

Donohill Local Area Plan (LAP) 2005

South Tipperary County Council



FORWARD PLANNING SECTION.
This Local Area Plan is also available in Irish.

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1.0 INTRODUCTION

1.1 Legal Basis of Local Area Plan (LAP)

The legal basis for this LAP is provided by the Planning and Development Acts 2000-2002. The Acts provide for the preparation of Local Area Plans (LAPs) for any part of the functional area of a planning authority. This Local Area Plan was made by the Elected Members of South Tipperary County Council on the 7th March 2005. A Local Area Plan must be consistent with the objectives of the County Development Plan. It must contain a written statement and maps indicating the objectives of the planning authority for the proper planning and sustainable development of the area to which it applies including detail on community facilities and amenities and on standards of design of developments and structures.

1.2 Functions and Aims

The LAP has two main functions:

1. To provide a policy framework and to identify objectives for the physical development of Donohill. These policies and objectives shall be implemented over the lifetime of the plan, (see 1.3 below); and,
2. To provide the basis for assessing the detailed planning applications submitted to the Council in such a way that Donohill can encourage and assimilate change while ensuring that the essential character and qualities of the village are maintained and improved.

The aim of the Donohill Local Area Plan is to ensure the proper planning and sustainable development of the village. It will therefore facilitate the co-ordinated social, economic and environmental development of Donohill and the conservation and enhancement of its natural and built environment. The aim is to develop a plan, which would be agreed and implemented with the concerted effort and mutual co-operation of local people, businesses, public and private bodies and voluntary organizations.

1.3 Duration of the Local Area Plan (LAP)

The duration of this LAP will be for a period of 6 years from the date of its adoption.

1.4 Previous Plans/Studies

- a) The South Tipperary County Development Plan, 2003: In preparing the Local Area Plan, the Planning Authority has had regard to the policies and objectives set out in the South Tipperary County Development Plan, 2003.
- b) The County Housing Strategy: sets out current and future housing requirements within the County and the requirement for social and affordable housing.
- c) Joint Waste Management Plan for the South East Region, July 2002. Outlines Council Policy on the prevention, minimisation, recovery and reuse of waste.

2.0 DONOHILL IN CONTEXT

2.1 Location and Setting

Donohill is a small rural village located on the Regional road R497 where it is intersected by Local road L4205 and by Local road LP 4206. According the village is elongated and with focal points at the cross-roads, located at the community hall and at the school.



Figure 1: Location of Donohill

The village is located approx 7.6 Km to the north of Tipperary Town, which is the closest large settlement to the village. The landscape surrounding the village is largely pastoral and characterised by gently undulating topography due to the underlying subsoil formations, which is part of the Slieve Phelim Uplands, and locally defined as the Cappagh White formation; red and white sandstone and conglomerate. The village is located at a height of 90m O.D. and the land rises gently to the north of the village towards the Hollyford Hills.

2.2 Heritage and Culture

Donohill village was originally a Norman settlement, the remains of which can be seen to the east of the village in the form of a well preserved earthen motte and bailey and other historical remains. A number of monuments and historical remains as listed in the record of monuments and places exist in the immediate vicinity of the village, these include:

- TS-059-01402, Remains of Military stone castle;
- TS-059-01401, Remains of medieval earthen motte and bailey;
- TS-059-016, Church and Graveyard; and,
- TS-059-015, St James's Holy well.

The remains of a number of historical enclosures can be identified in the landscape surrounding the village. The South Tipperary County Development Plan 2003 identifies two structures within the village which are currently identified as protected structures in the Record of Protected Structures, (accurate as of date of this LAP);

S329 4 bay metal roof cottage, with outhouses and gates and walls.

S330 Disused water pump.

2.3 Village Form and Character

Donohill village is currently characterised by three main features:

- Two focal points/junctions which are geographically separated;
- 5 approach roads to the village; and,
- Undulating topography.

The core or centre of the village is located at the cross roads of the Regional road 497-8, Local Secondary Road 8207 and Local road 4205, where commercial activities are located. This is a pleasant part of the village with well defined structures and mature trees around the junction.



Junction at Village centre

The second definable part of the village is located at the cross-roads of the Regional road 4206 and the Local primary road 4206, where the school and the church are located, the village graveyard is further separated from the village to the east.

Due to its location at 2 junctions the village can be approached from a number of directions by 5 approach roads. With the exception of the regional road, the approach roads are generally winding and enclosed, however, the quality of the approaches to the village are visually pleasing with good quality landscaping and little ribbon development and housing sprawl. The topography of the village is varied and undulating and generally falls from north to south.

2.4 Demographics

Donohill village is located within the Electoral Division (ED) of Kilmucklin, and is the only village settlement located within this ED. The population statistics for this ED are set out in Table 1 below.

Table 1: Population

Year	Total Persons
1991	488
1996	463
2002	502

The population has increased within this ED since the 1996 Census survey, and it can be assumed that the population of Donohill village has also increased, due to the recent construction of 5 new homes in the village. However, the population in the village has not grown substantially, and the village would benefit from some small village housing developments, which would enhance the village with associated service and infrastructure improvements. The Local Area Plan has identified circa 5.37 hectares of land within the village boundary and given the rural character of the village, it is assumed that 80-95 dwellings could be accommodated at a density of 20 – 25 units per hectare. At a household size of 2.77 persons per dwelling (South Tipperary County Housing Strategy 2001) this would give an increase of 220-250 persons to the village, which is acceptable.

2.5 Public Consultation and Discussion

The Planning and Development Acts 2000 - 2002 introduced statutory Local Area Plans and a requirement that planning authorities take whatever steps are considered necessary to consult the public in preparing a local area plan. As part of the public consultation process a public meeting will be held in Donohill on the 5th October 2004 during the statutory consultation period. The meeting was well attended and relevant issues raised have been included in the LAP.

3.0 POLICIES AND OBJECTIVES

3.1 Village Development

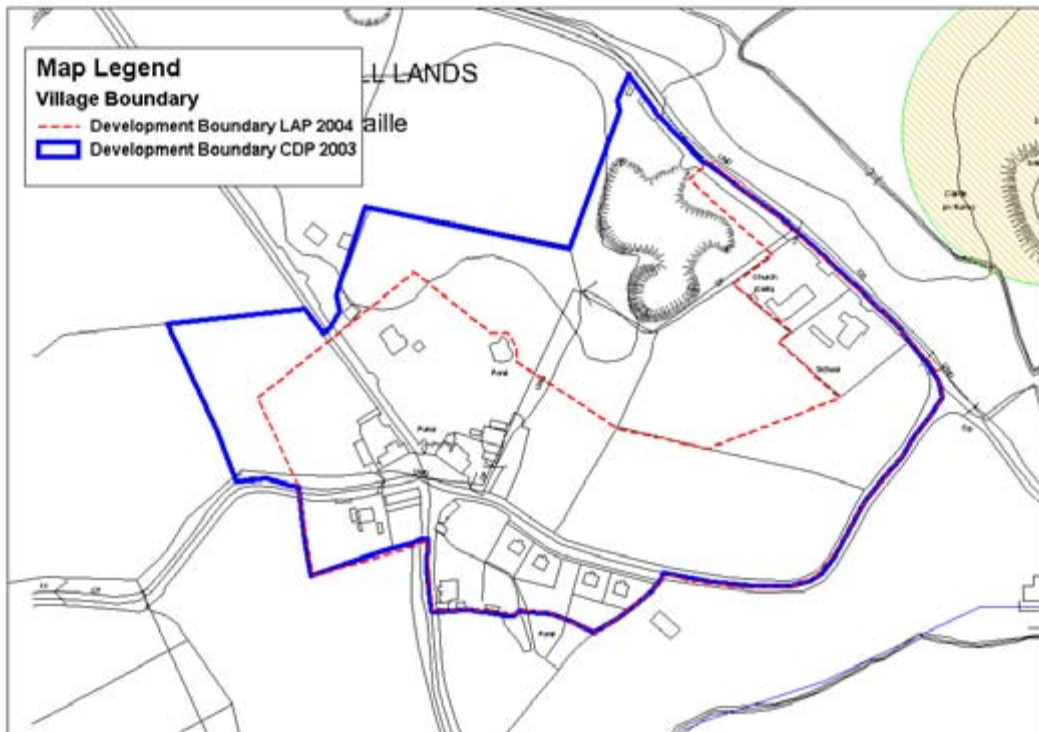
Donohill has a scattered form, with the amenities of pubs and the shop separated from the school and the church. It will be an objective of this LAP to strengthen and consolidate the village by encouraging development within the village boundary, and ensuring that services and infrastructure are provided as part of any development. A number of homes have been provided by the Council in the village and more are planned (please refer to Site 1 section 3.1.4). To ensure that a good mix of private and social houses are provided within the village, this plan will encourage the provision of private development also.

3.1.1 Village Boundary

A village boundary has been identified in this LAP, to guide the future sustainable development of Donohill. Lands within this village boundary are zoned for village development. The approach roads to Donohill are at present rural in nature and provide good quality gateways from the rural countryside to the village. The development of lands outside of the village boundary as identified in this LAP shall be assessed under the rural development policies of the South Tipperary County Development Plan 2003.

3.1.2. Village boundary as defined by the South Tipperary County Development Plan 2003

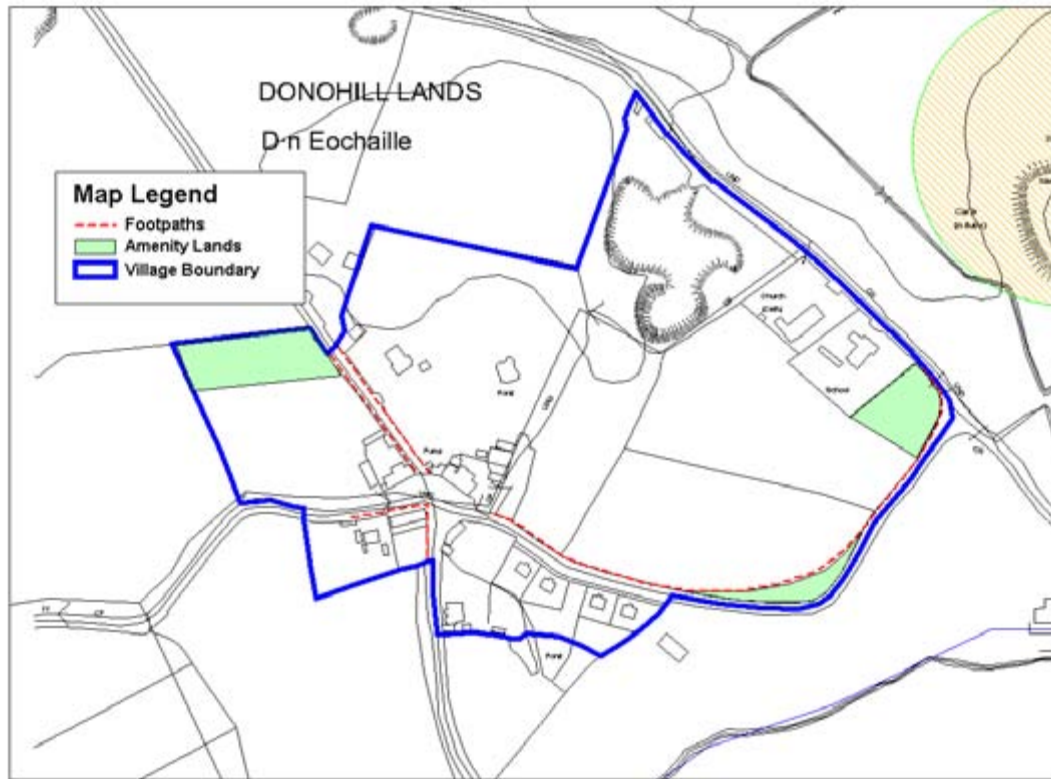
As can be seen from Map 1 the village boundary for Donohill village has been increased from what was defined originally within the South Tipperary County Development Plan 2003. This does not include any substantial changes within the village boundary, however, it includes full field parcels rather than incomplete parcels. The objective of this change in zoning is to provide greater opportunity for any possible future development and to give greater scope to any proposed development to include a useful and substantial area of open space, amenity area, landscaping etc.



Map 1: Village Boundary Changes.

Policy No. 1: Village Development.

It is a Policy of the Council to strengthen and consolidate Donohill by encouraging developments within the village boundary which shall be residential or a mixture of residential and other uses which are appropriate to the character and scale of the village. There shall be a general presumption against individual houses on the approach roads to the village in accordance with the policies of the South Tipperary County Development Plan 2003.



Map 2: Village Pavements and Amenity Lands.

3.1.3 Village Facilities

This LAP shall identify a number of specific objectives in relation to the provision of village facilities. Any new development, which is proposed within the village, shall be required to provide for the following as part of any development:

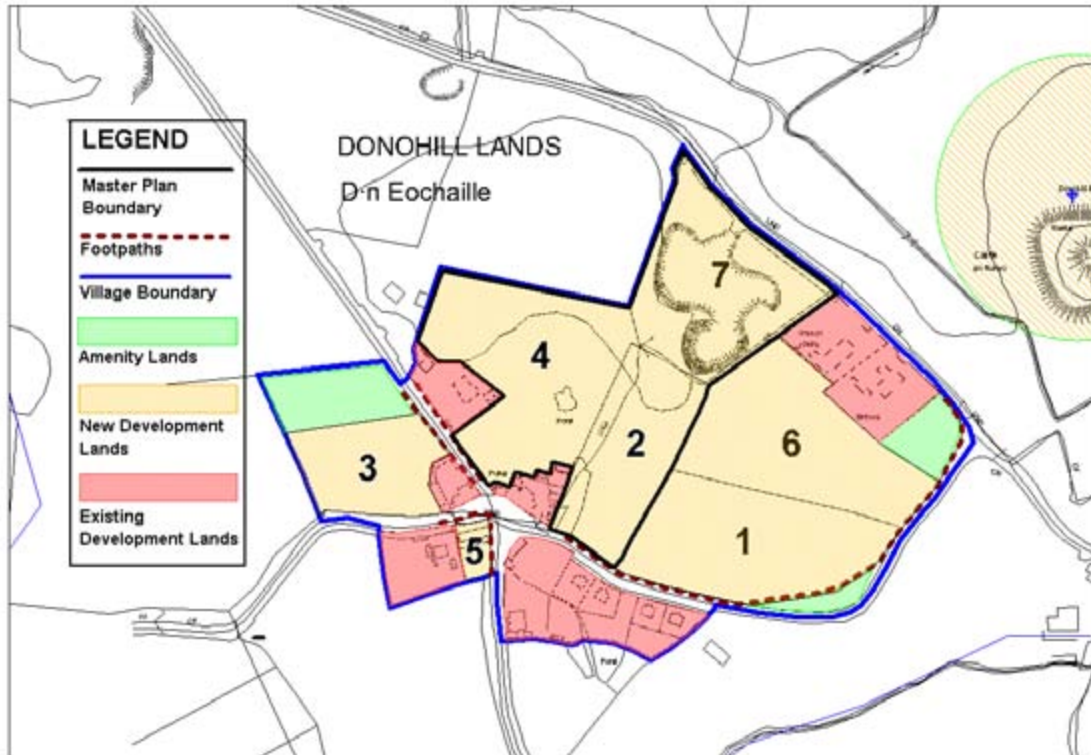
- Overlooked open space/village green/play area;
- Childcare facility/older persons accommodation where necessary;
- Streetscape improvement;
- Landscape planting;
- Footpath links where specified; and,
- Lighting/footpaths.

Policy No. 2: Village Facilities.

It is the Policy of the Council to seek new improved village facilities as part of new development within the village.

3.1.4 Key Development Sites within the Village Boundary.

All lands within the development boundary shall be considered as suitable for village development, however, a number of key sites have been identified within the village and as shown on Map 3. Specific guidelines have been prepared as to the appropriate development of these sites, to ensure the proper planning and development of the village.



Map 3: Proposed Development Sites.

- | | |
|---------------|--|
| Site 1 | Large central site (approximately 1.12Ha) on the north side of the road, designated for a Local Authority Housing Scheme |
| Site 2 | Approximately 0.80 Ha, informal playing field, uneven topography.. |
| Site 3 | Approximately 0.93 Ha Site with good road frontage extending from the pub cross roads on the north side of the village, a section of this shall be maintained as amenity lands. |
| Site 4 | Approximately 1.20Ha Extends from Crosse's pub to the village boundary on the north side of the village. Opportunity for streetscape. |
| Site 5 | Small central site (approximately 0.07Ha), suitable to allow for expansion of community centre |
| Site 6 | Approximately 1.16 Ha, site with very uneven topography, suitable for low-medium density housing scheme with single access. |
| Site 7 | Approximately 1.1 Ha, located between the church and village boundary which is currently occupied by a small disused gravel quarry. Development of the lands will require compliance with Policy No. 4: Housing Master Plan as set out in Section 3.2 below. |

Site 1

This site has been purchased by the Local Authority for the purposes of a village housing scheme comprising houses and serviced sites. The proposed scheme shall have a central area of open space and shall include tree-planting, lighting and footpaths. It is proposed that the houses planned for this site shall be of a traditional style appropriate to South Tipperary villages. It is proposed to construct a footpath from this village scheme to the cross-roads at which the school is located. It is also proposed to construct a wastewater treatment plant to service this proposed development.

Site 2

This is a central site of approximately 0.80ha located adjacent to Crosses pub. The site is elongated and it rises towards the North. The site is presently used as an informal playing field,

however, the shape, size and topography of the site is not ideal for the playing of field sports. The site is suitable for village development due to its central location. This may include a village housing scheme, an amenity area or a small commercial development appropriate to a village of this size. Any development of Site no. 2 shall be required to set back the hedgerow on the roadside boundary where it adjoins the pub, this shall facilitate the construction of footpaths and the provision of village lighting. Proposed development will also be required to comply fully with Policy No. 4: Housing Master Plan.

Site 3

Site 3 comprises approximately 0.93ha and has road frontage along the Cappawhite road and the Solloghobeg roads. This is a large level site with good road frontage. The area of this site has been extended to allow an increase on what was zoned in the County Development Plan 2003. It is considered that a portion of this site is most suitable location for a community sports field, due to its topography and size, part of this site should be developed as a sports field. Development on the remainder of the site should take the form of a vernacular style village housing scheme, with a single vehicular access onto the Cappawhite road. Footpaths shall be required from the village centre. A pedestrian access may be permitted from the Solloghobeg road, which shall require footpaths and lighting.

Site 4

Site 4 (1.20ha) lies on the Cappawhite road, and has good road frontage. The area of the site was increased from what was originally zoned in the County Development Plan 2003 to allow consideration of back lands as part of any development. Development here shall be required to provide a streetscape and should have a single vehicular access. The access road should provide for possible future access to lands located outside the village boundary and to the north of site 4. This could form part of a new link/connector road between the crossroads and the church and school. The layout of housing along the roadway should provide sufficient visual enclosure to enhance the rural character of the village and adequate footpaths shall be required to link the site to the village centre. Development shall be storey-and-a-half or a traditional type two-storey design. The village pump shall be maintained and the residential amenities of adjoining properties shall be protected. A large area of open space should be provided within the site as part of any development. Proposed development will also be required to comply fully with Policy No. 4: Housing Master Plan.

Site 5

Site 2 (0.07ha) is an important site due to its central location in the village. The village community centre is located on the northern boundary of this site. This site may be suitable for the expansion/refurbishment of the community hall and would provide adequate space for the provision of some car-parking for the community hall and possibly allow for the provision of a children's playground to be associated with the community centre. Development here should reflect the rural character and focal nature of the surrounding village buildings, a residential terrace may be acceptable and should form a streetscape and should be 2-storeys in height. Mature trees on this site should be preserved where possible.



Entrance to Development Site 5.

Site 6.

Site 6 (approximately 1.16ha) lies to the south and west of the school and any development should not restrict the further expansion of the school. This site has extremely irregular topography. Development of low to medium density housing may be considered. Development should be limited to single-storey or storey-and-a-half structures.

Site 7.

Site 7 comprises of 1.1 hectares, located between the church and village boundary and is currently occupied by a small disused gravel quarry. As such the topographic expression is uneven and any development of the lands will require much reworking of existing ground levels both on the lands and on neighbouring lands. Although the lands are located adjacent to and west of the church and school, the area is somewhat removed from the village core and the Council would consider that in order for the lands to be development in a sustainable and orderly manner, it will be necessary to develop the lands and neighbouring lands in compliance with Policy No. 4: Housing Master Plan as set out in Section 3.2 of the Local Area Plan.

3.1.5 Village Development Objectives

- (i) To seek an increase in the residential provision within the village by encouraging private housing development.
- (ii) To consolidate the village by ensuring that a pedestrian link is provided between the commercial cross-roads and the school cross-roads.
- (iii) To improve and control the quality and design of new dwellings within the village to ensure that they reflect and enhance its rural location and character.
- (iv) To maintain the village character by ensuring that streetscapes are provided and that linear/village sprawl is not permitted
- (v) To ensure that services e.g. footpaths, lighting, public seating etc. are provided as part of new development.
- (vi) To preserve land suitable for the development of a sports field.
- (vii) To encourage the refurbishment/construction of a community centre with associated community facilities.
- (viii) All lands zoned for village development within the village boundary shall, under Part V of the Planning and Development Acts 2000-2002: be required to allocate 20% of the proposed site for social¹ and affordable² housing. This shall apply to lands proposed to be developed for residential or a mixture of residential or other uses.

¹ Housing for persons referred to in section 9(2) of the Housing Act, 1988.

² Housing or land made available in accordance with Section 96(9) or (10), for eligible persons.

3.2 Housing

Donohill is a small rural village and proposals for new housing development within the village are likely to be limited. The South Tipperary County Development Plan 2003 and the County Housing Strategy encourages housing development to locate to the small rural towns and villages within the county rather than the construction of one-off houses along rural roads, especially where proposed dwellings are urban generated. Proposals for village housing shall be encouraged on lands located within the village boundary, however there will be a general presumption against linear development. As outlined in Section 3.1 above, there are a number of development sites within the village suitable for housing. It will be an objective of this LAP that any housing development within these sites achieves appropriate densities and high quality layouts and appropriate rural village design.



Recent Village Housing

Policy No. 3 Village Housing

- (A) The Council shall resist one-off houses on the approach roads and on the village fringe in accordance with the policies of the South Tipperary County Development Plan 2003, particularly where such developments contribute towards ribbon development and the sprawl of the village.
- (B) When considering proposals for housing development, the Council will seek to ensure that:
 - (i) The surrounding rural landscapes are protected, and that visual intrusion is minimised;
 - (ii) No proposal shall have negative impact on the built, historic or natural environments
 - (iii) No proposal shall have a negative impact on existing residential amenity;
 - (iv) The Council Shall Encourage Sustainable Densities of development on development sites within the village boundary, without compromising the existing character of the village; and,
 - (v) All developments within Donohill shall be in accordance with National, Regional, County and other applicable guidelines on residential densities.

New developments shall incorporate sustainable densities, layouts and designs which ensure the existing rural character of the village is maintained. All proposals shall comply with Section 4 Development Control and Section 5 Village Design Statement of the Local Area Plan and Chapter 8 Design Guidelines and General Standards and the Appendices of the South Tipperary County Development Plan 2003.

3.2.1 Village Housing Objectives

- (i) To encourage the provision of private housing within the village, especially by persons from the locality.
- (ii) To ensure that lands within the village boundary are developed to an appropriate density.
- (iii) To ensure that all new housing is of high quality design.
- (iv) To ensure the Sites no's. 2, 4 & 7 are developed with the objective of creating a link between the village centre and the school/church.
- (v) To ensure that the rural nature of the approach roads are maintained and that linear development does not occur along these roads.



Approach from Tipperary Town.

Policy No. 4 Housing Master Plan.

It is the policy of the Council to permit residential and ancillary development on lands identified as sites number 2, 4 and 7 as set out in Figure 4 subject to such development being in accordance with an agreed master plan for the proposed site to be prepared by the developer(s)/applicant(s) to the agreement of the Council.

The master plan must include provision for:

- a) the establishment of building design and village design guidelines in compliance with the development control standards and design guidelines of the LAP and the South Tipperary County Development Plan 2003;
- b) appropriate ancillary facilities necessary to support the development provided through the inclusion of mixed-use development in the form of a local neighbourhood centre, childcare facilities, open space and amenity land etc;

- c) priority of movement and accessibility throughout the development and the integration of the overall development with adjoining village, particularly for pedestrians and cyclists;
- d) development of the link/connector road to provide a direct route between the village cross roads and the school/church. The road shall provide an opportunity to consolidate the village centre through the provision of an enhanced and extended streetscape and should cater for local traffic only. The final design and alignment of the link/connector road shall be agreed with the Roads Authority prior to the submission of the Master Plan for the agreement of the Planning Authority;
- e) incorporation of existing vegetation, hedgerows, trees and natural features into the proposed development;
- f) satisfactory mix of housing types and sizes, including affordable and adaptable housing. All such building designs shall enhance the rural character of the village;
- g) provision of public open space requirements in compliance with relevant standards as set out in the LAP and Chapter 8 of the South Tipperary County Development Plan 2003;
- h) the overall phasing of the development to ensure that no part of the development will be occupied prior to the completion of the relevant section of link/connector road, relevant open space, neighbourhood centre, etc.

3.3 Economic Activity, Recreation/Amenity, and Transport.

3.3.1 Economic Activity

Given the rural location of Donohill, industrial/service employment opportunities are limited while the agricultural sector is quiet strong and provides employment at a local level. Employment opportunities are generally provided in Tipperary Town, Cashel Town and Clonmel and require a commute by car each day with the exception of Gleeson Concrete which provides in excess of 30 jobs locally in their Donohill plant and has been the main single provider of employment over the last 45 years. With the exception of the latter employer, future employment opportunities are likely to remain centred within the larger settlements in the surrounding area. Opportunities for economic development may exist within the village for a small cottage industry or small-scale manufacturing company (e.g. woodworks, local food products etc).

Policy No. 5: Economic Activity

Within the village boundary, it is the Policy of the Council:

- a) To encourage small-scale, locally based employment opportunities where it is demonstrated that they shall be appropriate for the area, and shall not impact on adjoining residential amenity, traffic safety and village character; and
- b) To require the provision of services to facilitate any new employment opportunity.

3.3.2 Economic Activity Objectives

- a) To support the provision of local services within the village.
- b) To strive to maintain the current population within the village, and to facilitate the development potential of the village through new housing development.
- c) To ensure that adequate land is available for any further expansion of the school.

3.3.3 Recreation and Amenity

Donohill village currently has no designated sports field. In order to provide an important pastime and social facility for the both the young and old within the village such a facility would be desirable. Donohill is limited by its topography in its ability to provide suitable lands for a sports field. However, it is considered that a sports field may be appropriate to the north west of the village (site 3), and should this land come forward for development, the developer shall be required to maintain a portion of this land as amenity/green field space, to facilitate the provision of a sports ground. The development of a sports field outside the village boundary would also be

feasible and such a facility may be classed as exempt development as set out in Class 33, Schedule I, Part I of the Planning and Development Regulations 2001 (as amended).

A community hall and public houses in the village centre provide meeting places for the local residents. Any future housing development shall be required to provide an open area of public space within the development to supplement the amenities of the village. Donohill is a very picturesque village, with very well maintained approach roads, which include tree planting street furnishing and pavement pull-outs. Within the village there are a number of mature trees worthy of preservation.



Figure 8: Community Hall

Policy No. 6: Recreation and Amenity

It is the Policy of the Council to require a central area of overlooked public open space within any new housing development in the village. This area shall be landscaped and finished to a high standard and all such amenities shall comply with the relevant development and design standards as set out in the Local Area Plan and the South Tipperary County Development Plan 2003.

3.3.4 Recreation and Amenity Objectives

- a) To ensure that the designated area suitable for a Sports field or playing pitch is identified and maintained free from development within the village.
- b) To identify trees within the village which shall be preserved.
- c) To ensure that high quality tree-planting and landscaping is carried out as part of any development.
- d) To ensure that the high quality and scenic appearance of the approach roads are maintained, by both the encouragement of community involvement and by Local Authority maintenance programmes.
- e) Facilitate the development of public walkways throughout the village in consultation with local residents and interest groups.

3.3.5 Transport

Due to its location, transport for the residents of Donohill village is largely car-based; however, a bus service exists within the village. A bus stop is centrally located within the village centre. The provision of a bus service within a village this size is to be encouraged, and offers a sustainable transport service which is available to those who do not drive or who wish not to drive. The road network around Donohill village is winding and generally narrow, due to the undulating surrounding topography. Much of the character of the village is obtained from the existence of many bends and undulations of the road within the village boundary. This is often a very desirable feature within a village as it facilitates as a natural traffic calming measure and as such should be retained. Proposals to widen and straighten roads within the village shall generally be discouraged unless it is proved necessary to improve traffic safety.

3.3.6 Transport Objectives

- a) The Council will support the provision of a bus-service for the village of Donohill.
- b) The Council will improve footpath linkages throughout the village, especially, to create a footpath link from the village centre to the school and church.
- c) The Council will improve sightlines on the regional road joining the village centre and the school.

- d) Improve the junction at the school.
- e) Improve signage throughout the village and on the entrances to the village.

3.4 Public services

3.4.1 Sewerage

Sewage treatment within Donohill is largely provided by private septic tanks, with the exception of a small wastewater treatment system which services 4 no. Local Authority houses. It is the intention of the Council to construct a number of Local Authority houses within the village. As part of this development, the Council will construct a modular waste water treatment system with capacity to service circa 30 dwellings. This initial capacity of the system may be augmented in time to cater for future private development, subject to agreements between the developer and the Council.

3.4.2 Water supply

Donohill is serviced by the public water supply from the Ironmills supply. This is a good quality supply and no problems have been identified by the Council to date with the water supply within the village.

3.4.3 Surface water

The Council will require measures to ensure that any new development does not contribute to or cause flooding on the roads within the village or on lands adjoining the proposed development.

3.4.4 Footpaths and Lighting

The provision of footpaths within a village will be required as part of new housing developments, to ensure safe access for pedestrians from any new developments to the village centre. Locations where footpaths will be required are indicated on Map 2 above. It shall be an objective of this plan to provide a footpath link from the village centre to the village school and church in order to consolidate the village. The Council will require the provision of public lighting as part of any new housing development within the village.

3.4.5 Garryshane Landfill

It is anticipated that the landfill at Garryshane, operated in compliance with a Waste Licence (ref. no. 74-2) issued by the Environmental Protection Agency, will be closed when the new proposed landfill at Hardbog, Grangemockler commences operation. It is estimated at present that this process could take between 3-5 years to complete. It is a requirement of the Waste Licence to submit a restoration plan to the EPA for approval. The details of this restoration plan are currently being prepared in consultation with local residents, community groups and private consultants. Once work on the landfill has been completed an aftercare monitoring programme shall be implemented in accordance with the conditions of the licence.

Policy No. 7: Public Services

- a) It is the policy of the Council only to permit developments which demonstrate servicing proposals in compliance with policies SERV 1-5 of the South Tipperary County Development Plan 2003.
- b) It shall be the policy of the Council to ensure that any new development within the village does not contribute to or cause flooding of the roads within the village or of any adjoining lands.
- c) It shall be the policy of the Council to require the provision of public lighting as part of any new housing development.
- d) It shall be the policy of the Council to require the provision of footpaths as part of any new housing development.

3.4.6 Public Service Objectives

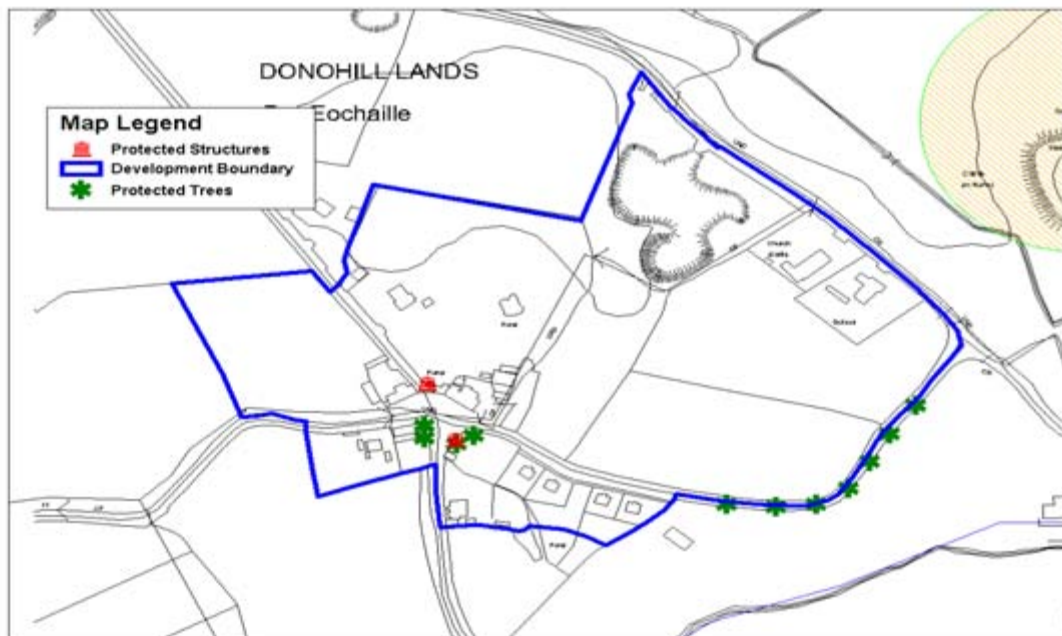
- a) To ensure that the operation and aftercare of the Garryshane Landfill shall be in accordance with EPA Licence 74-2.
- b) To ensure that a footpath link is provided from the village centre to the School and church.
- c) To ensure that the footpaths as identified within this plan are constructed as part of any new development.
- d) To ensure that services such as water supply and waste water treatment are provided to facilitate new housing developments.
- e) As opportunities arise, the Council will seek the under-grounding of the public service cable network within the village.

3.5 Heritage

3.5.1 Protected Structures

The County Development Plan 2003 currently identifies 2 structures as being protected in its Record of Protected structures (Appendix 3);

- **S329 4 bay metal roof cottage, with outhouses and gates and walls.**
- **S330 Disused water pump.**



Map 4: Protected Structures and Trees.

Policy No. 8: Protected Structures

It is the Policy of the Council to protect structures entered onto the register of Protected Structures Appendix 3 of the South Tipperary County Development Plan 2003, by resisting:

1. Demolition of protected structures, in whole or part;
2. Removal or modification of features of architectural importance; and,
3. Development which would adversely affect the setting of a protected structure.

3.5.2 Protected Views

There are no views currently listed within Appendix 6, List of Protected views of the County Development Plan 2003. It is considered that good views exist from the village towards the northeast, in the direction of the motte and bailey and the cemetery.

3.5.3 Protected Trees

There are no trees currently listed in Appendix 5 List of Protected Trees in the County Development Plan 2003. However, a number of mature trees within the village centre contribute to the character of the village;



- Mature hardwoods incl. Beech and sycamore in site no. 5
- Semi-mature trees on the south roadside boundary of the regional road from the village centre to the church and school.

Where new development is proposed on lands on which the identified trees are located, or on lands immediately contiguous to the trees, the Council will seek the protection, retention and incorporation of the trees into the proposed development in order to retain the rural character of the village.

Trees at Village Centre

3.5.4 Archaeology

There are no archaeological features identified within the village boundary of Donohill. However, and number of features exist in the vicinity of the village.

4.0 DEVELOPMENT CONTROL

4.1 Development Control Policy

The control of development is a statutory process, and there is an obligation on the Planning Authority to ensure that permissions granted under the Planning Acts 2000-2002 are consistent with the Policies and Objectives in the County Development Plan 2003. Proposals for new development within Donohill village shall be required to comply with the guidelines and development control standards as outlined within Chapter 8 and the Appendices of the County Development Plan 2003 and this LAP.

4.2 Enforcement

The Planning and Development Acts 2000-2002 give power to the Planning Authority to take enforcement action when development is started without planning permission, if conditions attached to a grant of planning permission have not been complied with, or when other breaches of planning control appear to have taken place. The Council will take enforcement action whenever it is appropriate to do so, having regard to the policies in this LAP and the County Development Plan 2003.

4.3 Development Contributions

Considerable sums of money have been and will continue to be expended by the Council in the provision of public services. The Council will require financial contributions towards the capital expenditure necessary for the provision of infrastructure works required which facilitate development. Such works include drainage, water supply, roads, footpaths and traffic management, open space and car parking. Development contributions are charged in accordance with the Development Contributions scheme as adopted by the Council in March 2004 (or any subsequent revision thereof)

4.4 Agricultural Development

Part 3, Schedule 2 of the Planning and Development Regulations 2001 provides details of exemptions in relation to agricultural buildings and structures in terms of article 6(3) of the Planning and Development Regulations 2001. These exemptions will not apply to land within a LAP area, including therefore, new buildings and structures proposed within the Donohill village boundary. Proposals for new agricultural development, must take account of the following:

- Proximity to adjacent dwellings.
- Rural and/or village character of the area.
- Make use of natural landscape and land cover as screening.

4.5 Trees

Trees form a valuable part of the village/urban environment. They provide visual amenity, screen unsightly features and add to the diversity of the urban experience. It is the intention of the Council to preserve trees in Donohill, and in doing so, may request that trees must be maintained or that a tree survey be carried out as part of a development proposal, to ensure that trees that contribute to the character of the village are not removed or damaged.

4.6 Views

Donohill has good views towards the north east; development proposals within the village shall be required to consider the setting of these views and to demonstrate that new development shall not detract from the landscape. Proposed development that would detract from the views of the countryside from the village will not be permitted.

4.7 Village Design

All proposed development within Donohill village must adhere to the Village Design Statement, Section 5 of this LAP and to the Village Design Guidelines as outlined in Appendix 1 of the County Development Plan 2003.

5.0 Village Design Statement

5.1 Purpose of Design Guidelines

The purpose of these guidelines is to create awareness in persons who may wish to build in Donohill of the character and sensitivity of their surroundings. These guidelines aim to demonstrate good house design principles appropriate to Donohill, which will preserve and enhance its character for generations to come. The Council does not seek to unreasonably restrict good quality contemporary designs, however, proposals which exhibit no adherence to these design principles will not be permitted.



Traditional village terrace

5.2 Village Character

New development within the village should reflect the existing developments and should not create a contrast; existing materials and finishes should be reflected. As Donohill is small and relatively undeveloped, opportunities exist for the creation of a traditional village streetscape, from the village centre along the public roads.



Village square with green

5.3 Village Settlement Patterns and Neighbourhoods

Village dwellings were traditionally grouped or clustered together, as can be seen at the village centre of Donohill. This is the oldest part of the village, and is typical of all rural South Tipperary villages. Scattered and random linear development are often the most common form of housing in rural areas today, and result in weak settlement structures and housing forms, which are not suited to village development and can even destroy the unique character of villages. Consequently, new development within Donohill will be required to create clear identifiable village boundaries, within the village as defined in this Local Area Plan. Scattered linear development along the public road will not be permitted. Development will be required to make best use of village lands; consequently, excessively low density and inefficient use of village land shall not be permitted.

5.4 Public Open Spaces

Donohill has no village green or area of open space within the village; however, as the village is very small this hasn't been obvious due to the proximity to the surrounding countryside. Should new housing development occur within the village, the developer shall be required to provide a central overlooked area of public open space within the development. It is an objective of this plan to identify an area suitable for use as a community playing pitch, and to preserve this for future amenity use.

5.5 Commercial and Business Development

Small shops and employment opportunities suitable in scale to rural centres can be accommodated in and around many settlements. Residential developments could extend the local tradition of adjacent living and working quarters by incorporating office or small scale working premises. Shops and other commercial activities should be sited at prominent locations to create landmarks and enhance village character, as can be demonstrated by the location of Crosse's Pub and Heffernan's Shop/Pub.

5.6 Housing Design and Layout

Housing developments should be designed to complement and enhance to the village. The successful design of any new developments within Donohill shall require adherence to the following:

- An assessment of neighbouring properties and the prevailing character of the village;
- An awareness of opportunities for village enhancement as part of the development;
- Development adjacent to main roads or village centre should provide new or improved streetscape;
- Buildings can be grouped to create pleasant informal spaces, whilst a variety of building types can bring a scene to life;
- Subtle variations in building designs allow a several houses to read as a distinct cluster
- Traditional village character that can be interpreted in contemporary design;
- Peripheral dwellings should face outwards across a road, particularly on prominent sites;
- Landscape treatment should integrate new development within the surrounding environment whilst incorporating the existing vistas and visual links with the countryside;
- New residential development should not break the skyline as seen from outside the village;
- Attractive 'gaps' which provide visual access to the countryside should be maintained; and,
- Vistas into and within newly developed areas can be created.

5.7 Individual House Design Features



New vernacular style village housing

The following is an assessment of traditional design features which are found in South Tipperary villages. New houses proposed for Donohill will be required to demonstrate close adherence to these design features and to utilise them in their design and finish. Developments which do not reflect these guidelines and are inappropriate by design and scale shall not be permitted.

5.7.1 Height Controls

Generally speaking structures in villages the size and scale of Donohill village would have been no higher than 2 stories. Consequently, no dwelling in the village shall be higher than 2 stories, however attic conversions may be considered.

5.7.2 Walls and Gables

New dwellings proposed for Donohill should reflect existing dwellings in the vicinity. Walls shall be finished with a plastered and rendered finish, or preferably, with a rough wet dash render.

Colour should be gentle and harmonious with the surroundings, generally a cream colour or alternatively a stone-coloured paint would be most suitable to Donohill village.

Brickwork and artificial stone are rarely successful in rural villages and should be avoided. Brickwork should be kept to a minimum and should only be considered for decorative use, e.g. around windows. Dwellings which propose the simultaneous use of several different materials will not be permitted, as buildings simple in form and materials are most appropriate for integration into rural villages. The gable of a house should appear solid and should not have too many window openings, other than those which are absolutely necessary. Should these be used, they should be small and located away from the corner. It is now common practise for roof verges and barge boarding to overhang the gables which is unacceptable. Overhanging gables should be avoided and roof verges should be simple and clean.

5.7.3 Roof Pitch and Finish

Thatch, corrugated iron and slate represent the traditional roofing materials, and can be seen within the village, whilst slate and concrete tiles are the most commonly used materials today. Slate is preferable to concrete tiles which do not look as clean nor wear as well. However, where concrete tiles are used darker colours such as those which imitate slate colours are preferable: turf-brown, chocolate-brown, slate-grey or black. Red roof tiles or roof ridge tiles are both alien and conspicuous in the countryside and they shall not be permitted. All terraced buildings facing the main road should have a roof pitch in the region of 35-45 degrees. Dwelling with suburban veranda roofs along the front façade are non-traditional and alien and shall not be permitted.



Unsuitable suburban dwelling design

5.7.4 Chimneys

Chimneys should be finished in either a render finish to reflect the house or in a traditional red brick finish. Roof stacks should be incorporated internally into the dwelling, and the chimney should be central to the roof ridge and of a strong silhouette. Thin, and elongated chimney stacks shall be discouraged as will the use of externally located chimney stack on the gable walls.



Vernacular brick chimneys

5.7.5 Dormers



Good example of dormer windows and single storey porch

Half-dormer style dwellings are very traditional to South Tipperary and shall be encouraged within Donohill. Dormers should be subordinate to the overall design and should have a pitched roof finish, and the window surroundings should be rendered to reflect the house finish rather than clad with uPVC fascia boarding. Flat-roofed dormers clad with timber or uPVC sheets, do not harmonise with the main roof structure and thus slated or tiled pitched dormers are more desirable.

5.7.6 Windows



Modern houses favour large windows which exploit views, however, these may render a weak façade with an undesirable horizontal emphasis and result in energy losses, consequently, these shall be not be permitted. Smaller windows of vertical or square proportions are traditional to South Tipperary and should be selected, nonetheless, where larger windows are used these should be subdivided to retain a vertical emphasis and should not be used throughout the entire dwelling. The overall proportion of void to solid is critical: windows should not be too close together nor located near a corner. The use of Hardwood timber windows or timber grained uPVC shall be encouraged as this is more traditional and enhances the character of its surroundings far more than the use of white uPVC.

Vernacular windows and door detail

5.7.7 Doors

Doors simple in form, consisting of either sheeted or panelled timber and often brightly painted are appropriate to rural villages and shall be encouraged. The use of uPVC doors, especially those finished in white are inappropriate and shall be strongly discouraged. Garage doors should reflect the doors of the adjoining dwelling and should be finished in timber, rolling shutter garage doors shall be strongly discouraged.

5.7.8 Porches

Single story porches are a feature of vernacular houses and shall be encouraged. The used of open porches, especially those supported by plaster cast columns shall not be permitted.

5.7.9 Boundary Details

Boundary finishes to dwellings should be simple and should closely resemble those of adjoining dwellings. A mixture of different boundary finishes e.g. timber rails adjoining rendered walls etc. result in a significant loss of character and visual amenity for villages. Boundary walls and finishes in Donohill should be of natural local stone or a rendered plastered finish. All walls shall be plastered and capped and painted where necessary. Boundary walls should following the same building line as adjoining boundaries.



Vernacular style village house and front wall

5.8 Landscaping and Planting

Donohill village is characterised by the existence of fine mature deciduous trees within the centre and by the use of careful planting of deciduous trees on the approach roads. These trees shall be maintained and protected. All new housing developments shall be required to implement a planting programme. Any new planting proposed within the village should reflect native and local varieties and the use of non-native species shall be discouraged. The use of non native conifers e.g. Leylandii cypress shall not be permitted.



Landscaping and pavement pull-outs on the Tipperary Approach to Donohill