























































# **Appendix 1**


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## **Assessment Matrix**











		Environmental Assessment of the Plan									
Policy / Objective No:	Chapter 2 - Current Trends										
CT1	<p><b>Population/Education/Employment</b></p> <p>It is the policy of the Council to;</p> <ul style="list-style-type: none"> <li>Foster population growth in settlements; the aim being to achieve 20% of the South East Region's population share in the County;</li> <li>Provide quality employment for all sectors of the population</li> <li>Work with relevant agencies to assist in addressing third level educational deficits and provide an attractive, thriving environment for all residents.</li> <li>Support the expansion of Tipperary Institute as a third level college of excellence.</li> <li>Support the development of a University in the South East Region.</li> </ul>										
											
											
											
											

**Discussion:** The policy of the Council in regard to population, education and employment within the South Tipperary functional area is in general positive and therefore supported by the Strategic Environmental Assessment. No specific mitigation measures are therefore regarded as necessary in relation to this policy.


Environmental Assessment of the Plan

Policy / Objective No:	Chapter 3 - Location and Pattern of Development	
<b>SS1</b>	<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>✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓</p> <p>✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓</p> <p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>
<b>SS2</b>	<p><b>District Service Centres</b></p> <p>It is the policy of the Council to promote, encourage and enhance the role and function of District Service Centres. Within these settlements, the Council shall facilitate proposed development subject to the following</p> <p>The scale, layout, design and siting of new residential development shall reflect the character of the existing settlement and residential developments shall be appropriately phased to synchronise with the roll out of necessary services, facilities and social capital.</p> <p>The development of these centres shall provide for serviced sites and cluster forms of development and a variety of other house types and densities as appropriate.</p> <p>New commercial developments, particularly convenience retail uses, shall be located within the settlement core area.</p> <p>Employment/industrial uses shall be located on appropriately zoned lands and shall be designed and landscaped so as to contribute positively to the visual appearance of the town and associated entrance points.</p> <p>Where master plans are identified on Settlement Plans in Appendix 10, developers will be required to comply with the specific development objectives relating to the lands.</p> <p>Infrastructure shall be provided in compliance with the relevant policies and development management standards set out in the Draft County development Plan.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ✓ ✓</p> <p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p> <p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p> <p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ✓ ✓</p> <p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p> <p>▲ ✓ ▲ ✓ ✓ ✓ ✓ ▲ ▲</p>
<b>SS3</b>	<p><b>Local Service Centres</b></p> <p>It is the policy of the Council to promote, encourage and enhance the role and function of Local Service Centres. Within these settlements, the Council shall facilitate proposed development subject to the following</p>	

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Policy / Objective No:	Chapter 3 - Location and Pattern of Development										
	<p>The scale, layout, design and siting of new residential development shall reflect the character of the existing settlement and residential developments shall be appropriately phased and of an appropriate scale taking into account the established pattern of development in the area.</p> <p>The development of these centres shall provide for serviced sites and cluster development forms and a variety of other house types and densities as appropriate.</p> <p>New convenience retail uses and other local shops/pubs shall be located with the village core area.</p> <p>All commercial uses shall be of a scale and design that contributes positively to the visual appearance of the village and associated streetscape.</p> <p>New community or social capital facilities shall be accommodated as appropriate to the area and as required.</p> <p>Appropriate expansion of existing employment/industrial uses will be accommodated where appropriate and shall be designed and landscaped so as to contribute positively to the visual appearance of the village and associated entrance points. In appropriate circumstances consideration will also be given to smaller scale employment uses where there is the capacity to accommodate same, and where it will not have an adverse impact on surrounding uses or the environment.</p> <p>The developer, in compliance with all relevant policies, shall provide infrastructure and comply with development management standards as set out in the Draft County Development Plan.</p>	▲	✓	▲	▲	▲	▲	▲	▲	▲	✓
SS4	<p><b>Settlement Nodes</b></p> <p>It is the policy of the Council to promote, encourage and enhance the role and function of Rural Settlement Nodes as centres for the local community. Within these settlements, the Council shall facilitate development subject to the following</p> <p>Residential development, which meets the needs of the local population. The scale, layout, design and siting of new residential development shall reflect the local character of the existing settlement and shall also be capable of accommodating serviced sites.</p> <p>New commercial and retail uses should be appropriate in size and scale to accommodate local needs and such uses shall be located within the village centre only.</p> <p>Some local indigenous employment uses may be accommodated here provided it is of a scale appropriate to the village setting, the infrastructure has the capacity to accommodate same and adjoining uses are not adversely affected.</p> <p>The developer, in compliance with all relevant policies, shall provide infrastructure and comply with development management standards as set out in the Draft County Development Plan.</p>	▲	✓	▲	▲	▲	▲	▲	▲	▲	✓
SS5	<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>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓








Environmental Assessment of the Plan

Policy / Objective No:	Chapter 3 - Location and Pattern of Development																																																																							
	<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 descendent 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:                      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 descendent 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                      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>	<table border="0"> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </table>																																																																						








		Environmental Assessment of the Plan									
Policy / Objective No:	Chapter 3 - Location and Pattern of Development										

**Discussion:** The matrix reveals a neutral to positive, both directly and indirectly of the local authority's policies in relation to housing. There is a need to develop existing settlements in order to create a critical mass enabling better delivery of services for inhabitants. This is evident in the policies set out above. There is also a need to protect the countryside and ensure that it remains viable for future generations. The policies in this regard will afford protection to the environment while also providing for rural dwellers and relatives to live in the countryside provided a number of criteria are met. This is a sensible approach and is supported by the environmental assessment. The appropriate mitigation measures which are required include design guidelines which are discussed in the following Chapter. No other mitigation measures are therefore deemed necessary.

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Policy / Objective No:	Chapter 4 - Housing	
HSG1	<p><b>Housing Strategy</b> It is the policy of the Council to have regard to the South Tipperary County Housing Strategy when implementing local authority housing programmes and when assessing proposals for private residential development. The Council will facilitate the provision of appropriate housing accommodation to meet the needs of the community in a way that achieves social integration.</p>	
HSG2	<p><b>Traveller Accommodation</b> It is the policy of the Council to provide accommodation for the traveling community in line with the South Tipperary County Traveller Accommodation Programme and the South Tipperary County Housing Strategy.</p>	
HSG3	<p><b>Housing Mix and Development Impact Assessment (DIA)</b> It is the policy of the Council to require the following to be submitted in support of proposals for new multi-unit residential development;</p> <ul style="list-style-type: none"> <li>Proposals for complying with Part V of the Planning and Development Act 2000 (as amended).</li> <li>A Development Impact Assessment in support of the development.</li> </ul>	
HSG4	<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>	
HSG5	<p><b>Nursing Homes/Retirement Villages</b> It is the policy of the Council to encourage and facilitate the sustainable development of nursing homes and retirement villages on appropriately zoned land in Primary, Secondary and District Service Centres. All proposals shall comply with the Development Management Standards set out in Chapter 9 of the Draft County Development Plan.</p>	
HSG6	<p><b>Retaining Buildings of Merit</b> It is the policy of the Council to seek the retention and reuse, where practicable, of existing buildings and structures which are of aesthetic merit and which make a positive contribution to the unique character of the streetscape and/or countryside. The refurbishment of underutilised dwellings in the open countryside is encouraged provided that the structure is suitable to be used as a dwelling and can be adequately serviced to comply with the development management standards set out in Chapter 9.</p>	

Environmental Assessment of the Plan








Policy / Objective No:	Chapter 4 - Housing	
<b>HSG7</b>	<p><b>Sustainable Building Design</b> It is the policy of the Council to require that all dwellings and buildings shall be designed and constructed to have minimum energy requirements [A3-B1 BER (50-100KWh/sqm/year)] and dwellings in excess of 250 sqm floor area shall have further reduced energy requirements [A1/A2 BER (&lt;50 KWh/sqm/year)]. Developers will be required to submit relevant supporting documentation/energy audits which identify the sustainable building technologies incorporated in the development in order to achieve same at planning application stage.</p>	
<b>SHO 1</b>	<p><b>Specific Housing Objectives</b> As opportunities arise the Council will acquire lands in villages in order to provide serviced sites so as to stimulate growth and to assist in meeting the rural housing requirements of the County.</p>	
<b>SHO 2</b>	<p>The Council will seek streetscape and roadside improvements as part of new development that contributes to traffic calming and improvement in the visual appearance of villages and their approach roads.</p>	
<b>SHO 3</b>	<p>As need arises, the Council will seek to provide permanent/temporary traveller accommodation on suitably zoned land located within settlement boundaries identified in the Draft County Development Plan and in so doing will consult with the Traveller Accommodation Committee where appropriate.</p>	
<b>SHO 4</b>	<p>Through the implementation of the South Tipperary County Housing Strategy, the Council will require the provision of 20% social and affordable housing units where development is proposed on land zoned for residential or village centre use which is subject to the provisions of Part V of the Planning and Development Act 2000, as amended.</p>	
<b>SHO 5</b>	<p>During the life of the Draft County Development Plan, the Council will obtain the services of an appropriate professional to draw up, in consultation with the local communities, a minimum of 15 village physical enhancement plans and commence implementation of same.</p>	

**Discussion:** As is evident from the matrix the overall policies and objectives of the local authority in relation to the provision of housing within the county will result in a neutral to positive (both directly and indirectly) on the various aspects of the environment. In light of the above assessment no particular or specific mitigation measures are deemed necessary.


Environmental Assessment of the Plan










Policy / Objective No:	Chapter 5 - Economy	
<b>ECON1</b>	<p><b>Employment Growth Opportunities</b> It is the policy of the Council to enhance opportunities for employment in the county through the following:</p> <p>(i) Facilitating and supporting the further development and expansion of Tipperary Institute;</p> <p>(ii) Supporting the development of a South East university;</p> <p>(iii) Building up strong, well serviced and attractive settlements so that choice and opportunities can be afforded to potential employees and their families;</p> <p>(iv) Working with key agencies to promote and support upskilling of current and future labour force to meet the market needs and providing appropriate opportunities for its citizens;</p> <p>(i) Working with key agencies to enhance research and development market opportunities; and,</p> <p>(ii) Addressing infrastructural deficits and ensuring that future infrastructural needs are met in advance of development.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p> <p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p> <p>✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓</p> <p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p> <p>▲ ✓ ▲ ✓ ✓ ✓ ✓ ✓ ▲ ▲</p>
<b>ECON2</b>	<p><b>Employment Creation</b> It is the policy of the Council to continue to co-operate with private enterprise and employment creation agencies in order to promote South Tipperary as an attractive location for investment and associated employment creation.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>
<b>ECON3</b>	<p><b>Strategic Employment</b> It is the policy of the Council to facilitate the sustainable development of strategic employment uses at the identified locations set out in the Draft County Development Plan subject to the provision of a satisfactory master plan to be prepared by the relevant landowner(s)/developer(s) for the agreement of the Council. Any master plan shall comply with the relevant policies and development management standards set out in Chapter 9 of the Draft County Development Plan.</p>	<p>✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓</p>
<b>ECON4</b>	<p><b>Facilitating Local Employment in District Service Centres</b> It is the policy of the Council to facilitate enterprise land banks within all District Service Centres with provision for incubator/starter units of a minimum land area of 20% of each landbank.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>
<b>ECON5</b>	<p><b>Employment Land Bank</b> It is the policy of the Council to purchase a rolling stock of land in key settlements for the purpose of assisting start up or set up enterprises in a sustainable manner.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>

Environmental Assessment of the Plan

Policy / Objective No:	Chapter 5 - Economy	
<b>ECON6</b>	<p><b>Local Service Centres</b> It is the policy of the Council to facilitate the appropriate expansion of existing employment/industrial uses in Local Service Centres provided such development is designed and landscaped so as to contribute positively to the visual appearance of the settlement and associated entrance points. The Council may also facilitate new small scale employment uses where there is capacity to accommodate same, and where such development would not have an adverse impact on existing amenities, the environment or public and traffic safety.</p>	
<b>ECON7</b>	<p><b>Enterprise in the Open Countryside</b> It is the policy of the Council to facilitate the development of appropriate start up enterprise in the open countryside subject to compliance with the relevant development management standards set out in Chapter 9 of the Draft County Development Plan.</p>	
<b>ECON8</b>	<p><b>On Farm Diversification</b> It is the policy of the Council to facilitate the development of appropriate farm diversification through the reuse of existing farm buildings in the open countryside subject to compliance with the relevant development management standards set out in Chapter 9 of the Draft County Development Plan.</p>	
<b>ECON9</b>	<p><b>Non-Conforming Uses</b> Where commercial/employment/industrial enterprises exist as non-conforming but long-established uses, it is the policy of the Council to facilitate their continued operation where appropriate. Where such uses have ceased the Council will generally only consider redevelopment for new use that conforms with the land use zoning for the area or on unzoned lands shall conform to the predominate use in the area.</p>	
<b>ECON10</b>	<p><b>South Tipperary County Retail Strategy</b> The Council will have regard to the County Retail Strategy 2003 (as amended) when guiding and regulating retail development countywide.</p>	
<b>ECON11</b>	<p><b>Tourist Activities</b> It is the policy of the Council to facilitate expansion and encourage new tourist activities in existing settlement centres, adjacent to existing tourism activities or as part of an integrated tourism development to include for sporting and recreational facilities where they can be supported by, and provide support for, existing services and communities. In all cases development will be required to comply with the development management standards set out in Chapter 9 and the key sustainable tourism principles.</p>	

Environmental Assessment of the Plan

Policy / Objective No:	Chapter 5 - Economy	
<b>ECON12</b>	<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>? ✓ ✗ ? ? ? ▲ ▲ ▲</p>
<b>ECON13</b>	<p><b>Protecting Agricultural Practices</b> Where new developments are proposed, the Council will seek to balance the need for rural based economic activity with the need to protect the viability of existing farms, equine operations and high quality agricultural land .</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>
<b>ECON14</b>	<p><b>Prevention of Major Accidents</b> The Council, in assessing applications for new development, expansion of existing development involving hazardous substances, or other proposed developments located within designated consultation areas, will have regard to: (i) The Major Accidents Directive (Seveso II); (ii) Potential adverse impacts on public health and safety; (iii) The requirements of the Health and Safety Authority (HSA) (iv) The need to maintain appropriate safe distances between residential areas, areas of public use and areas of particular natural sensitivity.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>
<b>ECON15</b>	<p><b>Protecting Agricultural Practices</b> Where new developments are proposed, the Council will seek to balance the need for rural based economic activity with the need to protect and enhance the viability of existing farms, equine operations and high quality agricultural land .</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>
<b>SEO 1</b>	<p><b>Specific Economic Objectives</b> As opportunities arise, the Council will facilitate the enhancement of tourist trails and designated walking routes throughout the county in order to enhance the network of such routes and interconnectivity between same.</p>	<p>? ✓ ? ▲ ▲ ▲ ▲ ▲ ▲</p>
<b>SEO 2</b>	<p>The Council recognises the need to provide a major entertainment venue/performance space in the county and will facilitate the development of same subject to compliance with the policies of the Draft County Development Plan.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>
<b>SEO 3</b>	<p>It is an objective of the Council to enhance, develop and promote tourist facilities/products throughout the county in conjunction with statutory and other local groups.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>

		Environmental Assessment of the Plan									
Policy / Objective No:	Chapter 5 - Economy										
SEO 4	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.	▲	✓	▲	▲	▲	▲	▲	▲	▲	
SEO 5	The Council will continue to invest in the development of Ballingarrane and seek to ensure the development of strategic economic, employment, educational and amenity uses therein.	▲	✓	▲	▲	▲	▲	▲	▲	▲	
SEO 6	Where development is proposed on zoned lands within settlements, the Council will require all proposed development to comply with the specific objectives as identified in the Settlement plans in Appendix 10.	▲	✓	▲	▲	▲	▲	▲	▲	▲	










Discussion: It is clear from the assessment matrix that in general terms the policies and objectives of the local authority in relation to the promotion of economic development is generally positive. However there are some issues which arise and warrant further discussion. ECON 7 and ECON 8 deal with enterprises in the country and farm diversification. The development of such schemes must accord with the Design Management Standards contained in chapter 9. Adherence to the guidelines will ensure that the impacts identified in the matrix above are as shown. ECON 9 deals with non-conforming uses which should not be confused with unauthorised development. The matrix shows an uncertain level of impact on the environmental themes as the associated impacts are site and location specific as well as being specific to the type of development being carried out. The assessment will support the continued monitoring of such activities and indeed supports the policy in relation to future uses and conformity to the zoning as outlined in this plan. For obvious reasons the development of quarrying activities will have a localised negative impact on the soil and geology environment.

Environmental Assessment of the Plan

Policy / Objective No:	Chapter 6 - Amenity, Environment and Heritage	
AEH 1	<p><b>Community Amenity</b> It is the policy of the Council to ensure that adequate and safe amenity and recreational open space and facilities, including community facilities and centres, are available for all groups of the population at a convenient distance from their homes and places of work.</p>	
AEH 2	<p><b>Derelict Sites</b> It is the policy of the Council to implement the provisions of the Derelict Sites Act, 1990, the Sanitary Services Act 1964 and the Planning and Development Act 2000 (as amended) to prevent or remove injury to amenity arising from underutilisation and dereliction.</p>	
AEH 3	<p><b>Enhancing Settlement Character</b> It is the policy of the Council to implement the objectives and policies of public realm plans, village design statements and similar plans as completed during the life of the Draft County Development Plan. The Council will require that all development proposed in settlements to which such plans/statements apply, shall comply with the respective policies and objectives of the plans/statements.</p>	
AEH 4	<p><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.</p>	
AEH 5	<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>	
AEH 6	<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>	
AEH 7	<p><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.</p>	







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Policy / Objective No:	Chapter 6 - Amenity, Environment and Heritage	
AEH 8	<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>	
AEH 9	<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>	
AEH 10	<p><b>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>	
AEH 11	<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>	
AEH 12	<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>	
AEH 13	<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>	
AEH 14	<p><b>South Tipperary Heritage Plan</b></p>	


		Environmental Assessment of the Plan									
Policy / Objective No:	Chapter 6 - Amenity, Environment and Heritage										
	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.	✓	✓	▲	▲	▲	▲	▲	✓	✓	
	<b>Specific Objectives</b>										
SEAHO 1	As opportunities arise, the Council will develop a database of heritage assets throughout the County.	✓	✓	▲	▲	▲	▲	▲	✓	✓	
SEAHO 2	The Council will facilitate the use of public buildings for community use where practicable outside regular office hours.	▲	✓	▲	▲	▲	▲	▲	▲	▲	
SEAHO 3	Where new schools are being developed, the Council will seek to ensure “out of hours” use of associated recreational and other facilities by local community groups where possible.	▲	✓	▲	▲	▲	▲	▲	▲	▲	
SEAHO 4	As opportunities arise, the Council will continue to implement the key aims and actions as identified in the South Tipperary Heritage Plan 2004 – 2008.	✓	✓	▲	▲	▲	▲	▲	✓	✓	
SEAHO 5	The Council will develop networks of cycle and pedestrian amenity routes where opportunities arise, particularly in proximity to settlements.	▲	✓	▲	▲	✓	✓	▲	▲	▲	
SEAHO 6	During the lifetime of the County Development Plan, the Council will complete Phase 2 of the LCA and identify ‘archaeological landscapes’ as part of an ongoing landscape character assessment of the County.	✓	✓	▲	▲	▲	▲	▲	✓	✓	
SEAHO 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.	▲	✓	▲	▲	▲	▲	▲	✓	✓	
SEAHO 8	The Council carry out a comprehensive review of the Record of Protected Structures and will include for consideration the Ministerial Recommendation. This review will be carried out immediately after the adoption of the County Development Plan.	▲	✓	▲	▲	▲	▲	▲	✓	▲	

Discussion: The policies and objectives in relation to the Amenity, Environment and Heritage within the county are neutral to positive and are supported by the assessment matrix. All proposals for development within the county will be required to have due regard to the above policies and objectives. The result will be a sustainable balance between the planned development of the county and the protection of the environment.










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Policy / Objective No:	Chapter 7 - Infrastructure	
<b>INF1</b>	<p><b>Preserving Strategic Road Networks</b></p> <p>The Council will safeguard the efficient operation and continued development of the national road network in accordance with the National Development Plan 2007-2013, Transport 21 and the policy of the National Roads Authority. The Council will protect national and regional road corridors free from development that would undermine the implementation of future infrastructure projects and the carrying capacity and safety of the national and regional route corridors identified in Figure 7.2.</p>	
<b>INF2</b>	<p><b>Traffic and Transport Assessment</b></p> <p>The Council will require that Traffic and Transport Assessment be carried out where, in the opinion of the Council, such a study is considered to be necessary, as part of large-scale development, where new development gives rise to cumulative impact in conjunction with neighbouring developments or where large traffic volumes are anticipated.</p>	
<b>INF3</b>	<p><b>Public Transport</b></p> <p>The Council will support and promote the continued development of a sustainable and integrated public transport network in order to enhance general accessibility and social inclusion throughout the county. In this regard the Council will work with all transportation and development agencies to upgrade and improve public passenger and freight services serving South Tipperary County. The Council will also protect lands adjacent to rail stations and along rail routes against encroachment by uses that could compromise the long-term development of the rail facility.</p>	
<b>INF4</b>	<p><b>Pedestrian and Cycle Routes</b></p> <p>The Council will seek to improve and create additional facilities for pedestrians and cyclists and improve access facilities for people with mobility needs in line with the recommendations of the accessibility audit for the County once completed.</p>	
<b>INF5</b>	<p><b>Water Supply and Waste Water</b></p> <p>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;</p> <ul style="list-style-type: none"> <li>Proposed developments to connect to the public water mains and public sewers where available or likely to be available.</li> <li>Financial contributions in accordance with the Development Contribution Scheme for water services from developers towards existing and/or future developments.</li> </ul>	

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Policy / Objective No:	Chapter 7 - Infrastructure	
	<ul style="list-style-type: none"> <li>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.</li> </ul>	
<p><b>INF6</b></p>	<p><b>Surface Water</b></p> <p>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>✓ ✓ ▲ ✓ ▲ ▲ ✓ ▲ ▲</p>
<p><b>INF7</b></p>	<p><b>Flood Risk Assessment</b></p> <p>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>✓ ✓ ▲ ✓ ▲ ▲ ✓ ▲ ▲</p>
<p><b>INF8</b></p>	<p><b>Access to Electrical Supply Networks</b></p> <p>It is the policy of the Council to promote and facilitate the continued expansion of medium and high power electricity supply networks, particularly in support of new employment uses throughout the county.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>
<p><b>INF9</b></p>	<p><b>Access to Natural Gas</b></p> <p>It is the policy of the Council to promote and facilitate the continued expansion of the natural gas pipeline network in the County.</p>	<p>▲ ✓ ▲ ▲ ▲ ▲ ▲ ▲ ▲</p>
<p><b>INF10</b></p>	<p><b>Wind Energy</b></p> <p>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.</p>	<p>? ✓ ▲ ▲ ▲ ▲ ▲ ▲ ?</p>
<p><b>INF11</b></p>	<p><b>Bio-energy</b></p> <p>The Council will support and have regard to the measures outlined in the South East Regional Bio-Energy Implementation Plan in conjunction with the private sector, Statutory Agencies and other Local Authorities as appropriate.</p>	<p>▲ ✓ ▲ ▲ ✓ ✓ ▲ ▲ ▲</p>
<p><b>INF12</b></p>	<p><b>Broadband</b></p>	









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Policy / Objective No:	Chapter 7 - Infrastructure	
	<p>The Council will proactively work with key stakeholders to address deficiencies in broadband coverage in the rural areas and will facilitate the continued development of broadband infrastructure throughout the county in line with the policies of the National Development Plan and the Regional Planning Guidelines for the South East Region.</p>	
<p><b>INF13</b></p>	<p><b>Telecommunications</b>                      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.</p>	
<p><b>INF14</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 Joint Waste Management Plan for the South East Region.</p>	
<p><b>INF15</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>SIO1</b></p>	<p><b>Specific Objectives</b>                      It is an objective of the Council to seek to reinstate of the tow path along the River Suir from Clonmel to Carrick-on-Suir.</p>	
<p><b>SIO2</b></p>	<p>It is an objective of the Council to seek to improve the rural walk between Clonmel and Marlfield along Pond Road and the interchange with Moores Road and Patrick's Well Road.</p>	
<p><b>SIO3</b></p>	<p>It is an objective of the Council to carry out improvements to regional and local roads on sections that are deficient in respect of alignment or structural conditions as funds permit.</p>	
<p><b>SIO4</b></p>	<p>It is an objective of the Council to control inappropriate advertising on all roads and particularly on approach roads to settlements.</p>	

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Policy / Objective No:	Chapter 7 - Infrastructure										
<b>SIO5</b>	It is an objective of the Council to seek a reduction of unaccounted-for water supply from the present level to 25% by 2016.										
<b>SIO6</b>	It is an objective of the Council to seek to establish a central bus depot within the county.										



















Discussion: In general terms all of the aforementioned policies and objectives are shown to have either a positive or neutral impact on the environmental objectives. Uncertainty is shown in relation to INF10 which is precautionary as impacts associated with wind farm developments can be both localised and far reaching. Adherence to the policies outlined in Appendix 3 should negate much of the negative issues associated with their development however.

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Policy / Objective No:	Chapter 8 - Community and Social	
CS1	<p><b>Interagency Cooperation and Collaboration</b> It is the policy of the Council to assist and support the implementation of the South Tipperary County Strategy for Economic, Social and Cultural Development 2000 – 2010. The Council will proactively engage with all initiatives and all stakeholders operating in the community in order to ensure the achievement of the aims of this Plan.</p>	
CS2	<p><b>Addressing Social Inclusion</b> The Council will actively use the tools available to it to ensure that all new development addresses issues of social inclusion.. The Council will also work with other key stakeholders to address issues of equality of access for all to services, facilities and decision making processes. In particular it will actively implement the findings of the Accessibility Audit.</p>	
CS3	<p><b>Arts and Culture</b> The Council will seek the provision of arts, cultural and entertainment facilities, new works of art and performing space in association with new development proposals, where appropriate and will seek to support the arts within overall public local services provision for the enhancement of South Tipperary as a place in which to live, work and invest.</p>	
CS4	<p><b>Library and Information Access</b> It is the policy of the Council to ensure that everyone has equal opportunity access to a high quality library and information service that is responsive to the changing needs of the community and is fully supportive of the process of life-long learning. The Council will support the upgrading of existing facilities in Cahir and Fethard and the construction of new libraries in South Tipperary in accordance with the Programme for Library Development.</p>	
CS5	<p><b>Community Amenity</b> It is the policy of the Council to ensure that adequate and safe amenity and recreational open space and facilities, including community facilities and centres, are available for all groups of the population at a convenient distance from their homes and places of work.</p>	
CS6	<p><b>Provision of Burial Grounds</b> It is the policy of the Council to identify land for social and public use in settlements that will facilitate the provision and expansion of burial grounds.</p>	
CS7	<p><b>Community Involvement in Decision Making</b></p>	

		Environmental Assessment of the Plan									
Policy / Objective No:	Chapter 8 - Community and Social										
CS8	<p>It is the policy of the Council to work in partnership with community groups generally and the Community and Voluntary Forum in particular in progressing the vision of this Draft County Development Plan. It will particularly work on building and enhancing the participative role of community groups in the decision making process and to work collaboratively with the community in improving services and access to all sectors of the community.</p>	▲	✓	▲	▲	▲	▲	▲	▲	▲	
	<p><b>Childcare Facilities</b> The Council will require the provision of high quality, affordable childcare facilities at easily accessible central locations in association with housing and other development in compliance with the County Childcare Strategy and the Childcare Facilities Guidelines for Planning Authorities 2001(DEHLG) or any amendments thereto.</p>	▲	✓	▲	▲	▲	▲	▲	▲	▲	

Discussion: The policies as proposed by the local authority in relation to Community and Social issues are shown to have a neutral to positive impact on the environmental objectives. No further mitigation measures are required.

		Environmental Assessment of the Plan									
Policy / Objective No:	Chapter 9 - Development Management										
<b>DM1</b>	<p><b>Development Standards</b>                      It is the policy of the Council to require all development to comply with the relevant standards identified in Chapter 9 Development Management of the Draft County Development Plan.</p>										

Discussion: The standards outlined and presented in Chapter 9 of the Draft County Development Plan represent a comprehensive guide to the quality and location of new build within the county. Adherence to the standards and full implementation of them will ensure minimum environmental impact.