CHAPTER 8
BUILT AND NATURAL HERITAGE
8. BUILT AND NATURAL HERITAGE

Main Sections in this Chapter include:
1. Introduction
2. Built Environment
3. Open Space and Recreation
4. Conservation, Heritage and Culture

8.1 Introduction

North Tipperary County Council will seek to protect, conserve and enhance North Tipperary’s built and natural heritage where possible. The Council will aim to strike a reasonable balance between conservation and development objectives in the interests of the proper planning and sustainable development of the County.

8.2 The Built Environment

The Settlement Strategy for the County was set out in Chapter 3. This identified the central role that Towns and villages will play in the future development of the County. It is therefore important that the environment within and around towns and villages is enhanced to a standard that makes them attractive to both residents and visitors.

8.2.1 Local Area Plans

During the lifetime of the last Plan LAPs were prepared for the Western Area, Roscrea, Newport and Holycross and Ballycurrane. During the lifetime of this Plan it is intended that these plans will be reviewed and made in accordance with the requirements of Sections 18 – 20 of the Planning and Development Act, 2000 (as amended). It is the aim of the Council that the communities within these LAPs would be fully consulted during the review of these Plans.

Specific Objective
BNH1 Review LAPs for the following areas:

- Newport – to review the Newport LAP in 2015 to provide for the controlled expansion of the town.
- Holycross – The Holycross LAP was jointly prepared between North and South Tipperary County Councils in 2006. It is an objective to review this LAP in 2011.
- Western Area Local Area Plan – to review the Western Area LAP in 2011.
- Roscrea - to review the Roscrea LAP in 2011.
- Ballycurrane and the Commons – The Ballycurrane LAP was made in 2007 by the County Council and Thurles Town Council. It is an objective to review this LAP in 2012.

8.2.2 Town and Environs Plans

The Town Councils of Nenagh, Thurles and Templemore have their own Town Development Plans. During the lifetime of the last Plan, North Tipperary County Council participated in the review of these Town Plans and jointly prepared Town and Environs Development Plans for each of the Towns.

Specific Objectives

BNH2 Templemore Town and Environs Development Plan – This Plan was adopted in 2007. It is an objective to co-operate with Templemore Town Council in the review of this Plan in 2011.

BNH3 Nenagh Town and Environs Development Plan – This Plan was adopted in 2008. It is an objective to co-operate with Nenagh Town Council in the review of this Plan in 2012.
BNH4 Thurles Town and Environs Development Plan - This Plan was adopted in 2009. It is an objective to co-operate with Thurles Town Council in the review of this Plan in 2013.

8.2.3 Settlement Fringe
As the towns and villages of the County develop, the urban fringe moves outwards, thus increasing pressure for development in peripheral areas. To prevent haphazard development the Council will ensure that adequate lands are zoned for all types of development within the development boundaries of towns and villages. These are set out in this Plan. Development will generally not be allowed in unzoned lands outside the fringe of urban areas as this will lead to a weakening of centres, unnecessary urban sprawl and poor utilisation of limited resources.

Policy HERT 1: Settlement Fringe
It is the policy of the Council to maintain definable development boundaries for towns and villages, to prohibit ribbon development and other urban related development, and to maintain a clear distinction between urban areas and the countryside.

8.2.4 Gateways to Settlements

Policy HERT 2: Approach Roads
It is the policy of the Council to seek infrastructure and visual improvements as part of new developments within settlement boundaries and adjacent to approach roads to settlements.

The Council will encourage stonewalls, tree planting and improved signage along all such routes. Development will be restricted to that which enhances the visual approach to the town or village.

Policy HERT 3: Towns/village Improvements
It is the policy of the Council to seek improvements to the quality of town and village centres as part of new development. Existing tree cover and important areas of vegetation and wildlife habitat will be conserved, and additions to them required.

In 2008 the DoEHLG launched the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities. These Guidelines were accompanied by non-statutory residential design guide. This best practice guide is intended to illustrate how policy principles can be translated into practice in order to achieve a high quality built environment across the spectrum of development locations.

Appendix 1 contains detailed guidelines for the improvement and future development of villages.

Policy HERT 4: Sustainable Residential Development
It is the policy of the Council to implement the Sustainable Residential Development in Urban Areas Guidelines, issued by the DoEHLG in December 2008.

8.2.5 Urban and Village Renewal

Policy HERT 5: Village Renewal
It is the policy of the Council to seek an improvement in visual character and opportunities for social interaction within settlements, by enhancing the overall attractiveness of settlements as places to live, work and visit, in a manner that encourages and reinforces community pride.
The Council seeks to carry out improvements in all settlement centres as part of new development and as finances allow.

The Council will seek to remove derelict and obsolete buildings and sites. To this end, the Council will examine joint public/private commercial ventures that facilitate the development or refurbishment of derelict or obsolete sites, including use of the Derelict Sites Act, 1990.

North Tipperary County Council maintains a Register of Derelict Sites for the county and continues in being proactive in identifying and seeking the improvement of such sites throughout the county. Any land registered in the Derelict Sites Register and located within an urban area as defined by legislation may be subject to a Derelict Sites Levy. It is considered that the continual implementation of the provisions of the Derelict Sites Act will assist in preventing and/or removing injury to amenity, which may potentially arise from derelict sites coupled with reducing levels of urban and rural decay.

**Policy HERT 6: 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 & Development Act 2000 (as amended) to prevent or remove injury to amenity arising from dereliction.

**Specific Objectives**  
BHN5 To encourage the sympathetic refurbishment, redevelopment and re-use of derelict, redundant and ruined buildings and the appropriate development of infill or backland sites within the built up areas of towns, having regard to Village Design Statements / Development Frameworks, where prepared.

BHN6 It is an objective of the Council to identify areas of dereliction, which are suitable for redevelopment, in accordance with the Council’s Derelict Sites Register.

BHN7 It is an objective of the Council to continue to maintain its Derelict Sites Register and encourage and facilitate the redevelopment of identified derelict sites under the Derelict Sites Act 1990 and, where appropriate, to require owners of derelict property to carry out suitable improvements and to implement the provisions of the Act to prevent or remove injury to amenity arising from derelict sites.

**Policy HERT 7: Obsolete Areas**  
It is the policy of the Council to identify and secure the sustainable redevelopment of obsolete areas. Included are areas of backland, derelict sites and incidental open spaces, which are or will be identified as opportunity sites for development.

**8.2.6 Brown Field Sites**  
There are many sites and buildings throughout the County where the former use has ceased and which are now subject to dereliction and contamination, spoil deposits and negative impact on visual amenities.

**Specific Objective**  
BNH8 The Council will prepare a more detailed list of brown field sites within the County and will prepare development briefs where necessary during the lifetime of this Plan.
Policy HERT 8: Brown Field Sites
It is the policy of the Council to seek the appropriate re-use/redevelopment of these sites. Development will be facilitated in accordance with the zoning and/or the guidelines set out in Chapter 10.

The Council will use the enforcement powers at its disposal, where appropriate, to ensure that these sites do not cause human or environmental harm.

8.2.7 Village Design Statements
During the last Plan the Council prepared Village Design Statements (VDSs) for the villages of Puckane, Dromineer and Garrykennedy. These documents were prepared in consultation with the residents of these villages. The VDS provides an account of the distinctive character of the village. The VDS helps all those involved with the future planning and enhancement of the village to understand what is important to local people and what aspirations the community has for the village. Although non-statutory, the documents have been through a public consultation process and have been noted by North Tipperary County Council as supplementary planning guidance for use alongside the County Development Plan and Local Area Plans. The Council would also hope that the VDS would also be used by these communities to approach various funding organisations to fulfil various community aspirations and desires.

8.3 Policy on Open Space and Recreation

Access to opportunities for recreation and amenity is an important consideration in determining the quality of life, and is likely to become more significant as land becomes more valuable and pressure from competing land uses becomes more intense.

Policy HERT 9: Amenity
It is the policy of the Council to ensure that adequate amenity and 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 place of work.

The location of new residential developments should be accompanied by the provision of communal open space that will benefit the residents of existing residential areas as well as the residents of new residential areas (Refer to Policies HSG 2 to 6). The use of shared facilities can also serve as a useful means of integrating old and new neighbourhoods.

Policy HERT 10: Large Scale Parks and Amenity
It is the policy of the Council to encourage developers to pool land in order to satisfy open space requirements to allow the provision of large multi-purpose amenity areas(e.g. parkland and playing pitches) as well as small incidental open spaces within housing areas.

8.3.1 Playgrounds

Policy HERT 11: Public Playgrounds
It is the policy of the Council to promote the provision of public playgrounds and parks in all settlement centres and to implement the Play and Recreation Strategy 2009.

In making lifestyle decisions as to where to live, many families see good recreation facilities as a requirement of a good town. In order to improve the attractiveness of our towns and villages in North Tipperary, play
facilities should be provided so that they are safe, colourful and accessible to all. The Council will support the provision of such facilities in all urban centres as part of the County Development Contribution Scheme, and the Community Sports and Cultural Grants Scheme, and as part of any subsequent Schemes.

Much of the open space suitable for sporting activities in the County belongs to privately managed clubs and organisations. Organisations such as the GAA, soccer clubs, rugby clubs, athletic clubs, together with schools, convents and colleges provide invaluable facilities throughout the County. However, like many other Counties, our towns and villages are currently in need of improved open space and parklands.

Development of an appropriate range and standard of facilities for sports and formal recreation will be encouraged. Proposals on suitable sites, which are well related to their local catchment populations and to footpath and transport networks, and are capable of being serviced by public transport, will normally be permitted. The development of built or primarily indoor facilities will not normally be permitted in the countryside, nor will proposals for formal sports and recreational facilities in the countryside, which would require detrimental change to the landscape, or involve activities which would prejudice rural amenity through noise, traffic and lighting disturbance or damage to natural features.

8.3.2 Residential Amenity

Policy HERT 12: Neighbourhood Amenity

It is the policy of the Council to seek the provision and suitable management of LAPS and LEAPS in new housing estates and to implement measures to find suitable sites for their provision in existing residential areas (see Chapter 10).

Policy HERT 13: Residential Amenity

It is the policy of the Council to seek the provision of a minimum standard of open space in all housing developments as per the Sustainable Residential Development in Urban Area Guidelines from the DoEHLG. To meet this standard, suitable areas of land will be identified and reserved for the provision of public open space.

Open space can provide a variety of functions, including passive recreation, active recreation, visual amenity, ecology, drainage regulation and socio-economic needs. It is important that the provision of open space considers all of these needs.

Policy HERT 14: Passive Amenity

It is the policy of Council to retain and incorporate key landscape features such as trees, stone walls, streams, etc. into open space and landscape plans for new developments in order to create distinctiveness of landscape and a sense of identity.

Policy HERT 15: Contributions towards Recreational Needs

It is the policy of the Council to use its powers, under Section 48 of the Planning and Development Act, 2000 to impose development levies on development proposals, through the Development Contribution Scheme, in order to provide for new or enhanced recreational open spaces and associated facilities. The imposition of such a levy will also be considered where there is a loss of an existing facility to another land use in order to facilitate the possible replacement of the facility.
Specific Objectives
BNH9 The Council will carry out a ‘Recreational Needs Study’ and include specific objectives for infrastructure and facilities, including ‘amenity schemes’. Where a need has been identified for a new or improved facility it is an objective of the council to provide the facility, or to support the community in the provision of the facility on behalf of the council. Details in respect of eligibility criteria will be set out in the ‘Development Contributions Scheme’ and the ‘Community Sports and Cultural Grants Scheme.

BNH10 It is an objective of the Council to work with local communities in the provision of locations for the purposes of allotments within developments and urban areas.

8.3.3 Lough Derg Tourism
North Tipperary County Council work closely with Clare County Council, Galway County Council and Shannon Development in the promotion and development of Lough Derg as a tourism destination. In 2008 a joint Marina and Sustainable Recreation Study was completed for Lough Derg in conjunction with these Authorities and will form a guidance document towards the realisation of the potential of the lake for tourism.

The Council will continue to seek to improve facilities along the lake to include the following:
A. Visitor orientation buildings, toilet and shower facilities;
B. Upgrading slipways and providing additional berths;
C. Barbecue and picnic areas;
D. Improved information, improved car parking and
E. Lookout facilities, forest walks and cycle routes.

Policy HERT 16: Lough Derg
It is the policy of the Council to facilitate improvements in tourist facilities around the lake, provided that such facilities:
(a) protect and enhance the visual amenities of the lake and foreshore;
(b) do not lead to an increase in traffic or access problems; and
(c) can be serviced through existing or proposed services and infrastructure.
(d) do not have an adverse effect on designated or proposed ecological sites.

Policy HERT 16(a) Lough Derg Way
It is the policy of the Council to support, promote and facilitate the sustainable development and use of the Lough Derg Way as a tourism and amenity resource within the County and to protect the route from encroachment by inappropriate uses which could compromise the long-term viability of the route.

8.3.4 Private Marinas and Jetties

Policy HERT 17: Private Marinas and Jetties:
It is the policy of the Council in the consideration of planning applications for private marinas and jetties to resist these developments within areas identified as being Special Areas of Conservation (or candidate), Special Protection Areas (or candidate) or Natural Heritage Areas (or proposed).
The lake shore of Lough Derg is a limited resource and contains ecosystems and habitats which have been identified as worthy of protection. It is appropriate to restrict development within these areas which it is considered would diminish the amenity, landscape value, ecological value and/or economic value of the lake.

**8.3.5 Public Rights of Way**
The Council will preserve and maintain existing rights-of-way under its control, create new ones where appropriate and promote their greater use in amenity areas. In order to link amenities and facilities, the Council may have to seek the provision of pedestrian ways as a condition of planning permission.

The Council is aware that providing such routes can cause some concern that they may give rise to anti-social behaviour, particularly along unsupervised and secluded laneways. Every effort shall be made to avoid such a situation, through public lighting, appropriate layout and landscaping.

**Policy HERT 18: Rights of Way**
It is the policy of Council to preserve and protect existing rights of way under its control and create new rights-of-way in the interest of amenity as the opportunity or need arises.

**Policy HERT 19: Access to Rights of Way**
It is the policy of the Council to encourage the provision of access routes to amenity areas in co-operation with landowners and to protect amenity areas from infringement by inappropriate development.

**8.4 Conservation, Heritage and Culture**
This section of the Plan seeks to provide for the conservation and enhancement of biodiversity, natural heritage, landscape and the built environment as important elements in the sustainable economic growth of the County.

North Tipperary has many unique towns, displaying historical and architectural contexts worthy of protection. These towns, their fabric, streetscapes and history makes of interest both within North Tipperary and beyond.

Roscrea was designated as a heritage town in 1994. This designation was applied because of the inherent architectural, historic and cultural qualities of the town. It is important that the qualities that give Roscrea its heritage status are protected and enhanced.

Similarly, Thurles has a very important Victorian streetscape in Liberty Square. It is also a Cathedral town and has a historic legacy of both catholic education and architecture.

Nenagh and Templemore, while of different scale, are typical of 19th century market towns in street pattern, streetscape and nature of uses. A key challenge is to raise awareness of the importance of protecting towns, streets and sites of architectural or historic importance. It is recognised by the Council that ‘heritage’, as a pump-priming tool for economic and social development, would be improved should links between the heritage town of Roscrea, other heritage
sites in the county and the historic centres of our towns and villages be improved.

8.4.1 Protected Structures

Policy HERT 20: Protected Structures
It is the policy of the Council to seek the protection of all structures (or, where appropriate, parts of structures) within the county which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Accordingly, a Record of Protected Structures has been established (See Volume III). Going forward, the policy in relation to future additions to the Record will have regard to available resources and in accordance with the criteria set out in the Architectural Heritage Protection Guidelines for Planning Authorities.

Policy HERT 21: Re-use/Rehabilitation of Protected Structures
It is the policy of the Council to encourage the sympathetic re-use / rehabilitation of Protected Structures while recognising that such a policy will require adaptation and modifications of the building, including the construction of extensions. However, the Planning Authority will require the maintenance of essential architectural character, retention of features of special interest and respect for the structure’s setting. Developments in proximity to a Protected Structure, which would seriously affect its character, will not normally be permitted.

Policy HERT 22: Monitoring and Performance
It is the policy of the Council to seek to manage the protection and enhancement of the natural, archaeological and architectural heritage of the County as part of the overall monitoring of the implementation of North Tipperary County Development Plan 2010-2016.

The Planning and Development Act, 2000 affords full and comprehensive protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. This new protection applies to interiors as well as any structures within the curtilage. As part of a planning application involving a Protected Structure or proposed Protected Structure, the Council will require an Architectural Impact Assessment/Conservation Method Statement, prepared by a suitably qualified person.
In order to assist property owners in the restoration of protected structures the Council will seek to provide grant aid through its administration of the Department of the Environment, Heritage and Local Government’s Grants Scheme. The Scheme will be advertised on an annual basis and applications will be prioritised on the basis of the Council’s adopted ‘Scheme of Priorities’.

There is a presumption against the demolition of protected structures. Planning permission is necessary for the demolition of a protected structure and this presumption exists within the context of any application for planning permission for any Protected Structure and is governed by Section 57 (10)(2) of the 2000 Act. The Council will strongly resist the demolition of any building or structure listed for protection, unless the Council is satisfied that exceptional circumstances exist.

Structures which are listed in Appendix 2 may not benefit from exempted development rights under the Planning and Development Act, 2000. Therefore any alteration, extension or demolition of the building or within the curtilage of the building, that would materially affect the character of the structure, will require planning permission. Owners or occupiers of these buildings, together with buildings in Architectural Conservation Areas (ACAs), can apply, under Section 57 of the Planning and Development Act 2000, for an exemption certificate. An exemption certificate sets out whether work which the owner/occupier is proposing to carry out requires planning permission to be sought.

In 2007 the DoEHLG published the National Inventory of Architectural Heritage which identified buildings throughout the County and rated their importance in terms of Local, Regional, National and International Importance. The buildings included within the NIAH have informed the preparation of the Protected Structures which are listed in Volume III of this Plan.

Specific Objectives
BHN11 It is an objective of the Council to continue to improve its guidance document on Protected Structures and to make it available for all owners and occupiers whose property has been identified for protection in this Plan.

BHN12 It is an objective of the Council to review and update the Record of Protected Structures within 2 years of the Adoption of the County Development Plan 2010-2016, subject to resources and staff availability.

8.4.2 Architectural Conservation Areas (ACAs)

Policy HERT 23: Architectural Conservation Areas
It is the policy of the Council to designate areas of the County as Architectural Conservation Areas, because of their particular architectural and environmental qualities, which derive from their unique layout, design, unity of character and the mellowing of time.

Within the Architectural Conservation Areas the Council will have regard to:

a) the impact of proposed development on the character and appearance of the Conservation Area 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.

Conservation areas are designated under this Plan for the following:

- **Borrisokane Conservation Area**
  - This includes all of Main Street, part of South Main Street, part of Mill Street and part of Tower Hill and Shannon Street.

- **Borrisoleigh Conservation Area**
  - This includes all of Main Street, northern part of Palace Street, part of Chapel Street and Lower Street.

- **Cloughjordan Conservation Area**
  - This includes most of Main Street, part of South Main Street, part of Station Road.

- **Riverstown Architectural Conservation Area**
  - This includes the area from the junction of R489 and N52, including Castle View house, entrance and walls to Riverstown Bridge.

- **Newport Architectural Conservation Area**
  - This includes most of Main Street and the Square (including the bridge), Chapel Lane, River Lane and the remains of the Mill and the post-penal Catholic Church.

- **Roscrea Architectural Conservation Areas**
  - Main Street ACA - this includes the length of Main Street, from the northern Y-junction of Grove Street and Green Street to junction with Castle Street, Limerick Street to the south.
  - Rosemary Street ACA - This ACA runs from the north end of Rosemary Street (where it joins Main Street) to Rosemary Square to the south.
  - Burgoo ACA - A terrace of sixteen three-bay, two-storey houses running along the western side of Limerick Street.
  - Bunkers Hill ACA - two long terraces of three-bay, two-storey houses running along both sides of Bunkers Hill with gable-fronted elevations. Numbers 1-24 are located on the western side of the street and numbers 25-46 on the eastern side, with both sides comprising continual terraces.

- **Silvermines Architectural Conservation Areas**
  - This includes the main street in the village from the junction of the R499 and the L2150-0 at the north of the street, to Our Lady of Lourdes Roman Catholic Church at the south of the street.

The Council will consider further designations as part of the future development plan review and variation processes.

The physical quality and character of the Architectural Conservation Areas (ACAs) in North Tipperary is derived from the grouping of buildings and their relationship to one another, which creates a ‘sense of place’. It is this group or overall pattern, which can be defined as ‘townscape value’. The quality of the townscape can be harmed if individual buildings fall into disrepair or where successive alterations may result in a loss of architectural character. An example of architectural detail being lost is the removal of original sash windows and their replacement with PVC.

The Planning Authority has statutory powers, which can be used to prevent loss of the character of listed buildings and the ACA. The Council is empowered to provide grant aid to help in the repair of protected structures, particularly important buildings in the conservation area, under Section 81 of the Planning and Development Act, 2000.

**Specific Objectives**

BHN13 It is an objective of the Council to continue to improve its guidance document on Architectural Conservation Areas and to make it available for all owners and occupiers whose property has been
identified as being within an ACA in this Plan.

BHN14 It is an objective of the Council to review and update the Architectural Conservation Areas within 2 years of the Adoption of the County Development Plan 2010-2016, subject to resources and staff availability.

8.4.3 Implications of a Architectural Conservation Area for the Public
Normal planning exemptions do not apply in an ACA as set out in Section 82(1) of the Planning and Development Act, 2000. This means that any development to the exterior of a building in an ACA will require planning permission.

Where development takes place within the ACA without planning permission the Council may require the owners or occupiers to restore the character of the building.

8.4.4 Vernacular Structures

**Policy HERT 24: Vernacular Architecture**
The Council will encourage the protection, retention, appreciation and appropriate revitalisation and use of the vernacular heritage in both the urban and rural areas of the County.

Vernacular architecture refers to the traditional building forms and types, built using local materials, skills and building techniques. This would include traditional domestic buildings such as thatched cottages but would also include other traditional structures such as shops, outbuildings, mills, farmsteads, forges, gates and gate piers.

While these buildings and structures may not be listed as protected structures or within an ACA, they can reflect the local heritage and contribute to the local distinctiveness of a place. The Council will seek to retain these buildings and structures where feasible and also to minimise the gradual loss of features such as the replacement of roof coverings and opening with modern materials. Any changes to vernacular buildings or structures should be sympathetic to the special features and character of the building or structure.

8.4.5 Historically Significant Sites

**Policy HERT 25: Historically Important Sites**
It is the policy of the Council to:

(i) Conserve and protect historic graveyards and churches within North Tipperary and to encourage their maintenance in accordance with conservation principles and as resources allow.

(ii) Continue to support and assist communities in the care and conservation of historic graveyards through the Historic Graveyards Grants Scheme, and

(iii) Preserve, protect and where necessary enhance, significant heritage objects such as mass rocks and holy wells and/or other significant cultural features that form part of the cultural heritage of the County.

8.4.6 Archaeology

**Policy HERT 26: Archaeology**
It is the policy of the Council to protect (in situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places. The Council will also seek to
protect, where practicable, the setting of and access to sites, views and prospects of the sites and will ensure sympathetic development adjoining and in the vicinity of sites. The Council will have regard to advice and recommendations of the Department of the Environment Heritage and Local Government, and the Office of Public Works.

The Council has noted the ‘Record of Monuments and Places’ issued by the National Monuments and Historic Properties Service (1998) and the *Urban Archaeological Survey for County Tipperary North Riding* issued by the Office of Public Works (1994).

The Council will, when considering applications for planning permission for development on or in the vicinity of archaeological sites or monuments, seek the advice of the Department of the Environment Heritage and Local Government and the OPW as appropriate. The Council may also request that archaeological field evaluation takes place as part of the application or before development proposals are implemented. Extractive industries in seeking planning permission should have regard to Archaeological Code of Practice, DoEHLG/ICF and the Guidelines for Geological Heritage, GSI/ICF.

Archaeological heritage is not confined to archaeological sites within the Record of Monuments and Places, and the Council may require that archaeological field evaluation takes place as part of the application or before development proposals are implemented where there is evidence that archaeological remains are present, for example, a proposed development in or adjacent to a zone of archaeological potential. See Map 8.1 Recorded Monuments in North Tipperary.

8.4.7 Tree Preservation

**Policy HERT 27: Tree Preservation**

It is the policy of the Council to seek the protection of mature trees and hedgerows that contribute to amenities of the area (See Appendix 4). Development that requires the felling of such trees or removal of hedgerows will be discouraged. Where felling or removal is permitted, the Planning Authority will require suitable and substantial replanting during the next planting season.

Trees form a valuable part of the environment. They provide visual amenity, screen unsightly features and add to the diversity of the landscape and wider environment, and provide a roosting place for birds and food for a wide variety of wildlife. Appendix 4 sets out a number of important trees that are considered significant landscape features. Proposals for new development will be required to ensure that trees listed in Appendix 4 are not felled or rendered vulnerable by excavation around the root system.

The Council may also request that a tree survey is completed as part of a development proposal, to ensure that proposals for development will not damage or result in the loss of trees listed for preservation or of any mature hardwoods. The Council will make Tree Preservation Orders (TPO) as deemed necessary following inspection and report by a qualified arboriculturist.

8.4.8 Arts and Culture

The County contains a variety of arts, culture and entertainment facilities. These
facilities help to reinforce our cultural identity as well as provide a local source of employment.

The North Tipperary Arts Plan seeks to broaden access to the arts and to further develop engagement with the arts. Where reference is made to all members of the community, the Council understands this statement to be in its broadest, most inclusive sense having regard to members of the community of all nationalities, all abilities and visitors to the county, as artists as well as audiences.

North Tipperary County Council advocates the importance of recognising the developmental benefits of the arts process as well as the importance of the end product and will strive to integrate the arts into overall development policy for the County.

The Planning Authority, through the land-use policies set out in this Plan, will support the arts. The establishment of the Per Cent for Arts Scheme in relation to public capital works is an example of the particular supports that have been purposely designed to foster the development of artists and the arts.

Policy HERT 28: Arts and Culture

It is the policy of the Council to seek the provision of arts, cultural and entertainment facilities, new works of art or performing space in association with new development proposals, where appropriate.

As over 54% of the population of North Tipperary live in rural areas it is important to ensure access to art and culture as part of the overall strategy of rural development. The Council will seek to support the arts within overall, public, local services provision for the enhancement of North Tipperary as a place in which to live, work and invest, and as a place to visit.

Where creative artists wish to set up studios or tele-cottages in rural areas, the Planning Authority will support such proposals provided that the nature of the work requires a rural location, and complies with the rural housing policies set out in Chapter 5 and development management guidelines set out in Chapter 10.

8.4.9 Thurles Civic Centre

North Tipperary County Council in association with Thurles Town Council, the Tipperary County Library Service and the Thurles Drama Group have successfully developed The Source Arts Centre & Library in Thurles. This centre is an example of how cross sectoral co-operation can achieve significant results. This centre provides a valuable cultural resource for North Tipperary, housing a theatre, state of the art, library, meeting rooms and a café.

Specific Objectives

BNH15 To operate the Per Cent for Art Scheme in supporting the development and provision of public art projects in association with nationally funded capital projects.

BNH16 To support the provision of public art as part of all large scale commercial development.

8.4.10 Environmental Designations

There are three designations relevant to North Tipperary. They are Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and Natural Heritage Areas (NHAs).
SACs and SPAs are designated under the Habitats Directive (EU Directive No. 92/43/EEC) and collectively form part of ‘Natura 2000’, a network of protected areas throughout the European Union. These areas support habitats and plant/animal species that are rare or threatened in Europe and require particular measures to protect them.

NHAs are intended to conserve nationally important semi-natural and natural habitats, landforms, wild plants and animal species and it is considered important that the conservation value of these be maintained.

A list of these designations and their location are set out in Appendix 3. See also Map 8.2 SACs, SPAs, NHAs, pNHAs and Nature Reserves in North Tipperary.

Proposals for development affecting such Designated Environmental Sites will be required to:

- **Maintain**, and where necessary, restore the conservation value of European Sites (NHAs, SPAs and SACs) and to ensure that Appropriate Assessments are carried out and submitted as part of the planning application.
- **Encourage** biodiversity protection including management of features of the landscape that are of major importance for flora and fauna.

The National Parks & Wildlife Service (NPWS) is part of the Department of the Environment Heritage and Local Government and is charged with the conservation of a range of habitats and species in Ireland. Some of our most important activities include:

- Designation and protection of Natural Heritage Areas (NHAs), Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
- Managing and developing our National Parks and Nature Reserves.

The designation of sites is a continuing process as boundaries are revised and adjusted and new sites are added. The Council will take cognisance of any revisions and adjustments as notified from the NPWS.

**Policy HERT 29: Designated Environmental Sites**

It is the policy of the Council to maintain the quality and conservation value of designated environmental sites, including SACs, cSACs, SPAs, cSPAs, NHAs and pNHAs, and when assessing development proposals to provide for the protection, conservation and enhancement of wildlife habitats and designated sites.

**Policy HERT 29a: Protection of Designated Environmental Sites**

It is the policy of the Council to restrict any development which would be harmful to or that would result in a significant deterioration of habitats and/or disturbance of species in a SAC, cSAC, SPA, cSPA, NHA or pNHA.

**Specific objectives**

BNH17 It is an objective of the Council to seek the redevelopment of the old ‘miners cottages’ at Portroe in a manner that provides continuity to the use of the site as a terrace of rural cottages, provides new dwellings in keeping with the previous terrace and rural location, and provides for the reuse of some of the buildings and the stone on site.

BNH18 It is an objective of the Council, as opportunities arise, to continue to implement the key aims and actions as identified in the North Tipperary Heritage Plan.
It is an objective of the Council to preserve the conservation value of all European Sites (SACs, cSACs, SPAs, pSPAs), and to ensure that Habitats Directive Assessments are carried out where development projects are likely to have significant effects on these sites; to preserve the conservation value of all designated or proposed Natural Heritage Areas (NHAs), to encourage biodiversity protection, including the management of features of the landscape which are of major importance for wild fauna and flora; to protect species of plants listed in the Flora Protection Order (S.I. No. 94 of 1999) and their habitats; to protect species and the habitats of species that require strict protection under the Habitats Regulations and the Wildlife Acts.

**The Devil’s Bit**

Policy HERT 30 Protection of Areas of Nature Conservation
It is the policy of the Council in Areas of Nature Conservation that proposals for development will only be permitted where it can be clearly demonstrated there is no direct or indirect adverse affect on:
(i) areas designated as sites or candidate or potential sites of national or international importance for wildlife; and
(ii) protected species and their habitats; and
(iii) features of major importance to wild flora and fauna; and
(iv) important features of geological or geomorphological importance; and
(v) local biodiversity or recognised wildlife corridors.

8.4.11 Inland Lakes and Waterways
The inland lakes and waterways, including rivers and streams, are living ecosystems and are home to a variety of habitats and species which contribute to the character and amenity of the County and support tourism, recreation and quality of life for those both living in and visiting the County. These elements also function as ecological corridors that connect designated sites and which enable species to move from place to place.

**Policy HERT 31: Lakes and Inland Waterways**
It is the policy of the Council to seek to protect lakes, rivers, streams and other watercourses, wherever possible and ecologically appropriate, to maintain and protect the riparian zones in an open state capable of providing suitable habitat for flora and fauna.

**Policy HERT 31a: Access to Lakes and Inland Waterways**
It is the policy of the Council to seek to have protected access in a sustainable manner to lakes and inland waterways, and to seek to provide appropriate access to lakes and inland waterways.

8.5 Promotion of the Irish language

**Policy HERT 32 Irish Language**
It is the policy of the Council to support, encourage and promote the Irish language and its use within North Tipperary.
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