

**MINUTES OF PROCEEDINGS OF ADJOURNED SPECIAL
MEETING OF NORTH TIPPERARY COUNTY COUNCIL
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES,
LIMERICK ROAD, NENAGH ON 27th AUGUST, 2009 AT 2PM**

Present

Cllr. Denis Ryan, Mayor – Presided.

Cllrs Dr. Phyll Bugler; Jim Casey; John Carroll; Billy Clancy; Pauline Coonan; Ger Darcy; Seamus Hanafin; John Hogan; Eddie Moran; Séamus Morris; Michael O'Meara; Mattie Ryan; Michael Smith

Apologies

Cllr. Jim Ryan; John Kennedy; Micheál Lowry; Hughie McGrath; John 'Rocky' McGrath; Jonathan Meaney; Virginia O'Dowd

Also Present

Matt Shortt, Deputy County Manager; Karl Cashen, Director of Services; Brian Beck, Senior Planner; Marcus O'Connor, Director of Services; Rosemary Joyce, Meetings Administrator/Senior Executive Officer; Brian Clancy, Administrative Officer; Teresa Kiely, Staff Officer; Nuala O'Connell, Senior Executive Planner; Marie Ryan, Executive Planner; Ann-Marie Devaney,

**Draft County
Development Plan**

Members queried the wording on the Agenda. Some members considered that amendments had been agreed at the previous meeting on 24th August. Members were advised that the proposed text of these amendments had not been submitted and the meeting had been adjourned to allow time for submission of the text and consideration of the implications.

It was agreed to deal first with the amendments to the Draft County Development Plan as submitted by the County Manager that had been discussed and agreed at earlier Workshops and to then go into Workshop to further discuss the proposed amendments from 24th August.

On the proposal of Cllr. G. Darcy, seconded by Cllr. John Carroll it was resolved that, pursuant to the provisions of Section 11 of the Planning and Development Act 2000 we the Council of North Tipperary, having considered the Draft North Tipperary County Development Plan 2010-2016 submitted by the County Manager on 3rd July 2009 hereby amend the Draft North Tipperary County Development Plan 2010-2016 as follows:

Proposals from Workshop of the 22nd July 2009 on the Strategic Environmental Assessment and the Environment Chapter.

Proposed by Cllr S. Morris

Insert new Policy

Policy SERV 6(a): Water Abstraction

It is the policy of the Council to work with Statutory Water Authorities, where abstraction is proposed from surface or ground water supplies within North Tipperary, subject to appropriate environmental and ecological safeguards.

Proposed by Cllr. J. Casey

Insert new objective

INF44 It is an objective of the Council to work with both European, National, Regional and Local organisations in the promotion of the grants available to improve energy efficiency within both domestic and commercial properties throughout the County.

Proposals from Workshop of the 24th July 2009 on Roads

Proposed by Cllr P. Coonan

Insert new Policy

Policy TRANS 13(a) Rail Transport

It is the policy of the Council to encourage and support the development of freight traffic and associated infrastructure, on the rail network within the County and to work with Iarnród Éireann and other bodies in the promotion of rail freight.

Proposed by Cllr. P. Coonan

Provision of new bus shelters

Refer Councillors to Objective INF27 (was INF23)

Request from Michael F. Hayes, Senior Engineer Roads Section for insertion of new Policy on set back from Motorways

Policy TRANS 6(a) Motorway Set Back

It is the policy of the Council to ensure that new developments are set back a minimum of 90m from motorways within the County, except in exceptional circumstances.

Proposed by Cllr. G. Darcy

Promotion of the Lough Derg Way

Insert new policy

Policy HERT 16(a) Lough Derg Way

It is the policy of the Council to support, promote and facilitate the 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.

Proposed by Cllr. H. McGrath

Review of speed limits within the County

Insert new objective

INF21 It is an objective of the Council to carry out a review of speed limits currently in force on local roads within the County, subject to resources and staff availability.

Proposed by Cllr. D. Ryan

Audit of directional signage within the County

Insert new objective

INF 22 It is an objective of the Council to carry out an audit of directional signage within the County, subject to resources and staff availability.

Proposed by Cllr. D. Ryan and Cllr. M. Smith

Roscrea Link Road

Insert new objective

INF 23 It is an objective of the Council to continue to pursue the provision of a new link road between the N7 (Roscrea / Nenagh Road) and the N62 (Birr Road).

Request from Cllr. M. Smith

Radial Routes

Amend Policy HSG12 Rural Housing in Pressure Areas as follows:

(d) The radial routes around the urban centres of Nenagh, Thurles, and Newport *and the Regional Road Radial Routes around* Roscrea, Templemore, Borrisokane, Cloughjordan and Birr Environs as identified on the County Designations Map.

Proposed by Cllr. J. Casey

Ballybrophy Railway Line

Insert new Policy

Policy TRANS 13(b) Ballybrophy Rail Line

It is the policy of the Council to support the improvement and continued development of the Ballybrophy Rail Line and the stations along it and to resist any proposals to downgrade or abandon the rail line.

Proposed by Cllr. B. Clancy

Rural Transport Programme

Place existing text into a policy

Policy TRANS 12: Rural Transport Programme

It is the policy of the Council to support the continued development and improvement of the Rural Transport Programme throughout the County and to seek to increase the viability of the RTP through the implementation of the settlement policies set out in Chapter 3.

Proposal from Cllr. V. O'Dowd

Nenagh as a centre for tourism

Insert new objective

E10 It is an objective of the Council to seek to further develop Nenagh as a cycling hub and as a centre for tourism within the County.

Proposal from Cllr. V. O'Dowd

Cycle Lanes

Insert new objective

INF31 It is an objective of the Council to examine roads within the County so as to establish their potential for the provision of cycle lanes, subject to resources.

Proposals from Workshop of the 24th July 2009 on Vision and Core Strategy (Chapter 2) and Built Heritage (Chapter 8)

Proposed by Cllr. J. Carroll

Shop front designs

Refer Councillors to Policy ECON 25

Proposed by Cllr. J. Carroll

Guidance document on Protected Structures

Insert new objective under Section 8.4.1 Protected Structures

BHN 11 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.

Proposed by Cllr. J. Carroll

Guidance document on Architectural Conservation Areas

Insert new objective under Section 8.4.2 Architectural Conservation Areas

BHN 13 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.

Proposals from Workshop of the 24th July 2009 on Community and Social Inclusion

Proposed by Cllr. S. Morris

Sports Tourism

Insert new objective

E11 It is an objective of the Council to support, encourage and promote sports tourism within the County and to work with sporting clubs and tourism organisations throughout the County to seek this end.

Proposed by Cllr. P. Coonan

Promote Slieve Bloom as a tourism resource

Insert new objective

E13 It is an objective of the Council to seek ways of promoting North Tipperary as a gateway to the Slieve Bloom Mountains and to work closely with all interest groups to seek this end.

Proposed by Cllr. D. Ryan

Heritage Tourism

Insert new objective

E14 It is an objective of the Council to support, encourage and promote heritage tourism and festivals within the County and to work with heritage groups, tourism organisations and other interest groups throughout the County to seek this end.

Proposed by Cllr. B. Clancy

Irish language signage

Insert new objective

INF24 It is an objective of the Council to seek the provision and use of Irish language signs throughout North Tipperary.

Proposed by Cllr. B. Clancy

Irish language

Insert new Policy

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.

Proposals from Workshop of the 24th July 2009 on Community and Social Inclusion

Proposed by Cllr. P. Coonan

Amend Policy HSG21 Homeless People

Policy HSG 21: Homeless People

It is the policy of the Council to actively promote *and facilitate*, integrated solutions

to address the issue of homelessness within North Tipperary. The Council will continue to work in partnership with the statutory and voluntary agencies to address the accommodation needs of homeless persons *who are an intrinsic part of the community in which they are to be housed, or* as set out in the North Tipperary Homeless Strategy and Action Plan 2007 – 2009, and the DoEHLG policy document ‘The Way Home’ – A Strategy to Address Adult Homelessness in Ireland 2008 – 2013.

Proposals from Workshop of the 27th July 2009 on Population and Settlement (Chapter 2)

Proposed by Cllr. M. Ryan

That the DED of Dolla be moved from Open Countryside to Structurally Weak in the Plan. Cllr. Ryan pointed out that the population had only increased by 2 people over the term of the last census and that there were significant areas of de-population within the DED.

Amend Designations Map and DED list to include Dolla as a Structurally Weak area.

Proposed by Cllr. P. Coonan

That the towns of Templemore and Roscrea be redesignated from being Secondary Service Centres in the Settlement Hierarchy to being Primary Service Centres.

Amend Table 3.7 Settlement Hierarchy as follows:

North Tipperary County Settlement Hierarchy
Primary Service Centres
Nenagh, Thurles, Roscrea, Templemore
Secondary Service Centres/Market Towns
Borrisokane, Borrisoleigh
District Service Centres
Ballina, Newport, Cloughjordan
Local Service Centres
Puckaun, Holycross, Silvermines, Holycross, Littleton, Portroe, Rears cross, Toomevarna, Twomileborris, Templetuohy, Newtown
Villages
Aglish, Ardcroney, Ballinahinch, Ballingarry, Ballycahill, Ballycommon, Ballymackey, Ballynacough, Birdhill, Carrig, Carrigahorig, Castleleiny, Clonakenny, Clonmore, Coolbaun, Dolla, Drom, Drumbane, Dromineer, Garrykennedy, Gortagarry, Horse & Jockey, Kilbarron, Kilcommon, Kilkeary, Killoscully, Knock, Lorrha, Loughmore, Moycarkey, Moyne, Rathcabbi, Riverstown, Killeen, Templederry, Terryglass, The Ragg (Bouladuff), Upperchurch.
Rural Countryside

Amend Map 3.8 County Settlement Hierarchy to reflect proposed changes

Amend text to Section 3.6.2 Primary Service Centres as follows:

Roscrea, with its location on the new M7 will be promoted as a strong retail centre, a centre for employment growth and a centre with a unique heritage in the Region supporting the Midlands Gateway. The town will be promoted and developed as a tourist destination and as an attractive place to live;

Templemore with its location on the Dublin/Cork rail route will be promoted as an attractive place to live and to do business. The town offers unique opportunities as a center for employment and entrepreneurship. The town's residential function will be strengthened, its retail function enhanced as the population grows, and its strong leisure resources protected and improved.

Further changes made to above later in this document.

Amend Section 3.6.3 Secondary Service Areas/Market Towns as follows:

Borrisokane will be promoted as a market town for north of the County and parts of Offaly. Borrisokane residential function will be strengthened and its retail function as a market town enhanced;

Borrisoleigh's residential function will be strengthened, its retail function as a market town enhanced, and its strong employment resources protected and supported;

The overall perception of these market towns as desirable places to live and work will be promoted and enhanced. These towns will provide a supporting role to the towns of Nenagh, Thurles, Roscrea and Templemore.

Amend Section 3.6.4 District Service Centres as follows:

Cloughjordan will remain as a rural settlement with capacity to further develop as a rural residential centre;

Ballina and Newport have experienced significant development in recent years and have been identified in the Mid-West RPGs as centres around the Limerick/Shannon Gateway which could see significant growth over the period to 2022. These settlements will continue to require appropriate intervention to control development and plan for the sustainable growth of these towns.

Proposals from Workshop of the 27th July 2009 on Housing (Chapter 5)

Proposed by Cllr. J. Carroll, Cllr. M. Ryan and Cllr. J. Casey

That the 5km limit be extended to 10km within the Pressure Area

Amend Policy HSG 12: Rural Housing in Pressure Area as follows:

E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or;

Proposals from Workshop of the 31st July 2009 on Water Services

None

Proposals from Workshop of the 31st July 2009 on Economy (Chapter 6)

Proposed by Cllr. J. Carroll

Allowing industrial development in the villages

Insert new Policy

Policy ECON 31: Small Industrial uses in Rural Villages

It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development;

- (a) does not impact negatively on the residential amenity of adjoining properties,
- (b) the development does not result in the creation of a traffic hazard;
- (c) the development does not impact negatively on the environment
- (d) the development does not detract from the character of the village

Proposed by Cllr. D. Ryan

Additional Employment land in strategic locations

Insert additional locations under Section 6.6

7. Land at M7 interchange at Moneygall

8. Land at M7/N62 interchange

Proposed by Cllr. M. Ryan

Promote and Encourage rural businesses

Amend existing Policy

Policy ECON 1: Employment Growth and Promotion

It is the policy of the Council to *promote, encourage and* facilitate enterprise and employment *throughout the County*, and to co-operate with other agencies including the private sector in order to provide employment opportunities.

Proposals from Workshop of the 24th August 2009

Proposed by Cllr. J. Hogan

Principles of energy Efficiency

Refer Members to Policy SERV17

Proposed by Cllr. J. Hogan

Amend Objective INF41

Amend as follows

INF41 For all housing, commercial and other developments which have a floor area of greater than 1000m², the Council shall seek that a minimum of 25% of all of the buildings energy requirements is supplied by local renewable energy supply.

Proposed by Cllr. J. Hogan

Amend objective

Amend objective as follows

INF37 It is an objective of the Council to prepare, during the lifetime of the Plan, a guidance document, for the *installation*, maintenance and operation of septic tank effluent treatment systems.

Proposed by Cllr. J. Hogan

Strategic Important Regional Routes

Refer Members to Table 7.4. Insert following below this Table.

Note 1: Class 1A and Class 1 Regional Roads are defined in this Plan as being Strategically Important Routes.

Proposed by Cllr. J. Hogan

Improvements to Strategically Important Routes within the County

Refer Members to following Objectives

INF11 To improve the alignment and pavement of the busier sections of the regional road network under the specific Improvement Grants (EU Co-finances) scheme

INF12 To strengthen the pavements on regional road network under the Restoration Improvement Grants Scheme

INF15 Carry out improvements to Regional and County Roads on sections that are deficient in respect of structural conditions or alignment

Proposed by Cllr. P. Coonan and Cllr. G. Darcy

Review of Record of Protected Structures

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.

Proposed by Cllr. P. Coonan and Cllr. G. Darcy

Review of Architectural Conservation Areas

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.

Proposed by Cllr. P. Coonan

Amend proposed new Objective E15

E15 It is an objective of the Council to support the sharing of community facilities, including school facilities, throughout the County, for multi-use purposes by community organisations, in order to maximise the investment which has been made in them, while acknowledging the value and role of existing facilities.

Proposed by Cllr. P. Coonan

Insert new objective E16:

E16 It is an objective of the Council to support tourist attractions in the County which are listed in the North Tipperary Tourism Company publications.

Proposed by Cllr. J. Hogan

That the DED of Moyne be moved from Open Countryside to Structurally Weak in the Plan. Cllr. Hogan pointed out that much of the land in the DED was being used for windfarms and that much of the land would not be available for housing and that given the special circumstances in the area there is a need to attract people to live in the DED.

Amend Designations Map and DED list to include Moyne as a Structurally Weak area.

Proposed by Cllr. B. Clancy

That Upperchurch be moved from a Village designation to Local Service Centre Designation

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District Service Centres
Ballina, Newport, Cloughjordan
Local Service Centres
Puckaun, Holycross, Silvermines, Holycross, Littleton, Portroe, Rearsross, Toomevarna, Twomileborris, Templetuohy, Newtown, Upperchurch
Villages
Aglish, Ardcroney, Ballinahinch, Ballingarry, Ballycahill, Ballycommon, Ballymackey, Ballynacough, Birdhill, Carrig, Carrigahorig, Castleleiny, Clonakenny, Clonmore, Coolbaun, Dolla, Drom, Drumbane, Dromineer, Garrykennedy, Gortagarry, Horse & Jockey, Kilbarron, Kilcommon, Kilkeary, Killoscully, Knock, Lorrha, Loughmore, Moycarkey, Moyne, Rathcabbi, Riverstown.Killeen, Templederry, Terryglass, The Ragg (Bouladuff),
Rural Countryside

Proposed by Cllr. P. Coonan

Include reference to 70 acres of parkland and to lake in description of Templemore

Amend text to Section 3.6.2 Primary Service Centres as follows:

Templemore with its location on the Dublin/Cork rail route will be promoted as an attractive place to live and to do business. The town offers unique opportunities as a center for employment and entrepreneurship. The town's residential function will be strengthened, its retail function enhanced as the population grows, and its strong leisure resources, including its 70 acre parkland and lake, protected and enhanced.

Proposed by Cllr. J. Carroll, Cllr. M. Ryan and Cllr. J. Casey

That the 5km limit be extended to 10km within the Pressure Area

Amend Policy HSG 12: Rural Housing in Pressure Area as follows:

E4.2 Persons who were born in the pressure area and within 10km of the proposed location, or lived in the pressure area within 10km of the proposed location for any 10 year period of that person's life or;

Proposed by Cllr. J. Hogan

Rural Clusters

Omit reference to 1 affordable site

Amend Section 5.2.3(vii) Rural Housing Clusters to omit following text

~~Where sites are identified as suitable for clusters, the Planning Authority will seek a minimum of one unit as affordable. This will ensure that a minimum number of sites will be available for affordable housing in rural areas in order that all sections of the rural community can gain access to rural housing, if so desired.~~

Proposed by Cllr. P. Coonan

Amend Nursing Home Policy to include text in bold

Policy HSG 25: Nursing Homes/Elderly Accommodation:

It is the policy of the Council to **encourage** applications for new nursing homes and retirement homes in villages and towns in the County. **Nursing homes in rural areas may also be considered.** Where separate dwelling units are proposed adjacent to and within the curtilage of a nursing home, such development should, **where possible**, be located such that there is access to local services such as church, shop as well as nursing and security facilities. Such units shall be managed in perpetuity as rented accommodation for the elderly and special needs and as part of the overall complex of the nursing home.

Proposed by Cllr. P. Coonan

Amend Section 6.10 by omission of following text

~~Employment generating development proposals will normally be expected to locate within suitably zoned areas for business, industry, retail and tourism.~~

Proposed by Cllr. D Ryan

Amend Policy ECON10 Non-Conforming Uses to include text in bold

Policy ECON 10: Non-Conforming Uses

Where authorised commercial or employment undertakings exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation **and expansion**, provided they do not seriously detract from the zoning objective for the area, be visually intrusive on the landscape or result in the creation of a traffic hazard. Where such uses have ceased the Council will seek their redevelopment for new use that conforms to the zoning pattern in the area.

Proposed by Cllr. J. Carroll

Amend proposed new Policy ECON 31

Policy ECON 31: Small Industrial uses in Rural Villages

It is the policy of the Council to facilitate small scale light industrial development and rural enterprises in rural villages throughout the County on industrial, commercial and residentially zoned land, provided that such development;

- (a) does not impact negatively on the residential amenity of adjoining properties,
- (b) the development does not result in the creation of a **significant** traffic hazard;
- (c) the development does not impact negatively on the environment
- (d) the development does not ~~detract~~ **take from** the character of the village.

Proposed by Cllr. J. Carroll

Replace word “detract” with “take from” in all policies and include the word “significant” in front of “traffic hazards” in all policies.

Proposed by Cllr. J. Carroll

Amend Policy ECON 27 to include and remove following text.

Policy ECON 27: Take-Away Outlets

It is the policy of the Council to **only consider** ~~resist~~ further development of take-away food outlets **in urban areas when** ~~order to preserve~~ the amenity and character of the town and village centres and residential areas **will not be negatively impacted upon.**

Proposed by Cllr. V. O'Dowd***Insert new objective***

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

Proposed by Cllr. J. Hogan***Amend Section 4.3.5(ii) Rainwater Harvesting***

The Council recognises the benefits of harvesting rainwater for reuse within larger developments and individual dwellings. While there is no provision for these systems in the current building regulations, the Council, in granting permission will seek ~~surface rain~~ water reuse in all new developments and will seek design solutions that provide for collection, recycling and reuse of ~~surface rain~~ water to meet the non-potable needs of the proposed development. Benefits accrued from the use of these systems are particularly relevant for large scale commercial/industrial users leading to reduced bills for metered water supply taking cognisance of the large roof surfaces available for rainwater collection.

Proposed by Cllr. J. Carroll***Amend definition of Sustainable in Section 2.2***

The basic concept of sustainable development is that ~~ENVIRONMENTAL, SOCIAL and ECONOMIC~~, **ECONOMIC, ENVIRONMENTAL AND SOCIAL** aspects are viewed as a whole and are not in conflict with each other.

Amend reference in Section 2.7

The Strategic Aims and Core Strategies are set out below and are presented under the headings of the main themes of sustainable development outlined above i.e. ~~Environmental, Social and Economic~~ **Economic, Environmental and Social**.

Amend order in text as follows:

Section 2.7.1 Environmental Strategy becomes **Section 2.7.2 Environmental Strategy**

Section 2.7.2 Social Strategy becomes **Section 2.7.3 Social Strategy**

Section 2.7.3 Economic Strategy becomes **Section 2.7.1 Economic Strategic Strategy**

Proposed by Cllr. J. Carroll***Amend Policy ENV3 Vulnerable Landscapes******Policy ENV 3 Vulnerable Landscapes***

It is the policy of the Council to resist development that would:

- (a) materially interfere with the view of the water/mountains from any point within a visually vulnerable area; or***
- (b) materially interfere with ~~detract~~ the view to or from the lake or lakeshore;***
- (c) break the skyline or***
- (d) materially impact upon the character, integrity or uniformity of a vulnerable landscape or scenic area when viewed from scenic routes and the environs of***

archaeological or historic sites.

~~will consider de-zoning it under the review of the Plan in 2016.~~

On the proposal of Cllr. S. Morris, seconded by Cllr. M. Ryan it was agreed to adjourn the meeting to allow further discussion in Workshop on the remaining proposed amendments.

The meeting resumed at 4.10 p.m.

On the proposal of Cllr. P Coonan, seconded by Cllr. J. Carroll it was resolved that, pursuant to the provisions of Section 11 of the Planning and Development Act 2000. we the Council of North Tipperary having considered the Draft North Tipperary County Development Plan 2010-2016 submitted by the County Manager on 3rd July 2009 hereby amend the Draft North Tipperary County Development Plan 2010-2016 as follows:

Amend Policy HSG3 as follows**Policy HSG 3: Village Land Zoning**

It is the policy of the Council to identify village boundaries as set out in Volume 2 (Settlement Plans), and lands within these boundaries are zoned for both:

- Residential use; and
- a mixture of residential and other uses

Within all villages the Council will consider parcels of land for residential development in accordance with the sequential test approach with village centres sites given priority. ~~Where land, which is zoned for residential development under this Plan, is not developed for that purpose during the lifetime of this Plan, the Council will consider de-zoning it under the review of the Plan in 2016.~~

On the proposal of Cllr. J. Casey, seconded by Cllr. G. Darcy it was resolved that, pursuant to the provisions of Section 11 of the Planning and Development Act 2000. we the Council of North Tipperary having considered the Draft North Tipperary County Development Plan 2010-2016 submitted by the County Manager on 3rd July 2009 hereby amend the Draft North Tipperary County Development Plan 2010-2016 as follows:

Amend Note 5 under Section 5.2.3(iv) Housing Policy in the open Countryside

*Note 5: The Council discourages the development of second homes or the development of new dwellings following the sale of a primary residence. Policy HSG 8 is designed to meet those with genuine housing need. **Where the existing home is owned for a period of 5 years the applicant can demonstrate a genuine need and is upsizing by a minimum of 100 sqm over the size of their existing house, can show a genuine need for an upsizing, for example, the dwelling is considered substandard by virtue of size or physical condition, or where an elderly person may wish to downsize by virtue of the existing dwelling being too large, or in exceptional circumstances, the Council will consider facilitating either up-sizing or down-sizing once.***

Amend Note 7 under Section 5.2.3(viii) New Housing in Pressure Areas

*Note 7: The Council discourages the development of second homes or the development of new dwellings following the sale of a primary residence. Policy HSG 12 is designed to meet those with genuine housing need. **Where the existing home is owned for a period of 5 years the applicant can demonstrate a genuine need and is upsizing by a minimum of 100 sqm over the size of their existing house,, can show a genuine need for an upsizing, for example, the dwelling is considered substandard by***

~~virtue of size or physical condition, or where an elderly person may wish to downsize by virtue of the existing dwelling being too large, or in exceptional circumstances, the Council will consider facilitating either up-sizing or down-sizing once.~~

Amend Note 8 under Section 5.2.3(ix) Lough Derg High Amenity Area

Note 8: The Council discourages the development of second homes or the development of new dwellings following the sale of a primary residence. Policy HSG 13 is designed to meet those with genuine housing need. **Where the existing home is owned for a period of 5 years the applicant can demonstrate a genuine need and is upsizing by a minimum of 100 sqm over the size of their existing house,, ~~can show a genuine need for an upsizing, for example, the dwelling is considered substandard by virtue of size or physical condition, or where an elderly person may wish to downsize by virtue of the existing dwelling being too large, or in exceptional circumstances, the Council will consider facilitating either up-sizing or down-sizing once.~~**

On the proposal of Cllr. J. Carroll, seconded by Cllr. M. Ryan it was resolved that, pursuant to the provisions of Section 11 of the Planning and Development Act 2000. we the Council of North Tipperary having considered the Draft North Tipperary County Development Plan 2010-2016 submitted by the County Manager on 3rd July 2009 hereby amend the Draft North Tipperary County Development Plan 2010-2016 as follows:

Amend Section 9.4.1 Sight lines

Roadside Boundary: The protection of the roadside boundaries is very important to minimise the overall impact of the dwelling and to preserve the ecology of the area and should be preserved where feasible. However, where it is necessary to remove hedgerows, **the Council, working with applicants will be favourably disposed to the removal of existing hedgerows within the site area to improve sight distances, provided that the applicant re-instates the existing hedgerow with raised banking and with sufficient planting of hedgerow appropriate to the area.** ~~where possible they should be re-planted or replaced with a similar type species at the new front boundary.~~

Cllr. J. Hogan advised that, following the advice given by the Planning officials that it was not possible to allow five houses on either side and retain the exceptions that currently apply, he was withdrawing the proposed amendment in relation to ribbon development. He stated that this was subject to receipt of clarification from the Minister or the Department that advice was correct. Cllr. Hogan also stated that there was a major issue in relation to Development Levies and that these needed to be debated and reviewed. He was advised by the Mayor that this item could be raised at the September monthly meeting.

The proposed amendment in relation to Local Need was debated at length. Following discussion it was proposed by Cllr. J. Carroll, seconded by Cllr. P. Bugler and resolved that, pursuant to the provisions of Section 11 of the Planning and Development Act 2000. we the Council of North Tipperary having considered the Draft North Tipperary County Development Plan 2010-2016 submitted by the County Manager on 3rd July 2009 hereby amend the Draft North Tipperary County Development Plan 2010-2016 as follows:

Amend 5.2.3(i) Local Need

~~(1) **Persons who are an intrinsic part of the rural community:** Such persons will normally have spent substantial periods of their lives living in rural areas as members of the established rural community. Examples would include farmers, their sons and daughters and/or any persons taking over the ownership and running of farms, as well as people who have lived most of their lives in rural areas and are building their first homes. Where applicant's family landholding is subject to trans-boundary issues between pressure areas, amenity areas or open countryside, the Council may take account of such issues provided that the landholding is historical and local need requirements are met.~~

~~(2) **Persons working full time or part time in rural areas of the County:** Such circumstances will normally encompass persons involved in full time farming, forestry, inland waterway or marine related occupations, as well as part time occupations where the predominant occupation is farming/natural resource related. Such circumstances could also encompass persons whose work is intrinsically linked to rural areas such as teachers in rural schools or other persons whose work predominantly takes place within rural areas of the County.~~

Note: In satisfying 'rural need' planning applications will also be subject to satisfying normal planning considerations relating to siting and design, such as those outlined in Chapter 9 of this Plan and the Rural Housing Design Guidelines prepared by the Council in 2009.

~~(3) **Persons who are an intrinsic part of the rural community, living permanently in the rural area but whose work requires them to be away from the family home for a number of days each week**~~

Such persons will normally have resided a minimum of ten years in a rural area as members of an established rural community, or farmers, their sons, daughters, next of kin or any person taking over the ownership and running of farms, as well as people who have developed strong links in the rural area and are building a dwelling. Examples in this regard might include sons and daughters of families living in rural areas who have grown up in rural areas and seeking to build a dwelling near their family place of residence. Persons who lived for substantial parts of their lives in rural area then moved away, and who now wish to return to reside near other family members or to care for elderly family members, these persons will be considered an intrinsic part of the rural community. The policy should respect parish boundaries along with School Catchment Areas.

On the proposal of Cllr. J. Carroll, seconded by Cllr. S. Morris it was resolved that, pursuant to the provisions of Section 11 of the Planning and Development Act 2000. we the Council of North Tipperary having considered the Draft North Tipperary County Development Plan 2010-2016 submitted by the County Manager on 3rd July 2009 hereby amend the Draft North Tipperary County Development Plan 2010-2016 as follows:

Amend Table 9.6

Table 9.6 Regional Roads

Road	X Distance	Y Distance
Regional	3m	160m 130m

Mr. B. Beck referred to the advice given by Mr. Marcus O'Connor, Director of Services at the previous meeting in relation to the safety issues concerned. He advised that planners and road engineers would not recommend approval of applications where safety could be compromised by accepting sightlines of 130m. Members had already been advised that the professional advice on this was 160m. Cllr. J. Carroll indicated that the members wished to proceed with the amendment as resolved.

The Mayor thanked the members and the planning staff for the work that had gone in to the Draft County Development Plan and referred to the many hours of deliberation that had gone into its consideration.

This Concluded the Business of the Meeting, a true copy of which we hereby certify

Signed: _____
Cllr. Denis Ryan
Mayor

Date: _____

Signed : _____
Ms. Rosemary Joyce
Meetings Administrator/
Senior Executive Officer

Date: _____