



**NENAGH TOWN COUNCIL  
and  
NORTH TIPPERARY COUNTY COUNCIL**

**REVIEW OF  
NENAGH TOWN AND ENVIRONS DEVELOPMENT PLAN 2007-2013  
AND PREPARATION OF A DRAFT NENAGH TOWN AND ENVIRONS  
DEVELOPMENT PLAN 2013-2019**

**BACKGROUND ISSUES PAPER**

Have your Say in the Future of Nenagh

Town Clerk  
Nenagh Town Council  
Civic Offices  
Limeick Road  
Nenagh

Planning Department  
North Tipperary County Council  
Civic Offices  
Limerick Road  
Nenagh



*Comhairle Contae Thiobraid Árann Thuaidh*  
*North Tipperary County Council*



## WHAT IS THE ISSUES PAPER ALL ABOUT?

The purpose of the Issues Paper is to provide a pre-draft consultation document which gives a broad overview of the main planning and development issues as they relate to Nenagh Town and its environs. It is intended that the document will stimulate debate and will encourage the people of Nenagh, its environs and its hinterland to engage with the planning process and bring forward views and ideas which can be incorporated into the plan.

Your views, or those of any groups or organisations that you represent, on what the Nenagh and Environs Plan 2013-2019 should contain are essential to the process. These submissions will be taken into account prior to the preparation of the new Draft Nenagh and Environs Development Plan. You are encouraged to make written submissions and attend public consultation meetings which will be conducted in your area. Updates on each stage of the plan process will be provided on the Town Council and County Council websites.

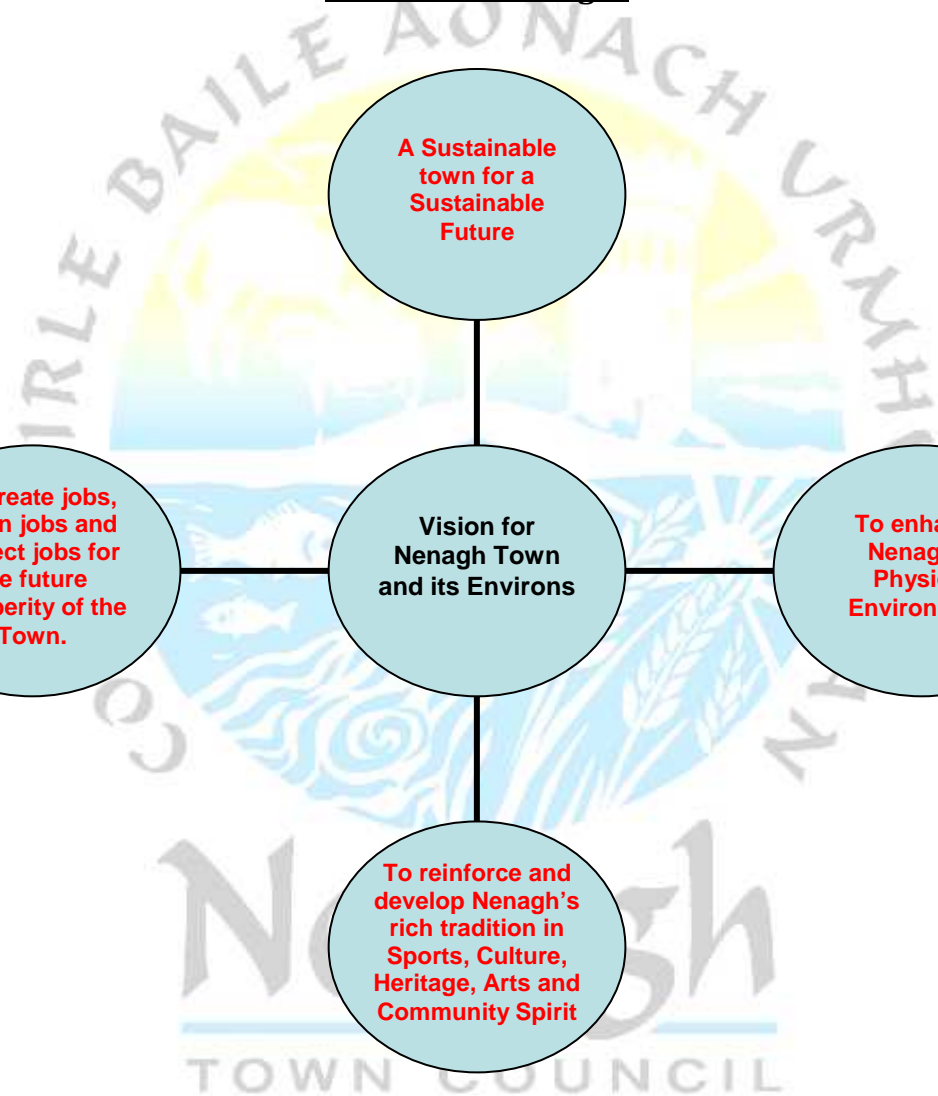
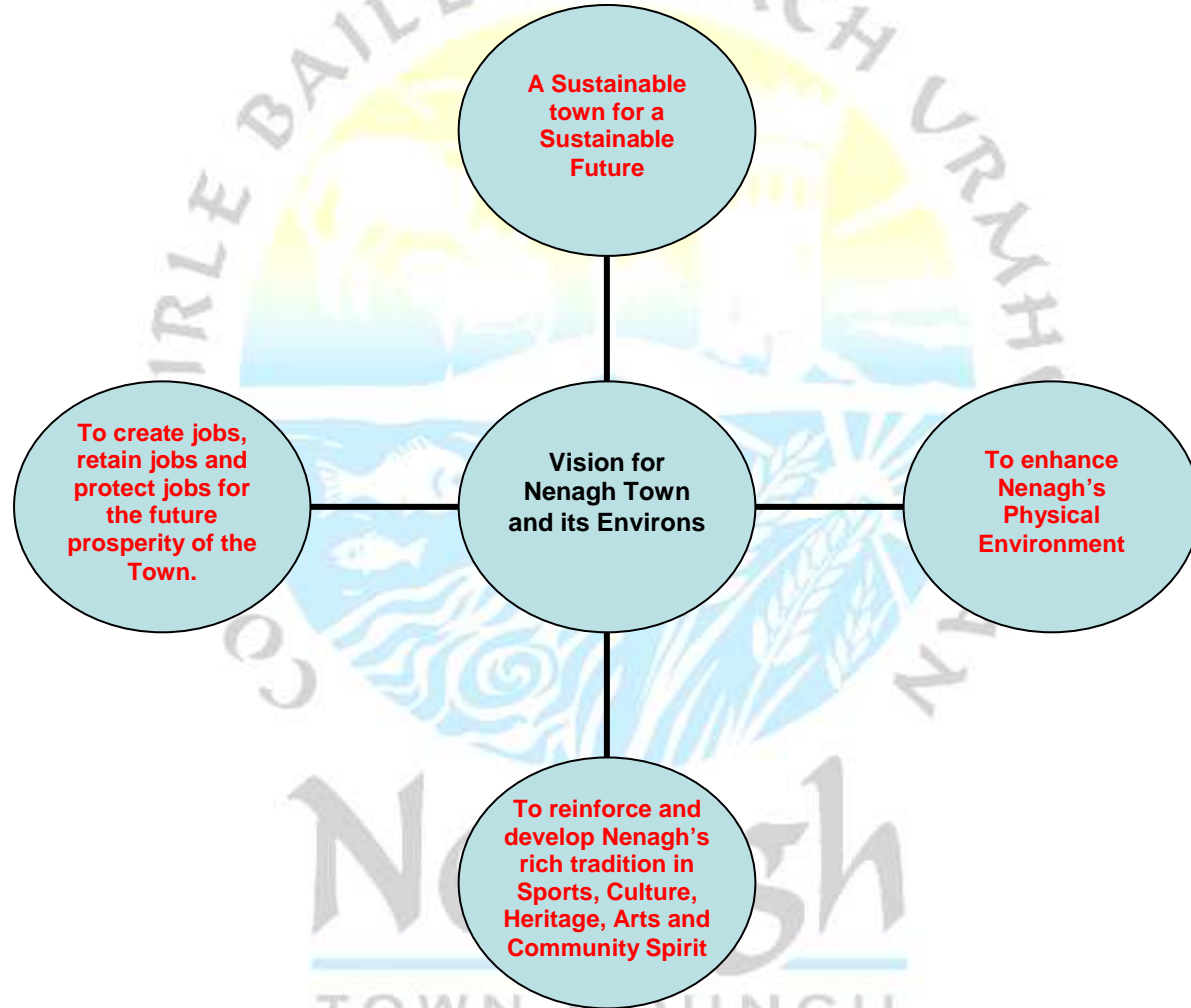
All submissions must be lodged not later than the 4:30pm on the XXXXXXX, 2011. However, it should also be noted that there will be other opportunities later on in the process for you to further express your views and make additional submissions.

Submissions and observations should state your name and, where relevant, the body represented and should be addressed to:

**The Town Clerk,  
Nenagh Town Council,  
Civic Offices,  
Limerick Road,  
Nenagh.**



**A Vision for Nenagh?**



## **1. INTRODUCTION**

The Nenagh Town and Environs Development Plan (hereafter referred to as the Plan) reveals the overall strategic approach for the proper planning and sustainable development of the Town of Nenagh and its Environs. The existing plan came into effect from the 6<sup>th</sup> February 2007. It therefore remains in force until the 5<sup>th</sup> February 2013 or until the adoption of the next Plan.

It is a requirement under the Planning and Development Act 2000-2010 that the Plan review process begins no later than 5<sup>th</sup> February 2011. Nenagh Town Council and North Tipperary County Council has given notice of the review process on XXX January 2011. The new development plan must be prepared within a 2-year period, i.e. XX January 2013.

Forethought and planning is critical in order to ensure that proper development takes place in Nenagh. Summarised in this document are the main issues which are dealt with by the Development Plan. It is designed to stimulate debate amongst our councillors, community and voluntary groups, businesses and the public. Submissions received will be considered in the preparation of the Plan 2013- 2019.

The next Plan will include sets of development policies, development objectives, development guidelines/standards, in addition to the 'zoning' of land within the Town and its environs. Zoning within the Plan will be based on a Core Strategy which is taken from County Development Plan 2010 in the first instance,

which was in turn influenced by the Mid West Regional Planning Guidelines.

The Plan will also set out the policies and objectives regarding issues such as business and enterprise, employment, regeneration, heritage, infrastructure, community, retail, etc.

The Plan will also look at:

- The vision for the future of the Town,
- The Council's planning objectives for development within the Town,
- The standard that is required for different types of development,
- Which structures, landscapes, views areas and sites are to be protected and
- How the issues arising from the above will be overcome.

### **Topic Headings**

- Economy, Enterprise and Employment
- Social, Community and Cultural Development
- Retail Development and the Town Centre
- Areas in need of Renewal / Re-development
- Transportation and Infrastructure
- Built and Natural Heritage
- North Tipperary County Development Plan 2010-2016
- Population and Residential Strategy
- SEA Directive/Habitats Directive

Appendix 1: Mandatory Objectives for Development Plans

Appendix 2: Guidelines and Strategies to be considered in new Development Plans

Appendix 3: Elected Members of Nenagh Town Council

Appendix 4: Elected Members of North Tipperary County Council

### Joint Plan

This Plan relates to land both within the administrative area of both Nenagh Town Council and North Tipperary County Council and as a consequence will involve the involvement and co-operation of both Councils and their Elected Representatives.

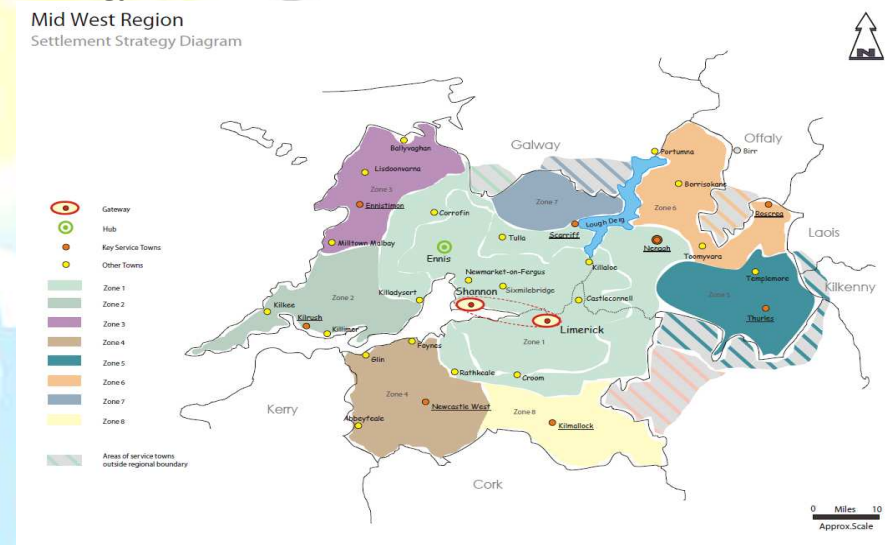
### Nenagh Town and Environs Development Plan in Context

The Plan must relate to and have respect for the National Spatial Strategy (NSS). The role of the NSS is to ensure more balanced regional development throughout the country. One of its main objectives is to ensure that communities, services and jobs are in closer proximity in the future.

Further documentation which the Plan shall have regard for is the Midwest Regional Planning Guidelines 2010. One of the main aims of these guidelines is the Development of a strong core area in Limerick/Ennis/Shannon, complemented by other key regional towns with encouragement of development in other centres and in the rural areas of the region. Nenagh's important location within the Mid-West region means that the Town has a pivotal role in the achievement of the development aspiration of the region. This has been reflected in the inclusion of Nenagh

within the Zone 1 core area around Limerick City, within the 2010 RPG document.

**Figure 1: Mid-West Regional Guidelines - Zone Based Strategy**



### The Definition of a Policy

A **Policy** is the Council's agreed position on a particular issue, i.e. the location of one off houses, protection of the historical buildings, etc. Planning decisions are evaluated against policies.

### The Definition of an Objective

**Objectives** are projects in different service areas which the Council's intends to achieve over the 6 year life of the Town and Environs Development Plan, e.g. provide new cycle ways, improve particular stretches of roadway, etc.

### **Have Your Say....**

The Council's are anxious to receive as many opinions, thoughts or suggestions from members of the public, or those of any groups or organisations you represent, on what the Plan 2013 – 2019 should contain.

### **Things to Watch Out For**

The public should be aware of ongoing advertisements in the newspapers and announcements on the Council's website [www.nenaghtc.ie](http://www.nenaghtc.ie) and [www.tipperarynorth.ie](http://www.tipperarynorth.ie) which will be informing you of the relevant stages in the review process and when public workshops and meetings are taking place.

### **Please Note....**

The period for receiving initial submissions runs from XXXXX January 2011 to the XXXXXXXX 2011. We would encourage all those who have an interest in the future development of your Town to make their comments / opinions available to us. All submissions should include your name, or the name of your organisation, group and/or company, etc.

Completed submissions should be sent to:

**Town Clerk, Nenagh Town Council, Civic Offices, Limerick Road, Nenagh, Co Tipperary.**

Your submissions and observations may be made in a number of methods which are listed below. Please make your submission by one medium only i.e. by email or hard copy.

- By post or across the counter to the Nenagh Council, Civic Offices, Limerick Road, Nenagh, Co Tipperary.
- By E-mail to [Planning@northtippcoco.ie](mailto:Planning@northtippcoco.ie)

The Council needs a record of all submissions, and the Manager will issue report to the Elected Members on all the submissions receive. It is, therefore, essential that all submissions are received in writing. Only in exceptional cases will oral submissions be heard. Anyone interested in making an oral submission should contact Nenagh Town Council.

## ECONOMY, ENTERPRISE AND EMPLOYMENT

Having regard to the role of Nenagh as the County Town of North Tipperary and as a Primary Settlement Centre, as identified within the County Development Plan 2010, and given the recent economic downturn, the Councils consider that the development of the local economy and creating employment opportunities, supporting innovation and providing a policy framework which allows and encourages business to develop and expand within the town, must be a key focus for Nenagh over the next development plan period.

### Key Statistics

According to the latest unemployment figures (June 2010) for the County the number of people seeking work was 7,551 up from 2,829 in March 2008. Figures for those signing on in the Nenagh office was 3,057 in June 2010, up from 1,057 in March 2008. This is a significant change within the town and its surrounding hinterland and provides a series of key challenges for the future prosperity of the Town.

**Table 1: Live Register Figures**

| Live Register Figures |            |           |           |                    |
|-----------------------|------------|-----------|-----------|--------------------|
| Area                  | March 2008 | July 2009 | June 2010 | % change 2008-2010 |
| Nenagh office         | 1,057      | 2,687     | 3,057     | + 65.4             |
| County                | 2,829      | 6,869     | 7,551     | + 62.5             |
| Mid-West              | 17,538     | 39,173    | 40,205    | + 56.4             |



### The Councils' role in generating employment

The delivery of employment opportunities requires the co-operation of a number of agencies, such as the Councils, the County Enterprise Board, Shannon Development, Leader, Nenagh Chamber of Commerce and its Traders and indeed local entrepreneurs and the residents of the town. The Councils, over the lifetime of this plan and the next development plan period, will seek to increase co-operation and co-ordination between these agencies and will work pro-actively to attract, support, encourage and facilitate new business and employment in the town.

The Council further aims to facilitate economic development and employment generating opportunities in Nenagh Town and its environs by:

- Zoning Land for business and employment, industrial and

commercial facilities as appropriate

- Facilitating the provision of necessary infrastructure
- Developing policies and objectives in the plan which promote, facilitate, support and encourage new business activity.

### MAIN ISSUES

1. What 'key drivers', 'strengths', or 'competitive advantages' can be harnessed to increase employment growth within Nenagh town and its environs?
2. Where should new employment activity be located?
3. What kind of physical units are required for new employment opportunities? Is there a need for starter units of various sizes?
4. How can Nenagh be promoted in attracting inward investment in employment and enterprise?
5. How should the Plan best support a broad range of employment opportunities within the town for local residents so as to reduce the numbers travelling out of the town to work, thereby reducing traffic congestion?
6. Can the Town and Environs Development Plan be more pro-active in stimulating employment and economic-development?
7. Should the extent of development at the edge of the Plan area be limited in size to protect the town centre? Retail only?



## **SOCIAL, SPORTING, COMMUNITY AND CULTURAL DEVELOPMENT**

Social, sporting, community and cultural development plays a vital role in contributing to the quality of life for all and can have an economic spin off for the Town. In Nenagh, there is a strong commitment to community, sport and cultural development. This is evident in the widespread support for clubs such as the GAA, Soccer, Rugby, Athletics, Tennis, Angling, Canoeing and swimming clubs amongst others. The Town also provides a number of support groups such as Youth Project, Travellers Support and Nenagh Chamber of Commerce. The Councils encourage submissions by all community, sporting and cultural groups to ensure the Plan fully reflects the needs and aspirations of all community and sports groups.

### **Economic, Social and Cultural Strategy, 2002-2012**

The North Tipperary County Development Board, established in 2001 prepared an Economic, Social and Cultural Strategy 2002-2012 for the County which represents an agreed direction to support economic prosperity, social inclusion and cultural heritage. The Development Plan in ensuring a co-ordinated approach to the delivery of services, will have regard to this document (or any subsequent review during the development plan process) when developing policies and objectives for the Plan.

The Nenagh Arts Centre arose from community partnership organisation Nenagh Community Network and as such holds and

fosters the community ethos of the project. The original Town Hall was built as the sign over its' entrance notes in A.D. 1889, designed by Town Engineer Robert Gill. This year 2010, it receives a new lease of life with the redevelopment of Nenagh Town Hall, which will provide the community with a magnificent new performing arts centre. Nenagh Town Hall houses Nenagh Arts Centre along with North Tipperary LEADER Partnership and Foróige.

### **The Strategy sets out a series of actions for the development of community infrastructure including:**

- A comprehensive plan for the provision of a range of community, cultural and sporting facilities based on assessment of current and future need;
- Promoting the county as a venue for major sport and recreational events for people of all abilities;
- Promoting the natural environment as an accessible amenity for sport and recreational activity having due regard for safety and issues of environmental sustainability;
- Developing and implementing a Sports and Recreation Strategy for the County aimed at delivering sport and recreation in a co-ordinated and targeted manner;



### **Education**

The provision of good quality and a diverse range of educational facilities play a vital role in the social fabric of Nenagh Town. While the Department of Education is the direct service provider in school provision, under ministerial guidelines *'The Provision of Schools and the Planning System'* local authorities are required to take a plan-led approach to making provision for all educational facilities into the future. Therefore, a key aim of the plan will be to ensure that land adjacent and around schools is protected to allow for future expansion.

### **Recreation and Sports Facilities**

Nenagh has range of sporting facilities within the town. These facilities include a sports complex, a swimming pool, tennis courts, golf course, an athletic track, and GAA, rugby and soccer grounds. The Plan can primarily assist in sport and recreation development through policy formulation e.g. multi functional facilities and in the identification and reservation of lands (where appropriate) for public, education and community use and for open space and play areas.



### MAIN ISSUES

1. How do we protect and improve our cultural, recreational & leisure facilities to serve the needs of the town?
2. Is there a need for additional community facilities to serve the needs of the young, the elderly and disabled groups? What activities should be catered for?
3. Are the Arts adequately provided for and promoted within Nenagh and its environs?
4. Should lands adjacent to and around schools be zoned in order to preserve their use for future extensions? Should alternative locations be identified and reserved for possible provision of new schools into the future?
5. Should undeveloped/vacant sites within residential developments be used to cater for community facilities?
6. Do we need more playing pitches? Where?

## RETAIL DEVELOPMENT AND THE TOWN CENTRE

The Retail Planning Guidelines for Planning Authorities, published by the Department of the Environment, Heritage and Local Government in 2000 (as amended in 2005), require local authorities to include policies and objectives in the Development Plan to protect town centres and to enhance retail provision in their areas. In line with national guidelines, a County Retail Strategy 2002 for North Tipperary was prepared to provide an evidence based approach as to the requirements of each urban centre in the County. The Councils have commenced a review of this County Retail Strategy and its findings and recommendations will be included in the next Nenagh and Environs Development Plan.

### Retail Growth

The County Retail Strategy, 2002 states that Nenagh is a Level 2 Tier 2 Major Town Centres in the Regional Hierarchy. Nenagh is the County town of North Tipperary and has an selection of quality local, national and multi-national stores within the town, providing a variety of choice for those shopping in the town. Like other towns within the County and the Region, Nenagh has suffered with some shop closures in recent time, especially along the secondary shopping streets, however, within the core of the town, vacancy rates are low.

A survey carried out as part of the Mid-West Retail Strategy in 2009, identified Nenagh to be a relatively self contained town with an catchment area competing against the retail attractions

within Limerick City and its environs. At the time of analysis in 2009 it was shown that there had been significant increases in floor space within Nenagh.

**Table 2: Retail in Nenagh**

| Category                           | Period                     | Total Sq.m    |
|------------------------------------|----------------------------|---------------|
| Convenience existing               | Dec 2001                   | 8,240         |
| Convenience built between          | Jan 2004 - Mar 2009        | 5,206         |
| Convenience                        | March 2009                 | 13,446        |
| Non-bulky comparison existing      | Dec 2001                   | 9,153         |
| Non-bulky comparison built between | Jan 2004 - Mar 2009        | 3,129         |
| Non-bulky comparison               | March 2009                 | 12,282        |
| Bulky comparison existing          | Dec 2001                   | 0             |
| Bulky comparison built between     | Jan 2004 - Mar 2009        | 6,582         |
| Bulky comparison                   | March 2009                 | 6,582         |
| <b>All existing retail</b>         | <b>Dec 2001</b>            | <b>17,393</b> |
| <b>All retail built between</b>    | <b>Jan 2004 - Mar 2009</b> | <b>14,917</b> |
| <b>All retail</b>                  | <b>March 2009</b>          | <b>32,310</b> |

What is clear from these figures is that within Nenagh the retail floor space has increased from 17,393 sq.m to 32,310 sq.m or by 46.2%.

A key challenge in the next Plan period will be to ensure that leakage from Nenagh to other large retail centres is minimised and that the town centre is seen as an attractive and vibrant place to shop and do business.

### **The Role of Town Centre**

The centre provides a focus for a range of commercial, residential and community activities, resulting in a mix of uses that contribute to a sense of place and identity. The town centre is at the heart of Nenagh, and its vitality and viability is a key indicator of the well-being of the town as a whole. However, the town is marked by a number of dis-used and derelict buildings which can in the long-term undermine its role and viability.

It is intended that the next Development Plan will include a 'Town Centre Strategy', which will be based on the national guidelines for Retail Developments, which provides for the following framework for assessment:

- Defining the role and the size of the main town centre.
- Defining of the boundaries of the core shopping area of the town centre.
- Providing a broad assessment of the requirement for additional retail floorspace.
- Providing strategic guidance on the location and scale of retail development.
- Providing policies and action initiatives to encourage the improvement of the centre.

- Identifying criteria for the assessment of future retail/town centre developments.

It is also intended that the Development Plan, will include a 'Public Realm Plan' for the town centre, which will seek to set out a strategy for improving civic spaces for visual and social regeneration.

### **MAIN ISSUES**

1. What type and scale of employment, retail, service, leisure and recreational activities should the Development Plan provide for in the town centre? How can this best be achieved?
2. What improvements to the town centre are required to make it more attractive to visit for shopping and leisure activities?
3. Are there enough local shopping and commercial facilities available within walking distance of residential areas in the town?
4. What new areas of the town are suitable for retail development?
5. There are extensive backland areas in the town centre, what opportunities exist for town centre expansion in these areas?
6. Is there enough parking provision and should we change the pricing policy?

## AREAS IN NEED OF RENEWAL / RE-DEVELOPMENT

### Nenagh Town

Nenagh has a key advantage over other settlements in North Tipperary in that it has a large town centre core which provides many opportunities for consolidation and expansion. However, there are many buildings, particularly at the edge of the town centre, which are dis-used, in a poor state of repair or derelict. The Development Plan must look at ways to promote re-development and or renewal of these buildings. To this end, it is intended that during the development plan process an analysis will be carried out, to determine vacancy rates, underused and derelict buildings. . This analysis and survey work will inform the policies and objectives of the new development plan.



### Opportunity Sites

The Councils, in order to drive and facilitate re-development will identify opportunity sites throughout the town which have the potential to significantly enhance the townscape. Design Briefs

will be prepared for these sites, which will identify appropriate uses and set out design parameters for the development. The identification of Opportunity Sites will be an important planning tool, to illustrate to prospective developers the potential of these sites and provide certainty in the Development Management process.



### MAIN ISSUES

1. What land-use issues are important to areas in need of renewal or re-development?
2. How can the Plan stimulate development in backlands and derelict areas of the towns?
3. What areas/buildings would benefit from the preparation of development briefs in order to promote and stimulate development?
4. Should the Development Plan be more flexible in designating lands for different employment types to encourage the development of dis-used buildings?

## TRANSPORTATION AND INFRASTRUCTURE

The Mid-West Regional Planning Guidelines, 2010 place a key emphasis on connectivity, whereby it states that future growth of the region will be critically influenced by how easily the region can engage with other urban settlements both within the Mid-West and beyond. Nenagh is strategically located on the M7 motorway and the N52 (the gateway to the Midlands and the North). The town is 40km east of Limerick. The new motorway provides a challenge but also a major opportunity for the Town.

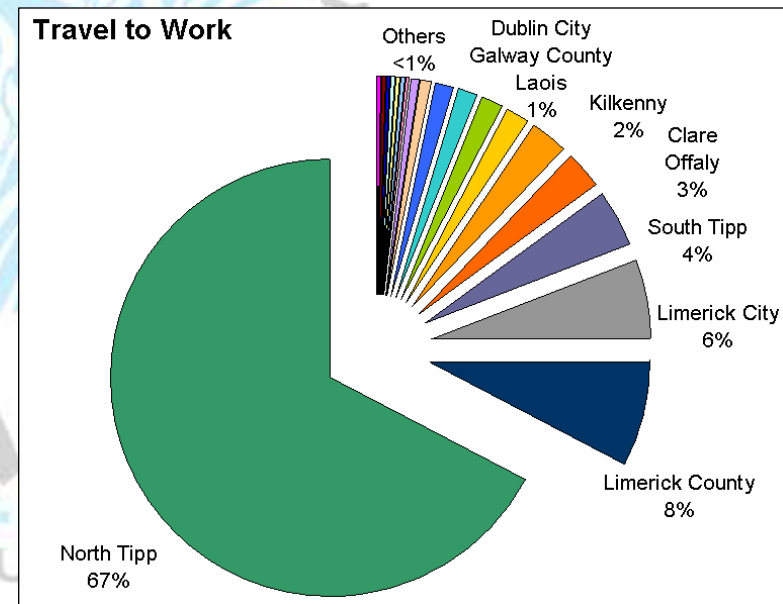
Nenagh is also served by rail, being located on the Main Limerick to Ballybrophy Railway Line. There is an existing commuter service to Limerick in the mornings and evenings. It will be an aim of this Development Plan to seek to maintain existing service and support improvement where possible to the network over the next development plan period.



### Local Transport Issues

National government in its publication *Smarter Travel, A Sustainable Transport Future*, (Department of Transport, 2009), requires local authorities to ensure that development plans incorporate policies and objectives to ensure people choose sustainable transport modes such as walking, cycling and public transport. In Tipperary, according to CSO figures, 61.5% of people use private cars to travel to work which rises to 76% if car passengers, vans and lorries are included. 33% of people travel outside the County for work purposes as illustrated in

**Figure 2: Travel Patterns in North Tipperary**



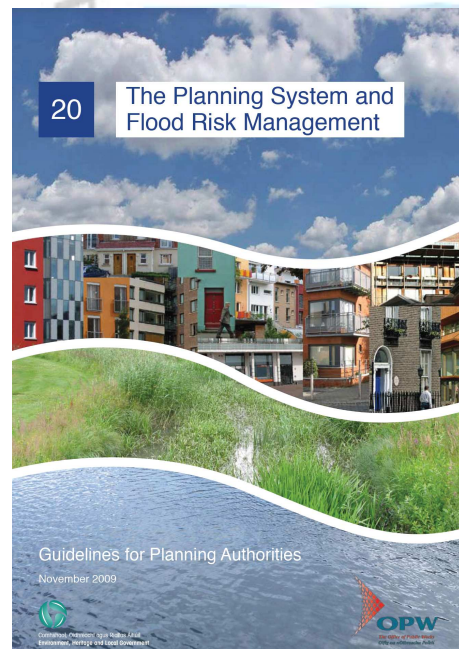
The challenge which faces the Councils is to change behaviour patterns to encourage people within the County to use alternative methods of sustainable transport where possible. The Council invites any suggestions for initiatives which can be developed at a local level to address this trend.

### **Waste Water Treatment**

The Council's Water Services Investment Programme examines how and where public water services should be provided. This programme of investment covers capacity of treatment plants and plans to upgrade and improve networks.

### **Flood Risk**

The DoEHLG published new guidelines on Flood Risk Management in 2009 which require planning authorities to carry out a Strategic Flood Risk Assessment as part of the Development Plan process. The document is of particular importance for Nenagh Town given its location on the Nenagh River and given that the Town has been subject to past flood events. National guidelines place a clear requirement on



the Councils to ensure that land is not developed in areas of flood risk.

The Councils will be preparing this document through consultation with the OPW. However, the Councils are also anxious to acquire local knowledge through the development plan public consultation process to identify areas which are subject to localised flooding.

### **MAIN ISSUES**

1. What are the main transportation/infrastructural improvements that are needed throughout the town? Wastewater? Water? Broadband?
2. How can Nenagh avail of the opportunities offered by its location on the M7 and the N52?
3. How best can transport and land-use planning be integrated to produce sustainable policies covering roads, traffic management, cycling, walking, facilities for the mobility impaired and parking? What type of traffic management is needed for the town?
4. How can the use of public transport, cycling and walking be promoted and how can the need for travel by private motorcar be reduced?
5. How should cycle-ways, walkways, provision of adequate car parking, and the creation of a safe, pedestrian friendly environment (traffic calming measures) be integrated into housing developments?
6. Are there areas in the town that are subject to localised flooding? Many measures can be adopted to ensure that flood risk is minimised?

## **BUILT AND NATURAL HERITAGE**

The Built Heritage is a term used to describe buildings, places and sites which have acquired through time special interest and values and as such, warrant protection, where feasible. While places of biological diversity inherited from past generations, including flora and fauna and landscape features define our 'Natural Heritage'. The Planning and Development Acts, 2000-10 places the preservation of the built and natural environment as a key issue to be incorporate into Development Plans.

### **Built Heritage**

Our Built Heritage can be protected under the Development Plan process through the following mechanisms:

- **Record of Protected Structures:**

Each Planning Authority has a statutory responsibility to include a Record of Protected Structures in its Development Plan. The Planning Authority also has a responsibility to review its Record of Protected Structures and to form an opinion as to whether or not existing Recorded Structures warrant continued inclusion and whether or not to make additions to the Record. At a national level the DoEHLG published a survey of all buildings of heritage importance, entitled *The National Inventory of Architectural Heritage* for North Tipperary. The document recommends that a number of buildings in Nenagh Town are included in the Record of Protected Structure and the Councils will use this document as a basis for preparing the Record of Protected Structure under the next Development Plan. The

existing Record of Protected Structures, included 130 structures provided for under Appendix 2 of the Nenagh Town and Environs Development Plan, 2007.

- **Architectural Conservation Areas (ACAs)**

Architectural Conservation Areas can be of use in order to protect the character of a place, an area, or group of structures or part of a townscape. The difference between an ACA and a protected structure is that an ACA concentrates externally on a group of buildings/structures. The Nenagh Town and Environs Development Plan 2007, in recognition of the importance of preserving the town historical built environment, provided for an Architectural Conservation Area covering Summerhill, Pearse Street, Kenyon Street, and Kickham Street/Bamba Square. A Design Statement for these areas was provided for in Appendix 4 of the Nenagh Town and Environs Development Plan 2007.

### **Archaeology**

Nenagh Town has a number of Archaeological Monuments, which are protected under the National Monuments Act, 2004. It will continue to be the Councils policy to protect features of archaeological interest under the next Development Plan. Local knowledge, which is passed down from generation to generation, is a good information base and will be considered and forwarded to the relevant bodies, as appropriate, as part of the review process.

### **Natural Heritage**

European Legislation now protects many valuable remaining

wild habitats through the designation of sites as Special Area of Conservation (SACs) and Special Protection Areas (SPAs), which are also known and Natura 2000 sites. Natural Heritage Sites are also identified under national legislation, afforded protection under the Wildlife Act. While the town does not have Natura 2000 sites, the Nenagh River provides a rich natural heritage for the town.



4. Are there additional areas in Nenagh that should be designated as Architectural Conservation Areas?
5. How can the existing natural amenities and parklands of Nenagh be improved? Are there opportunities for new amenity areas?



### MAIN ISSUES

1. How best can the policies of the Development Plan contribute to the protection and appreciation of the built and natural environment?
2. Are there additional structures that should be protected under the new Development Plan?
3. Are there any structures that should be removed?

## North Tipperary County Development Plan, 2010-2016

The Planning and Development Acts, 2000 to 2010 requires planning authorities to take into consideration the policies and objectives of adjoining functional areas. In this regard, the Nenagh Town and Environs Development Plan, 2013-2019 will have regard to the overarching strategic policies for North Tipperary as set out in the County Development Plan, 2010-2016

The County Development Plan 2010-2016 developed a Settlement Hierarchy, which designated Nenagh along with Templemore, Thurles and Roscrea as a 'Primary Settlement Centres'. Therefore, in a County context, Nenagh has been identified as an important location, where investment should be directed and economic development and social service provision should be encouraged.

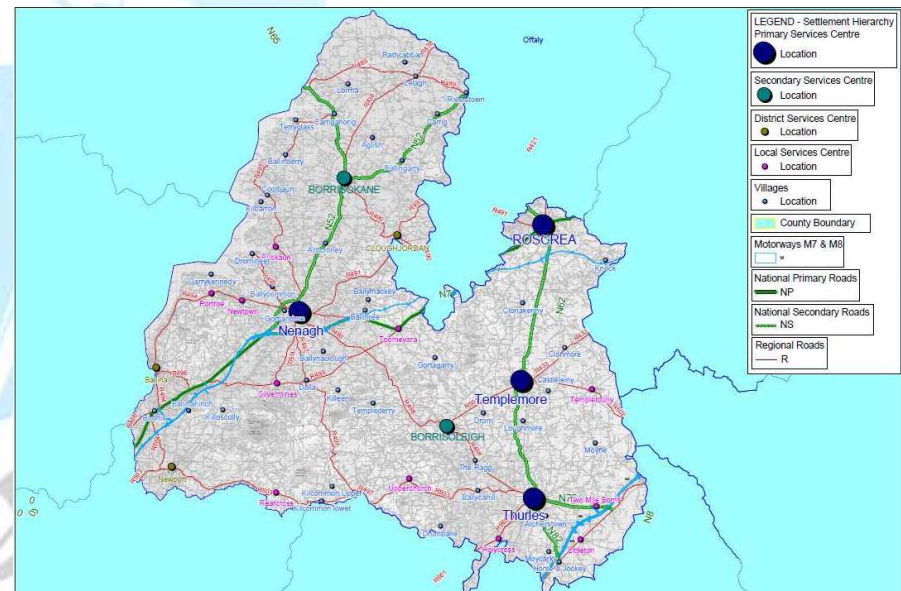
A key aim of the Nenagh and Environs Development Plan, 2013-2019 will be how the town can contribute to the Vision Strategy of the North Tipperary County Development Plan, 2010-2016 and realise its role as a thriving self-sustaining settlement centre.

### MAIN ISSUES

1. What should the strategic vision for the plan be?
2. What are your thoughts on how Nenagh can deliver on its role identified in the Regional Planning Guidelines?

3. What are the areas where investment is needed to encourage the long-term development potential of the town?
4. What makes Nenagh different from other towns in North Tipperary and towns in County's nearby?
5. Are there areas for mutual co-operation with other towns nearby?

**Figure 3: Settlement Hierarchy for North Tipperary – County Development Plan, 2010**



## Population and Residential Strategy

### Population Trends

Nenagh Town according to the 2006 census has a population of 7,751, which represent an increase from 6,454 or 1,297 people (20.1%) since 2002. Table 3 illustrates these population trends along with the population distribution of the town in the context of North Tipperary.

| Settlement                   | 2002          | 2006          | % change    |
|------------------------------|---------------|---------------|-------------|
| Nenagh TC                    | 6,454         | 7,751         | +20.1       |
| <b>North Tipperary Total</b> | <b>61,010</b> | <b>66,023</b> | <b>+8.2</b> |

### Population Targets

The Planning and Development Acts 2000 to 2010, by the introduction of a Core Strategy requires that the land provision to accommodate residential growth is based on population targets published by the Department of the Environment, Heritage and Local Government in 2009. The Mid-West Regional Planning Guidelines, 2010 have transposed these national population targets as they apply to the region and the County, with North Tipperary targeted to grow by 14,700 to a population of 80,723 by 2022 (i.e. a total growth of 22%).

The majority of the growth, based on the settlement hierarchy of the County is directed toward the main urban centres of the

County. This is to ensure that these settlements achieve a critical mass, which will in turn drive the economic development and the provision of social and amenity services. The population targets, the households required, and zoning provision is provided in Table 4.

**Table 4: Population Targets Breakdown for 2022 Based on Settlement, Retail and Economic Hierarchy**  
(Source: Mid West Regional Planning Guidelines 2010)

| Hierarchy Position                    | Town       | Pop 2006 | Pop 2016 | Pop 2022 | House No. required based H/holds of 2.5 | Max. area of land to be zoned in Hectares* |
|---------------------------------------|------------|----------|----------|----------|---|--|
| <b>Tier 1 Primary Service Centres</b> | Nenagh     | 7,751    | 8,957    | 9,590    | 736                                     | 74   |
|                                       | Thurles    | 7,682    | 8,791    | 9,372    | 676                                     | 68   |
|                                       | Roscrea    | 4,910    | 5,858    | 6,354    | 578                                     | 58   |
|                                       | Templemore | 2,270    | 2,594    | 2,631    | 144                                     | 24   |

\* Based on an average density of 25 dwellings to the hectare in Nenagh, Thurles and Roscrea, 15 dwellings to the hectare in Templemore and using a multiplier of 2.5.

## Age Profile

The age profile of the town is positive with almost a third of the population under the age of 25 in 2006. This has implications for schools, childcare and sports facilities.

Table 5: Age Profile in Nenagh (Source CSO 2006)

| Age classification | No. of people |
|--------------------|---------------|
| 0-14 yrs           | 1,437         |
| 15-24 yrs          | 1,062         |
| 25-44 yrs          | 2,742         |
| 45-64 yrs          | 1,524         |
| 65 and over        | 986           |
| Total              | 7,751         |

## Sustainable Residential Development

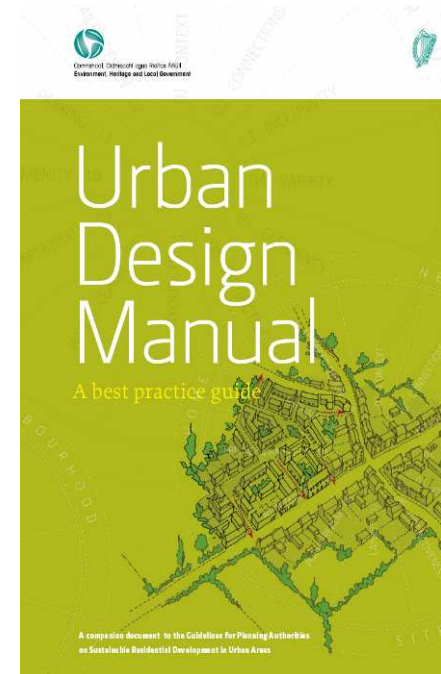
A central function of the Plan is to ensure that new residential developments present a high quality living environment for its residents, both in terms of the individual dwelling units and in terms of the overall layout and appearance of the scheme. The design and layout of new residential areas should provide high quality houses and neighbourhoods, which provide a range of social functions and facilities, including a hierarchy of open spaces for a range of age groups.

The Department of Environment, Heritage and Local Government has published a range of guideline documents which relate to development of residential estates. All

residential developments will be assessed with regard to these guidelines and in particular the following:

- DoEHLG Sustainable Residential Development in Urban Areas, 2008
- DoEHLG Urban Design – Best Practice Guide, 2008.
- DoEHLG Sustainable Urban Housing: Design Standards for New Apartments, 2007
- DoEHLG Quality Housing for Sustainable Communities, 2007.

The Council, in conjunction with the Mid West Regional Authority, has developed a sustainable matrix which should be completed as part of all planning applications. This matrix highlights to applicants the key issues which should be addressed (energy, transport, materials, etc) and presents opportunities for off setting poorer aspects of the development against those aspects which achieve high standards e.g. A rated dwelling versus increase transport use or use of local resources versus no use of renewables.



**Figure 4: The Development of Sustainable Neighbourhoods**



3. How should the critical cultural, economic and social requirements of communities for retail, transport, education, childcare, recreation and community supports be planned?
4. Should parks, playgrounds, crèche, etc be included as part of plans for new residential development?
5. What types of 'infill' policies are required? Should houses be permitted in side and rear gardens?
6. What response should there be to the trend to smaller household size?
7. How can we provide for social integration in housing developments?
8. What type of housing units should be provided within Nenagh e.g. serviced sites, low density, high density, apartments etc?

### MAIN ISSUES

1. Land is a limited and a valuable resource. What area of land is required to meet the residential needs of the town, and where should land be zoned for future development to 2018?
2. How will we cater for the different housing needs of first

## **SEA Directive/Habitats Directive**

### **SEA Directive**

The EU Directive 2001/42/EC of 2001, also known as the SEA Directive, has been transposed into Irish Law in the form of Regulations. The Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) applies to the preparation, review and amendment of land use plans. SEA is intended to provide the framework for influencing decision-making at an early stage when plans are being prepared.

The purpose of the SEA Directive is to ensure that environmental consequences of certain plans and programmes are identified and assessed during their preparation and before their adoption and that the plans or programmes are modified where adverse impacts are likely and/or that appropriate mitigation measures are incorporated to alleviate potential impacts.

The SEA process improves the quality of the plan making process by:

- Facilitating the identification and appraisal of alternative plan strategies – consideration of alternatives is required;
- Raising awareness of the environmental impacts of plans – while it is not always possible to eliminate all potentially negative impacts, SEA helps clarify the likely consequences of selected options and makes provision for mitigation;

- Encourages the inclusion of measurable targets and indicators, to facilitate effective monitoring of plan implementation.

### **SEA and the Plan making process**

The SEA Regulations stipulate that SEA is mandatory for certain plans while screening for SEA is required for other plans that fall below the specified thresholds. The SEA must run in parallel with the preparation of a new development plan/local area plan or programme.

### **Stage 1 – SEA Screening**

Screening is a process for deciding whether a particular plan (development plan or local area plan) where the population involved is less than 10,000 persons or a variation to a plan, would be likely to have significant effects on the environment, and would thus warrant SEA. The SEA Regulations 2004 require case by case screening of such plans and variations based on the criteria set out in Schedule 2A of the Planning and Development Regulations 2001. These criteria must be considered when determining the likely significant effects on the environment caused by development proposals in a particular plan. As part of the preparation of the Draft Plan the Councils are preparing a SEA Screening Report to assess the need for an SEA as required under Article 14A of the SEA Regulations and including consultation with the appropriate Environmental Authorities.

### **Habitats Directive**

Article 6(3) of the Habitats Directive requires that Appropriate

Assessment (AA), or screening for AA, be undertaken to determine that impact of plans and projects on Natura 2000 Site, which would include land use plans such as the Draft Plan. The purpose of Article 6(3) of the EU Habitats Directive 92/43/EEC is to ensure that certain plans and programmes do not impact negatively on any Natura 2000 Site. An AA is an evaluation, based on best scientific knowledge, by a person with ecological expertise, of potential impacts of a plan or scheme on the conservation objectives of any Natura Site. This is understood to include Natura 2000 Sites not situated in the area encompassed by the Draft Plan or scheme but could potentially be impacted upon through 'ex-situ' impacts which may include a study area up to 15km.

AA should also develop, where necessary, mitigation or avoidance measures to prevent negative effects on a Natura 2000 Site. The impacts assessed must include the indirect and cumulative impacts of approving the plan, considered with any current or proposed activities, developments or policies impacting on the Natura Site.

### **Appropriate Assessment and the Plan making process**

Generally a full Appropriate Assessment comprises of a number of stages:

Stage 1- Screening to identify the likely impacts on a Natura Site by a Plan/project either alone or in combination with other plans/projects;

Stage 2- Consideration of the impact on the integrity of the Natura Site of the Plan/Project, either alone or in combination

with other plans/projects;

Stage3 - Assessment of alternative solutions;

Stage4 - Assessment where no alternative solutions exist and where adverse impacts remain.

### **Stage 1 - AA Screening**

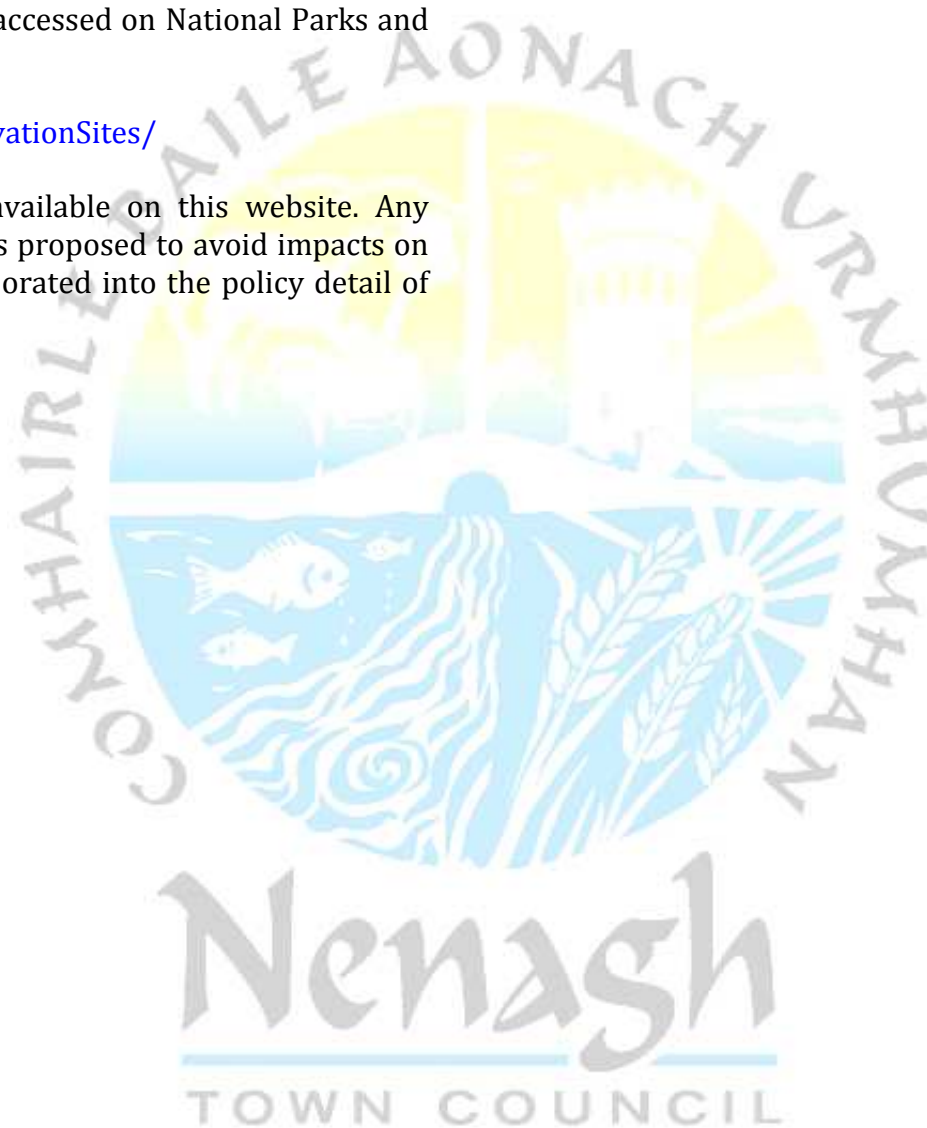
The purpose of this stage is to evaluate the effects of a project or plan, either alone or in combination with other projects or plans, upon a Natura 2000 Site and to determine whether it can be objectively shown that the plan will, or will not, have adverse impacts on a Natura 2000 Site. The competent authority (i.e. Nenagh Town Council and North Tipperary County Council in this case) cannot approve a plan unless it can be objectively shown that the plan will not have adverse impacts on any Natura 2000 Site. As part of the preparation of the Draft Plan the Councils are in the process of undertaking AA Screening (Stage 1) for the Draft Plan. However, AA screening (and full AA if necessary) will be carried out before the adoption of the Plan. AA screening of the Draft Plan shall be based on any ecological information available to the Councils and on an adequate description of the plan and its likely environmental impacts. This should take into account any policies that will set the terms for future development.

There is no SAC or SPA within or adjoining the boundaries of the Nenagh Town and Environs Development Plan. The closest SPA is located at Youghal Bay c.6km to the north west of the town. The closest SACs are the Lough Derg North East shore which is c. 10km to the north west at Meelick and the Lower River Shannon which is c.17km to the south west at Ballina. The site synopsis

for these SPAs and SACs maybe accessed on National Parks and Wildlife Service's website at

<http://www.npws.ie/en/ConservationSites/>

Individual site maps are also available on this website. Any mitigation measures or measures proposed to avoid impacts on Natura 2000 Sites will be incorporated into the policy detail of the Draft Plan before finalisation.



## OTHER ISSUES

There are other planning issues, not specifically addressed in the preceding sections, which may relate to the preparation of the new Town and Environs Development Plan. These include:

- Renewable energy provision
- Waste management
- Traveller accommodation

The issues raised in this document are not exhaustive. You are invited to submit your views on any relevant issue that the draft of the new Development Plan should contain.



## APPENDIX 1

**Pursuant to Section 10 of the Planning and Development Act 2000, a Development Plan must include a series of objectives to ensure proper planning and sustainable development of the area. These include objectives for:**

- Zoning of land.
- Provision of infrastructure, including transport, energy, communication facilities, water supply, waste recovery and waste disposal facilities.
- Conservation and protection of the environment.
- Integration of planning and sustainable development with the social, community and cultural requirements of the area and its population.
- Preservation of the character of the landscape including views and prospects.
- Protection of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- Preservation of the character of Architectural Conservation Areas.
- Renewal of areas in need of regeneration.
- Provision of traveller accommodation
- Preservation, improvement and extension of recreational amenities.
- Provision of community services, including schools, crèches and childcare facilities.

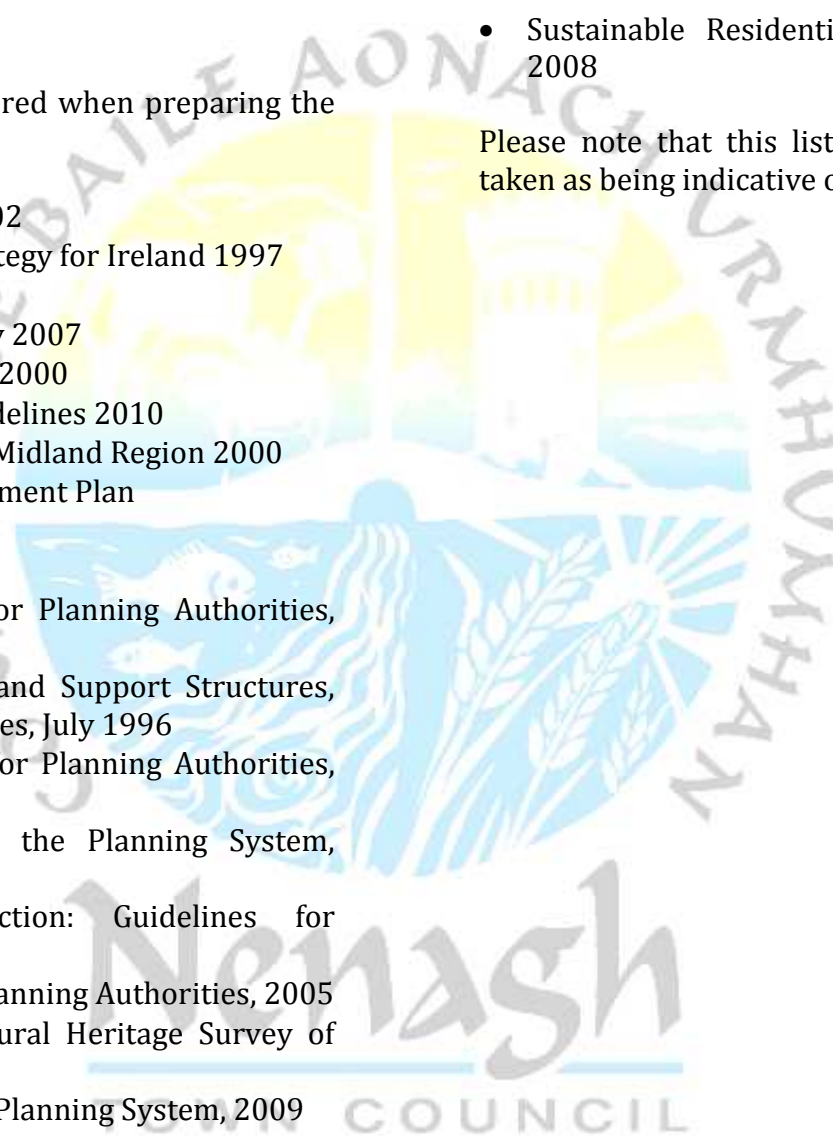
## APPENDIX 2

Guidelines and Strategies to be considered when preparing the next Development Plan include:

- The National Spatial Strategy 2002
- Sustainable Development: A Strategy for Ireland 1997
- National Development Plan 2007
- National Climate Change Strategy 2007
- The Water Framework Directive 2000
- Mid-West Regional Planning Guidelines 2010
- Waste Management Plan for the Midland Region 2000
- North Tipperary County Development Plan
- County Retail Strategy, 2002
- County Housing Strategy, 2009
- Tree Preservation, Guidelines for Planning Authorities, March 1994
- Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, July 1996
- Childcare Facilities, Guidelines for Planning Authorities, June 2001
- The provision of Schools and the Planning System, DoEHLG and DoE
- Architectural Heritage Protection: Guidelines for Planning Authorities 2001
- Retail Planning, Guidelines for Planning Authorities, 2005
- National Inventory of Architectural Heritage Survey of Templemore
- Flood Risk Management and the Planning System, 2009

- Sustainable Residential Development in Urban Areas 2008

Please note that this list is not exhaustive and should be taken as being indicative only.



**APPENDIX 3: ELECTED MEMBERS DETAILS OF NENAGH TOWN COUNCIL**

| <b>Member</b>          | <b>Address</b>                              | <b>Phone</b>            |  | <b>Email</b>             |
|------------------------|---|-------------------------|--|--------------------------|
| <b>Hughie McGrath</b>  | 19 Brooklands Drive<br>Nenagh               | 087-2559323)            | 067-33452<br>(home)                          | hughiemcgrath@eircom.net |
| <b>Séamus Morris</b>   | Rathnaleen<br>Nenagh                        | 087-2859125             | 067-34781<br>(home)                          | seamusmorris@hotmail.com |
| <b>Virginia O'Dowd</b> | St. Conlons Road<br>Nenagh                  | 086-8185520             | 067-33020<br>(home)                          | cllrvodowd@eircom.net    |
| <b>Lalor McGee</b>     | 47 Ballygraique Estate<br>Nenagh            | 086-4048948             |  |                          |
| <b>Jimmy Moran</b>     | Sun View<br>Ciamaltha Road<br>Nenagh        |                         | 067-31064<br>(home)                          |                          |
| <b>Tony Sheary</b>     | Ballintogher<br>Nenagh                      | 085-1390339<br>(mobile) | 067-34735<br>(home)<br>067-50422<br>(office) | tonysheary@gmail.com     |
| <b>Tom Moylan</b>      | Rathnaleen<br>Nenagh                        | 086-8236386             | 067-44904<br>(home)<br>067-33492<br>(office) | tommymoylan@eircom.net   |
| <b>Conor Delaney</b>   | 2 Riverview Close<br>Millersbrook<br>Nenagh | 085-7599544             |  |                          |
| <b>Tom Mulqueen</b>    | Connolly Street<br>Nenagh                   | 087 2559857             | 067-31326<br>(work)                          | tommulqueen@eircom.net   |

**APPENDIX 4: ELECTED MEMBERS DETAILS OF NORTH TIPPERARY COUNTY COUNCIL**

| <b>Member</b>        | <b>Address</b>                | <b>Phone</b> |            | <b>Email</b>                     |
|----------------------|-------------------------------|--------------|------------|----------------------------------|
| Billy Clancy         | Rosmult, Dromane, Thurles     | 086-0518934  | 0504 54442 | billy.clancy@northtippcoco.ie    |
| Denis Ryan           | Parkmore, Roscrea             | 087-6775382  | 0505 21207 | denis.ryan@northtippcoco.ie      |
| Eddie Moran          | Knocka, Drom, Templemore      | 086-2484363  | 0504 32272 | eddie.moran@northtippcoco.ie     |
| Ger Darcy            | Clashateaun, Ardcroney        | 086-2752838  | 06738149   | gerard.darcy@northtippcoco.ie    |
| Hughie McGrath       | 19, Brooklands Drive, Nenagh  | 087 2559323  | 0504 52118 | hughie.mcgrath@northtippcoco.ie  |
| Jim Casey            | Knocknacree, Cloughjordan     | 087-2321967  | 0505 42276 | jim.casey@northtippcoco.ie       |
| Jim Ryan             | St. Judes, Mill Road, Thurles | 086-2397376  |            | jim.ryan@northtippcoco.ie        |
| John Carroll         | Kilcoleman House, Nenagh      | 086-8041893  | 067 32047  | john.carroll@northtippcoco.ie    |
| John Hogan           | Moyneard, Moyne, Thurles      | 086-2314067  | 0504 45116 | john.hogan@northtippcoco.ie      |
| John Kennedy         | 5 Ard na Croise, Thurles      | 087-2410540  |            | john.kennedy@northtippcoco.ie    |
| John 'Rocky' McGrath | Killoscully, Newport          | 086-1714224  | 061 378639 | john.mcgrath@northtippcoco.ie    |
| Jonathan Meaney      | Holly Cottage, Garrykennedy   | 087-7751877  | 067 23638  | jonathan.meaney@northtippcoco.ie |
| Mattie Ryan          | Coolecarra, Kilcommon         | 086 8038652  | 062 78134  |                                  |
| Michael O'Meara      | Lissernane, Rathcabbin        | 086-8379300  |            | michael.omeara@northtippcoco.ie  |
| Michael Smith        | Behaglass, Roscrea            | 086-8525634  | 0505 43157 | michael.smith@northtippcoco.ie   |
| Michéal Lowry        | Glenreigh, Holycross          | 087-2897585  | 0504 22022 | micheal.lowry@northtippcoco.ie   |
| Pauline Coonan       | Bank Street, Templemore       | 086-3859199  | 0505 43382 | pauline.coonan@northtippcoco.ie  |
| Dr. Phyll Bugler     | Inchadrinagh, Ballina         | 087-2807655  |            | phyll.bugler@northtippcoco.ie    |
| Seamus Hanafin       | Clongour, Thurles             |              | 0504 21144 | seamus.hanafin@northtippcoco.ie  |
| Seamus Morris        | Rathnaleen, Nenagh            | 087-2859125  |            | seamus.morris@northtippcoco.ie   |
| Virginia O'Dowd      | St. Conlon's Road, Nenagh     | 086-8185520  | 067 33020  | virginia.odowd@northtippcoco.ie  |

**APPENDIX 5: YOUR CHANCE TO MAKE A SUBMISSION**

***Issues Paper Nenagh Town and Environs***

***Development Plan***

**Comment Sheet**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

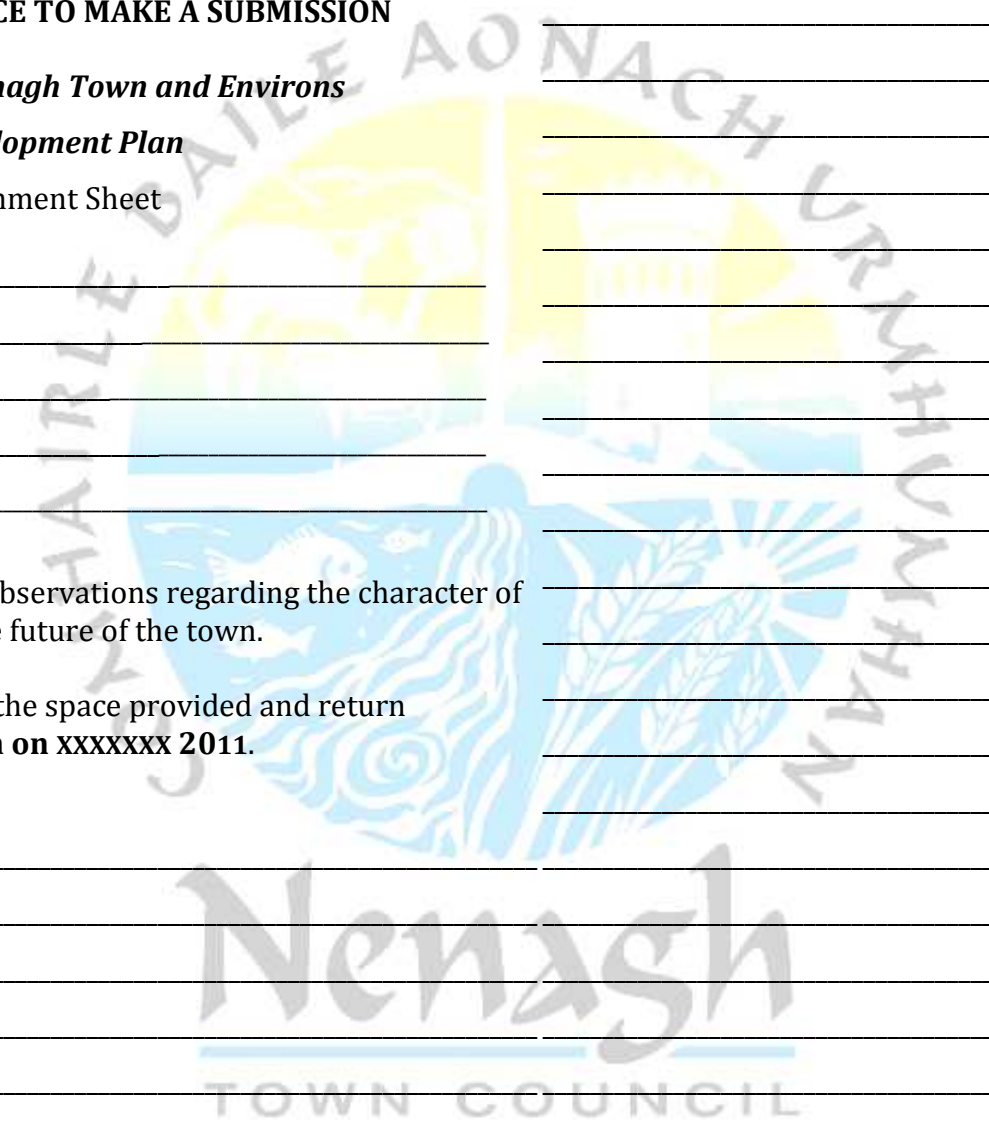
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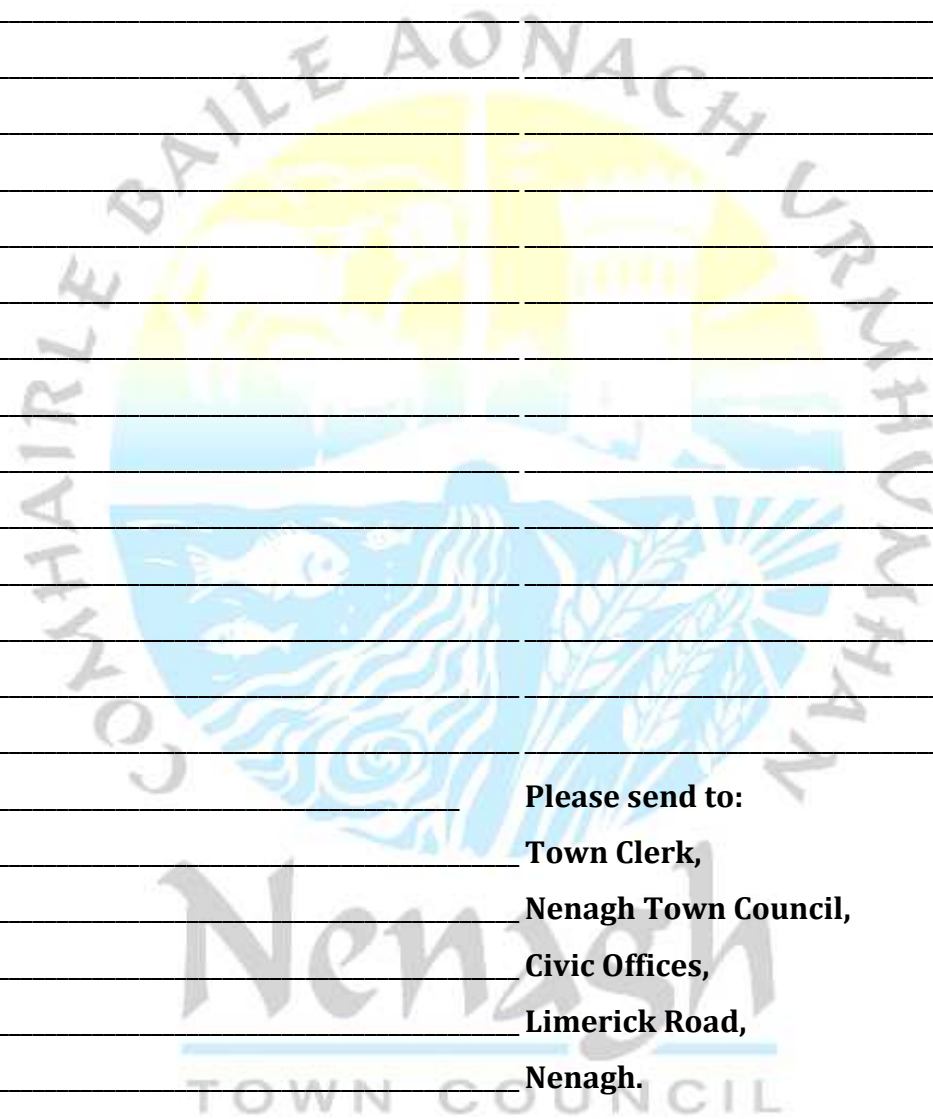
Contact \_\_\_\_\_

We would like your views and observations regarding the character of the town and your vision for the future of the town.

Please write your comments in the space provided and return to the address below by **3.30pm on xxxxxx 2011**.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**Please send to:**

**Town Clerk,**

**Nenagh Town Council,**

**Civic Offices,**

**Limerick Road,**

**Nenagh.**