

South Tipperary County Council



South Tipperary County Draft Development Plan
2009-2015 & Draft Environmental Report

Section 12(4) Manager's Report

Planning & Development Acts 2000 - 2006

September 2008

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EXECUTIVE SUMMARY

This is the Managers Report for the Draft County Development Plan 2000-2015 and Draft Environmental Report. This Managers Report has been prepared in accordance with the Planning and Development Acts, 2000-2006, Section 12 (4). This report forms part of the statutory procedure for preparing a new Development Plan. It lists and summarises all the issues raised by the submissions and observations received from the public during the Draft County Development Plan 2000-2015 public consultation period. 231 submissions and observations were received during the relevant public consultation period, which lasted for 10 weeks. It sets out the Managers comments on these issues and the Managers recommendations with regard each submission received. It also sets out what amendments should be made to the Draft County Development Plan 2009-2015 having regard to the proper planning and sustainable development of the County.

This report is submitted to the Elected Members of South Tipperary County Council for their consideration.

SECTION 1: INTRODUCTION

1.1 Statutory Background to the Manager's Report.

This Managers Report forms part of the statutory procedure for the preparation of a County Development Plan, as required by Section 12(4) of the Planning and Development Acts, 2000 – 2006, and sets out to;

- (i) list the persons or bodies who made submissions or observations during the public consultation period of the Draft County Development Plan 2009-2015 and the Draft Environmental Report,
- (ii) summarise the issues raised in the submissions,
- (iii) give the opinion of the Manager to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area, and any relevant policies or objectives for the time being of the Government or of any Minister of the Government, and

This report is submitted to the Elected Members of South Tipperary County Council for their consideration as part of the process for the preparation of the County Development Plan 2009-2015 and the associated Strategic Environmental Assessment. Having considered the Manager's recommendations as set out in this Report, the Elected Members must decide whether the Draft County Development Plan 2009-2015 should be accepted or amended.

1.2 SEA

A Draft Environmental Report accompanies the Draft County Development Plan 2009-2015. The Draft Environmental Report contains a detailed analysis of the Draft County Development Plan 2009-2015 and how the implementation of the Plan would impact on its receiving environment. The Manager's recommendations as set out in this report have been assessed to determine whether they would have any significant impact on the environment. It was found that the amendments proposed in this Manager's Report to the Draft County Development Plan 2009-2015 would not have any significant adverse effect on the environment. However, if the Planning Authority engages in a further round of public consultation for proposed amendments to the Draft Plan, the public notice must additionally state that information on the likely significant effects on the environment of implementing the proposed amendment(s) will also be available for inspection and that a submission or observation in relation to such information made to the planning authority will also be taken into consideration before the making of any amendment. Section 6 and Appendix F of this Manager's Report sets out further details regarding the SEA and amendments proposed in this Manager's Report.

1.3 Content and Format of this Report.

Section 2 of this Report outlines the process of public consultation undertaken to ensure that the Draft County Development Plan 2009-2015 and Draft Environmental Report reached as broad an audience as possible. **Section 3** sets out the name and address of each individual/body that made a submission/observation. The date on which each submission/observation was received is also included in this section. **Section 4** provides a detailed summary of the issues raised in each submission/observation, the Manager's consideration on the issue and a recommendation to each submission/observation. Where amendments are recommended to the Draft Plan, these are set out. **Section 5** sets out the Manager's consideration and response to other issues recommended as material amendments to the Draft County Development Plan 2009-2015 but which are not related to public submissions/observations received. **Section 6** deals with the SEA

process and Draft Environmental Report and Section 7 sets out the Manager's conclusions on the entire document.

Appendices A to F are set out at the back of this Report. **Appendix A** contains details of the public notice and **Appendix B** contains further public information notice both used to notify the public of the consultation process. The locations of sites/landholdings the subject of submissions received are identified in **Appendix C** and the locations of sites/landholdings where are subject of a recommended amendment are set out in **Appendix D**. **Appendix E** catalogues all of the proposed material amendments to the Draft County Development Plan 2009-2015 in the order of which they would appear in the Plan. Finally, **Appendix F** sets out proposed mapping and tabulated data amendments to the Draft Environmental Report.

1.4 How to read this Report.

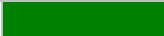





Due to the high numbers of submissions received and the resulting complexity of this report, a number of tools have been used to ensure that the document is reader friendly.

- **How to find a particular submission?**

A full list of names and addresses are set out in Section 3. Each submission is given a unique reference number and this number is used throughout the Manager's Report to identify the submission.

- **How to identify what electoral area a submission relates to?**

In Section 4 each submission is identified by Electoral Area using a colour as follows:

Cashel	
Cahir	
Tipperary	
Clonmel	
Fethard	
County	

- **How to read amendments proposed?**

Amendments recommended to the Draft Plan may occur to text and diagrams set out in Volume 1 and 2 or to the Maps and Village Statements set out in Volume Three.

Where it is proposed to alter text, this will be identified as follows:

- Bold text:** This text remains as set out in Draft Plan
~~Crossed out text:~~ This text will be deleted from the Draft Plan
Bold and underlined: This is new text to be inserted into the Draft Plan.

Where it is proposed to amend a map i.e. Landzoning or Development Objectives, the change will be illustrated in Appendix D.

- **Where are amendments to the Draft County Development plan 2009-2015 set out?**

The Mangers Recommendation (Section 4 and 5) sets out proposed amendments. These are set out in full in Appendix E in the order in which they will appear if they form part of the County Development Plan when published. All amendments set out in this Managers Report are considered to be material changes and therefore, will require to be made publicly available as part of another public consultation process under Section 12 (7) of the planning and Development Acts 2000-2006.

1.5 Submissions received

During the 10-week public consultation period a total of 231 written submissions/observations were received by the Planning Authority. These 231 submissions received in relation to the Draft County Development Plan 2009-2015 and Draft Environmental Report were summarised as follows;

167	Related to zoning and land use
22	Related to heritage, conservation, environment and amenities
42	Related to policy issues

Of the 231 submissions/observations received all 231 referred to the Draft County Development Plan 2009-2015 while 4 submissions also provided comments in relation to the Draft Environmental Report.

1.3 Manager's Report and the Elected Members

This Manager's Report is submitted to the Elected Members of South Tipperary County Council for their consideration and should be read in conjunction with the Draft County Development Plan 2009-2015 and Draft Environmental Report. Where, following the consideration of the Draft County Development Plan 2009-2015 and Draft Environmental Report and this Manager's Report, it appears to the Members that the Draft should be accepted or amended they may by resolution accept or amend the Draft.

1.5 Material Amendments

Where the amendment(s) to the Draft Plan would, if made, be a material amendment of the Draft Plan, it is necessary for there to be another further period of public consultation. The amendment of the Draft Plan must be advertised, and the proposed amendment made available for public inspection for a period of not less than 4 weeks. Written submissions or observations with respect to the proposed amendment(s) of the Draft Plan, made to the planning authority within the stated period, must be taken into consideration before the making of any amendment.