

Grange Local Area Plan (LAP) 2006.

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Section 1. Aims and Context.

1.0 Legal Basis of LAP

The legal basis for this LAP is provided by the Planning and Development Acts 2000-2004 (Sections 18 and 19). The Act provides for the preparation of Local Area Plans (LAPs) for any part of the functional area of a Planning Authority. A local area plan shall be consistent with the objectives of the County Development Plan. It may include objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or such other objectives in such detail as may be determined by 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.

This LAP has been prepared by South Tipperary County Council (from here referred to as the Council), is in accordance with the South Tipperary County Development Plan 2003 and was made by South Tipperary County Council on the 3rd April 2006. It should be noted that legislation does not allow for the addition of Protected Structures, listed trees and views, Special Areas of Conservation (SAC's) or Natural Heritage Areas (NHA's) through the local area plan preparation process. Reference should be made to the relevant Appendix of the county development plan in this regard as they apply to the LAP area.

The following list of Appendices set out in the South Tipperary County Development Plan 2003 includes designations relevant to the LAP:

Appendix 3	Protected Structures
Appendix 4	Natural Heritage Areas (NHA'a) Special Areas of Conservation (SAC's)
Appendix 5	Protected Trees
Appendix 6	Protected Views
Appendix 9	Architectural Conservation Areas

1.1 Functions and Aims of the LAP

The main functions of the LAP are:

1. To examine the pattern and extent of growth of the area in recent years;
2. To identify lands for appropriate uses, to provide a policy framework to ensure the sustainable development of the area and to identify objectives for the physical development of the area. These policies and objectives shall be implemented over the lifetime of the LAP;
3. To provide the basis for assessing the detailed planning applications submitted to the planning authority in such a way that the area can encourage and assimilate change, which is essential to future sustainable development; and,
4. To ensure where possible the conservation of heritage and cultural assets in the plan area.

The aim of the Grange LAP is to ensure the proper planning and sustainable development of the defined plan area. It will therefore facilitate the coordinated social, economic, cultural and environmental development of the area and the conservation and enhancement of its natural and built environment. The duration of the LAP will be for a period of 6 years from the date of its adoption i.e. 2006-2011.

1.2 LAP Context

The village of Grange is located circa 5 km west of Clonmel at a junction in the local road network. The village as defined in the Clonmel Environs Development Plan 2000 has experienced little development and population growth during the life of the plan; however some development has taken place on the periphery and on the approaches to the village. The village is located within the Electoral Division (E.D.) of Tullaghmelan and straddles the boundaries of three townlands, Crutta South, Park and Grange. Population figures for the E.D. are shown in Table 1 below.

Table 1. Population Trends

Electoral Division	1991	1996	2002
Tullaghmelan	683	797	904

As can be seen from Table 1, within the E.D. there has been a substantial increase in population of 16% and 13% over the last two intercensal periods which is in excess of that experienced in the county (4.9%) and in excess of that experienced nationally (8%). While parts of the built up area of Ardfinnan are located within the E.D., the remainder of the E.D. is considered rural and under pressure from urban generated development from nearby Clonmel.

1.3 Land Use Capacity Analysis

Table 2 below sets out the quantity of zoned lands identified in the Clonmel Environs Development Plan 2000 relevant to Grange and the areas proposed for zoning in the LAP. The public consultation process has identified concerns regarding the threats of inappropriate or over development of the village, particularly with regard to providing waste and surface water services to adequately cater for any proposed developments. It is considered that future housing development should reflect the overall character of the existing rural village context. The Council would consider that these concerns are reasonable.

Taking cognisance of the attractiveness of the village as a place to live, its proximity to Clonmel and the associated pressure for development being experienced in the rural area between the village and Clonmel, the Council considers that there will be continued pressure for development in the medium to long term and particularly during the life of this plan, provided the constraints regarding the provision of infrastructure and services in the village are overcome.

Table 2. Land Use Capacity

Land Use Zoning Objective	Clonmel Environs Development Plan 2000	Proposed Zoning Areas
New Residential	10.3	6.6
Employment	NA	1.1
Amenity	0.25	2.1
Social & Public	2.0	1.5
Village Centre	2.1	1.1
Agricultural	NA	3.2

The Planning Authority has identified lands for residential and mixed use development located within the immediate village centre. The extent of these lands is set out on the LAP maps and detailed requirements regarding future development of the area is outlined in Policy DEV 1, DEV 2 and Section 2 of the LAP.

With regard to the provision of land for employment use, the Council would consider that the current lack of employment opportunities should be addressed. It is therefore considered that circa 1.1 hectares of additional lands be identified for employment use located between the village and Grange Cross Roads. It is considered that any commercial development will take place on lands identified for village centre development.

1.4 Public Consultation Issues

A public consultation meeting took place in Grange Community Hall on the 28th April 2006 at which a number of issues were raised by those present. An extensive list of issues were identified, most of which can be accommodated in the LAP. These are set out in Section 2.4 and elsewhere in the LAP. Section 4 gives a comprehensive schedule of the issues raised.

1.5 Relevant Plans

The 1996 County Development Plan recommended that a detailed planning and development strategy be prepared for the rural area in the vicinity of Clonmel. This was completed in October

1998. Subsequently the Clonmel Environs Development Plan was adopted on the 4th December 2000, which precedes the LAP.

The South Tipperary County Development Plan was adopted on the 6th October 2003. The policies and objectives set out in the LAP are consistent with those of the county development plan and all relevant policy documents/strategies and amendments/variations thereto which take place during the life of the LAP.

Section 2. Policies and Objectives.

2.0 Residential Development

The LAP has identified circa 7.6 hectares of land within the LAP boundary for residential use. The lands have been identified as suitable due to their location in the village centre and on the immediate periphery of the centre and the opportunity they provide for improving and consolidating the village. A number of specific objectives have been set out in Section 2.4 of the LAP with regard to the development of individual land parcels.



Recent Housing Development on the Village Periphery

These lands have the capacity to provide for circa 114 dwelling units at an average gross density of 15 units per hectare. Given the current occupation rate of 2.73¹ persons per dwelling unit, this provides capacity for an additional 311 persons within the village. The final capacity of the zoned lands however must also take account of the provision of open space and the relevant Specific Objectives set out in Section 2.4 of the LAP.

Given the location of zoned lands in close proximity to the village centre and the existing rural character of the village, proposed development shall add to the character of the village centre and provide a sense of place for new extensions to the village. All proposed house designs shall incorporate elements of vernacular house designs prevalent in the area, scheme layouts shall ensure that the overall development creates its own identity while road and access layouts shall be traffic calmed by design and there shall be a high quality of landscaping throughout. Poorly designed suburban housing estates will not be permitted. Building heights in excess of two stories will not be permitted. Access from each new housing development shall accommodate safe pedestrian linkages to the village centre through the provision of appropriate pavements, road crossings and public lighting.

Policy DEV 1: New Residential Development Master Plan

It is the policy of the Council to permit housing development on residentially zoned lands identified as master plan lands on Map 1 subject to such development being in accordance with an agreed master plan for the proposed site and all contiguous and neighbouring residentially zoned lands. The Master Plan shall be prepared by the developer(s)/applicant(s) to the written agreement of the Council.

The master plan must include provision for:

- a) The establishment of building design and village design guidelines which shall ensure the enhancement of village character. Residential development which is suburban in character will not be considered acceptable;
- b) Appropriate amenity facilities in compliance with Sections 3 of the LAP with priority of movement and accessibility throughout the development for pedestrians and cyclists. The main amenity area shall be located along the northern roadside boundary between the village centre and the school. This area shall act a buffer between the proposed

¹ Household formation rate obtained from Section 3.1 of the Draft South Tipperary County Housing Strategy Review 2004-2009.

- development and the neighbouring farm complex and shall be developed for active use in consultation with community interest groups;
- c) Incorporation of existing vegetation, hedgerows, trees and natural features into the proposed development and the use of “soft” boundary treatments throughout;
 - d) Satisfactory mix of housing types and sizes, including affordable, adaptable and elderly housing. All designs should incorporate “green” technologies in their servicing and construction;
 - e) All proposed developments shall comply with Chapter 8 Design Guidelines and General Standards as set out in the South Tipperary County Development Plan 2003;
 - f) The protection of all existing historical monuments, buildings, building fragments and archaeological material where appropriate;
 - g) Proposals for improved pedestrian links from the development to the village and national school;
 - h) Compliance with Part V of the Planning and Development Acts 2000-2004 with regard to the provision of social and affordable housing;
 - i) The intended phasing of the development with particular focus on the supply of physical infrastructure in compliance with Policy DEV 2 of the LAP; and,
 - j) Provision of adequate infrastructure networks sufficient to cater for development of all relevant residential zoned lands.

Policy DEV 2: Servicing New Developments

It is the policy of the Council to facilitate the sustainable development of the village by ensuring that no new development is permitted in the village, with the exception of residential and other extensions and other minor developments, prior to the coming into operation of new foul and surface water sewers. Minor developments are classed as those not requiring new foul or surface water infrastructure.



Taking cognisance of recent planning decisions in the village and of general public concerns, it is considered that the provision of adequate foul and surface water sewer networks and treatment facilities are required prior to any new developments being permitted in the village. The Council has had discussions with a number of landowners with regard to the provision of such infrastructure during the life of the LAP. As the development of this infrastructure will be carried out on both private and public lands, the Council considers that restricting developments once constructed so as to ensure they are not occupied

or brought into use prior to the coming into operation of the public foul and surface water sewers would be difficult and therefore the development of such infrastructure will need to precede new residential or other development in the village. In this regard, the Council will enforce policy DEV 2 on zoned village lands.

In addition to policy DEV 1 and DEV 2, other policies set out in the County Development Plan in particular which pertain include: *HSG 1: Housing on the Urban Fringe, HSG 4: Village Facilities, HSG 12: Social/Affordable Housing, HSG 13: Accommodation of the Travelling Community, HSG 14: Community Facilities, HSG 15: Childcare Facilities, ENV 9: Agricultural Buildings, ENV 17: Energy Usage & Renewable Energy, ENV 18: Telecommunication Apparatus, ENV 19: Satellite Dishes, ENV 25: Environmental Nuisance, ENV 26: Settlement Fringe, ENV 27: Approach Roads,*

ENV 28: Town/Village Improvements and *ENV 31: Derelict Sites*. The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

2.1 Economy & Employment

There are no large scale employment opportunities within the village and the Planning Authority considers that the majority of employment opportunities available to residents of Grange are located in the nearby towns of Clonmel and Cahir and in agricultural practices elsewhere within the hinterland of the village. The role of the LAP in providing local employment is limited, however the plan supports such development through the zoning of land for such uses as set out in Table 2. Any proposed development will be required to provide a high quality environment to ensure the development does not detract from the visual and residential amenities of the village while compliance with Policy DEV 2 will also be required.

The following policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: *ECON 1: Employment Growth and Promotion*, *ECON 4: Environmental improvements in Employment Areas*, *ECON 5: Streetscape Improvements*, *ECON 6: Non-Conforming Uses*, *ECON 9: Tourism*, *ECON 10: Tourist Accommodation*, *ECON 12: Location of Tourist Facilities*, *ECON 14: Shopping*, *ECON 16: Settlement Centre Policy*, *ECON 17: Townscape Improvements*, *ECON 19: Advertising*, *ECON 21: Filling Stations* and *ENV 8: Agriculture*. The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

2.2 Environment, Amenity, Conservation & Heritage

There is one protected structure located in the village; however there are no listed trees, views or registered monuments located within the boundary of the LAP. This designation is set out in Appendix 3 of the South Tipperary County Development Plan 2003.

Lands zoned for amenity use in the LAP are located on lands adjoining existing amenity facilities and have been identified for such use so as to accommodate future expansion of existing amenities located in the village while Section 3 of the LAP states that minimum requirements with regard to the provision of amenities within new housing developments shall be identified on an individual basis in consultation with the local community and South Tipperary County Council. A number of issues with regard to the provision of amenities within the village have been identified through the public consultation process and relevant issues have been identified as specific objectives in Section 2.4 of the LAP. The Council will seek the implementation of these objectives where developments are proposed on relevant lands. There are a number of mature tree stands and hedgerows located within the boundary of the LAP which have not been designated in the South Tipperary County Development Plan 2003 but which the Council will seek to retain as features where development is proposed.

The following policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: *ENV 3: Groundwater protection*, *ENV 6: Surface Water Retention*, *ENV 34: Amenity*, *ENV 35: Large Scale Parks*, *ENV 36: Public Playgrounds*, *ENV 37: Neighbourhood Amenity*, *ENV 38: Residential Amenity*, *ENV 39: Passive Amenity*, *ENV 40: Contributions towards Recreational Needs*, *ENV 41: Rights of Way*, *ENV 42: Access to Rights of Way*, *ENV 44: Protected Structures*, *ENV 45: Archaeology*, *ENV 46: Tree Protection*, *ENV 47: Arts & Culture* and *ENV 53: Flood Risk*. The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

2.3 Infrastructure

2.3.1 Roads

The village is centred at a crossroads on the local road network and is accessed via the LP-3512-2, LP-3516-0 and LP-3511-0, leading towards Ballyhickey, Lisnamuck and both Knocklofty and Grange Cross Roads. Concerns have been raised regarding the inadequacy of the road network in the village particularly the lack of pedestrian facilities between the village centre and the school and the inadequate set down area for the school. A number of other issues with regard to the improvement of traffic and pedestrian safety within the village have also been identified through the public consultation process and relevant issues have been identified as specific objectives in

Section 2.4 of the LAP. As opportunities arise, the Council will seek to implement these objectives in the interest of general safety and amenity within the village.

2.3.2 Waste & Surface Water

The existing waste water treatment plant in Grange caters for the Council housing scheme and private sites only and does not have the capacity to cater for major additional developments. Similarly there is no public foul sewer or surface water sewer network in the village outside the immediate area of the council housing scheme. The provision of a public waste water treatment plant, foul sewer network and a surface water sewer network is being currently promoted under a Serviced Land Initiative Scheme by the Council. Approval of the scheme by the DoEHLG has yet to be obtained.

2.3.3 Water Supply

Water supply for the general area is obtained from the Ardfinnan Rural Water Supply Scheme which also serves parts of the greater Clonmel urban area. As such there is a substantial draw on the scheme, partly due to deficiencies in other schemes within the county, particularly the Clonmel Rural Water Supply Scheme. These deficiencies include:

- (i) Lack of sufficient available capacity to cater for excessive future demands;
- (ii) Difficulty in consistently meeting water quality standards in some schemes;
- (iii) Excessive losses due to an ageing distribution network; and,
- (iv) Inadequate storage capacity.

Taking cognisance of these deficiencies in the water supply, the Council proposes the upgrading of the Clonmel Rural Water Supply Scheme to include new treatment plants, improved distribution network, additional storage and possibly the identification of new sources. Preliminary reports are currently being prepared on these issues and the Scheme is currently included in the national Water Services investment Programme. The Council also proposes to carry out an active water conservation programme to reduce unaccounted water to 35%. These improvements will also include an extension of the catchment of the scheme to service areas currently serviced by the Ardfinnan scheme, the end result being an improvement in the quality of the latter scheme.

The following infrastructural and service policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: *SERV 1 (ENV 3): Groundwater Protection, SERV 2 (ENV 6): Storm Water Retention, SERV 4: Wastewater treatment, TRANS 1: Pedestrian Rights, TRANS 2: Transport and Landuse, Trans 3: Route Corridors, TRANS 4: Preserving Road Capacity, TRANS 7: Contributions towards Improvement Works, TRANS 9: Bus Transport, TRANS 10: Bicycle Parking, TRANS 11: Traffic Impact Studies and TRANS 12: Road Safety Audits.* The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

2.4 Specific Objectives

SO.1 All new residential development should be of low density as stated in the LAP text. The Council will seek to facilitate social and affordable housing and housing for the elderly in conjunction where development is proposed.

SO.2 The Council will retain lands to the rear of Theresa Ahearn Close for amenity use.

SO.3 Retain lands adjoining the play pitch to the rear of the national school for public amenity use. The Council will seek to ensure that this amenity area is secured from inappropriate use.



SO.9 Junction Improvements

SO.4 The Council will ensure that sufficient amenity space is provided in new residential developments in order to retain the existing village character and to provide a safe environment for future residents.

SO.5 The Council will address issues with car parking/traffic calming arrangements in the village centre and at the national school.

SO.6 The Council will ensure that all new developments in the village comply with policy DEV 2 of the LAP with regard to servicing.

SO.7 As opportunities arise the Council will seek the provision of new footpaths and public lighting in the village, particularly between the school and the village centre.

SO.8 The Council will examine existing speed limits in the village in conjunction with traffic safety signage and will carry out improvements where considered appropriate.

SO.9 The Council will examine possible means of improving traffic safety at the junction leading from Grange village to the cemetery.

SO.10 Where development is proposed on lands zoned for new residential development as identified on map 1 & 2 of the LAP, the Council will seek the following:

- (i) The provision of a master plan for all contiguous zoned residential lands to be prepared by the respective developer(s)/landowner(s) which shall be agreed in writing with the Council prior to the submission of a planning application on the respective landholding(s);
- (ii) Density and overall layouts and designs should comply with Section 2.1 of the LAP; and,
- (iii) Footpaths, lighting, etc, shall be provided along all roadside frontages.

SO.11 Where development is proposed on lands zoned for village centre development as identified on map 2 of the PLAP, the Council will seek the following:

- (i) The provision of an element of streetscape along the northern roadside boundary with adequate roadside setback so as to provide parking, servicing, footpaths landscaping; and,
- (ii) The provision of land for extension to Grange Community Hall facilities as appropriate.

SO.12 The Council will seek to provide group housing and/or halting bays (permanent/temporary) for two traveller families on suitably zoned land located within the LAP boundary.

SO.13 Where development is proposed the Council will seek the retention of mature tree stands and hedgerows which add to the rural character of the village.

SO.14 The Council will seek to retain the existing mature broad leaf trees in the village centre.

SO.15 Where development is proposed on lands zoned for employment use as identified on maps 1 & 2 of the PLAP, the Council will seek the following:

- (i) A maximum of 10-15 employment units with footprint floor areas of circa 100 sqm. The units should be set in a landscaped park setting and should be of a high quality and standard of architectural design which will contribute positively to the visual appearance and amenity of the village;
- (ii) A single access to the overall development and satisfactory pedestrian linkages to the village centre;
- (iii) Adequate parking and loading area to cater for the proposed employment units;
- (iv) Satisfactory connection to public services and compliance with policy DEV 2; and,
- (v) Adequate buffer spaces/landscaping so as to ensure no negative impact is experienced on existing uses, particularly existing residential uses.

Section 3. Development Control

3.0 Development Control Standards

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 and Development Acts 2000-2004 are consistent with the Policies and Objectives in the County Development Plan 2003. Proposals for new development within the LAP area 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 other guidelines set out in this LAP.

3.1 Enforcement

The Planning and Development Acts 2000-2004 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.

3.2 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, amenities, open space and car parking. Standard development contributions are charged in accordance with the Development Contributions Scheme as adopted by South Tipperary County Council and which came into effect in March 2004 (or any subsequent revision thereof). Special contributions will also be required to cover specific exceptional costs not covered by the Scheme.

3.3 Design of Developments

All proposed development within the LAP area must adhere to the design parameters set out in Section 2 of the LAP, Appendix 1 of the South Tipperary County Development Plan 2003 and should reflect the rural and vernacular character of the village. South Tipperary County Council is currently formulating design guidelines for residential housing estates which once adopted will apply to the LAP area.

3.4 Community Facility Requirements

Section 2 of the LAP sets out the requirements on prospective developers to ensure future housing schemes are designed and constructed so as to insure integration into the existing village fabric and that adequate open space and amenities are provided also. Table 8.2 of the South Tipperary County Development Plan 2003 indicates the extent of community facilities required per head of population at each stage of village development; however, due to the size of anticipated village expansion (i.e. 270 persons maximum) alternative minimum open space standards will be required. In deciding on these minimum requirements, the extent and type of facilities to be provided, the developer(s) will be required to consult with the Council and local interest groups to ensure the optimum benefit is obtained from the amenity facilities to be provided as part of the development.

3.5 Exempt Development

Due to the designation of the village as a LAP, development of a class specified in column 1 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 relating to agricultural and miscellaneous rural development will not be considered exempt. Article 6(3) of the Planning and Development Regulations 2001 apply in this regard.

Section 4. Public Consultation Issues

4.0 Public Consultation

Set out below are the main issues identified at the initial public consultation meeting which took place at Grange Community Hall on the 28th April 2006. As can be observed from the schedule, a broad range of issues were identified, a number of which are not directly applicable to the policies and objectives of the LAP. Where this situation has arisen, the respective issues and concerns have been forwarded to the various departments within the Council for comment with the intention that issues which are not directly relevant to the LAP can be addressed in other programs of South Tipperary County Council. Section 2.4 of the LAP has accommodated issues which are relevant to the plan. The concerns identified have been broken into four main categories as follows:

- (i) Built Environment, Zoning and Land Use;
- (ii) Heritage, Environment, Tourism and Amenity;
- (iii) Transport and Infrastructure; and,
- (iv) Economic Development.

There was a general feeling in the meeting that the LAP should give better clarity and definition to zonings and objectives in order to make the document more legible and understandable while additional submissions were made by Grange Development Association as per the 2000 Clonmel Environs Development Plan 2000 and an up to date assessment of needs of the village based on the earlier submissions.

4.1 Built Environment, Zoning and Land Use.

- (i) Possible increase in the amount of land zoned for residential development, however all such development should be of low density (similar to new development beside the school) and such density should be clearly stated in the LAP. Social and affordable housing, housing for the elderly should be provided for also to a small extent.
- (ii) What is the need for the buffer zone at the farm as per objective no 14 of the Clonmel Environs Development Plan 2000.
- (iii) All future development should be infrastructure led, with particular reference to water supply, waste water treatment and surface water disposal. Local knowledge should be sought regarding this latter issue prior to any scheme of works being finalised.
- (iv) Area to the rear of Council houses should be retained for amenity.

4.2 Heritage, Environment, Tourism and Amenity.

- (i) Increased area to be provided for amenity/play pitches. Lands to the side of existing community field should be considered and a new barrier should be provided for the community field to avoid inappropriate use of the facility.
- (ii) The Council should provide funding to assist in the acquisition and development of the community playing field.
- (iii) Lands for a community centre should be provided to the rear of the existing community centre.
- (iv) Sufficient amenity space should be provided in new residential developments in order to retain village character and to provide safe environments for future residents.
- (v) New stone signs at the entrances to Grange should be suitably inscribed.
- (vi) Improved regular maintenance of public areas should be carried out by the council.

4.3 Transport and Infrastructure.

- (i) New car parking/traffic calming arrangements in Grange village centre are a problem for motorists. Size of flower beds should be reduced by circa 50%.
- (ii) New surface water and waste water infrastructure needed for Grange village and developers should be levied to provide such infrastructure. Is there a time limit for providing such infrastructure and will existing developments be permitted to connect into it? Some parts of the village are effected by poor water pressure from time to time and the Council should consider connection of Grange to the Ballyhickey/Loughlogher Group Water Scheme.
- (iii) Footpaths and public lighting required especially between the school and the village centre. A pedestrian crossing would improve safety in the village centre.
- (iv) Car parking required at Grange school in conjunction with traffic calming and new speed limits throughout the village (40kph). New 'children at play' signs should be erected at Park, Grange village and at the school.
- (v) Improve the alignment of the junction leading from Grange village to the cemetery and the Knocklofty to Grange road.

4.4 Economic Development

- (i) Provide sufficient lands for commercial development suitable to the size and scale of the existing village.
- (ii) Wireless broadband required within the village.

Table 3. Land Use Zoning Matrix (Uses not included below will be assessed on their own merits)

Use Classes	R/R1 Residential	E Amenity	VC Village Centre	EMP Employment	S/P Social & Public	A Agricultural
Abattoir	x	x	x	x	x	x
Advertising Structures/Panels	o	x	o	o	o	o
Agricultural Buildings/Structures	x	x	x	x	x	√
Bed and Breakfast (new structure)	o	x	√	x	x	o
Bed and Breakfast (new use)	√	o	√	o	x	√
Betting Office	x	x	o	x	x	x
Caravan Park/Camping	o	x	√	x	x	o
Car Park	o	x	√	o	o	o
Cash and Carry Wholesale	X	x	x	o	x	x
Civic Amenity Site	x	x	o	o	o	x
Community Facility	√	o	√	o	√	o
Crèche/Nursery School	√	o	o	o	o	o
Dance hall/Disco/Cinema	x	x	√	x	x	x
Doctor/Dentist	√	x	√	x	x	x
Educational	o	o	√	o	o	o
Enterprise Centre	X	x	√	√	o	x
Funeral Home	√	x	o	x	x	x
Garden Centre	X	x	√	o	x	o
Guest House/Hostel	√	x	o	x	x	o
Heavy Vehicle Park	x	x	x	o	x	x
Home Based Economic Activities	√	o	√	o	o	o
Hotel/Motel (new structure)	o	x	o	o	x	x
Hotel/Motel (new use)	o	o	√	o	x	x
Household Fuel Depot	X	x	x	o	x	x
Industrial - General	x	x	x	o	x	x
Industrial - Light	X	x	x	√	x	x
Industrial - Special	X	x	x	√	x	x
Motor Sales Outlet	x	x	o	o	x	x
Offices less than 100 sq. m.	√	x	√	√	x	x
Offices above 100 sq. m.	x	x	o	√	x	x
Petrol Station	x	x	o	o	x	x
Public House	x	x	√	x	x	x
Recreational Buildings	√	x	o	o	o	o
Residential	√	x	√	x	x	o
Residential Extensions	√	√	√	o	o	√
Restaurant	√	x	√	o	x	x
Retail Warehouse	x	x	x	x	x	x
Retirement/Nursing Home	√	x	o	o	o	o
Scrap Yard	x	x	x	x	x	x
Shop – Neighbourhood	√	x	o	x	x	x
Service Garage	x	x	o	o	x	x
Take-Away	x	x	o	x	x	x
Transport/Materials Storage Depot	x	x	x	o	x	x
Traveller Accommodation	√	x	o	x	x	o
Veterinary Surgery	√	x	√	o	x	x
Warehousing	x	x	o	o	x	x
Workshops	o	x	o	o	x	x

Permitted in Principle √

Open for Consideration o

Not Permitted x

Table 4. Key to LAP Zoning Objectives

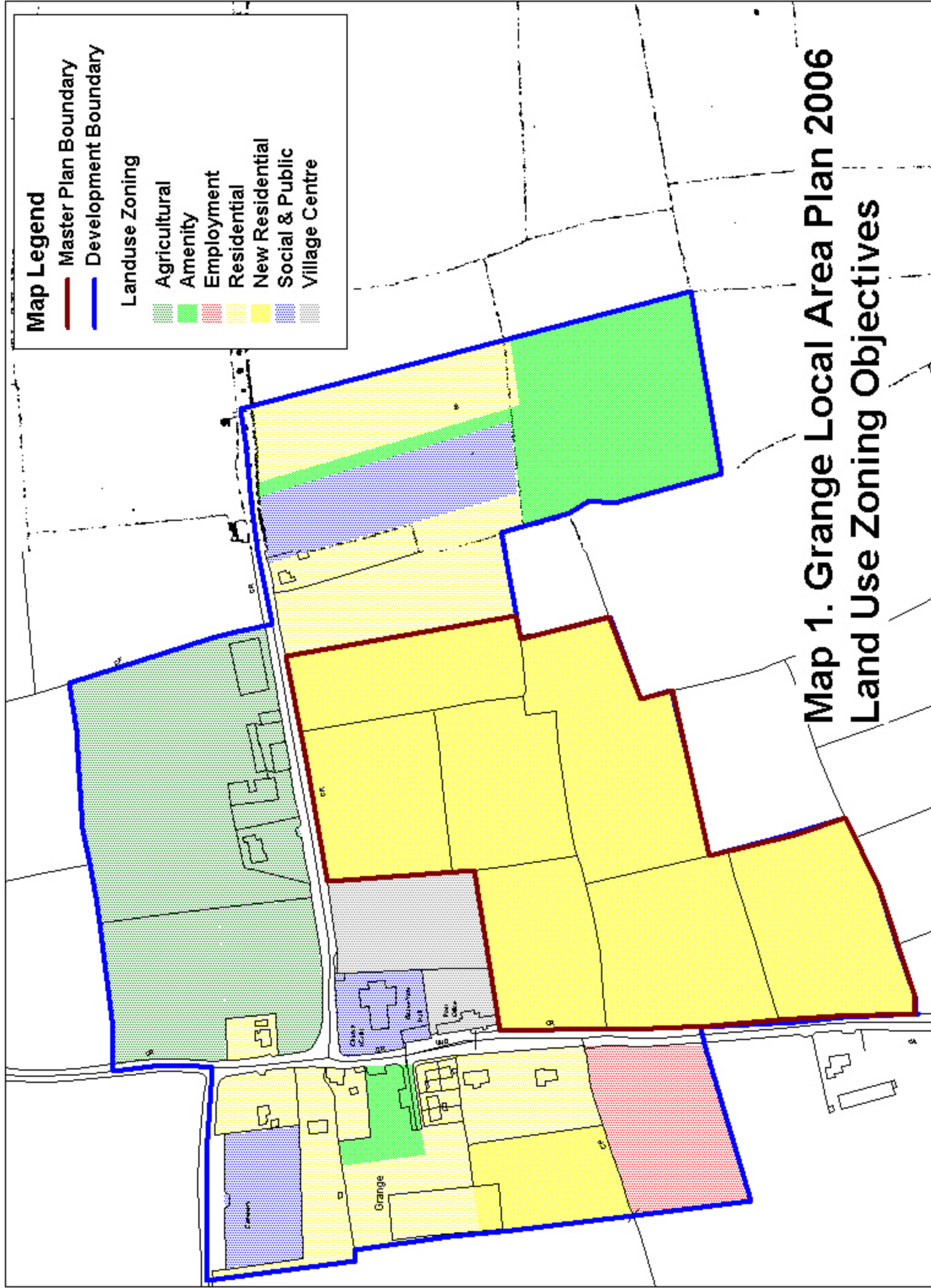
Zone	Objective
R	To preserve and enhance existing residential amenity, ensuring that any new development does not result in excessive overlooking of existing residential properties, does not reduce general safety for existing residents and does not reduce the usability and security of existing public and private open space.
R1	To provide for new residential development
EMP	To provide for village employment and ancillary uses appropriate to the village context.
S/P	To protect existing and to provide for new social and public facilities.
E	To preserve and enhance open spaces and amenity areas .
VC	To provide for commercial, residential, community and retail uses appropriate to the village centre .
A	To protect existing and to provide for new agricultural uses.

Map Legend

- Master Plan Boundary
- Development Boundary

Landuse Zoning

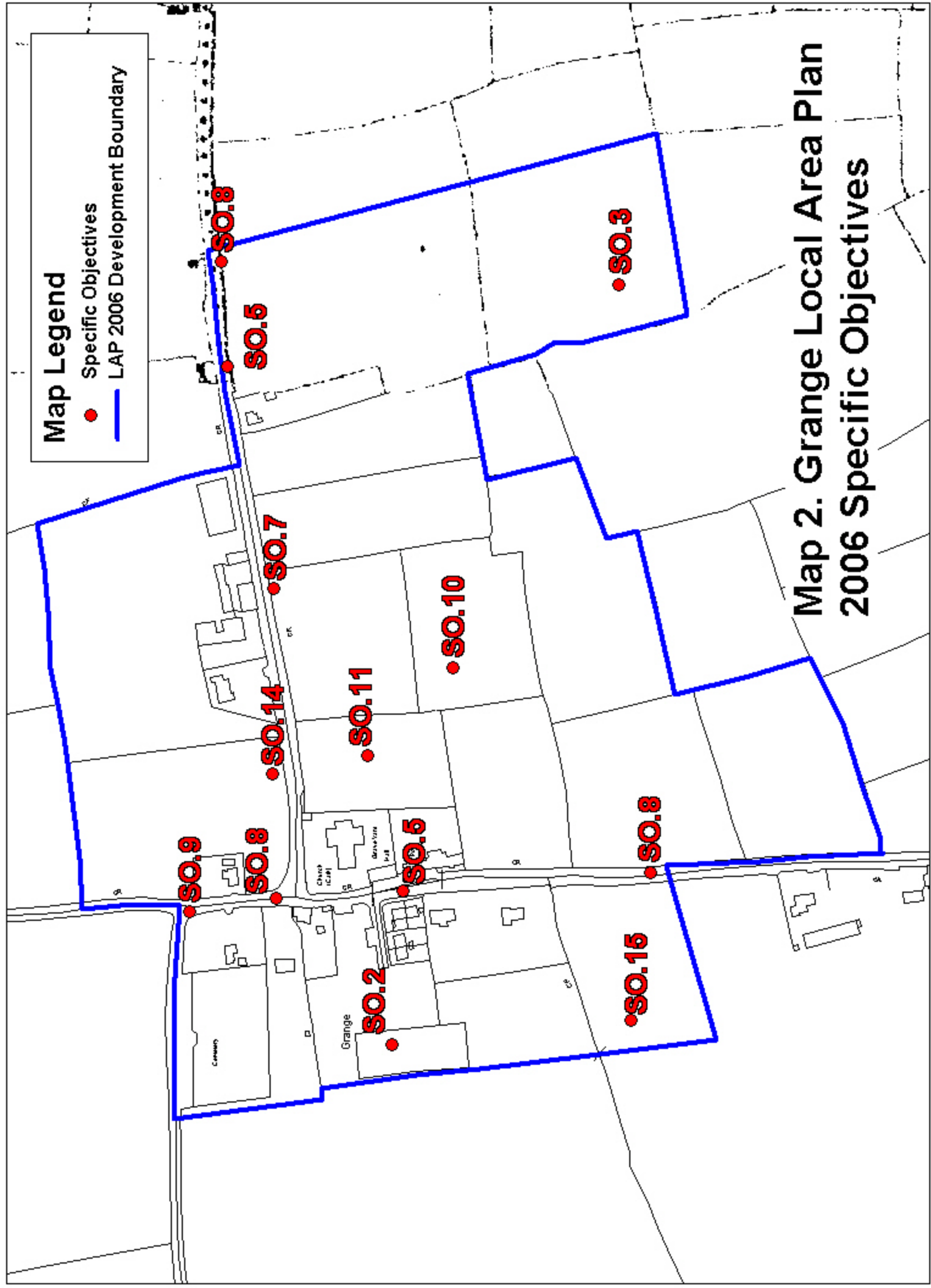
- Agricultural
- Amenity
- Employment
- Residential
- New Residential
- Social & Public
- Village Centre



Map 1. Grange Local Area Plan 2006
Land Use Zoning Objectives

Map Legend

- Specific Objectives
- LAP 2006 Development Boundary



**Map 2. Grange Local Area Plan
2006 Specific Objectives**