

Lisronagh 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 6th March 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's)
- 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 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 Lisronagh 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. 2006-2012.

1.2 LAP Context

The village of Lisronagh is located circa 5.5 km north of Clonmel and 4.5 km south of Fethard on the regional road R689. The village as defined in the Clonmel Environs Development Plan 2000 has experienced some development and population growth during the life of the development plan. The village is located within the Electoral Division (E.D.) of Lisronagh and straddles the boundaries of two townlands, Lisronagh and Shanbally. Population figures for the E.D. is shown in Table 1 below.

Table 1. Population Trends

Electoral Division	1991	1996	2002
Lisronagh	428	475	580

As can be seen from Table 1, within the E.D. there has been a substantial increase in population of 11% and 22% 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%) between 1996 and 2002. While parts of the built up area of Ballyclerahan/Clerihan are located within the E.D., the remainder of the E.D. are 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 Lisronagh 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 services and amenities which are required to adequately cater for existing and proposed developments. It is also a concern 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 proximity of the village to Clonmel and the associated pressure for development being experienced in the rural area between the village and Clonmel and elsewhere in the rural hinterland of 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.

Table 2. Land Use Capacity

Land Use Zoning Objective	Clonmel Environs Development Plan 2000	Proposed Zoning Areas
New Residential	6.9	6.1
Existing Residential	0.8	3.5
Amenity	N/A	4.1
Social & Public	0.8	1.2
Village Centre	0.2	1.1

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 Map 1 and detailed requirements regarding future development of the area is outlined in Policy DEV 1 and Section 2 of the LAP. It is considered that any commercial/retail development will take place on lands identified for village centre development.

1.4 Public Consultation Issues

A public consultation meeting took place in Lisronagh Community Hall on the 20th 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/variatioins thereto which take place during the life of the LAP.

Section 2. Policies and Objectives.

2.0 Residential Development

The LAP has identified circa 6.1 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.

These lands have the capacity to provide for circa 91 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 245 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 through the provision of appropriate pavements, road crossings and public lighting.

Policy DEV 1: New Residential Development

It is the policy of the Council to permit housing development on all residentially and other appropriately zoned lands as identified on Map 1 subject to such development being in accordance with the requirements of the South Tipperary County Development Plan 2003 and the Lisronagh LAP 2006.

The following minimum requirements shall be provided for any new residential development within the LAP boundary:

- (i) Provision of satisfactory amenity and open space in compliance with Sections 2.4 and 3 of the LAP and Section 8 and Appendix 1 of the South Tipperary County Development Plan 2003;
- (ii) Priority of movement and accessibility throughout the development for pedestrians and cyclists;
- (iii) Incorporation of existing vegetation, hedgerows, trees and natural features into the proposed development and the use of “soft” boundary treatments throughout;

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

- (iv) Satisfactory mix of housing types, heights and sizes, including affordable, adaptable and elderly housing. All designs should incorporate “green” technologies in their servicing and construction;
- (v) All proposed developments shall comply with Chapter 8 Design Guidelines and General Standards as set out in the South Tipperary County Development Plan 2003;
- (vi) The protection of all existing historical monuments, buildings, building fragments and archaeological material where appropriate; and,
- (vii) Compliance with Part V of the Planning and Development Acts 2000-2004 with regard to the provision of social and affordable housing.



Recent Housing at Glenview Estate

In addition to policy DEV 1, 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 Lisronagh are located in the nearby towns of Clonmel and Cahir and in agricultural practices elsewhere within the rural hinterland. The role of the LAP in providing local employment is limited and given the size of the village, any employment opportunities would be best accommodated through the provision of local services on lands identified for village centre use.

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



St. John the Baptist Church

The area relating to the LAP is rich in archaeological heritage. There are two protected structures and one registered monument located in the village; however there are no listed trees or views located within the boundary of the LAP. These designations are set out in Appendix 3 of the South Tipperary County Development Plan 2003 and the register of Recorded Monuments as published by the Office of Public Works. It is worth noting that the recorded monument ref no. T1077-010 is classified as a settlement in the latter publication and extends over much of the LAP area.

Policy DEV 2. Archaeology

It is the policy of the Council to protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places. The Council will also seek to protect, where practicable, the setting of and access to sites. The council will have regard to advice and recommendations of the Department of the Environment, Heritage and Local Government, the Heritage Council and An Taisce.

The Council has noted the 'Record of Monuments and Places' issued by the National Monuments and Historic Properties Service (1997) and the Urban Archaeological Survey for County Tipperary South Riding issued by the Office of Public Works (1993).

The Council will, when considering applications for planning permission for development on or in the vicinity of archaeological sites or monuments, seek the advice of The Heritage Service. The Council may also request that archaeological field evaluation takes place as part of the application or before development proposals are implemented.

Archaeological heritage is not confined to archaeological sites within the Record of Monuments and Places, and the Council may require that archaeological field evaluation takes place as part of the application or before development proposals are implemented where there is evidence that archaeological remains are present, for example, in or adjacent to a zone of archaeological potential.



Views South West across the Ring Fort towards the Castle, Church and Graveyard.

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.

In addition to policy DEV 2 above, 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 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 regional road R689 which carries heavy volumes of traffic through the village from Clonmel to Fethard. Public concerns have been raised regarding the speed and volume of traffic traversing the village on this road and also the lack of pedestrian facilities and crossing points in the village centre. 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.



Regional Road R689 village entrance from Clonmel

2.3.2 Waste & Surface Water

The existing waste water treatment plant in Lisronagh caters for the existing Council housing schemes with a capacity for 120 persons only and does not currently have the capacity to cater for 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 with the exception of a recent connection to the national school.

2.3.3 Water Supply

Water supply for the village is obtained from the Killurney supply which is part of the Clonmel Rural Water Supply Scheme and delivered through a comprehensive piping network. There are a number of general deficiencies in the supply of water including:

- (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. Taking cognisance of these improvements, it is proposed to provide a new 150mm diameter supply network between Ballyclerahan/Clerihan and Ardgeeha and to carry out an active water conservation programme to reduce unaccounted for water to 35%.

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 As funding allows the Council will facilitate the development of a community hall in the village.

SO.2 As opportunities arise, the Council will develop a play area on amenity land located to the north of the village adjacent to Glenview estate in compliance with the South Tipperary County Play Policy.

SO.3 As opportunities arise, the Council will facilitate improved visitor access and parking at the old castle, church and graveyard and retain the visual setting of the historic monuments free from inappropriate development.

SO.4 Where development is proposed, the Council will seek the retention of existing limestone walls within the village. Where these are to be relocated in order to facilitate development, all new walls should incorporate original stone in their construction.

SO.5 As opportunities arise, the Council will provide improved public lighting, footpaths, traffic calming, pedestrian crossings and other facilities within and on the approaches to the village.

SO.6 The Council will seek the provision of a sheltered bus stop in the village centre.

SO.7 As opportunities arise, the Council will seek the provision of a village green and improved car park at the church/school.

SO.8 The Council will seek the provision of a school warden to ensure pedestrian safety at peak school times on the R689.

SO.9 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.10 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.11 Where development is proposed on lands zoned for village centre development as identified on map 1 & 2 of the LAP, the Council will seek the following:

- (i) Provision of adequate parking and loading spaces to service any proposed retail/commercial development;
- (ii) The development shall form a substantial streetscape enclosing the public road and open space area/car park at the church and school;
- (iii) Access to zoned lands to the north of the new streetscape where residential or other appropriate uses may be located;
- (iv) The relocation of the existing bottle banks and ESB sub station;
- (v) Density and overall layouts, designs and amenity provision should comply with Section 2.0 & 3 of the LAP;
- (vi) New footpath and appropriate landscaping along the streetscape and elsewhere throughout the development; and,
- (vii) The development shall incorporate mixed uses appropriate to the village setting.

SO.12 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) Land identified for social and public use for extension to the graveyard and national school shall be retained for the appropriate social and public use;
- (ii) Lands identified for amenity use at the old castle, church and graveyard shall be retained for appropriate amenity use while a set down area for visitor car parking at the historic monuments shall also be provided by the developer;
- (iii) The main vehicular access to the residential lands shall be provided from the R689 via a new roundabout, the design of which shall be agreed in writing with the Council. Vehicular access from the local road network will also be permitted in order to reduce traffic volumes at the entrance(s);
- (iv) The provision of a new footpath between the new vehicular access points and the village centre;
- (v) The set back and reinstatement of all existing stone walls bounding the lands; and,
- (vi) Density and overall layouts, house designs and amenity provision should comply with Section 2.0 & 3 of the LAP. House designs shall not detract from the setting of the old castle, church and graveyard.

SO.13 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 buffer area between any proposed development and the ring fort. This buffer shall ensure that no development is carried out within a minimum of 30 metres of the recorded monument; however the recommendations of the DoEHLG will be considered appropriate at time of grant of planning permission;
- (ii) The main vehicular access to the residential lands shall be provided from the R689 via a new roundabout, the design of which shall be agreed in writing with the Council. Vehicular access from the local road network will also be permitted in order to reduce traffic volumes at the entrance(s);
- (iii) The provision of a new footpath between the new vehicular access points and the village centre;
- (iv) The set back and reinstatement of all existing stone walls bounding the lands; and,
- (v) Density and overall layouts, designs and amenity provision should comply with Section 2.0 & 3 of the LAP.

SO.14 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 main vehicular access to the residential lands shall be provided from the R689 via a new roundabout, the design of which shall be agreed in writing with the Council;
- (ii) The provision of a new footpath between the new vehicular access point and the village centre; and,
- (iii) Density and overall layouts, designs and amenity provision should comply with Section 2.0 & 3 of the LAP.

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, 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. Once adopted, design guidelines for residential housing estates which are currently being formulated by the Council, will apply to all such development.

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. 210 persons maximum) alternative minimum open space standards will be required. A minimum of 10% open space will be required in all developments along with the provision of play areas, play equipment etc. In deciding on minimum play facilities and other amenities, 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 Lisronagh Community Hall on the 20th 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.

4.1 Built Environment, Zoning and Land Use.

- (i) Extend zoning for social and public use in the vicinity of the school and graveyard.
- (ii) Provide commercial zoning or flexibility for such land use within the village.
- (iii) Community hall still remains undeveloped from existing objectives of the Clonmel Environs Development Plan 2000.
- (iv) Playing pitches still remain undeveloped from existing objectives of the Clonmel Environs Development Plan 2000. Existing rubble to be cleared away urgently as area is unsafe for children.
- (v) Remove dereliction within the village.
- (vi) Future residential/commercial development within the village should occur in tandem with public infrastructure, amenities and services.
- (vii) Should future residential development be restricted until such time as public infrastructure and services are provided?

4.2 Heritage, Environment, Tourism and Amenity.

- (i) Improved access and parking for those wishing to visit the old church and retain the visual setting of the church free from inappropriate development. Repair works should also be carried out on the structure.
- (ii) Retain existing limestone walls within the village. Where these are to be relocated, all new walls should incorporate original stone in their construction.
- (iii) Existing "community centre" located in county council dwelling house is insufficient to cater for the needs of the community.
- (iv) Provide litter bin in Churchview where mobile shop stops.
- (v) Provide ongoing grass cutting and general maintenance of public streets and other areas within the village.
- (vi) There is a need for indoor and outdoor sport facilities.

4.3 Transport and Infrastructure.

- (i) Improve public transport service provided by Ring a Link. Sheltered bus stops to be provided in the village centre.
- (ii) Implement Objective no.4 of the Clonmel Environs Development Plan 2000 with regard to providing village green and car parking as part of development opposite the church/school.
- (iii) Improve lining of existing car park at the school so as to retain clear access to the school and provide parking for staff.
- (iv) Repair warning lights on the R689 which have not worked since 28th February 2006.
- (v) Improve alignment of the R689 and increase level of traffic calming on the approaches to and within the village. Gardai need to enforce speed limits urgently.

- (vi) Connect existing public lighting in Glenview estate and improve general lighting within the village and on the Fethard and Donaghmore roads. Broken footpaths also require repair as a matter of urgency.
- (vii) Provide new footpath to Sliabh na mBan Golf Club if possible. All roads into the village should have adequate footpaths (particularly Donaghmore road).
- (viii) Seek to provide a school warden to ensure pedestrian safety at peak school times on the R689.
- (ix) Ensure the school retains capacity to cater for any increases in population.
- (x) Existing dwellings and other structures should be connected to the public sewer network.
- (xi) Extend 50 kph speed limit and widen the Clonmel Road entrance to the village.
- (xii) New bottle banks to be more sympathetic to the village setting.

4.4 Economic Development

- (i) Village needs retail, post office and other similar services.
- (ii) Commercial zoning to promote balanced growth in the village.
- (iii) General improvement in the quality of open spaces.

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



