Service Centres - South Tipperary County Development Plan 2009 (as varied)

Village statements for the Services Centres are outlined below and comprise a written statement and associated Map.

Landuse zoning categories are indicated in this Plan (as varied) and are set out below. The land use zoning objectives should be read in conjunction with the Village Statements and associated Maps.

There are 22 Service Centers as outlined in the Settlement Strategy (Chapter 3) of the South Tipperary County Development Plan 2009 area (as Varied).

These are listed here and village statements and maps are outlined below.

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ARDFINNAN

Context
Ardfinnan is located in the southwest of the County and is identified in the County Development Plan as a Service Centre.

Infrastructure
Water Supply: There are intermittent water supply difficulties in Ardfinnan, upgrading works may be required to accommodate new developments.
Waste Water: An upgrade is required to the existing municipal wastewater treatment system.

Development Objectives
DO1  This large site could accommodate a high quality mixed-use development. The view of any development from across the river (south) must enhance the visual setting of the area. Any development proposal shall provide for an extension of the riverside park.
DO2  This site forms an important focal point and could accommodate a small-scale development such as office or residential use. Development of the site shall not detract from the visual setting of Ardfinnan Castle and shall facilitate enhancement of the riverside amenity.
DO3  The site of the old creamery building has potential to be redeveloped for village centre uses.
DO4  It is the objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites.
DO5  It is the objective of the Council to facilitate and encourage the development of new industrial/employment units of a scale appropriate to the village, adjacent to the existing Moy Isover industrial complex, on lands of approximately 21 acres.
DO6  It is the objective of the Council to protect and promote the amenity and pedestrian access to the Pleasant Way and to enhance existing public walkways, riverside parks and public lighting on the regional road R-665 on the approach to the village.
DO7  It is the objective of the Council to provide access along L-35053, to lands to the east of Ardfinnan.
DO8  It is the objective of the Council to seek to improve the pedestrian access (L 35056), which connects the main street to the Clogheen road.
DO9  The Council will investigate the feasibility of installing pedestrian footpath across the bridge in order to calm traffic and enhance pedestrian safety. The Council will endeavour to enhance the visual quality of lighting on the bridge as opportunities arise.
DO10 As opportunities arise, the Council will seek to provide a focal point for the village and to rationalise car parking, both on and off street in the village.
DO11 It is the objective of the Council to facilitate the redevelopment of this central site. Development of this site shall ensure that adjoining public rights of way are overlooked and improved.
BALLINGARRY

Context
Ballingarry is located in the north east of the County at the foot of the Slieveardagh Hills and this settlement is identified in the County Development Plan as a Service Centre.

Infrastructure
Water Supply: There are water supply difficulties in Ballingarry, upgrading works will be required to accommodate new developments.

Waste Water: The municipal wastewater treatment system in Ballingarry requires upgrading.

Development Objectives
New development in Ballingarry shall respect the nature and scale of the village and shall adhere to the following specific objectives;

DO1 Development proposals shall ensure that housing units are set back in line with adjoining village centre in order to provide new paving/foot path.

DO2 As opportunities arise, the Council will provide a new footpath from the speed limit to school along the eastern carriageway edge.

DO3 Where new development is proposed on residentially zoned land, the developer will be required to facilitate future extension to O’Sullivan Park for community/amenity use.

DO4 The Council will require proposed developments to have an appropriate/sympathetic approach to design which utilises the existing contours of site.

DO5 As opportunities arise the Council will extend public lighting to the settlement boundary.

DO6 As opportunities arise the Council will provide a new footpath between the community centre and the village centre.

DO7 It is an objective of the Council to facilitate and encourage the development of new industrial/employment units of a scale appropriate to the village.

DO8 Allow for future access through lands (western boundary), to provide for access to lands to the south.
Variation to South Tipperary County Development Plan

Text/Maps to be replaced
BALLYCLERAHAN/CLERIHAN

Context
Clerihan is located in the south of the County and is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There are intermittent water supply difficulties in Ballyclerahan/Clerihan, upgrading works may be required to accommodate new developments.

Waste Water: There is a municipal wastewater treatment plant in Ballyclerahan/Clerihan with spare capacity, c350 P.E.

Development Objectives
New development in Ballyclerahan/Clerihan shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 The Council will facilitate the provision of a new pedestrian access to the community playing pitches as opportunities arise.

DO2 The Council will carry out feasibility studies regarding the identification of a preferred route for a village bypass. Where development is proposed on lands adjoining the identified route the Council will require the reservation of lands for same and as opportunities arise and funding allows, seek to develop the road in an expedient manner.

DO3 Provide a new playing pitch at the rear of St. Michael’s National School as part of new Local Authority housing schemes.

DO4 On lands zoned for amenity as identified, the Council will require that development provide for the following:
   (i) The provision of a landscaped and fully developed amenity area to include a local equipped area of play. The design and layout of the play area shall be agreed in consultation with the Planning Authority prior to the making of any planning application for development of adjacent neighboring zoned land.
   (ii) The play and amenity area shall be incorporated into neighboring amenity areas so as to ensure ease of access for existing and future residents.

DO5 On lands identified for residential development the Council will seek the provision of direct pedestrian and cycle links between the new development and the village centre.
Variation to South Tipperary County Development Plan

Text/Maps to be replaced
BALLYPOOREN

Context
Ballyporeen is located to the southwest of the County and is identified in the County Development Plan as a Service Centre.

Infrastructure
Water Supply: There are intermittent water supply difficulties effecting Ballyporeen, upgrading works may be required to accommodate new developments.
Waste Water: Ballyporeen has a municipal wastewater treatment system with capacity until 2020.

Development Objectives
New development in Ballyporeen shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 Residential development shall be subject to overall master plan for the site, and shall comprise of low density and a mixture of housing types, to include serviced sites and sheltered housing. A high degree of permeability throughout the site must be provided and a streetscape form shall be used along the eastern and southern site boundaries.
DO2 Development of lands both to the north and south of this access point onto the regional road (R665) shall provide for future widening and improvement of access.
DO3 Opportunity for amalgamation of large linear rear plots, to the rear of houses located along Main Street, subject to the attainment of safe access onto the regional road (R 665). New development shall respect the amenity value of the river and shall provide for a new public riverside walk with access from Main Street.
DO4 Development proposed on lands adjoining the river shall incorporate a public riverside walk and amenity park.
DO5 As opportunities arise the Council will provide new footpaths along Ballyporeen Bridge and from the bridge to the Main Street.
DO6 The Council will seek to provide a new focal point to the village centre and enhance the visual appearance of the Main Street through the improvement of pavements and tree planting.
DO7 As opportunities arise the Council will seek to improve carriageway alignment and definition at the identified junctions in order to enhance the safety of the public road in the village.
DO8 The Council will reserve land in order to facilitate future expansion of Ballyporeen School.
DO9 As opportunities arise the Council will seek to improve the visual appearance and amenity value of the Public Park.

Variation to South Tipperary County Development Plan
Text/Maps to be replaced
BANSHA

Context
Bansha is located in the west of the County on the N24 between Cahir and Tipperary Town and is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There is an adequate water supply in Bansha.
Waste Water: There is a municipal wastewater treatment plant in Bansha but this system requires upgrading.

Development Objectives
New development in Bansha shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 Refers to a strategically located land bank to the west of Bansha incorporating Bansha Castle. Development of this site is subject to the preparation of a Master Plan for the entire site as outlined. The Master Plan shall provide for the following:
   i. Route for proposed local distributor route through site from N24 to R 663.
   ii. Details of designated parkland to front (east) of Bansha Castle.
   iii. Details of pedestrian linkages through site and with adjoining properties.
   iv. Details of natural landscape features and tree stands proposed to be retained and incorporated into any scheme.
   v. Details of community services, amenities and facilities proposed to be provided as part of any residential development.
   vi. Details of development phasing.

DO2 It is an objective of the Council to facilitate and encourage the development of new village employment units which shall be of a scale appropriate to Bansha village and which do not detract from the visual setting of Bansha Castle. Proposals shall ensure that the development is accessed via a singular vehicular access to the N24 within the speed limit control area of the village and provide for future access to lands to the west and south.

DO3 It is an objective of the Council to seek the development of a public car-park (30 spaces) adjacent to the community Hall. This shall facilitate parking demands for adjoining sports grounds, and community hall.

DO4 As opportunities arise the Council will facilitate the provision of a riverside park and amenity area along the Ara River.
Variation to South Tipperary County Development Plan

Text/Maps to be replaced
BOHERLAHAN

Context
Boherlahan is located to the north of the County on the R660 between Cashel and Holycross and is identified in the County Development Plan as a Service Centre.

Infrastructure
Water Supply: There is adequate water supply in Boherlahan.
Waste Water: While there is currently spare capacity in the municipal wastewater treatment plant, the system will require upgrading in order to minimise risks to the receiving environment.

Development Objectives
New development in Boherlahan shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 Lands east of the regional road are extensive and have not been developed to date. These lands are important to the overall form of the village and their development is subject to the preparation of a master plan to give guidance to any future development. The master plan should provide for the following:
   i. New large village green adjacent to the public road (R 660) and incorporate and protect the site of the ringfort and new public parking area.
   ii. New village streetscape adjacent to the public road.
   iii. Retail and commercial units and a form of employment uses suitable to the village would be acceptable on the site. Residential development shall be acceptable only to the village commercial/employment uses.
   iv. Development to occur in Phases, phase 1 must incorporate village green, car park uses and streetscape development.
   v. Development must have a high quality finish and sensitive boundary treatment.
   vi. The Council will require access to lands to the east to be retained.

DO2 This site is suitable for low-density housing, houses shall be detached and shall be located on large plots (0.3 – 0.5 acre) and set in a highly landscaped setting. The layout of access and circulation to this site shall consider the entire site as a whole including lands zoned for agriculture to the south.

DO3 Improvement of the public roadway including footpaths and lighting will be required as part of new development along the Local Road L-1307.

DO4 The Council will facilitate the future expansion of the existing sports facilities.

DO5 Development Proposals on land located to the west of the village shall integrate measures to enhance and protect the open nature and vistas of the area.
CAPPAWHITE

Context
Cappawhite is located in the north-west of the County and is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: Cappawhite is supplied by the Dundrum Regional Water Supply Scheme, there are intermittent water supply difficulties and a consultant has been retained to prepare a report on potential works.

Waste Water: There is a municipal wastewater treatment plant in Cappawhite and an upgrade to this system is currently underway.

Development Objectives
New development in Cappawhite shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 As opportunities arise the council will seek to enhance the village centre and provide a village focal point, incorporating hard and soft landscaping along with the visual improvements to the streetscape.

DO2 The Council will seek to provide new footpaths and public lighting on the approach road to the village.

DO3 As opportunities arise, the Council will seek to enhance the approach roads to the village by measures to calm traffic and improve the visual appearance of the village.

DO4 The Council will require the incorporation of existing tree stands and field boundaries as part of new development where practicable.

DO5 Where development is proposed on elevated lands, house design must be sympathetic to the topographic expression and elevated nature of the site.

DO6 As opportunities arise the Council will improve pedestrian access from the Community Centre to the village core.

DO7 As opportunities arise the Council will improve the definition of the Church car park entrance and implement landscaping and tree planting along its roadside boundary.

DO8 The Council will facilitate the reuse of the old church, other community owned buildings and private properties in the village centre.
CLOGHEEN

Context
Clogheen is located to the south-east of the County on the R665 between Ardfinnan and Ballyporeen, and is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There are water supply difficulties in Clogheen, an expansion of the Ballylooby Springs supply is currently being examined to meet short term needs. Upgrading works may be required to accommodate new developments.

Waste Water: There is a municipal wastewater treatment plant serving Clogheen, this system has capacity until 2020.

Development Objectives
DO1 The Council will facilitate and encourage the development of new employment units of a scale appropriate to the village. The units should be set in a landscaped park setting and should be of a high quality and standard of architectural design. Adequate buffer spaces/landscaping shall be provided for neighbouring uses along with a single vehicular access to the overall development and satisfactory pedestrian linkages to the village centre.

DO2 The Council will require the improvement of the Junction of Regional road R-668 and regional road R-665, as part of any development of lands zoned for employment uses.

DO3 Elevated lands to the west of the Main Street are suitable for low density housing, of single story type. A single vehicular access shall be provided which shall facilitate future access to lands to the west and an eventual link in order to bypass the village centre.

DO4 Lands shall be reserved to facilitate future expansion of the municipal wastewater treatment plant.

DO5 The Council will seek to improve the existing junction of public road L-74115 with the Main Street.

DO6 As opportunities arise and as part of new development, the Council will seek to develop riverside parks and walkways linking the village centre and amenity.

DO7 It is the policy of the Council to preserve access to lands to the north of L-74115.

DO8 The Council will seek to improve the existing junction on the regional road R-668.

DO9 The Council to seek to improve and widen this roadway as opportunities arise.

DO10 The Council will reserve land to facilitate future expansion of Clogheen School.

DO11 The Council will seek to ensure that access to lands to the north of Lios Muire housing development, is improved and widened to provide for future development.

DO12 Residential development of lands adjoining Clashaphoca House shall only be permitted after preparation of a master plan to identify a proposal for the entire area, in accordance with the following:
   i. Lands to the front of the main house shall be developed as parkland.
   ii. Residential development shall consist of high quality low density, low density housing, to be setback from Clashaphoca House.
   iii. Clashaphoca House shall be incorporated into the overall scheme.
   iv. A new full sized playing field shall be provided.
   v. A single vehicular access shall be provided which shall facilitate future access to lands to the north and an eventual link in order to bypass the village centre.

DO13 The Council will facilitate the development of new foul sewer mains of adequate capacity from the south of the village, northwards to connect with the municipal wastewater treatment plant.

MAP LEGEND
- Existing Residential
- New Residential - Low Density/ Serviced Sites
- New Residential - Medium Density/ Serviced Site
- Village Centre
- Open Spaces/ Amenity Uses
- Agricultural
- Social and Public
- General Industry
- Light Industry
- Architectural Conservation Area

- Master Plan
- Development Objectives
- Proposed Cycle/ Walk Way
- Proposed Road
- Village Boundaries
- Indicative Vehicular Access
- Protected Trees
- Geological Features
- Scenic Views
- Scenic Routes
- Register of Protected Structures
- Record of Monuments and Places
Variation to South Tipperary County Development Plan
Text/Maps to be replaced
DUNDRUM

Context
Dundrum is located to the north west of the County, and is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There is currently adequate water supply in Dundrum
Waste Water: There is a municipal treatment plant in Dundrum and upgrades to the system are required.

Development Objectives
DO1 The Council will facilitate the removal of heavy industrial or non-conforming uses from strategic village centre sites, and to redevelop village centre sites in a manner appropriate to the village centre character. Redevelopment of village centre sites shall provide for on-site car parking.
DO2 A master plan shall be prepared for lands as outlined, to ensure that they are developed in a coherent manner. The development of this site shall involve mixed use and residential development, and shall incorporate a new village green, which shall be overlooked by new development, and shall be fully accessible with the public roads adjoining it. Any mixed use scheme proposed on the lands adjacent to the crossroads shall incorporate triple aspect, with buildings fronting onto and over looking both roads and the new village green. The pedestrian permeability of the site shall be a key component of the master plan with the focus being the new pedestrian street to be provided. The existing mature trees along the roadside boundary shall be retained. A new village street shall be created from the site onto the public road south west of the site. Public car parking with easy access to the public road (min 20 spaces over requirement for actual development) shall be incorporated. A minimum of 2 acres of high quality amenity space shall be provided as part of the Master Plan in excess of Open Space Standards set out in Chapter 9. The development of these lands shall incorporate the existing roadside as an amenity feature.
DO3 These lands are suitable for low-density residential development. Development of the site shall provide for roadside improvements and high quality boundary treatment to public road. The vehicular access to these lands is to be provided from the road to the north west of the site. Pedestrian access is to be provided from the Main Street with the mixed use area fronting onto the amenity area.
DO5 These lands are suitable for medium density residential development. Design shall include a strong building line to the public road, with an emphasis on high quality design and finishes. The mature Beech trees shall be retained and incorporated into any new development where practicable.
DO6 The Council will facilitate and encourage the development of new employment units and industrial uses and where feasible the relocation of existing non-conforming uses from the village centre. The units should be set in a landscaped park and should be of a high quality and standard of architectural design, which will contribute positively to the visual appearance and amenity of the village.
DO7 The Council will facilitate the improvement of the visual appearance of existing commercial developments located along the Main Street in the village.
DO8 As opportunities arise the council will promote and facilitate the appropriate reuse of the old Garda Station.
DO9 The Council will retain an appropriate buffer between the existing municipal waste water treatment plant and neighbouring developments. A minimum separation distance shall be required to be maintained between the treatment plant and new development.
EMLY

Context
Emly is the westernmost settlement in the County, and it is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There are water supply difficulties in Emly, the Galltee Regional Water Supply Scheme, which services Emly, is to be upgraded and borehole augmentation is to be investigated.
Waste Water: There is a municipal wastewater treatment system in Emly and an upgrade is currently underway.

Development Objectives
New development in Emly shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 Access shall be reserved at this point to provide for new village development to the rear of the Main Street, the development proposal will provide for a new village street with character appropriate to Emly, access shall be retained to provide for future development at the rear of the site. New development shall incorporate village service and residential uses.

DO2 The derelict buildings located along the western side of L-41101 are visually poor. It is an objective of the Council to facilitate the redevelopment of this site and provide for an improvement of the public street. New housing proposals shall ensure an informal layout with emphasis on high quality design, materials and finishes.

DO3 The Council will seek to retain access from lands zoned for residential use onto the Main Street. The Council requires that the site be considered as a whole and subject to overall plans to indicate linkages, access, and reservation of lands to provide for future expansion of the site. Excellent linkages of the site with the Main Street are vital to this development due to its back land nature.

DO4 The Council will seek to provide a village focal point in order to enhance the visual appearance and amenity use of the village centre.

DO5 New development shall be of low density and shall provide for a very high quality of roadside boundary treatment. Vehicular access shall be reserved to lands to east of site.

DO6 The Council will facilitate and encourage the development of new village employment units. These shall be of a scale appropriate to Emly village.

DO7 The Council will require the widening and improvement of Local road L41101 with the objective of providing a village street of good character, as part of any development proposal along the road.

DO8 The Council will facilitate the development of public car park on these lands following the improvement of the local road.
FETHARD

Context
Fethard is identified as Service Centre in the County Development Plan. A new Settlement Plan was prepared for Fethard in 2017; this is available on the link on the website http://www.tipperarycoco.ie/planning/south-tipperary-development-plan-2009-varied

Variation to South Tipperary County Development Plan
Text/Maps to be replaced
GOLDEN

Context
Golden is situated in the west of the County on the N74 between Cashel and Tipperary Town, and is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There is currently adequate water supply in Golden
Waste Water: The municipal wastewater treatment plant in Golden requires upgrading. Therefore a site has been identified for a new municipal Waste Water Treatment Plant on land to the south of the village adjacent to the River Suir.

Development Objectives
New development in Golden shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 The Council will facilitate and encourage the development of new employment uses. These shall be of a scale appropriate to Golden village. The Council will require that development on these lands provide for a single vehicular access to the N74 within the village speed limit zone.
DO2 As opportunities arise the Council will facilitate the provision of a focal point in the village centre, which will enhance further the visual amenity of the village and particularly the riverside park.
DO3 This site offers an opportunity to create a large crescent shaped village green around which residential units could be developed. The Council requires that the site be considered as a whole and subject to an overall plan to indicate linkages, access, new village streetscape and village green located adjacent to the N74. The development of this site will subject to a flood impact assessment while the northern portion of the site shall be developed as phase 1.
DO4 The Council will facilitate a new village development. The site of the old Mill offers an opportunity for an important village development to overlook the River Suir. Any development proposal shall retain the old Mill structure and facilitate future vehicular access to lands to the north of the village centre.
DO5 Development of these lands will require the provision of a riverside amenity park and any planning proposal shall be accompanied by a flood impact assessment.
DO6 The Council has zoned lands in order to facilitate the future expansion of the Golden Sports facilities.
DO7 The Council has zoned lands in order to facilitate the future expansion of Golden National School.

Existing Residential
New Residential - Low Density/ Serviced Sites
New Residential - Medium Density/ Serviced Sites
Village Centre
Open Spaces/ Amenity Uses
Agricultural
Social and Public
General Industry
Light Industry
Architectural Conservation Area

MAP LEGEND
Zoning and Detail

Master Plan
Development Objectives
Proposed Cycle/ Walk Way
Proposed Road
Village Boundaries
Indicative Vehicular Access
Protected Trees
Geological Features
Scenic Views
Scenic Routes
Register of Protected Structures
Record of Monuments and Places
Variation to South Tipperary County Development Plan

Text/Maps to be replaced
GORTNAHOO

Context
Gortnahoe is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There are intermittent water supply difficulties in Gortnahoe, upgrading works may be required to accommodate new developments.

Waste Water: There is a municipal wastewater treatment plant in Gortnahoe, upgrading works and network improvement works are required.

Development Objectives
New development in Gortnahoe shall respect the nature and scale of the village and shall adhere to the following specific objectives;

DO1 It is the objective of the Council to facilitate and encourage the redevelopment of existing derelict sites on the Main Street.

DO2 It is the objective of the Council to enhance and enclose existing car-parking through the use of both soft and hard landscaping.

DO3 Development of adjoining lands should provide for a buffer area adjacent to the existing Churchyard.

DO4 It is the objective of the Council to enhance and enclose existing car-parking through the use of both soft and hard landscaping at the community hall.

DO5 This large site is suitable for village housing with access reserved onto both public roads.

DO6 As opportunities arise the Council will seek the enhancement of the visual amenities of the village and the provision of a village centre focal point.
HOLY CROSS – VILLAGE STATEMENT

Context
Holycross is identified as Service Centre in the County Development Plan. Holycross has a dedicated Local Area Plan – Holycross LAP 2006, this should be referred to for further detail.

Infrastructure
Water Supply: There is adequate water supply in Holycross.
Waste Water: The municipal wastewater treatment plant in Holycross is in the jurisdiction of North Tipperary County Council. Prior to any application being made for a proposal the applicant will be required to consult with Irish Water.

Development Objectives
Please refer to the detailed development objectives as set out in the Holycross LAP 2006.

Please refer to the Holycross LAP 2006 under ‘Local Area Plans’.
HOLLYFORD

Context
Hollyford is located in the west of the County and is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There is adequate water supply in Hollyford at present.
Waste Water: The municipal wastewater treatment system in Hollyford has sufficient capacity at present.

Development Objectives
New development in Grange shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 This large village centre site is considered sensitive and important to the future form of the village. New development shall consider the site as a whole and shall be of a form and scale appropriate to the village. Environmental improvements along the riverbank shall be incorporated into any scheme and to provide for a future amenity of the village. New development shall incorporate quality open space with easy access to the village centre.

DO2 New development on this elevated site must be of appropriate design to ensure that the visual character of the area is preserved.

DO3 As opportunities arise the Council will seek the enhancement of the visual amenities of the village and the provision of a village centre focal point.

DO4 Development of one-off houses in the village, shall not compromise the development potential of lands zoned for development, a cohesive approach shall be taken with regard to development on village lands.
KILLENAULE

Context
Killenaule is situated in the east of the County and is identified as a District Service Centre in the County Development Plan.

Infrastructure
Water Supply: There are water supply difficulties in Killenaule, upgrading works may be required to accommodate new developments.

Waste Water: The municipal wastewater treatment plant in Killenaule has sufficient capacity at present.

Development Objectives
New development in Killenaule shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 This large site could accommodate a high quality mixed-use development. The development of this site will be subject to the preparation of a Master Plan for the entire site which shall provide for the following:
   (i) Reservation of area for new larger capacity car-park with easy access to the Main Street (R-689).
   (ii) Integration of site with neighbouring supermarket site and existing access.
   (iii) Identification of high quality pedestrian and vehicular linkages.
   (iv) Residential development shall be ancillary to commercial/employment use on this site.
   (v) Provision of a village focal amenity area.

DO2 The Council will facilitate the development of appropriate employment uses to strengthen the service base of Killenaule. These lands shall be subject to the preparation of a master plan as part of any development proposal. The master plan shall identify all lands, proposed uses and proposed access points.

DO3 The Council will strengthen the village centre by promoting the redevelopment of underused village centre sites. The development of the site shall be subject to the preparation of a Master Plan; this shall identify access and amenity arrangements for the entire site. All car-parking provision shall be on-site.

DO4 Access to this site shall to be protected, therefore, the development of further one-off houses in a linear fashion along the regional road on these lands will be resisted.

DO5 As opportunities arise the Council will rationalise on-street car parking along Main Street in order to improve traffic flows and safety in the village centre.

DO6 The Council to facilitate the appropriate redevelopment of disused buildings at River Street, the existing structures shall be retained, car-parking shall be provided to the rear and access to lands zoned to the rear of the site shall be preserved.

DO7 It is the policy of the Council to facilitate the redevelopment of disused buildings at River Street. Careful consideration should be given to how any proposed development relates to the river and shall enhance the amenity value of same.

DO8 As opportunities arise the Council will facilitate the provision of additional public car parking on land close to the church and will improve existing car parking. The existing trees shall be retained.
KILSHEEAN

Context
Kilsheelan is located in the south east of the County along the River Suir and on the N24 between Clonmel and Carrick on Suir and is identified as a District Service Centre in the County Development Plan.

Infrastructure
Water Supply: There is adequate water supply in Kilsheelan

Waste Water: There is a municipal wastewater treatment plant in Kilsheelan with spare capacity, c. 200 P.E. Increased capacity will be required within 2 years.

Development Objectives
DO1 The Council will seek to identify sufficient land for future expansion of the national school in the immediate vicinity of the school.
DO2 The Council will seek the provision of a new village focal point, new community facilities and amenity/play areas as opportunities arise.
DO3 The Council will seek to improve pedestrian links between the church and the village and will investigate the possibility of removing Heavy Goods Vehicles from the R706 between the N24 and the N76 junctions.
DO4 The Council will seek to provide improved footpath and lighting from the village to Kilheffernan cross and elsewhere in the village.
DO5 This Master Plan area shall incorporate the development of a new accessible and publicly supervised Community Sports and playing field and associated facilities.
DO6 Where development is proposed on identified Master Plan lands the Council will require the development to take place on a phased basis, the details of which should be included in the Master Plan. All development shall facilitate and provide a vehicular link from the R706 across the rail line to join a new access road to be provided as per DO9 below, while upgrading of the R706 along the eastern Master Plan boundary will also be required. This shall facilitate realignment of the existing rail level crossing. The development of the Master Plan lands shall incorporate a mix of dwelling types and appropriate densities and a new focal neighbourhood centre providing retail, community and other facilities. Adequate provision of footpaths and active travel networks shall be provided between new development and the rail line.
DO7 The Council will seek the preparation of a Master Plan prior to the submission of any planning application on land which is zoned for social and public use in the vicinity of the national school. The master plan shall be prepared by the relevant community/interest groups and school authorities to the agreement of the Council and shall provide for the following:
DO8 The Council will require that development on these lands provides for a single vehicular access to the N24 within the village speed limit zone, provision of an extension to the amenity riverside park on amenity zoned lands adjoining the riverside pedestrian areas from the river to the N24. Development of the lands shall be subject to flood impact assessment.
DO9 The Council will require the provision of a single vehicular access on the N24 within the village speed limit zone to service all lands zoned for residential and employment uses. The new access road shall also facilitate a new bus stop to be included as part of the development of Master plan lands north of the rail line and connection to the bus service.
DO10 The Council will retain lands to facilitate the provision of new commuter rail services i.e. park and ride, train station, platforms, etc. on the west side of the rail line. Development which would unduly restrict the strategic development of these areas would not be considered appropriate.
Variation to South Tipperary County Development Plan 2009 (as varied)

Text/Maps to be replaced
LIMERICK JUNCTION

Context
Limerick Junction is located to the west of the County, and is identified as Service Centre in the County Development Plan. Limerick Junction is strategically located on the Dublin – Cork rail line, and the N24.

Infrastructure
Water Supply: There are water supply difficulties in Limerick Junction and Upgrading works may be required to accommodate new developments.

Wastewater: There is a municipal wastewater treatment plant in Limerick Junction, upgrading works and network improvements are required.

Development Objectives
New development in Limerick Junction shall adhere to the following specific development objectives:

DO1: The Limerick Junction rail complex is strategically important for passenger and freight rail movements in the South of Ireland. It is the objective of the Council to facilitate the development of lands in the vicinity of the Railway station for uses associated with passenger and freight rail infrastructure. The Council will actively liaise with Irish Rail and the National Roads Authority to promote and develop Limerick Junction as a multimodal transport hub in the South of Ireland in line with the vision of the Development Plan.

DO2: It is the objective of the Council to facilitate the future development of Master Plan lands in accordance with the following principles:
   a) Access shall be from the N24 and shall cater for the entire Master Plan area and in line with Policy INF 2: Traffic and Transport Assessment, a traffic impact assessment may be required to demonstrate that the proposed development is acceptable in the context of impact on the carrying capacity of the National Route.
   b) A feasibility study shall be carried out to examine the potential of providing a road link from the Master Plan site to the new N24 Western Corridor when constructed.
   c) The design and layout of development in the Master Plan site shall be considerate of the character of the village and the visual amenity of the area.
   d) A Flood Risk Assessment will consider flood risk to the Master Plan area and adjoining lands zoned for light industry, village centre and amenity.

DO3: The District Service Centre Enhancement Scheme for Limerick Junction has been prepared and shall be complied with in any relevant development

DO4: The Council will require where appropriate the development of pedestrian linkages between Ballykisteen Hotel and Golf club and the village centre as part of any development between same fronting the N24.

DO5: Any proposal for new residential development shall provide for access from the N24 and shall indicate the layout of future development of the remainder of residentially zoned lands. This shall incorporate proposals of public open space around the National Monument.
LISVARRINANE

Context
Lisvarrinane is located to the west of the County and is identified as a District Service Centre in the County Development Plan.

Infrastructure
Water Supply: There are intermittent water supply difficulties in Lisvarrinane, upgrading works may be required to accommodate new developments.

Waste Water: There is no municipal wastewater treatment plant in Lisvarrinane, Housing Section maintain a treatment plant to cater for a housing development.

Development Objectives
DO1 Proposed development shall protect views southwards towards the Galtee Mountains. A large riverside buffer area shall be reserved to protect the floodplain of the adjoining stream, to preserve views, and to provide for future riverside public park (DO9).

DO2 As opportunities arise the Council will provide a village centre focal point/amenity in order to enhance the use and visual amenity of the village centre.

DO3 The Council will reserve both pedestrian and vehicular access from lands zoned for village centre and commercial use onto the Main Street.

DO4 The Council will facilitate the future expansion of the existing sports grounds.

DO5 Development of these lands shall be subject to the provisions of a Master Plan setting out vehicular access and servicing requirements of the development. Details of amenities and linkages both vehicular and pedestrian must also be set out along with a detailed tree preservation scheme.

DO6 The Council will facilitate and encourage the development of appropriate employment units which shall be of a scale appropriate to the village. Vehicular access to the units shall be formally agreed with Roads Section of the Council prior to any development taking place on the lands.

DO7 The Council to facilitate the development of a new public park west of the village and adjacent to the river. A new circular public walk and viewing area shall be incorporated into the public park.

Variation to South Tipperary County Development Plan
Variation to South Tipperary County Development Plan

Text/Maps to be replaced
MULLINAHONE

Context
Mullinahone is located in the east of the County, and is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There are water supply difficulties in Mullinahone, it will be necessary to carry out works to the Fethard Regional Water Supply Scheme. Upgrading works may be required to accommodate new developments.

Waste Water: An upgrade is required to the municipal wastewater treatment plant in Mullinahone.

Development Objectives
DO1 The Council will strengthen the village core by promoting the redevelopment of underused village centre sites. The development of this site shall be subject to the preparation of a Master Plan; this shall identify a new village streetscape to the north of the site and high quality housing on the remainder of the site. All car-parking provision shall be located on-site.

DO2 The Council will facilitate the development of appropriate employment facilities in the village which shall be of a scale appropriate to Mullinahone.

DO3 The development of this site is subject to the preparation of a Master Plan for the entire site, the master plan must set out the following:
   i. Reservation of area for new and larger capacity Council Car-park with easy access to the Main Street (R-692).
   ii. Provision of a village centre bypass route.
   iii. Development of new village streetscape with mixed uses and high quality housing to the rear.
   iv. Identification of high quality pedestrian and vehicular linkages.
   v. Redevelopment of the existing public tennis courts and the provision of a local equipped area of play shall also be incorporated.

DO4 Site is suitable for the development of low-density high quality detached homes, access shall be provided to the north of the site onto the public road and to the east if opportunities arise.

DO5 It is the policy of the Council to improve the existing local roadway, i.e. new footpaths, paving, lighting and landscaping.

DO6 The Council will enhance the village centre as opportunities arise and provide a focal point which will enhance the amenity and visual appearance of the centre.

DO7 Development of this village centre site shall occur only after the preparation of a master plan for entire site to demonstrate how the site could be developed in a coordinated manner. A new public parking area (20 spaces) shall be provided close to the Main street.

DO8 As opportunities arise the Council will rationalise on-street car parking along Main Street in order to improve traffic flows and safety in the village centre.

DO9 The Council will seek the removal of non-conforming uses, i.e. agricultural buildings, from the centre of the village to allow for the orderly future development of the village and to enhance the amenity of the village core.

DO10 The council will carry out a feasibility study regarding identification of a preferred route for a village bypass as indicated on the Map. As opportunities arise and funding allows the council will seek to develop this road in an expedient manner. Lands will be preserved for the road as part of any new development.

DO11 Development of this site shall be subject to an overall plan. This will incorporate the quarry as an amenity feature. Detailed proposals will be included at the planning stage to identify how the site can be adequately accessed by pedestrians to the village centre.
Variation to South Tipperary County Development Plan

Text/Maps to be replaced
NEWCASTLE

Context
Newcastle is located in the south of the County and lies on the River Suir. It is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There is adequate water supply in Newcastle

Waste Water: The municipal wastewater treatment plant in Newcastle needs replacing.

Development Objectives
New development in Newcastle shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 As opportunities arise the Council will seek to enhance the visual quality of the village centre and provide a community focal point to improve the overall community value of the village.

DO2 Houses shall be set in large plots (circa 0.3 – 0.5 acre) and shall be set in parkland that shall integrate a riverside linear park into the overall layout. The flood plain of the River Suir shall be protected as part of any development.

DO3 The Council will seek the integration/extension of the site of the existing community centre/childcare facility into any development of lands to the rear, and to facilitate a new pedestrian link from undeveloped land to the rear onto the Main Street.

DO4 The Council will strengthen the village core by promoting the redevelopment of undeveloped village centre sites. The site of the old creamery building has potential to be redeveloped for village core uses, i.e. retail/commercial. Any new development of the creamery should consider the integration of lands zoned for commercial use to the rear of the existing creamery site.

DO5 The Council will improve and widen local road L-7510, as part of any development proposal for zoned lands to the east of the roadway.

DO6 New development along local road L-3501, shall retain/replace, the natural stone wall along the roadside boundary.

DO7 The Council will facilitate and encourage the development of new village employment units. These shall be of a scale appropriate to Newcastle village. The units shall be set in the landscaped park setting and incorporate a single vehicular access to the overall development and satisfactory pedestrian linkages to the village centre. Adequate buffer and landscape area shall be provided so as to ensure no negative impact is caused to existing neighbouring uses.

DO8 Lands adjoining riverside amenity shall be developed to include new riverside walk and shall incorporate future access to unzoned land.
NEW INN

Context
New Inn is located on the N8 between Cashel and Cahir and is identified as a Service Centre in the County Development Plan.

Infrastructure
Water Supply: There are intermittent water supply issues in New Inn, upgrading works may be required to accommodate new developments.

Waste Water: An upgrade is required to the municipal wastewater treatment plant in New Inn

Development Objectives
New development in New Inn shall respect the nature and scale of the village and shall adhere to the following specific objectives:

DO1 It is the policy of the Council to provide a central village green with appropriate landscaping, pedestrian access and boundary treatment.
DO2 It is the policy of the Council to facilitate a new village development. This large site lies at the centre of the village, north of proposed village green. The Council requires that the site be considered as a whole and subject to an overall master plan to indicate linkages, access, village streetscape to the south of the site and proposed village sports facilities opposite existing community centre.
DO3 Land to be reserved to provide for future expansion of New Inn School
DO4 It is the policy of the Council to facilitate a new residential development. This large site lies at the western edge of the village. New development shall be of low density and shall be subject to a tree preservation plan.
DO5 It is the policy of the Council to require the provision of sports facilities and any development of adjoining lands, these shall be located in close proximity to the community centre and shall be accessed via a pedestrian crossing.
DO6 Land to be reserved to provide for future expansion of New Inn School
DO7 Existing hardwood trees to be preserved.
DO8 It is the policy of the Council to facilitate the development of new employment units and industrial uses on this site. These shall be of a scale appropriate to the size of the village:

I. The units should be set in a landscaped park setting and should be of a high quality and standard of architectural design, which will contribute positively to the visual appearance and amenity of the village;
II. A single access to the overall development and satisfactory pedestrian linkages to the village centre;
III. Adequate buffer spaces/landscaping so as to ensure no negative impact is experienced on existing uses, particularly existing residential uses.
DO9 Land to be reserved to allow for future potential expansion of the graveyard.

Variation to South Tipperary County Development Plan 2009 (as varied)