

**APPENDIX F**

**PROPOSED  
AMENDMENTS TO DRAFT  
ENVIRONMENTAL REPORT**

**Table 2: Proposed Measures responding specifically to issues raised at the outset of the plan's preparation.**

Issue	Specific Policy/Objective No:	Policy/Objective
<b>Biodiversity</b>	AEH 6	The Council's policies in relation to the protection and conservation of wildlife habitats and biodiversity are contained in chapter 6 of the Development Plan. While substantial policy in this regard is provided the following are highlighted. <b>Designated Environmental Sites</b> - It is the policy of the Council to maintain the quality of designated environmental sites and when assessing proposals will provide for the protection, conservation and enhancement of wildlife habitats and designated sites.
	AEH 7	<b>Water Environment</b> - It is the policy of the Council to preserve an undisturbed edge or buffer zone between new developments and river corridors and other water bodies in order to maintain the natural functions of existing ecosystems and to encourage increased public access and enhance water-related recreation opportunities.
	AEH 14	<b>South Tipperary Heritage Plan</b> - It is the policy of the Council to implement the key objectives and associated actions identified in the South Tipperary Heritage Plan 2004-2008 and any revision thereof.
	SEAOH 1	As opportunities arise, the Council will develop a database of heritage assets throughout the County.
<b>Landscape and Visual Amenity</b>	AEH 4	The Council's policies in relation to the protection of the landscape within the County are contained in chapter 6 of the Development Plan. While substantial policy in this regard is provided the following are highlighted.
		<b>Primary and Secondary Amenity Areas</b> - It is the policy of the Council to protect and enhance the visual quality of primary and secondary amenity areas. The scale, design and siting of new developments shall enhance this visual quality.
	AEH 5	<b>Protected Assets: Views and Trees</b> - It is the policy of the Council to protect views of special amenity value and mature trees as set out respectively in Appendix 6 and Appendix 8 of the Draft County Development Plan.
	SEAOH 7	Where funding allows, the Council will carry out the redevelopment of historic properties in its ownership in consultation with statutory bodies and community interest groups in order to enhance the community function of such buildings and the viability of centres within which they are located.
	INF 10	<b>Wind Energy</b> - The Council will facilitate the exploitation of the natural wind energy resource available, provided that it can be demonstrated that such development, and associated infrastructure, is in accordance with Appendix 3: Policy on Wind Energy Development, and the other policies contained in the Draft County Development Plan.
	INF 13	Telecommunications - The Council will facilitate proposals for telecommunications masts, antennae and ancillary equipment where it can be established that there would be no negative impact on the surrounding area and that no other location can be identified which would provide adequate telecommunication cover save in the following locations: Primary and secondary amenity areas or at locations detrimental to the designated protected views; Within significant views or settings of national monuments or protected structures; In close proximity to schools, churches, crèches, community buildings, other public and amenity/conservation areas and residential areas.
<b>Water Quality</b>		The Council's policies in relation to the protection of water quality particularly in relation to wildlife and natural assets within the County are contained in chapters 6 and 7 of the Development Plan.
	AEH 7	<b>Water Environment</b> - It is the policy of the Council to preserve an undisturbed edge or buffer zone between new developments and river corridors and other water bodies in order to maintain the natural functions of existing ecosystems and to encourage increased public access and enhance water-related recreation opportunities.
	AEH 8	<b>Groundwater Protection</b> - It is the policy of the Council to protect groundwater resources and drinking water catchments having regard to the South Tipperary Ground Water Protection Scheme 1998 (as amended) and Environmental Protection Agency guidelines applicable at the time.

<p><b>AEH9</b></p>	<p><b>Waste Water Treatment and Disposal</b> - It is the policy of the Council to implement the Urban Waste Water Regulations, the relevant River Basin Management Plans and EU requirements, and will take account of the drainage system and the quality and quantity of receiving waters in the area when assessing development proposals. Proposals will be required to comply with the development management standards set out in Chapter 9 of the Draft County Development Plan</p>
<p><b>INF5</b></p>	<p><b>Water Supply and Waste Water</b> - It is the policy of the Council to facilitate the provision and upgrading of the water supply and sewerage schemes throughout the county in accordance with the settlement strategy identified in Chapter 3 and as finances permit and will require; . Proposed developments to connect to the public water mains and public sewers where available or likely to be available. Financial contributions in accordance with the Development Contribution Scheme for water services from developers towards existing and/or future developments. Bonds to be submitted by developers to ensure the satisfactory completion and maintenance of water services infrastructure until such time as the Council takes them in charge.</p>
<p><b>INF6</b></p>	<p><b>Surface Water</b> - The Council will seek the implementation of rainwater harvesting, SUDS and best practice guidance for the collection and reuse or disposal and treatment of surface water. Such systems will be required to conserve water, protect water quality and regulate the rate of surface water runoff so as not to cause or exacerbate flooding on the relevant site or elsewhere.</p>

**Table 4: Responses to 'Threats' as part of assessment of the existing environment.**

Topic	Identified Threat	Proposed Policy Response
Human Beings	<p>SS5</p> <p>The emergence of the Guidelines on Sustainable Rural Housing (GoSRH) has seen the emergence of many more applications and permissions for one-off housing in the countryside, with potential implications for the rural environment particularly groundwater quality and visual impact.</p>	<p><b>Individual Houses in the Open Countryside</b></p> <p>It is the policy of this Council to facilitate individual houses in the open countryside at locations removed from the following pressure areas;</p> <p>a) Areas identified as Primary/Secondary Amenity Areas as referred to in Chapter 6 and illustrated in the Appendices of the Draft County Development Plan;</p> <p>b) National Primary, National Secondary and Regional Roads;</p> <p>c) On the approach roads to Towns and Villages; and</p> <p>d) On local roads where there is an existing pattern of ribbon development as set out in the Sustainable Rural Housing Guidelines 2005 (DEHLG) and any amendment thereof</p> <p>And where the following criteria are met</p> <p>a) The proposal is for an individual house; and</p> <p>b) It is being made by any one of the following persons                      a farmer of the land                      a direct descendant of (i) above (sons, daughters or one special niece/nephew or grandchild)                      a person who has lived in the open countryside, outside of the Service Centres, within 10km of the proposed location for any 10 year period of that person's life</p> <p>c) The house design, siting and layout is in accordance with the Rural Design Guide for Individual Houses in the Countryside as set out in Appendix 4; and</p> <p>d) The house is for that person's own use; and</p> <p>e) The applicant can reasonably demonstrate that he/she has a housing need and is eligible under the above criteria</p> <p>An exception may only be made in Amenity Areas, on Agriculturally zoned land within settlements, on approach roads to towns and villages and on Regional Roads where:</p> <p>the proposal is for an individual house; and                      it is being made by any one of the following persons;                      a farmer of the land                      a direct descendant of i) above                      it is not possible to locate the house on other lands within the family landholding and outside the pressure area; and                      the house design, siting and layout is in accordance with the Rural Design Guide for Individual Houses in the Countryside as set out in Appendix 4; and</p> <p>the house is for that persons own use; and                      the applicant has a housing need; and                      the applicant can demonstrate that he/she is eligible under the above criteria                      the proposed development will not prejudice the potential future development of the landholding.</p>

<p>Challenges for the future include the retention of the younger age cohorts within the County and encouraging those who work within the County to live within it also.</p>	<p><b>SS1</b></p>	<p><b>Settlement Strategy</b></p> <ul style="list-style-type: none"> <li>The Council shall prioritise the allocation of funding towards consolidating settlements and ensuring appropriate amenity, environmental and community facilities are provided in association with economic, commercial and service infrastructure with the key objective of building sustainable communities throughout the County.</li> <li>The Council will seek environmental, community and infrastructural improvements in settlements, where appropriate, to ensure that they become attractive settlement centres and assist in the long term vitality and viability of rural South Tipperary.</li> <li>The Council will seek to obtain a 20% share of the South-East Region's population with a targeted distribution of the County's population at 40% in the Primary and Secondary Service Centres, 20% in the District Service Centres and 40% in the Local Service Centres, Settlement Nodes and the open countryside.</li> </ul>	<p><b>Settlement Strategy</b></p> <ul style="list-style-type: none"> <li>The Council shall prioritise the allocation of funding towards consolidating settlements and ensuring appropriate amenity, environmental and community facilities are provided in association with economic, commercial and service infrastructure with the key objective of building sustainable communities throughout the County.</li> <li>The Council will seek environmental, community and infrastructural improvements in settlements, where appropriate, to ensure that they become attractive settlement centres and assist in the long term vitality and viability of rural South Tipperary.</li> <li>The Council will seek to obtain a 20% share of the South-East Region's population with a targeted distribution of the County's population at 40% in the Primary and Secondary Service Centres, 20% in the District Service Centres and 40% in the Local Service Centres, Settlement Nodes and the open countryside.</li> </ul>
<p><b>Flora and Fauna</b></p> <p>Designated areas such as NHAs, SACs and SPA are important features which require a concerted effort to protect them. These areas will form the basis of controlled development within the county and severe restrictions imposed on further development which may adversely impact on the overall integrity of the protected area.</p>	<p><b>AEH 6</b></p> <p><b>Designated Environmental Sites</b> - It is the policy of the Council to maintain the quality of designated environmental sites and when assessing proposals will provide for the protection, conservation and enhancement of wildlife habitats and designated sites.</p>		
<p><b>Soil and Geology</b></p> <p>Land spreading of farm effluent and application of fertilisers in these areas is a delicate balance, given the poor permeability of the soil and the proliferation of water bodies in this area, many of which are protected as European Sites and vulnerable to eutrophication through excessive nitrate run-off from land.</p>	<p><b>INF1 5</b></p> <p><b>Agricultural Waste</b> - The Council will require all agricultural organic waste to be recovered by landspreading and will seek improvement in the management of all agricultural organic waste by requiring the provision of a satisfactory nutrient management plan where intensive agricultural development is proposed.</p>		
<p><b>Water Quality</b></p> <p>South Tipperary contains extensive reserves of sand and gravel, which are worked at many locations across the County. Extraction leads to the total removal of a resource within a given area and can lead to localised environmental degradation.</p>	<p><b>ECO N12</b></p> <p><b>Extractive Industry</b> - The Council will support sustainable extractive industries where such operations ensure that existing environmental quality and amenity is protected and which comply with the development management standards of the Draft County Development Plan.</p>		
<p>Threats to surface and ground water are increased through one-off dwellings and their reliance on conventional septic tanks in certain areas. In certain areas the soil's poor percolation characteristics render them unsuitable for conventional septic tank methods of domestic effluent disposal.</p>	<p><b>See SS5 above.</b></p>		

<p>Most of South Tipperary is located within the South Eastern River Basin District and work is on-going on preparing River Basin Management Plans. It is anticipated the Plans will be published in December 2008 and following public consultation, the final plans will be adopted by the relevant Local Authorities in December 2009.</p>	<p><b>AEH 9</b></p> <p><b>Waste Water Treatment and Disposal</b> - It is the policy of the Council to implement the Urban Waste Water Regulations, the relevant River Basin Management Plans and EU requirements, and will take account of the drainage system and the quality and quantity of receiving waters in the area when assessing development proposals. Proposals will be required to comply with the development management standards set out in Chapter 9 of the Draft County Development Plan</p>
<p>In 2001 the County Tipperary (South Riding) Groundwater Protection Scheme was published and is used as a planning tool which takes into account the aquifer type, groundwater vulnerability, and protection of particular sources. EU and Irish legislation require that all groundwater be protected, so the scheme protects both the sources and the resource. The main objective of the scheme is to control development so as to prevent contamination/pollution of water resources. It highlighted 5 sources of water in the county that were found to be frequently contaminated by bacteria: Ballinver, Tulliohea, Mullenbawn, Poulatar and Poulalee.</p>	<p><b>AEH 8</b></p> <p><b>Groundwater Protection</b> - It is the policy of the Council to protect groundwater resources and drinking water catchments having regard to the South Tipperary Ground Water Protection Scheme 1998 (as amended) and Environmental Protection Agency guidelines applicable at the time.</p>
<p>The Office of Public Works, in consultation with the Department of the Environment Heritage &amp; Local Government and other relevant stakeholders, are in the process of preparing comprehensive guidelines to enable Planners to contribute substantially to the management of flooding related issues. Pending completion of these guidelines, the decision has been taken to release the initial draft guidelines "Flood Risk &amp; Development - Suggested policy/ Guidelines for inclusion in Development plans". These guidelines are not exhaustive, but do set out the key issues for consideration when assessing planning issues and development control in areas that might be subject to flood risk.</p>	<p><b>INF6</b></p> <p><b>Surface Water</b> - The Council will seek the implementation of rainwater harvesting, SUDS and best practice guidance for the collection and reuse or disposal and treatment of surface water. Such systems will be required to conserve water, protect water quality and regulate the rate of surface water runoff so as not to cause or exacerbate flooding on the relevant site or elsewhere.</p>
	<p><b>INF7</b></p> <p><b>Flood Risk Assessment</b> - The Council will require a comprehensive Flood Risk Assessment for proposals in an area at risk of flooding, adjoining same or where cumulative impacts may result in a flood risk elsewhere.</p>
<p><b>Air quality</b></p>	<p>Dioxin emissions released as a result of individual households burning rubbish has been highlighted as a problem at a</p>
<p><b>Material Assets</b></p>	<p><b>INF1</b></p> <p><b>Waste Management</b> - The Council will promote minimisation of waste through source reduction, producer responsibility and public awareness. The Council will implement the policies and objectives of the Integrated Waste Management Plan for the South East Region</p>

<p>Illegal dumping remains a big problem in the county and the proposed increases in enforcement activity and staffing will assist greatly in tracking down unauthorised collectors of waste as well as the origins of the dumped material.</p>	
<p><b>AEH 9</b></p> <p>The new licensing system which will be policed by the Environmental Protection Agency will set strict limits on discharges allowed from WWTP plants into surface waters such as rivers, canals and lakes and groundwater.</p>	<p><b>Waste Water Treatment and Disposal</b> - It is the policy of the Council to implement the Urban Waste Water Regulations, the relevant River Basin Management Plans and EU requirements, and will take account of the drainage system and the quality and quantity of receiving waters in the area when assessing development proposals. Proposals will be required to comply with the development management standards set out in Chapter 9 of the Draft County Development Plan</p>
<p><b>Landscaping and Visual</b></p> <p>Due to their relatively poor agricultural characteristics, a substantial portion of the poorer quality soils has been subject to afforestation, with substantial and long-term visual impacts. However, the forestry industry has now turned toward the use of more productive soils. The implications of this trend have yet to become apparent, but may include the proliferation of non-managed exotic monoculture forestry tracts in previous permanent pasture regions and large areas of acidified soils.</p>	<p><b>SEO 4</b></p> <p>It is an objective of the Council to carry out a review of the Tipperary Land Use and Economic Strategy during the life of the Draft County Development Plan.</p>
<p><b>HSG 4</b></p> <p>Visual issues relating to the development of housing in the open countryside.</p>	<p><b>Design of Individual Houses</b> - It is the policy of the Council to ensure that all new individual houses in the Open Countryside, including the refurbishment and extension of existing structures, are sited, designed and landscaped having regard to the criteria outlined in the Rural Design Guide for Individual Houses in the Countryside set out in Appendix 4 of the Draft County Development Plan.</p>
<p><b>AEH 5</b></p>	<p><b>Protected Assets: Views and Trees</b> - It is the policy of the Council to protect views of special amenity value and mature trees as set out respectively in Appendix 6 and Appendix 8 of the Draft County Development Plan.</p>
<p><b>Cultural Heritage</b></p> <p>Cultural Heritage, including all its various elements, represents a finite resource, one which must be protected in order to enrich future generations. Thus, development which is deemed to adversely on structures, features, historical areas etc will not be permitted. A proactive approach will be adopted by the local authority who will continue to work with the various state agencies and departments as well as stakeholders ensure the ongoing protection of this element of the environment.</p>	<p><b>AEH Access and Public Rights of Way</b> - It is the policy of the Council to preserve and protect existing rights of way and create new access routes to amenity areas and facilities as the opportunity or need arises and will seek to establish a meaningful network throughout the county.</p>
<p><b>AEH</b></p>	<p><b>Protected Structures</b> - It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures that are of special interest and when considering proposals will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities and relevant Conservation and Management Plans where applicable. The Council will proactively work with developers/applicants to facilitate the appropriate reuse/redevelopment of Protected Structures.</p>

<p><b>AEH</b></p>	<p><b>Architectural Conservation Areas</b> - It is the policy of the Council to conserve and enhance the special character of the ACA's included in this plan. The special character includes its traditional building stock and material finishes, spaces, streetscape, landscape and setting.</p>
<p><b>AEH</b></p>	<p><b>Archaeology</b> - It is the policy of the Council to safeguard sites, features and objects of archaeological interest generally and will protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places and of sites, features and objects of archaeological and historical interest generally.</p>
<p><b>AEH</b></p>	<p><b>South Tipperary Heritage Plan</b> - It is the policy of the Council to implement the key objectives and associated actions identified in the South Tipperary Heritage Plan 2004-2008 and any revision thereof.</p>

Environmental Category	Selected indicators	Sub level indicators	Targets	Data Sources and additional monitoring by:
(Biodiversity)	Protected Areas	Habitat deterioration	No deterioration in the quality of protected areas	National Parks and Wildlife Service
	Protected Species	Decline in biodiversity	No loss of protected species	National Parks and Wildlife Service
	Birds of Conservation concern		No loss of protected species	National Parks and Wildlife Service/Birdwatch Ireland
	Fish kills		No fish kills during the lifetime of the plan	Local Authority/Fisheries Board
Population	Population growth	Population growth in the District	In line with the proposed development plan	Local authority and Central Statistics Office
Soil	Incidents of soil contamination	Number/severity of recorded pollution incidences	No incidences of soil contamination	Local authority/EPA
	Urbanisation	Loss of productive agricultural land	Increased redevelopment of brownfield sites as an alternative to development of greenfield sites	Local authority
	Excessive landfilling of quality soil.	Quantity and quality of soil being landfilled	Reduction in annual tonnage of soil disposed of at the county landfill site	Local authority/EPA
Water	River Water Quality		Improvement in Q rating (biological indices)	EPA
	Groundwater Quality		Achieve 'good' quality status in line with WFD Directive.	EPA
			Achieve 'good' status in line with Water Framework EPA	
	Flood Risk		Implement River Suir catchment Study 2010 findings.	Local authority/Office of Public Works
Climate change	Greenhouse Gas Emissions	Energy use	Reduction in energy demand per capita	ESB and Bord Gais
			Increase in the roll out of renewable energy techniques	Sustainable Energy Ireland
		Transport	Increase in public transport use	Bus Eireann/Irish Rail

Material Assets	Transport	Traffic congestion	Reduction in car usage	National Roads Authority
		Car alternatives	Increased facilities for pedestrians and cyclists and usage.	Local authority
	Wastewater Treatment	Surface and ground water pollution	Identify primary/secondary and tertiary treatment locations.	Local authority/EPA
			Limit potential pollution sources in vulnerable areas	Local authority
	Water supplies	Network losses	Prepare Water Conservation Plan - identify the issues.	Local authority
		Quality	Improvement in the quality of water	EPA
	Waste	Waste minimisation	Reduced level of waste generation	EPA
		Recycling	Diversion of organic material from landfill	EPA
Cultural Heritage	Site and Monuments	No loss	Local authority / Department of the Environment, Heritage and Local Government	
	Protected Structures	No demolition of protected structures	Local authority / Department of the Environment, Heritage and Local Government	



Figure 9: Variation in geology across the South Tipperary area.

- Geology System
- Devonian
  - Lower Carboniferous
  - Silurian
  - Tertiary
  - Upper Carboniferous?
  - Upper Carboniferous
  - Volcanics

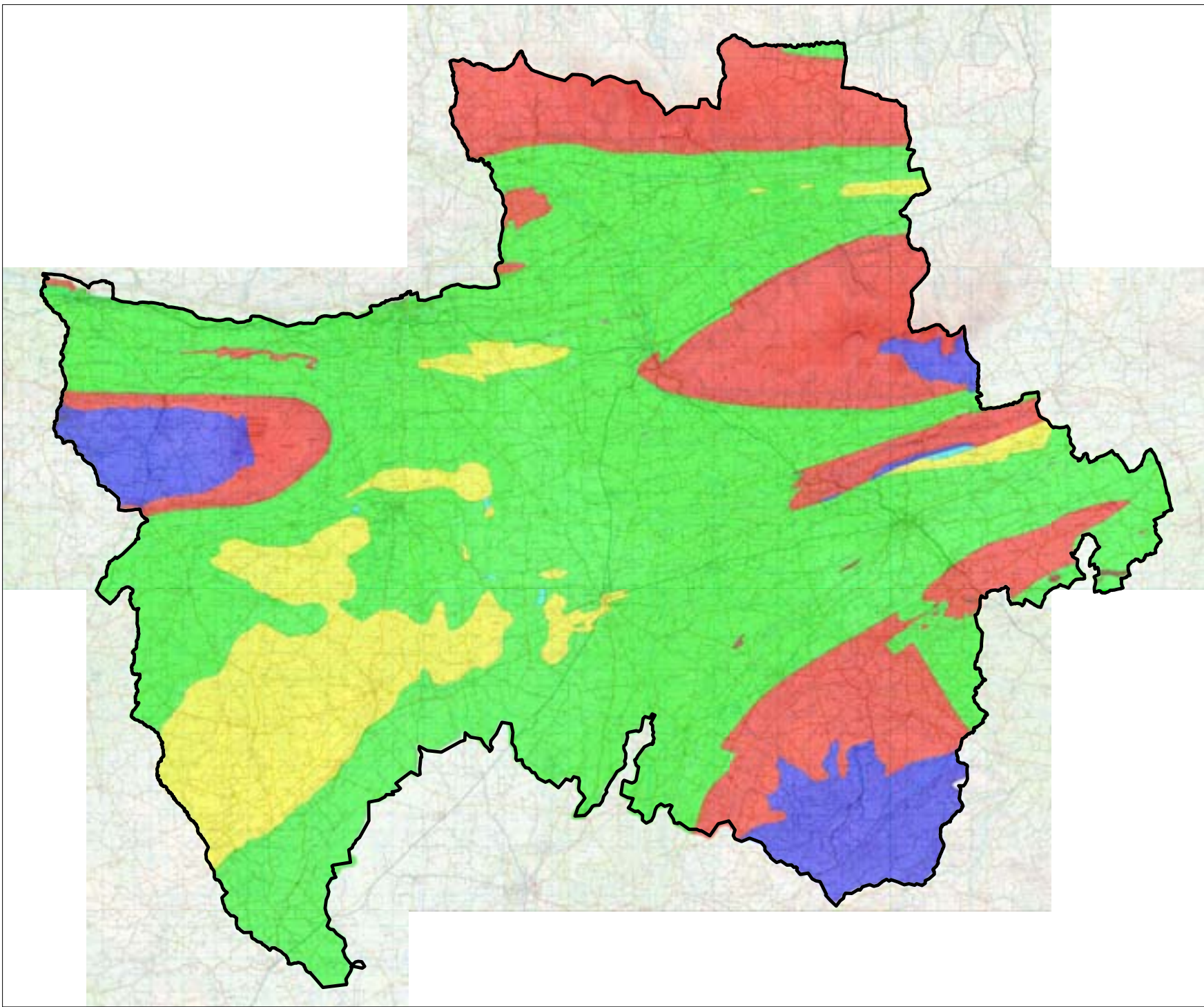




Figure 10: Hydrological features within the South Tipperary area.

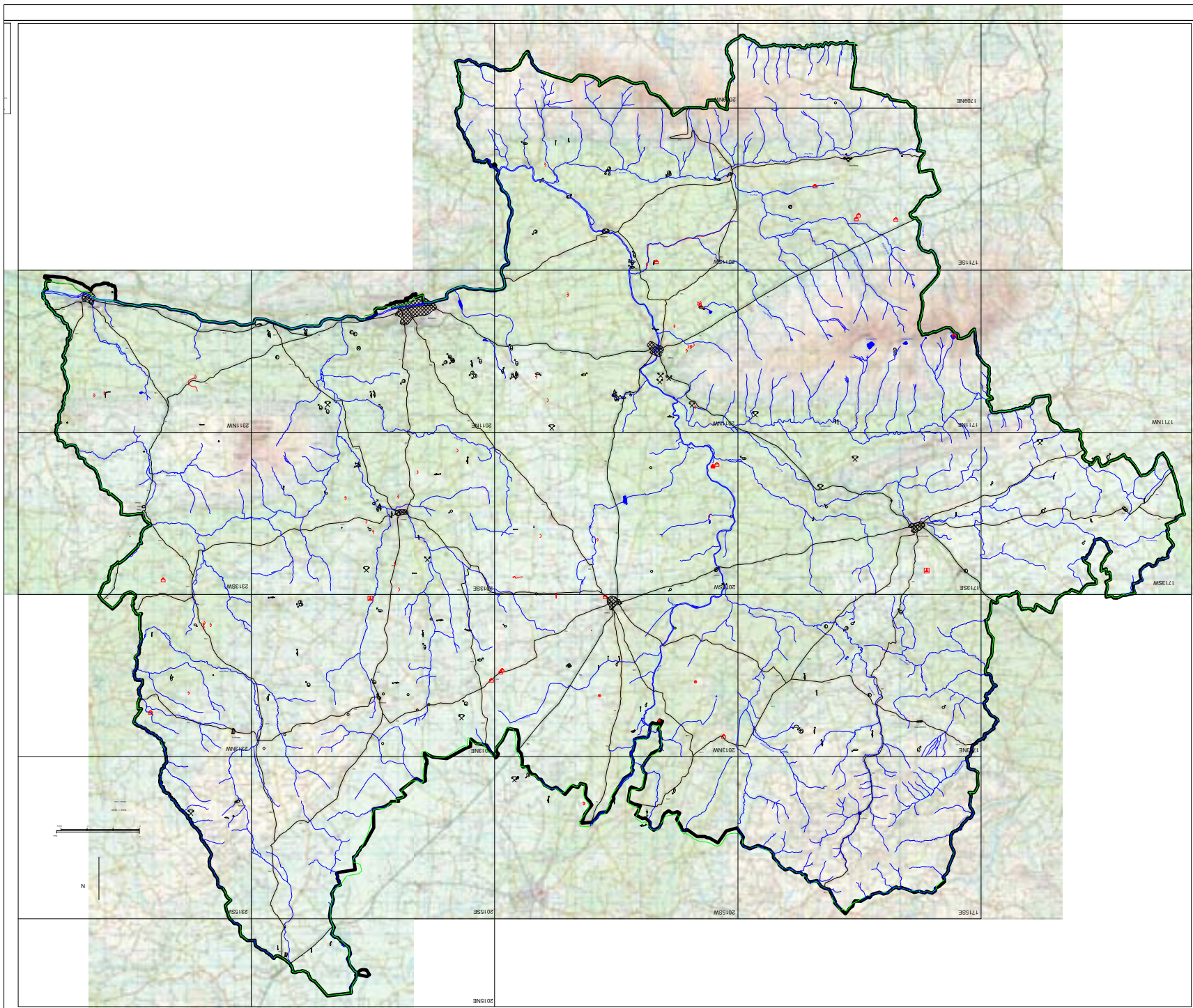




Figure 11: Aquifer classification within the Plan area.

**Aquifer Class**

- Localy Important
- Poor
- Regionally Important
- Unclassified

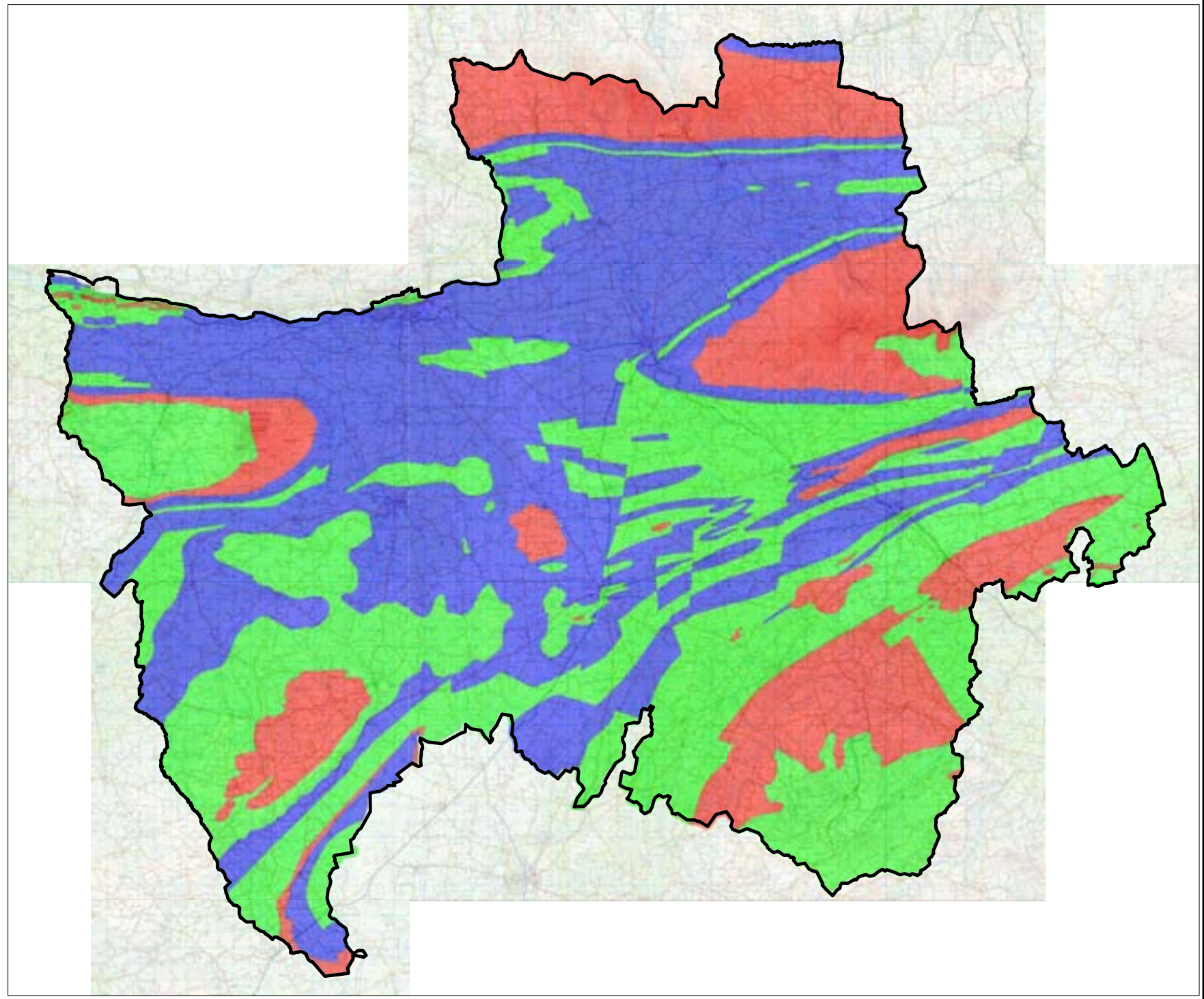
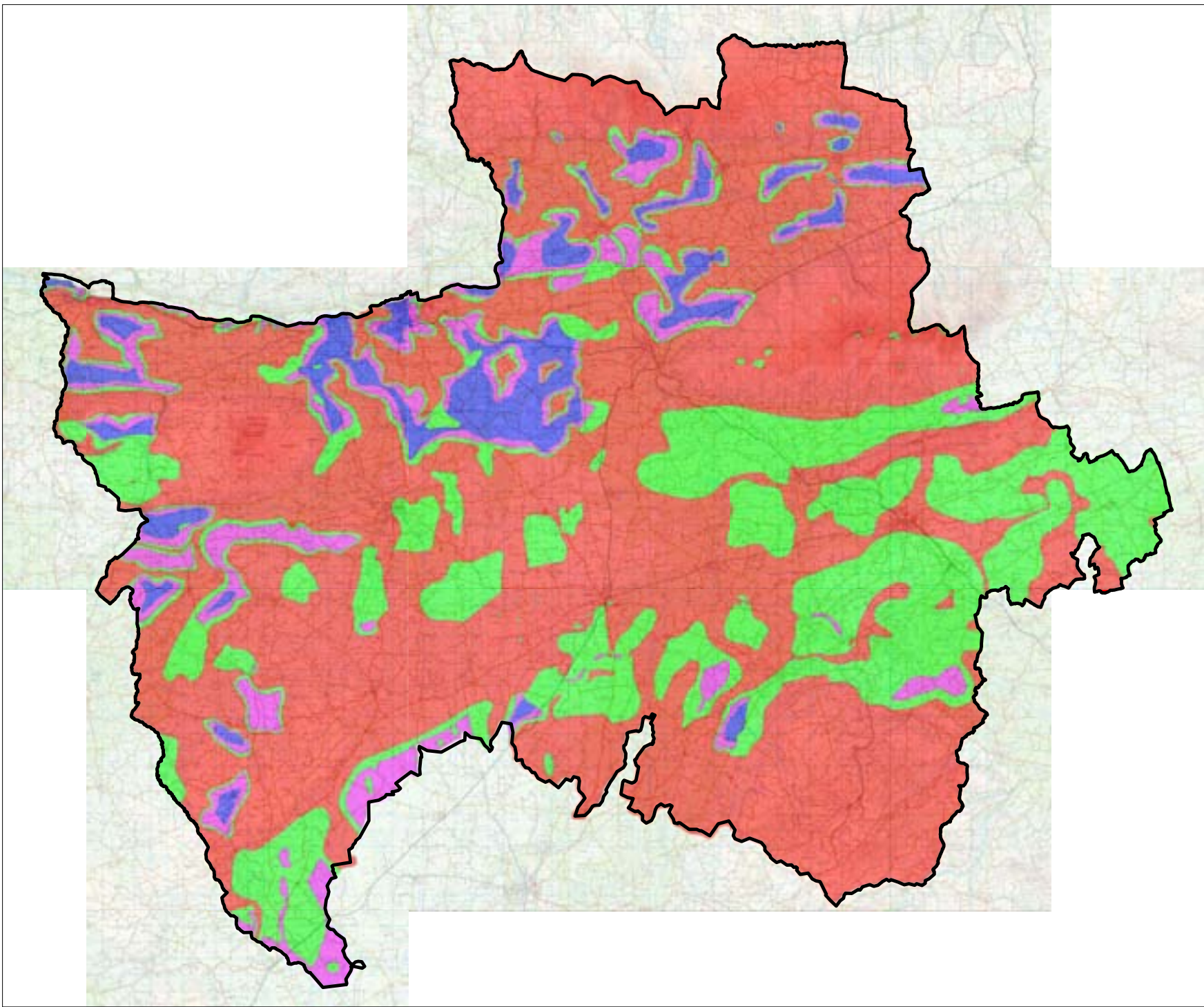




Figure 12: Groundwater vulnerability rating in accordance with the Water Framework Directive.



Groundwater Vulnerability

- Extreme (14) ■
- High (99) ■
- Low (30) ■
- Moderate (83) ■
- Un (2) ■





Figure 13: Landscape Sensitive areas within the County.

- Sensitivity Areas by Class
- Class 1 - Low Sensitivity
  - Class 2 - Medium Sensitivity
  - Class 3 - High Sensitivity
  - Class 4 - Special
  - Class 5 - Unique

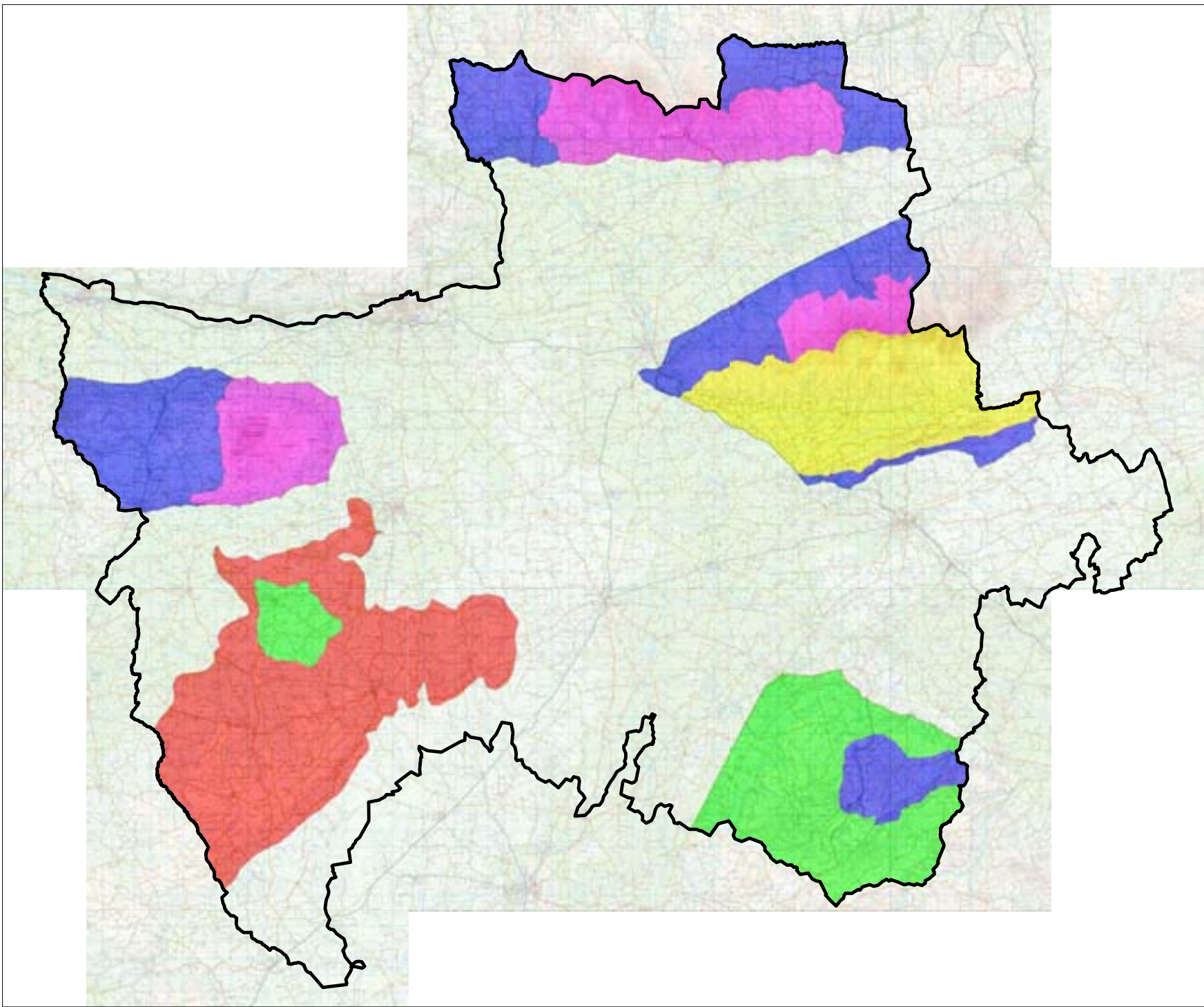




Figure 14: Issues of constraint within the plan area.

- Aquifer Class
- Regionally Important
- Groundwater Vulnerability
- Extreme
- Landscape Sensitive Areas
- Class 4 - Special
- Class 5 - Unique
- Designated Areas
- SAC/NHA

