CHAPTER 10
DEVELOPMENT MANAGEMENT GUIDELINES
AND DESIGN STANDARDS
10. DEVELOPMENT MANAGEMENT GUIDELINES AND DESIGN STANDARDS

Main Sections in this Chapter are:
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1. Pre-Planning Consultation
2. Rural Residential Development
3. Urban Residential Development
4. Traffic and Roads Safety
5. Protected Structures
6. Childcare Facilities
7. Agricultural Development
8. Commercial Developments in Urban Areas
9. Industrial Developments
10. Car Parking and Loading
11. Petrol Stations
12. Commercial Development in Rural Areas
13. Wind Farms
14. Quarries
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10.0 Introduction

Development management is a statutory process for assessing planning applications, whereby there is an obligation on the Council to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives in the Development Plan.

This chapter of the Plan sets out the development management and design standards which will be applied by the Council in assessing development proposals within its functional area.

10.1 Pre-Planning Consultation

The Council in accordance with Section 247 of the Planning and Development Act 2000 (as amended) provides an opportunity for applicants to engage in discussions with the Planning Authority, prior to making a planning application. Applicants are encouraged to avail of this service, particularly for large scale developments such as residential estates, quarries and wind farms, to ensure planning applications are processed in a timely manner.

It should, however, be noted that such discussions will not prejudice any subsequent decision made by North Tipperary County Council.

10.2 Rural Residential Development

10.2.1 Design and Siting

It is the aim of the Council that residential new-build, redevelopment or extensions should relate generally to the surrounding landscape and land-use.

The Council has completed the preparation of a Rural Design Guide for Individual Houses in the Countryside which was noted by the elected members in February 2009. These Guidelines have been put in place to assist those thinking about making applications and includes information on how to make a planning application, site selection and dwelling design considerations.
These Guidelines are not meant to be prescriptive. However applicants and agents are encouraged to use the guide and reference should be made to the document when presenting a design at application stage.

10.2.2 Plot Size

In addition to the general principles for design and siting advocated by the Rural Design Guidelines, the Council will require new dwellings to meet the following plot sizes, to aid the assimilation of the dwellinghouse into the proposed site:

- Dwellings up to 200 sq.m. will require a minimum of 0.2ha (0.5 acre). A dwelling up to 240sq.m. on a site of 0.2ha (0.5 acres) may be permitted with a planning condition restricting exempted development rights for extensions.
- Dwellings between 240sq.m.-300sq.m will require a minimum of 0.3ha (0.75 acres)
- Dwellings between 300 sq.m-350 sq.m. will require a minimum of 0.4 ha (1 acre).
- Dwellings in excess of 350 sq.m. will only be considered as part of a large landholding with natural screening.

10.2.3 Sewage Treatment Systems

The Council in assessing developments with on-site sewage treatment systems, must be satisfied that the site conditions are suitable for the treatment and disposal of domestic effluent.

The Council will apply the following standards when assessing on-site effluent treatment:

- All effluent treatment systems shall be designed and maintained in accordance with the current Environmental Protection Agency guidance (EPA), and any subsequent Codes of Practice super-ceding or updating these, and endorsed by the Department of Environment Heritage and Local Government for this purpose.
- Proposals shall be accompanied by a site suitability assessment in accordance with the EPA Codes of Practice.
- Dwellings shall be sited to meet the separation distances set out in the EPA manual and Table 10.1 below or any subsequent Codes of Practice super-ceding or updating these, and endorsed by the Department of Environment Heritage and Local Government for this purpose.
- Proposals for proprietary treatment systems shall be accompanied by the site specific details from the manufacturer of the system. The applicant shall enter into a maintenance contract with the manufacturer of the system to ensure on-going maintenance.

<table>
<thead>
<tr>
<th>Type of System</th>
<th>Septic Tank: Mechanical System</th>
<th>Percolation Area: Intermittent Filters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wells/springs</td>
<td>10*</td>
<td>30*</td>
</tr>
<tr>
<td>Lake</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Watercourses</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Dwelling House Served</td>
<td>7</td>
<td>10</td>
</tr>
<tr>
<td>Site Boundary</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Road</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Slope/breaks/cuts</td>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

*an increased separation distance may be required depending on the soil conditions and the direction of the groundwater flow and with reference to the EPA Code of Practice.

10.2.4 Proximity to Farm Buildings and Quarry Developments

The rural countryside is a natural resource and agricultural and quarrying activities in North Tipperary are particularly important to the rural economy. In order to ensure the viability of these enterprises, the Council will apply the following standards for rural housing:
• New houses shall be a minimum distance of 100m from existing farm buildings, save for where a letter of agreement from the owner of the farmyard or buildings has been submitted stating an understanding of the impact of the dwelling on agricultural exempted development rights.
• New houses adjacent to quarries or other rural generated business will be assessed against the potential impact on the future viability of the business.

10.2.5 Extensions to Dwellings
The Council encourages the construction of extensions as a sustainable development approach to accommodating family needs.

In designing new extensions applicants and agents are encouraged to use the Rural Design Guide for Individual Houses in the Countryside 2009 as a guide.

The Council will require proposals for extensions to comply with the following guidelines:
• the extension should generally be subordinate to the main building;
• the form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour;
• the extension shall be designed to ensure that no overshadowing or overlooking of adjacent residential properties occurs.

Where an extension increases the potential occupancy of the dwelling, the adequacy of the on-site sewage treatment (in unsewered areas) should be demonstrated by the applicant. The Council will require applicants to demonstrate the system meets the requirements of EPA Code of Practice 2009 (or any subsequent code of practice up-dating these).

10.3 Urban Residential Development

10.3.1 National Guidelines
The Department of Environment Heritage and Local Government has published a range of guideline documents which relate to development of residential estates. All residential developments will be assessed with regard to these guidelines and in particular the following:
• DoEHLG Sustainable Residential Development in Urban Areas, 2008
• DoEHLG Sustainable Urban Housing: Design Standards for New Apartments, 2007
• DoEHLG Quality Housing for Sustainable Communities, 2007.

10.3.2 Residential Density
The Council does not wish to set minimum or maximum residential densities, but to seek efficient and sustainable development on all residential zoned land. The Council
will assess appropriate density on a case by case basis, having regard to the *DoEHLG Sustainable Residential Development in Urban Areas, 2008.*

The following standards may be taken as guide for developments at the initial design stage.

**Table 10.2 Residential Density**

| Town Centre / Infill Development | Follow established plot ratios |
| Town Centre / New Development | 25-40 units per hectare |
| Urban Fringe | 20-25 units / hectare |
| Low Density Housing | 2/5 units to the acre |

10.3.3 Design Statements

The Council will require that all planning applications for housing schemes over 5 number houses are accompanied by a detailed design statement.

The Council will require schemes to have regard to the neighbourhood principle as set out in Chapter 5 of the Plan. In this regard, the statement shall take account of the following design principles.

**Context:** Developments should take account of the characteristics of the site, the natural and built environment, views and vistas.

**Natural Features:** Developments should seek the retention of natural features, trees, hedgerows, watercourses, landform features.

**Traffic Management:** Developments should ensure that natural traffic calming is incorporated within the scheme. Long straight roads and artificial traffic calming measures should be avoided.

**Permeability:** Developments should seek to ensure integration and linkages with core community facilities and should ensure access provision for pedestrians and cyclists.

**House Design:** Dwellings should be designed taking reference from the prevailing character of the town or village. The development should also make provision for a mix of house designs to accommodate different family types.

**Public Open Space:** Public open space should incorporate high quality hard and soft landscaping which creates areas for active use and visual interest.

**Private Open Space:** Private Open Space shall be designed for maximum privacy and orientated for maximum sunshine and shelter.

**Phasing:** Large scale residential estates shall be designed to ensure the development can be constructed in distinct phases. Each phase shall incorporate the full completion of open space and infrastructural services.

10.3.4 Public Open Space

The Council will require that a development proposing four of more dwellings incorporates a minimum of 15% of the gross site area as useable public open space.

10.3.5 Private Open Space

The provision of adequate private open space is essential for the privacy and amenity of occupants of residential developments.

The following quantitative minimum standards will be applied to housing developments:

**Table 10.3: Private Open Space: Dwellings**

<table>
<thead>
<tr>
<th>Dwellings</th>
<th>Square Metre</th>
</tr>
</thead>
<tbody>
<tr>
<td>3-4 bed</td>
<td>65 sq.m.</td>
</tr>
<tr>
<td>1-2 bed</td>
<td>48 sq.m.</td>
</tr>
</tbody>
</table>

The provision of private open space for apartment developments will require a more creative approach. Private open space should be provided in the form of communal landscaped courtyards, roof
gardens, balconies or winter gardens (glass screened areas separated from living areas).

The Council will require developments meet the following minimum quantitative standards for apartment developments:

Table 10.4: Private Open Space for Apartments

<table>
<thead>
<tr>
<th>Town Centre</th>
<th>1 bed</th>
<th>15 sq.m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edge of Centre</td>
<td>2-3 bed</td>
<td>20 sq.m.</td>
</tr>
<tr>
<td>Edge of Centre</td>
<td>2-3 bed</td>
<td>30-40 sq.m.</td>
</tr>
</tbody>
</table>

10.3.6 Overlooking
Residential development shall be designed to ensure sufficient privacy for occupants. In general, the Council will require a separation distance of 22m metres between first floor opposing windows. The Council may consider accepting a reduced standard subject to innovative design measures for window design, orientation of buildings and habitable spaces.

10.3.7 Serviced Sites
Serviced sites provide an option to allow people design their own home within serviced settlements and towns

The Council will encourage estates over 20 dwellings to make provision for serviced sites within the scheme.

The Council will require proposals for serviced sites to be accompanied by a detailed design brief, setting out parameters for architectural forms, plot ratios, external finishes and boundary treatments.

10.3.8 Apartments

The Council will require developments meet the following minimum standards:

Table 10.5 Minimum floor areas for Apartments.

<table>
<thead>
<tr>
<th>One bedroom</th>
<th>10 sq.m.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two bedroom</td>
<td>15 sq.m.</td>
</tr>
<tr>
<td>Three bedrooms</td>
<td>20 sq.m.</td>
</tr>
</tbody>
</table>

The Council will also apply the following standards for apartment developments:

- Dual aspect apartments should be the standard design approach to maximise sunlight. Where it is not possible to incorporate dual aspect designs (for example corner units) single aspect apartments should ensure that the main living areas face south.
- All apartment units should include storage provision for bulky items in addition to the minimum floor area specified above. This storage provision may be provided in a communal areas (e.g. at basement level).
- Developments should include provision for storage and collection of waste materials.
- Developments should be provided with the potential for locating communal satellite dishes (at roof level) to avoid subsequent demand for individual satellite dishes.

10.3.9 Residential Estate Names
Naming of residential estates should reflect local place names and local people of note, heritage, language or topographical features as appropriate, and should incorporate traditional and Irish language place names from the locality as appropriate. Incorporation of existing Townland names into the names of new developments is encouraged. However, the use of Townland names from adjacent or other areas is not appropriate.

Placenames should be easily pronounced and the use of Irish language placenames is encouraged, where possible. The use of bilingual or Irish-language signs is encouraged. Irish versions of names should be checked for correct spelling and grammar before inscribing the nameplate. It is important to ensure that no
duplication of names occurs in order to avoid any confusion as regards postal addresses.

**Agreement of New Placenames**

The Planning Authority, may accept or reject proposed names, and may occasionally recommend alternative names for consideration by the developer. The decision of the Planning Authority on whether or not proposed names are appropriate will be final.

10.4 Traffic and Road Safety

The Council will require that proposals for all new developments demonstrate that a safe access and egress can be provided to ensure traffic safety is not compromised.

10.4.1 Sight Lines

All applications for development involving access onto the public road network or the intensification of the use of an existing access will be assessed having regard to:

1) Relevant national standards and guidelines:
   a) National Roads Authority NRA: Design Manual for Roads and Bridges, January 2009 Road Geometry Handbook. This is a standard source of reference for the Planning Authority in assessing the design and position of junctions and sightlines, in relation to all public roads.

Roadside Boundary: The protection of the roadside boundaries is very important to minimise the overall impact of the dwelling and to protect the ecology of the area. Therefore, hedgerows should be preserved where feasible. However, where it is necessary to remove hedgerows, the Council, working with applicants will be favourably disposed to the removal of existing hedgerows within the site area to improve sight distances, provided that the applicant re-instates the existing hedgerow with raised banking and with sufficient planting of hedgerow appropriate to the area.

In rural areas the plans submitted should clearly indicate the amount, type and species of hedgerow it is intended to remove to accommodate the set back/entrance.

Sight Lines in Urban Areas: In urban areas visibility splays for entrance will be determined on a site specific basis subject to:

- Traffic Safety
- Need to promote in-fill development
- The new to avoid undue disturbance to adjoining properties.

10.4.2 Distance from Junctions

Developments proposed with accesses close to junctions will be assessed having regard to:

1) Relevant national standards and guidelines:
   a) National Roads Authority NRA: Design Manual for Roads and Bridges, January 2009 Road Geometry Handbook. This is a standard source of reference for the Planning Authority in assessing the design and position of junctions and sightlines, in relation to all public roads.

10.4.3 Traffic Impact Assessment

The Council will require that Traffic Impact Assessments (TIA’s) are carried out where a proposed development may significantly impact on the capacity of the surrounding road network.

The TIA shall be prepared in accordance with the *Traffic Management Guidelines Manual, 2003* published by the Department of Transport 2003 and the
Traffic and Transport Assessment Guidelines 2007 published by the NRA.

The following are the minimum thresholds of developments which will require a TIA:
- Residential Development over 200 dwellings
- Retail and Leisure Developments over 2,500 sq.m.
- Industrial Developments over 5,000 sq.m.
- Office, Hospitals and Educational Developments over 2,500 sq.m.
- Warehousing Developments over 10,000 sq.m.

TIA’s will also be required where there is a 10% increase in traffic or a 5% increase in congested areas.

TIA’s will also be required for sub-threshold development where the Council considers that a development may have an impact on the carrying capacity of the surrounding network.

10.4.4 Road Safety Audits
The Council will require that a Road Safety Audit is carried out where a development is likely to have a significant impact on a Motorway, National Road or Regional Road.

Road Safety Audits shall be carried out independently by assessors approved by the NRA in accordance with the NRA Road Safety Audit Guidelines.

10.5 Protected Structures
The Council in assessing proposals that involve works to a protected structure or developments within the attendant grounds of a proposed structure, will have regard to the Architectural Heritage Protection Guidelines: Guidelines for Planning Authorities, as published by the DoEHLG.

The Council will require that planning applications that involve works to a protected structure, are accompanied by the following:
- An Architectural Impact Assessment to be prepared by a suitably qualified individual with conservation expertise.
- A full method statement of the proposed works and a schedule of mitigation measures during the construction phase of development.

The Council will require that a Conservation Architect (or appropriately qualified individual) be retained by the developer during the construction phase of development.

10.6 Childcare Facilities
The Planning Authority will assess childcare developments having regard to the following guidelines:
- Childcare Facilities: Guidelines for Planning Authorities, 2001 as published by the DoEHLG.
The Council will assess new childcare development based on the following standards/requirements:

- Provision for 1 childcare facility (for 20 children) shall be made within residential schemes for every 75 units.
- Childcare facilities shall include convenient parking and drop off/collections points.
- Childcare facilities shall include secure and purposely designed outdoor play areas.

10.7 Agricultural Development

The Council will assess new agricultural development having regard to the following standards:

- Buildings housing animals shall ensure that provision is made for effluent storage (detailed calculations based on number and type of herd shall be provided at application stage).
- Buildings housing animals shall be located a minimum of 100 metres from the nearest dwelling other than the applicant’s dwelling.
- New agricultural buildings shall avoid breaking the skyline.
- The colour of buildings should help assimilate buildings into the landscape such as dark brown and green.
- Landscaping should be provided to aid the assimilation of the proposed building into the landscape.

The Council will require proposals which involve intensive farming activities or where there is a potential significant impact on water quality in the area, to be accompanied by a Nutrient Management Plan.

10.8 Commercial Development in Urban Areas

10.8.1 Design / Plot Ratio

The design of commercial developments in urban areas shall generally be in keeping with the prevailing character of the area.

The Council will require that significant new development be accompanied by a design statement demonstrating that the design will contribute positively to the streetscape/urban area in which it is set.

The Council will assess plot ratio having regard to the location of the development, the character of the area and parking and loading standards. However, the plot ratios set out in Table 10.9 may be taken as a guide for developers at the initial design stage:

<table>
<thead>
<tr>
<th>Table 10.6 Plot Ratios for Commercial Developments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Centre</td>
</tr>
<tr>
<td>Town Suburbs</td>
</tr>
<tr>
<td>Village Centres</td>
</tr>
</tbody>
</table>

Developments in town centres shall not exceed minimum site coverage of 70%.

10.8.2 Shop fronts and Signage

High quality shop front design and signage can make a significant positive impact on the streetscape. Conversely, designs which are out of keeping and can have a serious detrimental visual impact in an urban area.

The Council will require that new shop fronts in town centres, take reference from the existing traditional designs with advertising signs kept to a minimum.

The Council will encourage new designs to reflect the proportions, character and materials of traditional shopfronts particularly in designated Architectural Conservation Areas.
The Council will assess new shopfronts based on the following criteria:

- Shop front advertisements should normally be restricted to fascia signs placed immediately above the shop windows. Fascia lettering and logos are best hand-painted in a simple and colour which harmonises with the shop.
- Hanging signs should normally not be mounted higher than the first floor windows. There should be normally not more that one hanging sign to each property frontage.
- In cases of properties have multiple tenancies, the ground floor shop may have a fasica sign and one projecting sign may be permitted to the first floor premises.
- External roller shutters shall not be permitted.

Advertising signs should be sensitively designed and not excessive in terms of scale, size and number. Miscellaneous advertising signs such as banners, flags, spotlights, neon lights and moving message signs will not normally be permitted.

10.9 Industrial Development

The Council in assessing applications for new industrial estates (light, general and warehousing) will require the following standards to be met:

Access: Single access to multi-unit developments. Access road shall have a minimum carriageway width of 7.5m with 1.3m.

Site Layouts: Adequate space shall be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site. Building line set back of at least 12 metres from estate road boundaries should be incorporated into all site layouts.

Design: Designs shall be of a high quality and shall comply with the following:

- Building heights shall not generally exceed 10.5 meters and should not exceed a height which is necessary for the function of the building.
- Building mass should be broken down into stepped sections to mitigate the visual impact.
- Multi-unit buildings should incorporate a uniform design in terms of architectural treatment, roof profiles and boundary fences.

Fencing and Landscaping: A comprehensive landscaping plan including full details of boundary treatment and plant shall accompany applications.

No security fencing should be installed forward of the front building line of any industrial or warehouse facility.

Use: Full details of the proposed use, including industrial process involved, any toxic materials, chemicals or solvents use, shall be submitted.

Storage of Goods and Fuels: Goods, including raw materials, manufactured goods, packaging etc. shall be stored or displayed only within the enclosed units, all over ground oil, chemical storage tanks shall be adequately bunded to protect against spillage. Provision of adequate storage shall be provided to facilitate segregation of materials.
**Signage:** Signage shall be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions as appropriate.

**Car Parking Provision:** Car parking should be provided in accordance with the standards set out in Table 10.10. Parking should also be separately provided for articulated and fixed axle vehicles/trucks.

**Noise Levels:** Noise levels arising from any industrial development should not exceed 55 dB(A) Leq between 0800 to 1800 hours. Monday to Saturday inclusive, but excluding public holidays, when measured at any point along the site boundary. At all other times the noise level should not exceed 45 dB(A) Leq when measured at the same locations unless otherwise agreed by the Planning Authority. No pure tones should be audible at any time.

### 10.10 Parking and Loading

#### 10.10.1 Vehicular Parking and Loading Standards

Table 10.10 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 proposals for development to be accompanied by a schedule of car parking standards and full details of services areas/delivery areas. Proposals for delivery areas shall include an illustration of turning movements.

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 should be located where possible behind established building lines in the interest of good townscape. Where parking is proposed to the front of a building, it is important that planting and boundary walls/railings are used to maintain the visual appearance of the area.

In town centre mixed-use development proposals, consideration will be given to dual parking where peak times do not coincide and to multipurpose trips.

<table>
<thead>
<tr>
<th>Table 10.7 Car Parking Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land-use</td>
</tr>
<tr>
<td>Cinema</td>
</tr>
<tr>
<td>Bars/Restaurant/Hotel</td>
</tr>
<tr>
<td>Clinics/Surgeries</td>
</tr>
<tr>
<td>Caravan Park</td>
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<tr>
<td>Crèche</td>
</tr>
<tr>
<td>Dance halls/Discos</td>
</tr>
<tr>
<td>Dwelling (up to 3-bedrooms)</td>
</tr>
<tr>
<td>Dwelling (4-bedrooms or more)</td>
</tr>
<tr>
<td>Hotel/Motel/Guest House</td>
</tr>
<tr>
<td>Leisure Centre</td>
</tr>
<tr>
<td>Light Industry</td>
</tr>
<tr>
<td>Manufacturing</td>
</tr>
<tr>
<td>Nursing Homes</td>
</tr>
<tr>
<td>Offices</td>
</tr>
<tr>
<td>Retail Shops/Supermarkets</td>
</tr>
<tr>
<td>Retail Warehousing</td>
</tr>
<tr>
<td>Science &amp; Technology Based Enterprises/Business Park</td>
</tr>
<tr>
<td>Warehousing</td>
</tr>
<tr>
<td>Other</td>
</tr>
</tbody>
</table>

Where parking is associated with late night uses such as places of entertainment, car parking should be sited so as to reduce noise disturbance to adjoining residents to a reasonable level.
Design Dimensions
- Each car space shall be 4.8m x 2.5m with 6.1m circulation aisles.
- Disabled spaces shall be 3m wide, with one space per 20 provisions.
- Disabled spaces shall be 3m wide, with one space per 20 provisions.
- Loading bays should be generally 9m x 5m (but at least 6m x 3m).

10.10.2 Bicycle Parking
The Council will require that secure cycle parking facilities are provided for new apartment, office, industrial and commercial uses.

10.11 Petrol Filling and Service Stations
Petrol stations often take the role of providing general convenience retail provision for a town or village. While, this role may be important, the retail provision of petrol stations can have a detrimental impact on vitality of the town or village centre.

The Council, in accordance with the Retail Planning Guidelines, 2005 will generally require that net retail floor space shall not exceed 100sq.m. Where floor space exceeds this requirement, the development shall be subject to the sequential test approach and a Retail Impact Assessment will be required to demonstrate that the development would not impact on the vitality and viability of the town centre.

The Council will require that proposals for Petrol Stations also comply with S.I. 311 of the 1979 Dangerous Substances (Retail and Private Petroleum Stores Regulations), and the following:
- A minimum distance of 30m from entrance to nearest major junction and 25m to nearest minor junction;
- A footpath of 2m wide with 0.5m high wall along the front boundary;
- A petrol/oil interceptor to the surface water drainage;
- Adequate facilities for storage of refuse and waste on site;
- A scheme of landscaping to protect visual amenities.

10.12 Commercial Development in Rural Areas
Development proposals in the open countryside should satisfy a high standard of location, siting and design to ensure they are satisfactorily assimilated into their rural setting.

10.12.1 Design and Siting
The Council will require that commercial developments in the rural countryside comply with the following design principles:
- Buildings should be kept simple and should be finished with materials appropriate to a rural setting such as nap plaster, stone and slate.
- Buildings should reflect the scale and pattern of the rural development in the vicinity.
- Building height should be restricted to that required for the normal operation of the premises. Building of excessive height will not be permitted.
- Buildings should be sited to make use of existing hedgerows and topography to provide natural screening. Buildings in open landscapes should be avoided.
- Access roads and driveways should respect existing site contours. Car Parking should be located to the rear of the building.
- Advertising signs should be kept to a minimum. Large advertising signs at the road frontage will be resisted.
• Hedgerows or stone walls should be used for the boundary treatment. Security palisade fencing shall not be permitted in rural areas.

10.12.2 Plot Sizes
The Council will require new commercial development to meet the following plot sizes:

<table>
<thead>
<tr>
<th>Table 10.8 Commercial uses on or adjacent to residential sites in rural areas:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings up to 60 sq.m. will require a minimum of 0.2 ha (0.5 acres)</td>
</tr>
<tr>
<td>Buildings up to 75 sq.m. will require a minimum of 0.3 ha (0.75 acre).</td>
</tr>
<tr>
<td>Buildings up to 100 sq.m. will require a minimum of 0.4 ha (1 acre).</td>
</tr>
<tr>
<td>Buildings up to 200 sq.m. will require a minimum of 2.02 ha (5 acre).</td>
</tr>
<tr>
<td>Buildings in excess of 200 sq.m. will only be considered as part of a large landholding with natural screening.</td>
</tr>
</tbody>
</table>

10.12.3 Nature of the Use
The Council will require that proposals for commercial developments shall be accompanied by full details of the nature and scale of the proposed operation.

The Council will require that it be demonstrated that the development will not impact on the residential amenity.

10.12.4 Waste Water Treatment
The Council will require that sewage treatment systems are designed in accordance with the EPA Waste Water Treatment Manual, 1999 for ‘Small Communities, Business, Leisure Centres and Hotels’, (or any subsequent Guidelines/Codes of Practice superseding or updating these, and endorsed by the DoEHLG).

10.13 Wind Farms
The Council will assess wind farms development having regard to the following guidelines:
• DoEHLG Guidelines for Planning Authorities on Wind Energy Development 2006 or any future amendments to this document.

The Council in applying these guidelines will require that the criteria set out below
are addressed by the planning application for any wind farm development.

10.13.1 Environmental Impact / Impact on Natural Heritage
An Environment Impact Assessment (EIA) must be carried out where required by the prescribed regulations. The Planning Authority may require the submission of an Environmental Impact Statement (EIS) for sub-threshold developments having regard to the cumulative impacts of wind farm development and potential environmental impacts.

The Council will require that all wind farm development that are likely to have an impact on a SAC or SPA will be accompanied by an Appropriate Assessment in accordance with Article 6 of the Habitat Directive.

Where a wind farm development falls within a conservation designation, the developer is advised to consult with the DoEHLG prior to making an application. Evidence of such consultation should be submitted to the Planning Authority at application stage.

10.13.2 Exclusion Zones
The Council in order to protect the visual and residential amenities of the area will require new development to comply with the exclusions and separation zones set out in Table 10.9.

<table>
<thead>
<tr>
<th>Table 10.9 Exclusion &amp; Separation Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exclusion Area</td>
</tr>
<tr>
<td>Towns, villages</td>
</tr>
<tr>
<td>National Primary</td>
</tr>
<tr>
<td>National Secondary</td>
</tr>
<tr>
<td>High voltage cables</td>
</tr>
<tr>
<td>Lakes &gt; 6 Ha</td>
</tr>
<tr>
<td>Primary amenity areas</td>
</tr>
<tr>
<td>Secondary amenity areas</td>
</tr>
<tr>
<td>Boundary set back to turbines</td>
</tr>
<tr>
<td>Separation between 3 x turbine</td>
</tr>
</tbody>
</table>

Boundary set back and separation distances between turbines may vary depending on total height of turbines and rotor diameter.

10.13.3 Visual Impact
Having regard to the scale of development, wind farms can have a significant visual impact. Wind turbines shall be sited by taking account of the character and sensitivity of the landscape as outlined in the North Tipperary County Council Landscape Character Assessment. All applications for wind farm developments should be accompanied by a Visual Impact Statement. Photomontages should be taken from key focal points, such as nearby settlements, tourism sites, protected structures.

10.13.4 Roads
Access roads within the site shall be unsurfaced and follow the natural contours of the site. Roads providing access to the site may require widening and resurfacing to facilitate construction.

The Council may apply a Special Contribution in accordance with Section 48 of the Planning and Development Act, 2000 for the up-grade/improvement of works along the route corridor for the construction of the wind farm and to facilitate the development.

10.13.5 Connection to the Grid
The Council will require that proposals for wind farms are accompanied by indicative option(s) for grid interconnection lines and associated facilities. Evidence that an application has been made to the relevant statutory provider should accompany the planning application.

10.13.6 Shadow Flicker / Noise
Proposals for wind turbines within 500m of a dwelling house must demonstrate that the orientation of the house, its private amenity space and disposition of windows is such that the dwelling will be largely unaffected by shadow flicker and not be
seriously injurious to the amenity of the dwelling.

Proposals must also demonstrate that the residential amenity will not be impacted by virtue of noise and all applications should be accompanied by a Noise Impact Statement of noise sensitive locations such as occupied dwellings.

10.14 Quarries

The Council will assess proposals for quarry development, having regard to the DoEHLG Quarry and Ancillary Activities, Guidelines for Planning Authorities, 2004.

The Council in applying these guidelines will require the planning criteria as set out below are addressed by any proposed development.

10.14.1 Environmental Impact
An Environment Impact Assessment (EIA) must be carried out where required by the prescribed regulations. The Council may require the submission of an Environmental Impact Statement (EIS) for sub-threshold developments. In making this decision, the Council will have regard inter alia to the following:

- the size of the proposed development
- the cumulation of the proposed development
- the production of waste
- pollution and nuisance

All sub-threshold developments which do not require an EIS should be accompanied by an environmental report with associated mitigation proposals to ensure the development will not have an detrimental environmental impact.

10.14.2 Traffic Impact
The impact of traffic generated by a quarry development can have a significant impact on traffic safety and residential amenity.

The Council will require that a Traffic Impact Assessment and Road Safety Audit (to be prepared by an approved assessor) are prepared for all new developments.

The Council may require a Special Contribution in accordance with Section 48 of the Planning and Development Act, 2000 for upgrade/improvement works along the route corridor of the quarry, to facilitate the proposed development.

10.14.3 Noise and Dust
The Council will require that proposals are accompanied by a Noise Impact and Dust Impact Assessment with associated mitigation measures.

10.14.4 Water Supplies and Groundwater
The Council will require that proposals to demonstrate that the quarrying activities will not impact on the water supplies or groundwater in the area.

Proposals for development, where appropriate should be accompanied by:

- A Surface Water Baseline Study of water courses in the vicinity of the site.
- A Hydro-Geological assessment of the impact of groundwater flows in the areas and the impact on well water supplies in the area.

These studies should be accompanied by appropriate mitigation measures and systems of monitoring where appropriate.

10.14.5 Natural Heritage / Landscape Impact
The Council will require that an Ecological Impact Assessment be prepared for all proposals within or in the vicinity of an SPA, SAC or NHA.

Where a quarry development falls within a
conservation designation, the developer is advised to consult with the DoELG prior to making an application. Evidence of such consultation should be submitted to the Planning Authority at application stage.

It shall also be a requirement that all new proposals that are likely to have an impact on a SAC or SPA shall be screened by the Council, in co-operation with the applicant, for the need to undertake a Habitats Directive Assessment under Article 6 of the Habitats Directive.

The Council will require that all proposals for development are accompanied by a detailed restoration plan and aftercare proposals.

The restoration plan shall ensure the landscape is restored with regard to its original character and with reference to the Landscape Character Assessment for North Tipperary, 2009. The site may be adapted for a variety of uses depending on the level of extraction, including farming, forestry, recreation /amenity or nature conservation. The aspirations of the local community should also be taken into account.

The restoration plan shall be accompanied by a detailed costing of the work by a qualified quantity surveyor. The Council will apply a Bond, as appropriate for the satisfactory completion of the restoration works.

10.14.6 Environmental Monitoring

The Council will require that the operator of the quarry shall put in place a Environmental Monitoring System, to monitor all environmental standards (noise, dust, blasting etc.) on an on-going basis.

10.15 Marinas and Jetties

Private marinas and jetties can have a significant impact on the shorelines of the lake and will be resisted in areas subject to conservation designations, SACs, (cSACs) SPAs, (cSPAs) and NHAs (pNHAs).
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