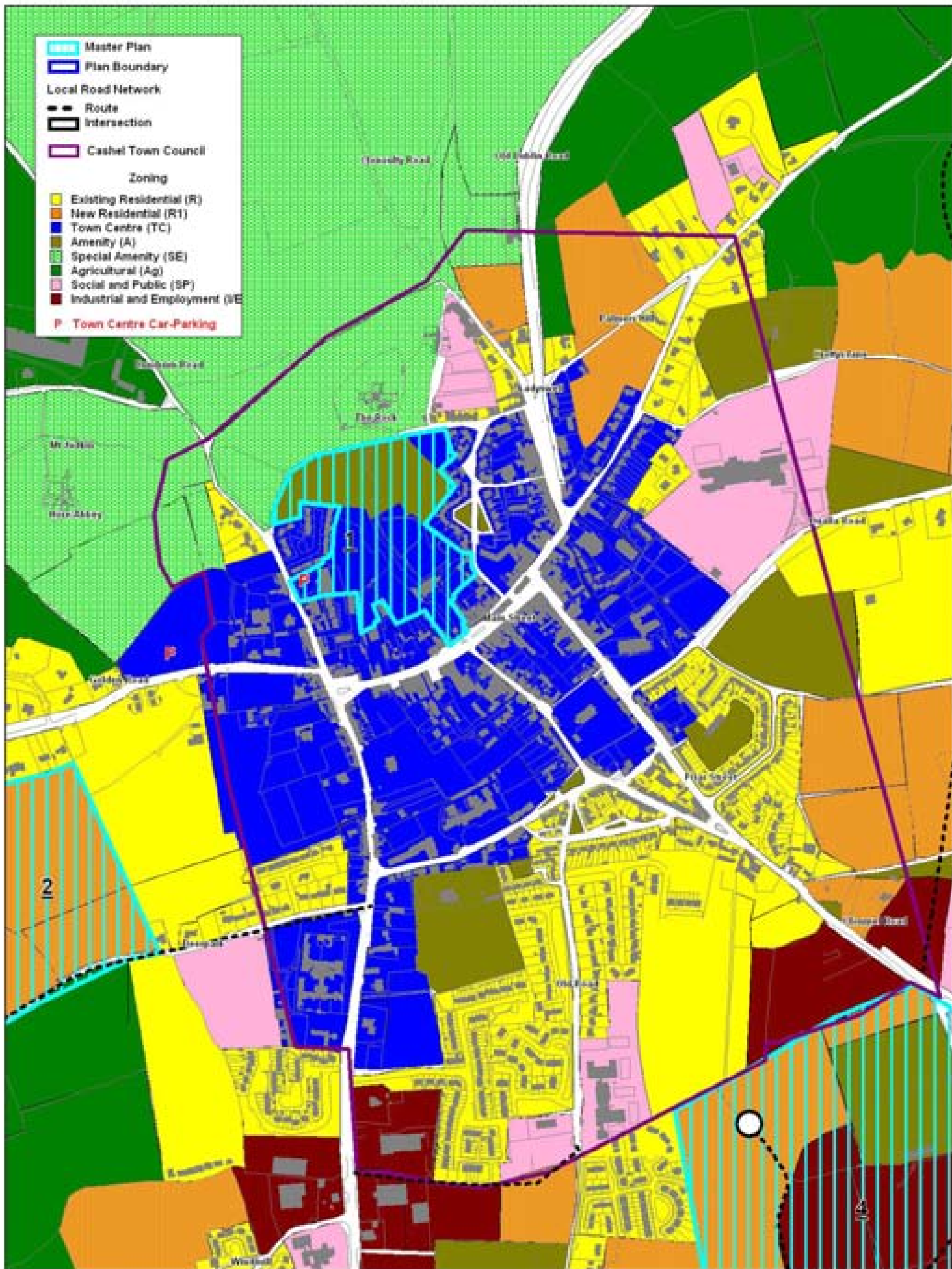


# Map 1

Landzoning,  
Strategic Development Objectives  
and Master Plans

Cashel and Environs  
Development Plan 2009-2015  
Not to scale



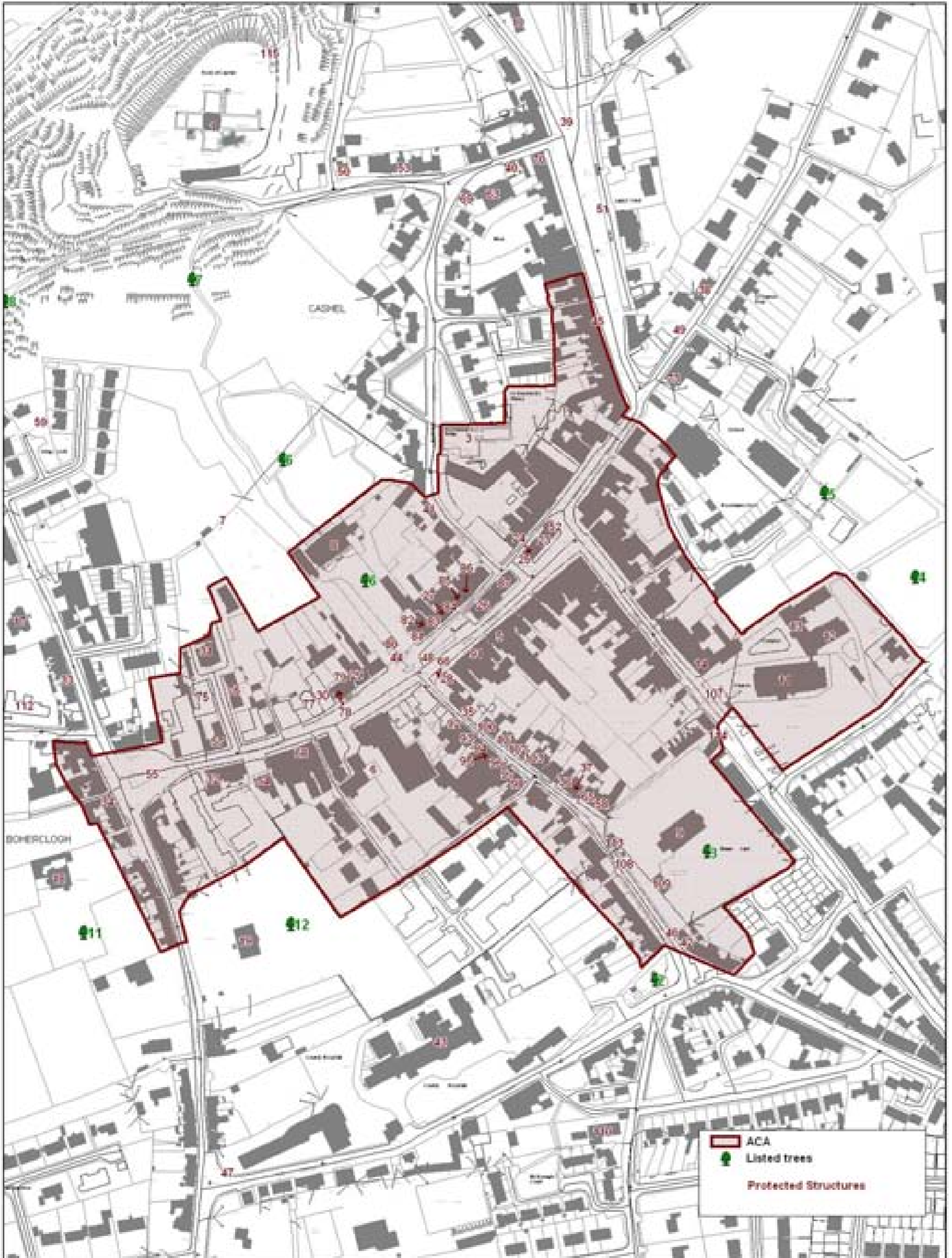


# Map 2

Town Centre Landzoning  
Strategic Development Objectives  
and Master Plans

Cashel and Environs  
Development Plan 2009-2015  
Not to scale

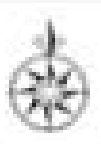


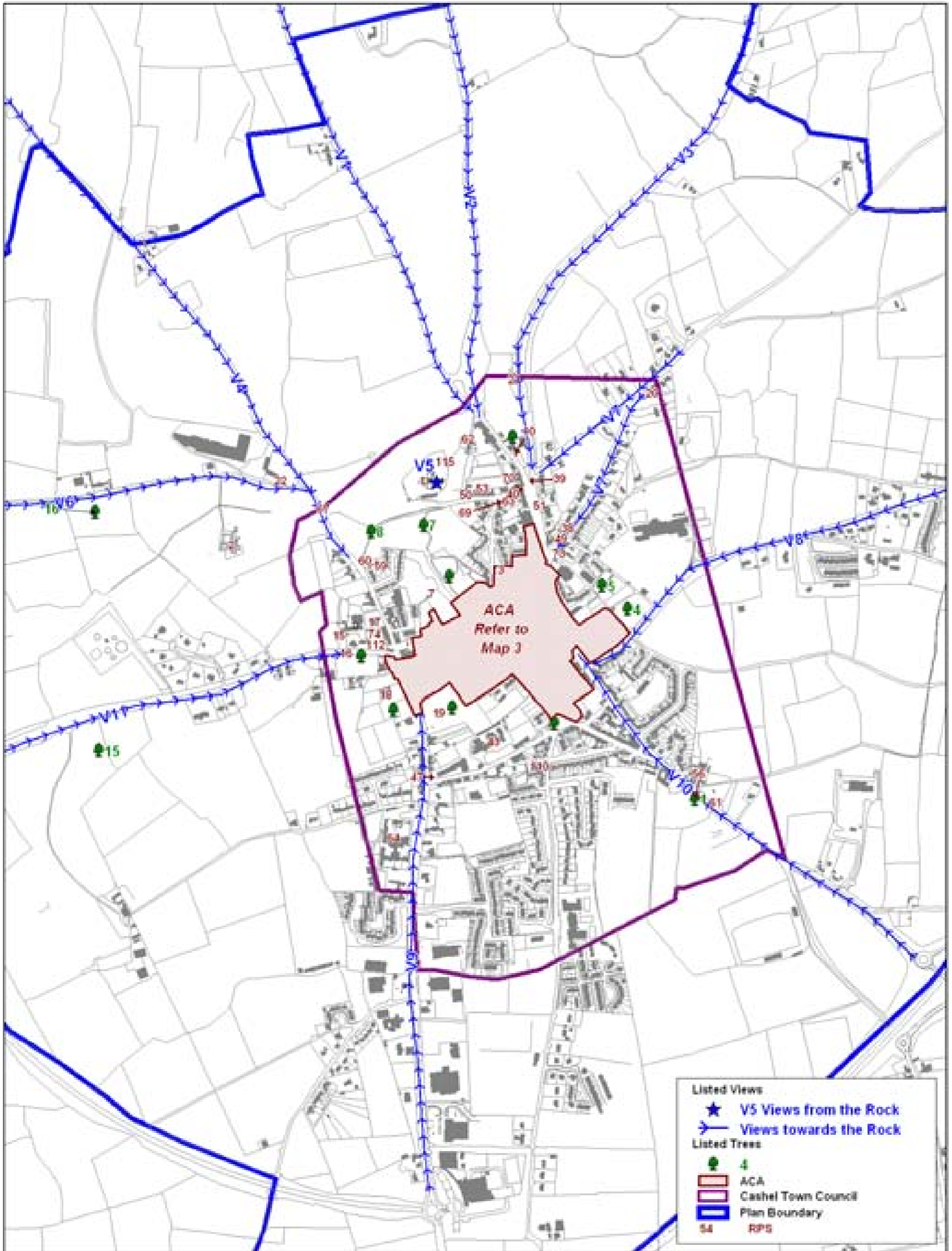


**Map 3**

Protected Structures & ACA  
Listed Trees

Cashel and Environs  
Development Plan 2009-2015  
Not to scale

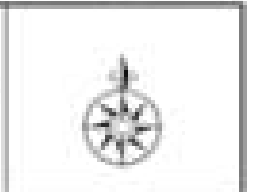


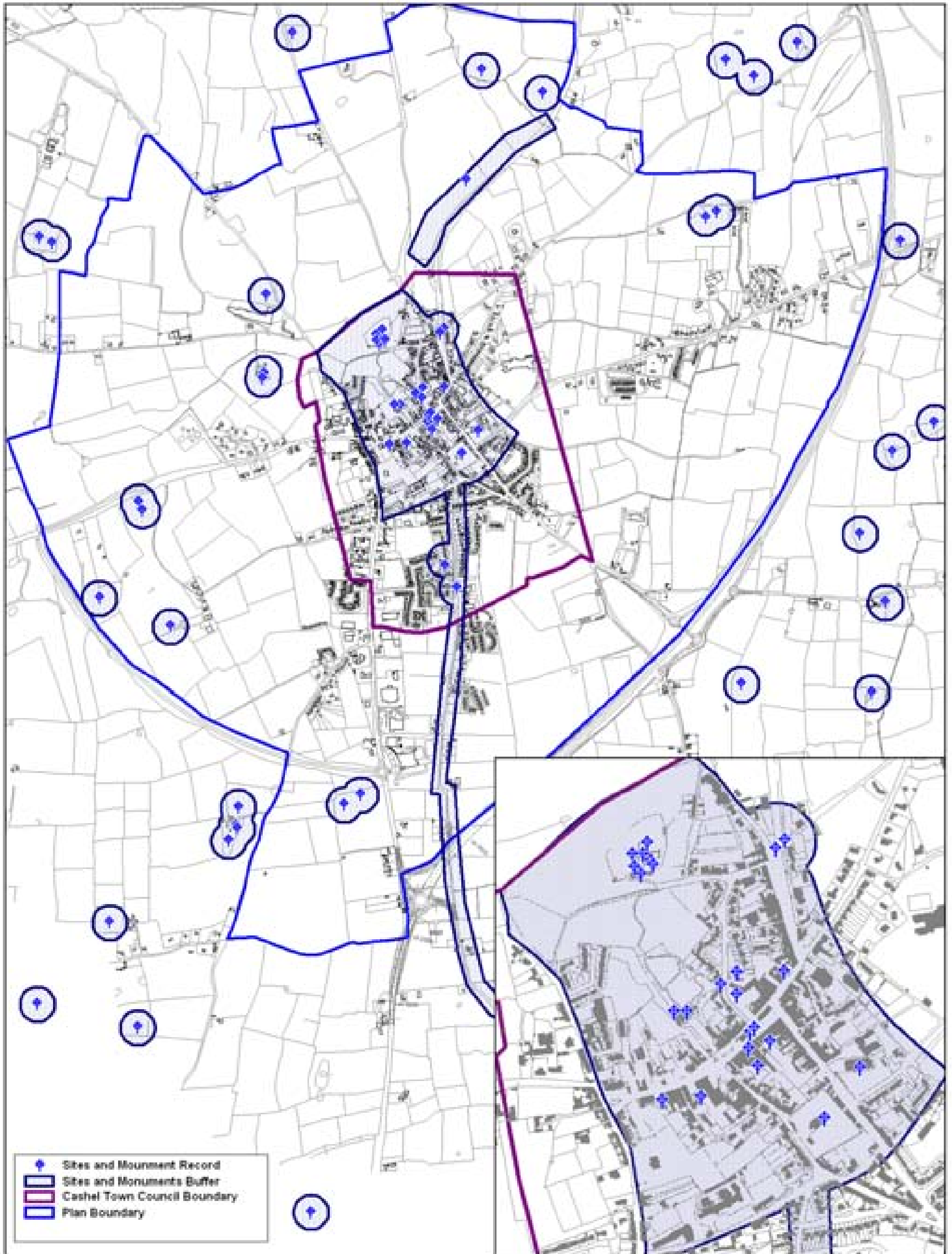


**Map 3A**

**Protected Structures & ACA  
Listed Trees & Listed Views**

Cashel and Environs  
Development Plan 2009-2015  
Not to Scale

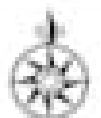




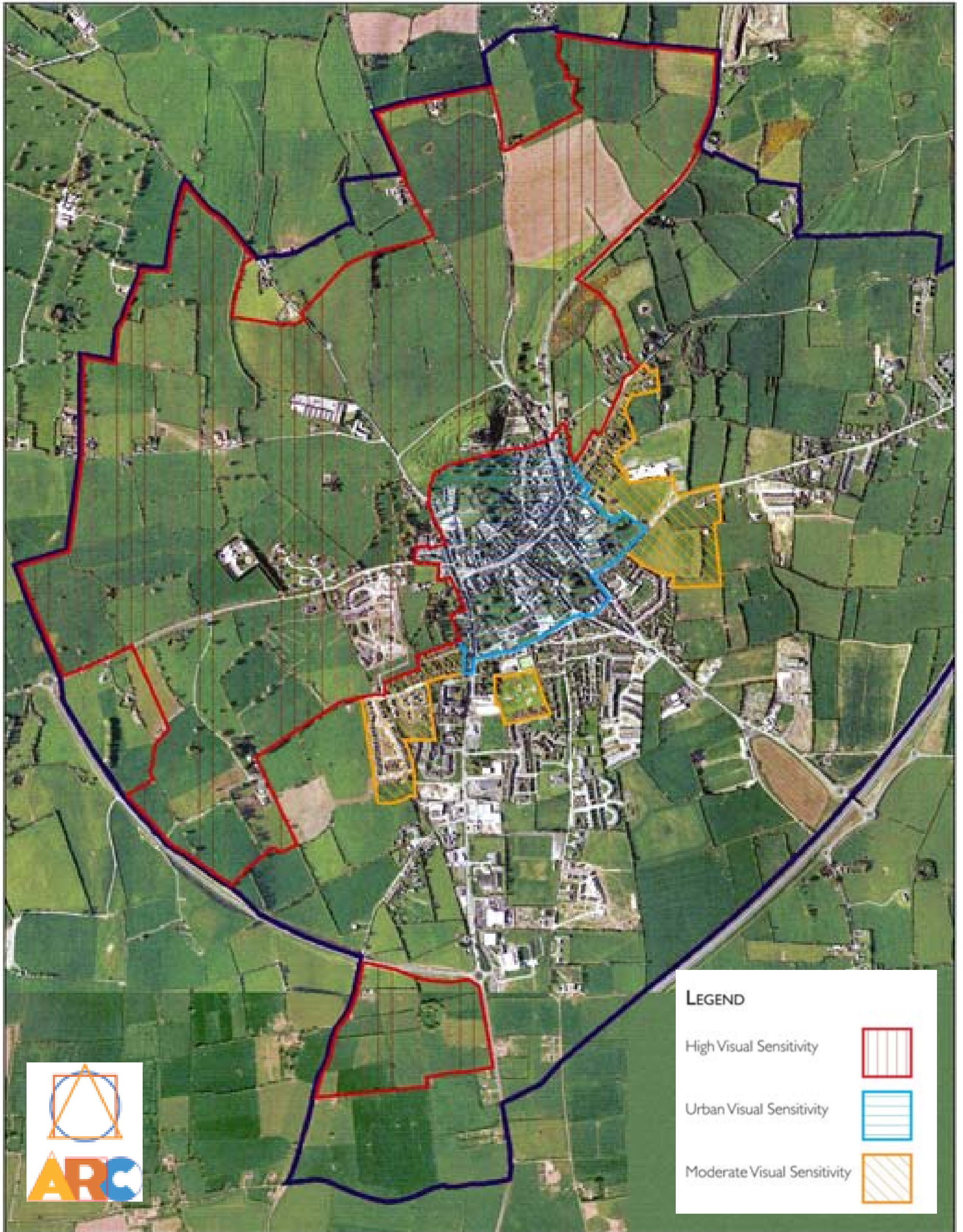
# Map 4

## Zone of Archaeological Potential and Archaeological Assets

Cashel and Environs  
 Development Plan 2009-2015  
 Not to scale







**MAP 5**

**ZONES OF VISUAL SENSITIVITY**

Cashel and Environs  
 Development Plan  
 2009-2015  
 Not to Scale

