

South Tipperary County Development Plan 2009-2015



VARIATION
NUMBER 1

June
2011



PREAMBLE

This is Variation Number 1 of the South Tipperary County Development Plan 2009-2015. This Variation is to facilitate the inclusion of the Core Strategy introduced by the Planning and Development (Amendment) Act 2010 and the revised population projections as set out in the Regional Planning Guidelines for the South-East Region 2010-2022 (RPGs) in the County Development Plan and to ensure that the Development Plan is consistent with national and regional development objectives set out in the National Spatial Strategy and the RPGs.

Variation Number 1 of the County Development Plan 2009-2015 was made by South Tipperary County Council on the 13th June 2011.

How to read this document

This document sets out the amendments to the County Development Plan and includes the required text changes and changes to mapping. Text changes are set out below in the order they would appear in the Development Plan, Volume 1-3.

Text amendments are presented by using different font types as follows:

Font Type	Meaning of different font types
Development Plan	Text remains as it is in the South Tipperary County Development Plan 2009
<u>Development Plan</u>	New text inserted into the South Tipperary County Development Plan 2009
Development Plan	Text deleted from the South Tipperary County Development Plan 2009

Glossary of terms

1. Insert new definition of Core Strategy, into Glossary of Terms, as follows:

Core Strategy: The quantitatively based strategy for the spatial development of the area of the planning authority that demonstrates that the Development Plan and its objectives are consistent with national and regional development objectives set out in the National Spatial Strategy and the Regional Planning Guidelines for the South-East Region 2010-2022 (RPGs).

Chapter 1: The County Development Plan in Context

Section 1.0 Introduction

1. Insert new Section 1.2.3.4 Core Strategy, as follows:

Section 1.2.3.4 Core Strategy

The Planning and Development (Amendment) Act 2010 introduced a requirement to vary the County Development Plan 2009-2015 to include a Core Strategy that illustrates that the objectives of the Development Plan are consistent with the National Spatial Strategy and the Regional Planning Guidelines for the South-East Region 2010-2022 (RPGs). This requirement will also apply to the Development Plans for Clonmel & Environs, Carrick-on-Suir, Tipperary Town & Environs and Cashel & Environs, therefore, each of these Plans will also be subject to Variations to incorporate the provisions of the Core Strategy.

The RPGs were made in July 2010 and included revised population projections that differ from those issued by the Department of the Environment, Heritage and Local Government in 2007 and so the population projections contained in the Development Plan are required to be varied by July 2011.

The Core Strategy shall:

- Provide information to show that the Development Plan and the Housing Strategy are consistent with the National Spatial Strategy and the RPGs.
- Identify the quantum, location and management tools for the development of land zoned for 'New Residential' development for the Plan period including the number of housing units being provided.
- Identify and illustrate the settlement strategy and transportation networks in the Plan area.

In accordance with the Core Strategy, 42% of total population growth shall occur in the Towns of Clonmel, Carrick-on-Suir, Tipperary and Cashel (each have their own Development Plan). The remaining 58% of population growth will occur in the area of the South Tipperary County Development Plan, this includes Cahir and Fethard and the District Service Centres, Local Service Centres, Settlement Nodes and the Open Countryside, equating to 2280 additional persons over the lifetime of the County Development Plan 2009 -2015.

The increase in population will require approximately 100ha of lands zoned for new residential use (at 2.7 occupancy level and 14.8 units per hectare and including for 75% headroom). There is approximately 100ha of available residential land in the Plan Area (Phase 1 land in Cahir and Fethard and 10% of lands zoned for new residential use in smaller settlements). In order to satisfy the Core Strategy, remaining lands including 'Phase 2' residential lands in Cahir and Fethard and excess lands in smaller settlements are to be held as a 'strategic land reserve', to be managed through the Development Impact Assessment (DIA) process. It is proposed that the management of lands zoned for New Residential use through the DIA process be used until the review of the County Development Plan 2009 (due to commence in 2013) and at this time consideration may be given to the further phasing and or re-zoning and/or de-zoning of lands to ensure that the amount of land provided for residential use in the Plan area is consistent with the amount required to cater for projected population growth and the vision and objectives of the Plan.

Variation number 1 of the County Development Plan 2009 dated June 2011 includes for the provisions of the Planning and Development (Amendment) Act 2010 and ensures that the County Development Plan incorporates the requirements of the revised population projections and associated matters that form the Core Strategy. Various Guidelines and Strategies published since the Plan came into effect have been reviewed and it is considered that the Plan is consistent with national, regional and county strategies, policies and objectives.

Section 1.3.3 South East Regional Planning Guidelines 2004

1. Amend text, as follows:

1.3.3 Regional Planning Guidelines for the South-East Region 2010-2022 2004

The Regional Planning Guidelines for the South East Region were **first** published in May 2004 and ~~seek~~ **sought** to achieve a better spatial balance of social, economic and physical development throughout the region. The South East Region covers five counties and six local authority areas in the South-East of Ireland - Carlow, Kilkenny, South Tipperary, Waterford City, Waterford County, and Wexford. The RPG's inform and influence the formulation of Development Plans at a county and local level, seeking the implementation of objectives and policies identified in the NSS. With respect to County Development Plans, the RPG's state that each of the Planning Authorities in the South-East Region have identified broadly similar goals and objectives for their functional areas. These can be summarised as follows:

- To ensure sufficient provision of public services to allow for orderly development.
- To facilitate the creation of jobs and industrial development to meet employment needs.
- To maintain and develop existing towns and villages.
- To develop and renew obsolete areas.
- To preserve and improve amenities.
- To regulate and control development in the interest of the common good.

2. Insert new text after first paragraph, as follows:

On 26th July 2010 the South-East Regional Authority published the RPGs 2010. The RPGs retain the vision for the south east region set out in Figure 1.2. Having considered the key issues facing the region and taking account of a changed global and national economic environment in setting out the strategic planning framework for the region, the RPGs set out revised population targets for the county and for Clonmel.

The RPGs recognise the central role that Clonmel plays in the development of the region as a critical location for balanced regional development. It is recognised that the position of Clonmel in the regional hierarchy is similar to that of the hubs of Kilkenny and Wexford. The strategic role of Clonmel is strengthened due to its location on the N24 with easy access to the gateways of Limerick and Waterford, and its proximity to the M8 Dublin-Cork route. Clonmel is located on the national rail system with direct rail access to the gateways of Limerick and Waterford and access to Dublin and Cork via Limerick Junction. Investment has been drawn to Clonmel to avail of its advantageous location on the national transport networks and its strong employment base; the attraction for investment is further supported by the quality of the town and its surrounding hinterlands as a place to live, and it is envisaged that Clonmel will continue to grow so as to achieve the targets set out in the RPGs.

The settlement hierarchy of the region and the strategic status of Clonmel is illustrated in Table 1.1 and Figure 1.2a below.

Table 1.1: Settlement Hierarchy South East Region	
<u>Gateway</u>	<u>Waterford City</u>
<u>Hubs & County Towns</u>	<u>Kilkenny City</u> <u>Wexford Town</u> <u>CLONMEL</u> <u>Carlow</u> <u>Dungarvan</u>
<u>Large Towns</u>	<u>CARRICK-ON-SUIR</u> <u>TIPPERARY TOWN</u> <u>Tramore</u> <u>Enniscorthy</u> <u>New Ross</u> <u>Gorey</u>
<u>District Towns</u>	<u>CASHEL</u> <u>CAHIR</u> <u>Tullow</u> <u>Bagenalstown</u> <u>Bunclody/</u> <u>Carrickduff</u> <u>Thomastown</u> <u>Callan</u> <u>Castlebridge</u> <u>Dunmore East</u> <u>Castlecomer</u>



Figure 1.2a South-East Regional Authority Area (Source - RPG's)

Chapter 2: Current Trends

Section 2.2 Population Projections

1. Delete text as follows:

~~The 2006 Census figures indicated unforeseen levels of population growth throughout the State with an overall increase of 8.2% in the 4 years to 2006. The population figures necessitated a review of national and regional population projections. The revised population projections to 2020 for the South East Region provide for a 25.8% increase. Keeping in line with past trends it is reasonable to assume that 18% of the anticipated regional growth will occur within South Tipperary. If the revised regional growth rate occurs and the current distribution between the counties is maintained South Tipperary will have a population of 104,376 in 2020.~~

~~Opportunities have been created for South Tipperary as a result of the designation of Cork City, Waterford City and Limerick City as Gateways under the NSS. The Council considers that the current population share of 18% may be exceeded taking into account the development of the Gateways and the spin off for development in South Tipperary within the influence of the Gateways.~~

~~It is anticipated that greater connectivity and improved travel times between Waterford and Limerick, attributed to the N24 Waterford – Limerick National Primary Route and the Waterford – Limerick Rail Link, will have a positive influence on towns within South Tipperary. By recognising the opportunity South Tipperary's location between these Gateways presents, and by supporting the Atlantic Gateways Initiative (along the N24 corridor in particular) it is considered that a population share of 20% of the South East Region is a very achievable objective of the County Development Plan. This revised figure of 20% represents a population potential of 115,994 persons by 2020.~~

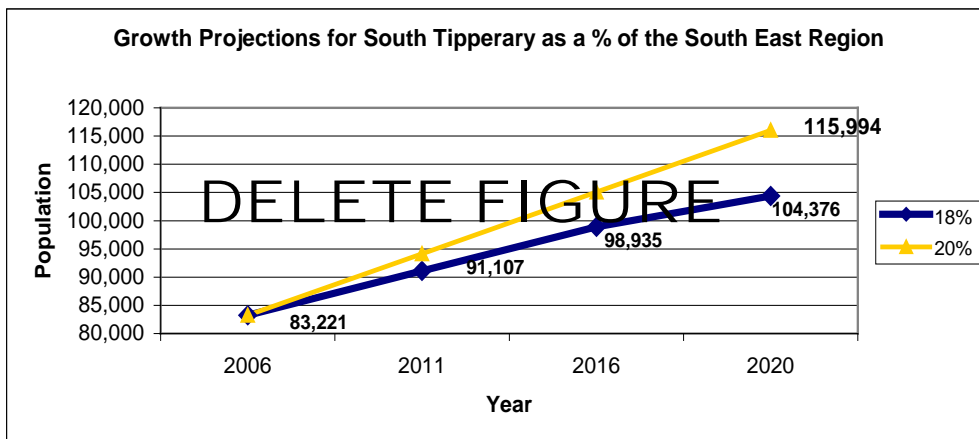
2. Insert new text to replace deleted text above, as follows:

South Tipperary is located within the South East Region and as stated in Chapter 1 revised population figures informing the Core Strategy are derived from the RPGs. Population projections are identified for the County as a whole and for Clonmel town as the county town.

The revised population projections envisage that the population of the South East Region shall be 580,500 by 2022. It is projected that South Tipperary will maintain its 18% share of the regional population and therefore, will attain a population of 104,483 by 2022. It is projected that the population of Clonmel will grow to achieve a 24% share of county population by 2016 and maintain this share to 2022 with a population of 25,000.

Notwithstanding the focus on Clonmel for significant growth, the towns of Carrick-on-Suir and Tipperary are identified as locations for economic development noting their proximity to the gateways of Waterford and Limerick cities respectively. Cashel and Cahir are also identified for expansion opportunities.

3. Delete Figure 2.1 as follows:



4. Insert new Figure 2.1 as follows:

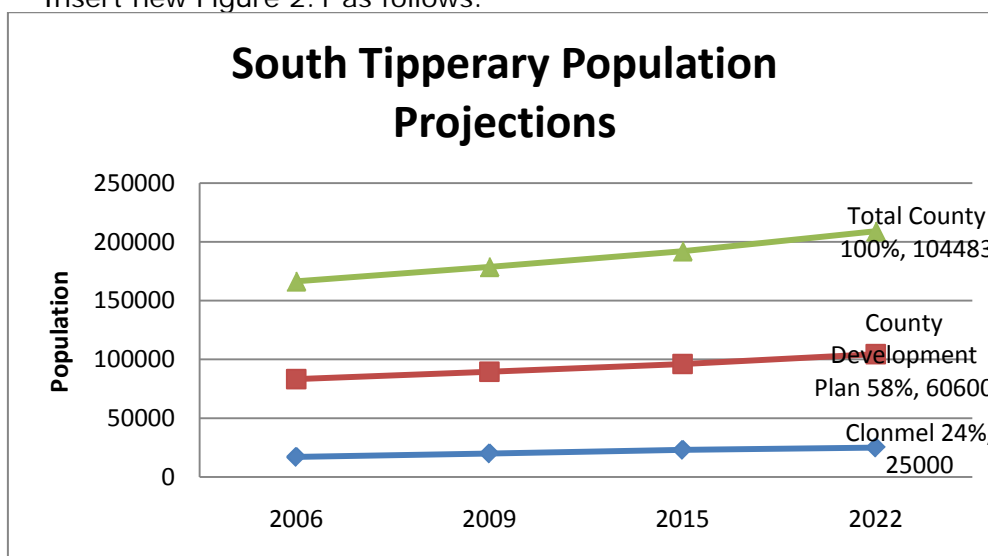


Figure 2.1 Population Projections

5. Amend Policy CT1: Population/Education and Employment as follows:

Policy CT 1: Population/Education/Employment

It is the policy of the Council to;

- (a) Foster population growth in settlements; the aim being to achieve **maintain an 20% 18%** of the South East Region's population share in the county;
- (b) Provide quality employment for all sectors of the population
- (c) Work with relevant agencies to assist in addressing third level educational deficits and provide an attractive, thriving environment for all residents.
- (d) Support the expansion of Tipperary Institute as a third level college of excellence.
- (e) Support the development of a University in the South East Region.

Chapter 3: Location and Pattern of Development

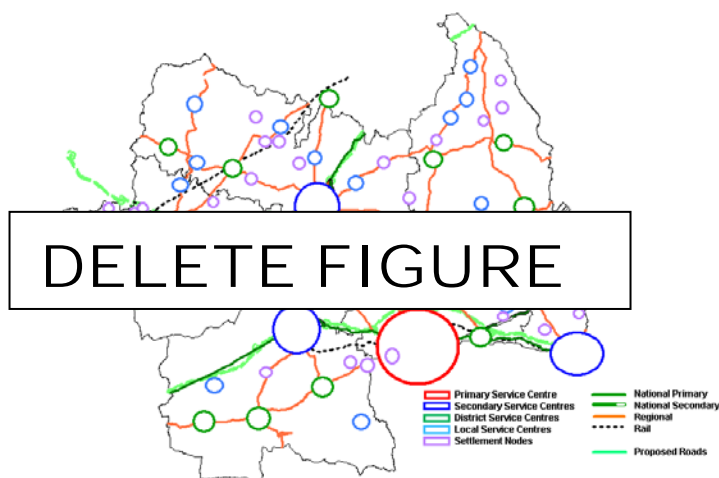
Section 3.5 Settlement Strategy for South Tipperary

1. Amend text of second paragraph as follows:

The population analysis from the Housing Strategy Review 2008 indicates that there is a 50% distribution of houses between the county's more significant settlements and their environs, which is reflected in the outcomes of the 2006 Census. An aim of the County Settlement Strategy is to strengthen the settlements and this will require a change of the proportional distribution to a 60/40 split. **The Settlement Strategy for South Tipperary is informed by the revised population projections set out in the RPGs and targets the share of population in the County based on a clear hierarchy of settlements within 5 tiers. Clonmel as the Primary settlement is to obtain 24% of the County's population by 2016, the Secondary Service Centres of Carrick-on-Suir, Tipperary, Cashel and Cahir are to maintain a 22% share, 20% of the county population is to occur in the District Service Centres and 34% is to occur in the Local Service Centres, Settlement nodes and open countryside.**

This split will provide for 60% of the population being accommodated in the Primary, Secondary and District Service Centres and the remaining 40% of the population being accommodated in the Local Service Centres, Settlement Nodes and the open countryside. In particular, this plan aims to achieve 20% of the county's population and household distribution being accommodated in the District Service Centres. **The Planning Authority has identified three distinct area types in South Tipperary; Urban, Areas Under Strong Urban Influence and Stronger Rural Areas (see Figure 3.1). The urban areas are identified as Primary or Secondary Service Centres and together with their environs (Areas Under Strong Urban Influence) are addressed separately under their own Development Plan or Local Area Plan. The remainder of the County is identified as A Stronger Rural Area and are subject to the policies set out hereunder in particular SS2, SS3 and SS4.**

2. Delete Figure 3.1 Settlement Strategy, as follows:



3. Insert new Figure 3.1 entitled 'Core Strategy Map, as follows:

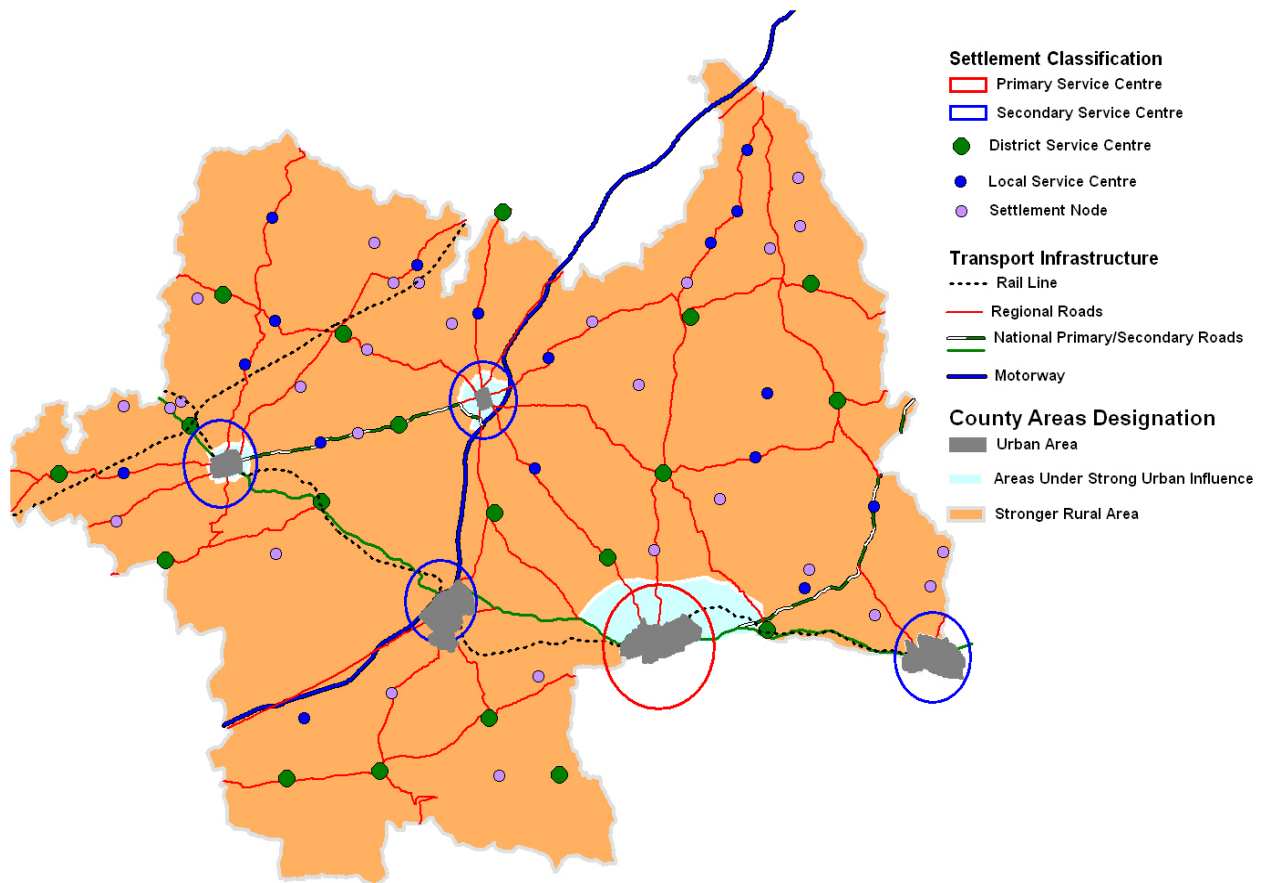


Figure 3.1 –Core Strategy Map

4. Amend text of Table 3.3 Settlement Hierarchy, as follows:

Delete 'Knocklofty' from column: Settlement Nodes - ~~Knocklofty~~

5. Insert new text and Table 3.4, after Table 3.3 as follows:

It is an objective of the Core Strategy for South Tipperary to achieve and maintain the following population distribution between the urban and rural settlements and the open countryside.

Table 3.4: Population Percentage share by Settlement	
Population % Share by 2016	Settlement Strategy Growth Location
24%	Clonmel- Primary Service Centre
7%	Carrick-on-Suir - Secondary Service Centre
7%	Tipperary - Secondary Service Centre
4%	Cashel - Secondary Service Centre
4%	Cahir - Secondary Service Centre
20%	Rural Areas - District Service Centres
34%	Rural Areas - Local Service Centres, Settlement Nodes and the Open Countryside
100%	

6. Amend Policy SS1: Settlement Strategy, as follows:

Policy SS 1: Settlement Strategy

- (a) The Council shall prioritise the allocation of funding towards consolidating settlements and ensuring appropriate amenity, environmental and community facilities are provided in association with economic, commercial and service infrastructure with the key objective of building sustainable communities throughout the county.
- (b) The Council will seek environmental, community and infrastructural improvements in settlements, where appropriate, to ensure that they become attractive settlement centres and assist in the long term vitality and viability of rural South Tipperary.
- (c) The Council will seek to ~~obtain a 20%~~ **maintain an 18%** share of the South-East Region's population with a targeted distribution of the county's population at ~~40%~~ **46%** in the Primary and Secondary Service Centres, 20% in the District Service Centres and ~~40%~~ **34%** in the Local Service Centres, Settlement Nodes and the open countryside.

Chapter 4: Housing

Section 4.0 Introduction

1. Insert new text into first paragraph, as follows:

The settlement strategy for the county for the period 2009 - 2015 is set out in Chapter 3, Location and Pattern of Development. This Chapter identifies the Council's policy towards the achievement of residential development as part of the settlement strategy, **and is in line with the population projections for the county as set out in the Settlement Strategy and is in compliance with the RPGs and the National Spatial Strategy.**

2. Delete text of second paragraph, as follows:

~~As noted in Chapter 2, the expected population range for the county up to 2020 is between 104,000 and 116,000. On the basis of a household size of between 2.4 2.7 persons, the number of housing units required, not accounting for units becoming obsolete, is set out in Table 4.1 below and takes into consideration a low and high rate of population increase at the two different household sizes.~~

3. Delete remaining text and Tables, 4.1, 4.2 and 4.3 as follows:

Table 4.1 Housing Unit Requirements 2009-2020						
Population Change	2000 Population	2020 Population	Difference	Units @ 2.8	Units @ 2.4	Units P/A
Low (18% of Region)	83,221	104,000	20,779	7,421	8,657	674-787
High (20% of Region)	83,221	116,000	32,779	11,706	13,657	1,064-1,241

~~*Household formation rate, which in 2006 was at the national average of 2.7 persons per dwelling.~~

~~**Housing units required per annum 2009-2020.~~

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Table 4.2 shows the levels of zoned residential land in the District and Local Service Centres and Settlement Nodes, amounting in total to 651 hectares. Applying a mean density figure of 17.5 units per hectare (7 units per acre) to the figures in Table 4.1, there will be a requirement to provide between 269 and 364 hectares (644 to 899 acres) of land for new residential development over the life of this County Development Plan. This represents a total residential land bank of between 1.7 and 2.3 times to accommodate housing development for the projected population to 2015. The total area of residentially zoned land and its location will allow for flexibility and choice within the housing market for all purposes.

Table 4.2 Provision of Zoned Residential Lands		
Centre Classification	Hectares	Acres
District Service Centres	395	976
Local Service Centres	129	318
Settlement Nodes	127	313
Total	651	1,607

As outlined in Chapter 3, the distribution of houses in the District Service Centres will be 20% of the county. Table 4.3 below shows the total number of housing units required to achieve this aim taking account of the low and high population growth scenarios outlined in Table 4.1 above.

Table 4.3 Required Housing Units in District Service Centres				
Settlement	2006 Population	Current Units (% of total)	Proposed Additional Units	Proposed Additional Units
Fethard	1,374	624 (19)	179	285
Ardfinnan	747	242 (7.3)	70	110
Ballyclerihan	678	247 (7.5)	71	112
Killenaule	597	288 (8.7)	82	130
Kilsheelan	520	205 (6.2)	59	95
Clogheen	509	229 (6.9)	65	105
Mullinahone	372	166 (5.0)	48	75
Holycross	357	127 (3.8)	36	57
Cappawhite	328	169 (5.1)	48	75
Ballyporeen	304	152 (4.6)	44	70
Emly	293	111 (3.3)	32	50
Bansha	272	122 (3.7)	35	55
Golden	255	121 (3.7)	35	55
Newcastle	245	101 (3.0)	29	45
Dundrum	191	79 (2.4)	24	36
Ballingarry	129	80 (2.4)	24	36
Limerick Junction	N/A	112 (3.3)	32	50
Lisvarrinane	N/A	41 (1.2)	12	20
New Inn	N/A	63 (1.9)	19	28
Total		3279 (100)	944	1,489

4. Insert new text and tables after paragraph 1, as follows:

During the preparation of the County Development Plan, land was zoned for residential use based on the population projections set out in the Department of the Environment, Heritage and Local Government circular SP1/07 Revised National and Regional Population Targets to 2020 with particular provision for targeted investment, growth and choice in settlements and the intended location for rural based speculative residential development as a sustainable alternative to housing in the open countryside. Table 4.1 illustrates the amount of land zoned for New Residential use in the development plan area including the town of Cahir, the District Service Centres, the Local Service Centres and the Settlement Nodes.

The Settlement Strategy for the county has identified that over the lifetime of the Development Plan (2009-2015) that the population of the County (excluding the 4 towns of Clonmel, Carrick-on-Suir, Tipperary and Cashel) will increase by approximately 2280 persons. The application of an average household composition of 2.7 persons equates to a requirement of 844 units over the lifetime of the Development Plan.

The application of a mean density figure of 10 units per hectare (4 units per acre) to the projected number of units required gives a requirement for approximately 85ha of lands zoned for residential use, (equates to 148 hectares when headroom of 75% as identified in the RPGs is applied) over the lifetime of the County Development Plan.

Table 4.1 Provision of land zoned for 'New Residential'	
Centre Classification	Ha
Cahir	51
District Service Centres	380
Local Service Centres	129
Settlement Nodes	148
Total	708

As a result of incorporating the revised population projections contained in the RPGs new measures must be applied to manage the availability of lands zoned for new residential use in the county. The Local Area Plans for Cahir and Fethard made in 2011 were prepared having regard to the revised population projections for the county and already contain plan specific measures for managing the availability of lands zoned for New Residential use.

In order to maintain the guiding principles of the Development Plan regarding growth and choice and to implement the Core Strategy it is considered that up to 10% of the amount of land zoned for New residential use in each District Service Centre (excluding Fethard), Local Service Centre and Settlement Node may be developed over the lifetime of the County Development Plan. New multi-unit proposals for residential development of more than 10% of land zoned for New Residential use per settlement (either independently or cumulatively) will be subject to Development Impact Assessment (DIA) and a Justification Test to demonstrate that the development of additional land is justified. (Refer to Section 9.8 Development Impact Assessment).

This provision shall not be applied so as to act to prevent the orderly and sustainable development of any settlement or to disadvantage those from the settlement and other rural areas seeking to reside in the settlement. The Planning Authority will consider the development of additional lands where there is sufficient justification demonstrated in the Justification Test in the event of lands having the benefit of planning permission not being released.

The quantum of land required for residential growth will be reassessed at the review of the County Development Plan (due to commence in 2013) in the light of the Core Strategy, the RPGs, CSO population figures and economic considerations. As necessary the planning authority will at this time amend the quantum of residential land zoned to maintain sufficient land banks to cater for projected population growth.

Policy HSG A: Management of lands zoned for New Residential use.

Up to 10% of the amount of land zoned in each District Service Centre (excluding Fethard), Local Service Centre and Settlement Node may be developed (subject to compliance with Section 9.8 as appropriate) over the lifetime of the County Development Plan. Where 10% or more of land zoned for new residential use is already committed to development and/or where construction has commenced, any further development proposal will be subject to Development Impact Assessment and a Justification Test in accordance with the provisions of Section 9.8 to demonstrate that the development of additional land is capable of being accommodated in the receiving environment and complies with the settlement strategy and development management requirements of this Development Plan.

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5. Insert new Core Strategy Table 4.2: Core Strategy Table

	<u>Population growth (2009-2015) based on RPGs</u>	<u>No. Houses required Based on Household formation of 2.7</u>	<u>Existing Zoning - (Ha)</u>	<u>Available Lands</u>	<u>Housing Yield</u>	<u>Total Housing yield</u>	<u>Additional lands (Ha)</u>
<u>Cahir LAP 2011-2017</u>	<u>158</u>	<u>59</u>	<u>51.5 (Cahir LAP 2011) P1 = 26.35 P2 = 25.12</u>	<u>26</u>	<u>307 Equates to P1 housing yield to 2015</u>	<u>600 P1 and P2 housing yield to 2015</u>	<u>25.12</u>
<u>Rural Areas</u>	<u>2122</u>	<u>786</u>	<u>616</u>	<u>74</u>	<u>750</u>	<u>5950</u>	<u>542</u>
<u>Rural areas above include figures for Fethard LAP 2009-2017</u>			<u>21 ha Fethard LAP</u>	<u>14ha P1 lands Fethard LAP</u>	<u>150 units P1 Housing yield Fethard LAP to 2015</u>	<u>229 units Fethard LAP</u>	<u>7 ha P2 lands Fethard LAP</u>
<u>Total South Tipperary CDP area [1]</u>	<u>2280</u>	<u>845</u>	<u>668</u>	<u>100</u>	<u>1057</u>	<u>6550</u>	<u>567</u>

[1] Total population for the county excluding the 42% population allocation for Clonmel, Carrick-on-Suir, Tipperary Town and Cashel. Clonmel, Carrick-on-Suir, Tipperary Town and Cashel all have their own Development Plans as at February 2011.

Section 4.1: Housing Strategy

1. Amend text of Section Heading as follows:

4.1 County Housing Strategy ~~Review 2008~~

2. Amend text of Section 4.1 as follows:

~~The Council adopted the Housing Strategy Review 2008 on the 18th November 2008 (Appendix 9). The projected social housing and accommodation requirements identified in the Review are set out in Table 4.4 below.~~

The County Housing Strategy was reviewed as part of Variation Number 1 of the County Development Plan to incorporate the requirements of the Core Strategy. The County Housing Strategy is set out in Appendix 9. It was found that the numbers of persons seeking social housing in South Tipperary has increased by up to 25% since the County Housing Strategy Review 2008. A detailed assessment of social and affordable housing need in South Tipperary will be published by the Housing Authority in 2011 and will inform the Planning Authority when consulting with the Housing Authority regarding demand for social and affordable housing in the county.

~~The Review has also identified that of the total social housing requirement, approximately 50% of households are 1 and 2 person households and only a small percentage of households exceed 4 persons. If dwellings were to be provided to facilitate this current requirement it would be expected that house sizes would range from approximately one quarter one-bedroom units to a small number of dwellings with more than four bedrooms.~~

A critical objective of the **County** Housing Strategy ~~Review 2008~~, having regard to Part V of the Planning and Development Acts 2000 - 2007, is the provision of an adequate supply of social and affordable housing and to promote social integration. The ~~Review~~ **County Housing Strategy** has identified the continued need for 20% social and affordable housing as part of developments subject to Section 94 of the Planning and Development Acts 2000 - 2007. Generally, the 20% shall be comprised of

Table 4.4 Categories of persons in need of housing/accommodation.	Total 2009-2015	Annual Average
1. Homeless	2	4
2. Persons living in accommodation that is unfit or materially unsuitable	17	3
3. Persons living in overcrowded accommodation	57	10
4. Persons in need of accommodation on medical and compassionate grounds	462	77
5. Travellers	29	5
6. Elderly persons	41	7
7. Disabled or handicapped persons	29	5
8. Young persons leaving institutional care	24	4
9. Persons not reasonably able to meet the cost of the accommodation or to obtain suitable alternative accommodation	899	150
10. Persons sharing accommodation involuntarily	15	3
Total	1575	265

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an equal provision of social and affordable housing, though the Council reserves the right to require that the full 20% provision be for an alternative mix of social and affordable units, as it deems necessary in each particular case. ~~In relation to developments that have commenced or have been completed to date, agreements have been finalised for the provision of 96 social units and 125 affordable units. A further 43 social units & 42 affordable units have been agreed in principle from housing schemes already under construction.~~

The **County** Housing Strategy ~~Review 2008~~ and this County Development Plan will seek to ensure that a range of dwelling sizes and types are provided to meet the needs of the total population, including those that are in need of housing being provided for them under the social and affordable housing obligations of the Council. The continued provision of dwelling types and mix, and in particular two-bed units will be central to meeting the housing needs of the county. In supplying these units, the Council will have regard to the Quality Housing for Sustainable Communities Design Guidelines 2007 as produced by the DoEHLG and any revision thereof. It is also the intention to facilitate a flexible approach in the design of private schemes, promoting mixed developments which include executive style housing, extendible housing, serviced sites etc, so that families can remain in their initial community of establishment.

The Housing Section of South Tipperary County Council is proactive in facilitating developers reaching an agreement with the local authority in relation to providing the 20% social and affordable housing requirement as per Part V of the Planning and Development Acts 2000 – 2007. Detailed Part V information and information on the design of social housing is available from the Housing Section.

Policy HSG 1: County Housing Strategy

It is the policy of the Council to have regard to the South Tipperary County Housing Strategy ~~Review 2008~~ and any amendment thereof when implementing local authority housing programmes and when assessing proposals for private residential development. The Council will facilitate the provision of appropriate housing accommodation to meet the needs of the community in a way that achieves social integration.

Chapter 9: Development Management

Section 9.8 Development Impact Assessment (DIA)

1. Delete first paragraph, as follows:

~~The Council will require that all new residential development proposals [which are subject to the provisions of Part V of the Planning and Development Acts 2000 – 2007 be accompanied by a DIA. The preparation of DIA shall consider the guidelines and recommendations as set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities December 2008(DoEHLG). Scoping for DIA should consider the impact of the proposed development on the visual qualities and distinctive characteristics of the settlement and streetscape, phasing of the development dependent on the relevant function of the settlement within the Settlement strategy, sequential testing, capacity of schools and childcare places, capacity of community facilities including bring bank facilities, open space, retail and other commercial uses, trip generation, car parking particularly in the settlement centre, pedestrian movements and general traffic safety and infrastructure such as waste and surface water treatment/disposal and water supply. Where constraints are identified in the assessment, the developer will be required to identify mitigating measures to address deficits and the Council will require that the assessment is submitted as part of the planning application.~~

2. Replace the first paragraph with the following text as follows:

New residential development proposals (which are subject to the provisions of Part V of the Planning and Development Acts 2000 – 2010) shall be accompanied by DIA to be submitted at Planning Application stage. All new multiple unit residential development proposals on land zoned for new residential use that would individually or cumulatively with existing permitted or commenced residential development exceed 10% of lands zoned for new residential use in the particular settlement shall be accompanied by DIA and a Justification Test.

DIA Requirements

The preparation of DIA shall consider the guidelines and recommendations as set out in the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities December 2008(DoEHLG). Scoping for DIA should consider the impact of the proposed development on the visual qualities and distinctive characteristics of the settlement and streetscape, existing housing vacancy rates and unit types in the Plan area, phasing of the development dependent on the relevant function of the settlement within the Settlement strategy, sequential testing, capacity of schools and childcare places, capacity of community facilities including bring bank facilities, open space, retail and other commercial uses, trip generation, car parking particularly in the settlement centre, pedestrian movements and general traffic safety and infrastructure such as waste and surface water treatment/disposal and water supply. This shall ensure social capital and infrastructure projects are provided in a timely, orderly and plan-led manner. Where constraints are identified in the assessment, the developer will be required to identify mitigating measures to address deficits and the Council will require that the assessment is submitted as part of the planning application.

Justification Test

In addition to the requirements of DIA above, the Council will consider new multiple unit residential development on lands land zoned for new residential use that would individually or cumulatively with existing permitted or commenced residential development exceed 10% of lands zoned for new residential use in the particular settlement only where one or more of the following circumstances apply:

- A. **Up to 10% of residentially zoned lands have been fully developed, or;**
- B. **Up to 10% of residentially zoned lands have been fully committed to development (i.e. where planning permission has been granted and where construction is underway), or**
- C. **Where it is demonstrated that lands zoned for new residential development have planning permission but are not being released for development.**

AND

where a Justification Test demonstrates the following;

- D. **The proposed development lands are readily serviceable and**
- E. **There is a proven demand for new development based on a demonstrated lack of availability of housing and of potential infill sites for residential purposes on lands zoned for village centre or existing residential use (this shall include an assessment of existing housing vacancy) and/or**
- F. **There is an overriding justification for development of greater than 10% of new residentially zoned lands based on changed economic circumstances that may require the release of additional lands to cater for increased population numbers.**

3. Amend third last sentence, as follows:

The Council will assess each development on its own merits, having regard to the statutory requirements of the development, **the provisions of Policy HSG A: Management of residentially zoned lands**, the nature and use(s) proposed the range of existing services available to the community and having regard to other relevant policies and standards of the County Development Plan.

4. Delete existing Appendix 9: County Housing Strategy review 2008, Insert new **Appendix 9: County Housing Strategy**.

APPENDIX 9

**SOUTH TIPPERARY
COUNTY HOUSING STRATEGY**

June 2011

South Tipperary Planning Authorities



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1.0 Introduction to the County Housing Strategy

1.1 Introduction

This is the South Tipperary County Housing Strategy 2011; this updates the County Housing Strategy Review 2008 to consider variations to the County Development Plan and each of the Borough and Town Development Plans as a result of the incorporation of the Core Strategy. This amended County Housing Strategy was incorporated into the County Development Plan 2009 as part of Variation Number 1.

The Planning and Development Acts 2000-2010, sets out in Section 10 (2A)(a) that a Core Strategy shall –

Provide relevant information to show that the development plan and the housing strategy are consistent with the National Spatial Strategy and the Regional Planning Guidelines for the South-East Region 2010-2022 (RPGs).

This County Housing Strategy 2011 has been prepared in accordance with Section 94 of the Planning and Development Acts 2000 – 2010. It is stated that:

Each planning authority shall include in any development plan it makes in accordance with Section 12 a strategy for the purpose of ensuring that the proper planning and sustainable development of the area of the development plan provides for the housing of the area in the manner set out in the strategy (S.94(1)(a))

Furthermore, it is stated that:

A housing strategy under this section may, or pursuant to the direction of the Minister shall, be prepared jointly by 2 or more planning authorities in respect of the combined area of their development plans and such a joint strategy shall be included in any development plan that relates to the whole or any part of the area covered by the strategy and the provisions of this part shall apply accordingly (S.94(i)(e))

Therefore, this joint County Housing Strategy is in respect of the planning areas of South Tipperary County Council, Clonmel Borough Council, Carrick-on-Suir Town Council, Tipperary Town Council and Cashel Town Council, and shall be called the South Tipperary County Housing Strategy. This County Housing Strategy will be renewed in line with the timeframe for the review of the County Development Plan. Therefore, the next review of the County Housing Strategy shall be published in 2015.

1.2 Function of the County Housing Strategy

It is the function of the County Housing Strategy to estimate the existing and likely future need for new housing in the county. This shall include for estimate if need for persons referred to in Section 9(2) of the Housing Act, 1988 and affordable housing required in the area of the development plans during the period of the development plans and the estimate may state the different requirements for different areas within the area of the development plans.

In conjunction with the inclusion of the County Housing Strategy in its County Development Plan, a planning authority shall insure that:

- (a) Sufficient and suitable land is zoned for residential use, or a mixture of residential and other uses to meet the requirements of the housing strategy.
- (b) A planning authority shall include objectives in the development plan in order to secure the implementation of the housing strategy.
- (c) Specific objectives to secure the objectives of the housing strategy may be set out in respect of local areas.
- (d) In order to counteract undue segregation in housing between persons of different social backgrounds, the planning authority may indicate in respect of any particular area that there is no requirement for social housing in respect of that area.

Housing for persons referred to in Section 9(2) of the Housing Act, is known as 'Social and Affordable Housing' and means houses or land made available in accordance with Section 96(9) or (10) of the Planning and Development Acts 2000-2010, for eligible persons.

Therefore, the County Housing Strategy must take into account:

- I. Existing and likely future need for Social and Affordable housing,
- II. The need to ensure that housing is available for persons who have different levels of income,
- III. The need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the planning authority, and including the special requirements of elderly persons and persons with disabilities, and
- IV. The need to counteract undue segregation in housing between persons of different social backgrounds.

The Planning and Development Acts 2000-2010 also require that the County Housing Strategy provide that as a general policy a specified percentage, not being more than 20 per cent, of the land zoned for residential use, or for a mixture of residential and other uses, shall be reserved for the provision of social housing or affordable housing or both.

1.3 Layout and Contents of the County Housing Strategy

Chapter 1 introduces the County Housing Strategy. Chapter 2 identifies the county population projections as revised by the Regional Planning Guidelines for the South-East Region 2010-2022 (RPGs) and the management of lands zoned for residential development in the county. Chapter three deals with the need for social and affordable housing and provides an estimate of the need for such housing. Chapter four assesses the various categories of need for social housing in the county. Chapter 5 sets out the County Housing Strategy and identifies how the County Development Plan will cater for the future population of the county and its towns having regard to the social and affordable housing requirements of the population.

2.0 Demand for new housing to 2016

2.1 Population projections

The RPGs set out downwardly revised population projections for South Tipperary. Details of county population projections are set out in Chapter 3 of the County Development Plan. The revised population projections for the county and its towns to 2016 are set out below.

Table 2.1 Projected Population growth in persons to 2016:		
Development Plan	Growth from 2010 2016	New houses required to cater for growth*
Clonmel and Environs	2247	832
Carrick-on-Suir	389	144
Tipperary Town and Environs	389	144
Cashel and Environs	223	83
County	2313	857
Total	5561	2060

* South Tipperary average household composition was 2.7 persons, Census 2006

2.2 Housing need to 2016

The Core Strategy has revised the projected population increase in South Tipperary and has focused on population growth in the County Town of Clonmel. As set out in Table 2.1 above, it is projected that population growth for the county over the 6 year period 2010-2016 shall be 5561 persons. The application of an average household composition of 2.7 persons per unit gives an estimated housing requirement of approximately 2060 units during the period 2010 – 2016.

2.3 Assessment of residential landzoning to meet the requirements of the County Housing Strategy.

The implementation of the revised population projections as set out in the RPGs has necessitated the variations of each of the Development Plans to manage the availability of residentially zoned lands. The implementation of the Core Strategy by way of the variation of the Development Plans ensures that sufficient and suitable lands are zoned for residential use, or a mixture of residential and other uses to meet the requirements of this County Housing Strategy and to adhere to the principles of proper planning and orderly development.

3.0 Estimate of need for Social and Affordable Housing in South Tipperary

3.1 Social and Affordable Housing

It is a function of this County Housing Strategy to provide an estimate of the number of persons who for social or financial reasons cannot purchase their own home. This estimate will permit the planning authority to determine what percentage of new housing on residentially zoned land should be reserved for social or affordable housing in accordance with Part V of the Planning and Development Acts 2000 – 2010, noting that any specified percentage of land reserved shall not be more than 20 per cent.

3.2 Assessment number of persons in need of social and affordable housing in South Tipperary.

The County Housing Strategy Review 2008 estimated the percentage of the population who would not be able to afford their own home using the following key variables:

- Household Income;
- House Price
- Mortgage Interest Rate and Loan to value ratio

These variables have been re-examined in the light of economic change over the past two years to determine if there has been any significant change to the estimate of the number of persons in need of affordable housing in South Tipperary.

3.2.1 Household Income

Reference was made to the Central Statistics Office (CSO) Survey on Income and Living Conditions (SILC) conditions in Ireland 2009. This was assessed as part of the Housing Strategy Review 2008 to determine levels of disposable income; it can be seen below that average disposable income levels in 2009 fell by 6.3 per cent from 2008 figures.

	2006	2007	2008	2009
Annual Average Income	€	€	€	€
Disposable household income (per household)	43,646	47,988	49,043	45,959

The CSO Seasonally adjusted standardised unemployment rates were also examined as an indicator of trends in average disposable household income.

	2006	2007	2008	2009	2010
Annual Average (%)	4.4	4.6	6.4	11.8	13.3

It was found that the annual average unemployment rates increased from 6.4 per cent in 2008 to 13.3 per cent in 2010; the trends of increasing unemployment rates are in line with trends of decreasing levels of disposable income.

3.2.2 House Prices

The Housing Strategy Review 2008 adopted €150,000 as the minimum house price for the purposes of the County Housing Strategy at the time. Since their peak in 2006 national house prices have fell by up to 40% (Department of Environment, Heritage and Local Government, Housing Market Overview 2009). The current (January 2011) average house price outside of the main urban centres is €216,000. Houses are available in Clonmel for less than €150,000 however; these properties are almost all second hand homes and require improvement works. Whilst average house prices have dramatically reduced since their peak in 2006, it is estimated that €150,000 remains a reasonable estimate of minimum house price in South Tipperary

3.2.3 Mortgage Interest Rate and Loan to value ratio

The level of repayment that will be required of any household will be based on the value of the house, the loan to value ratio and the interest rate.

House Value

As noted above in the context of the house price review, a minimum house price of €150,000 has been adopted as it is unlikely that significant numbers of dwellings will come on the market under that price and those that do will tend to require considerable work to be carried out on them to bring them to a modern standard.

Loan to Value Ratio (LTV)

At the height of the housing market 100% loans were available for first time buyers; this favoured those on lower incomes who were not in a position to accumulate a deposit for a home loan that would reduce the LTV. Mortgage providers are currently offering (January 2011) lowest variable rate loans at a LTV of typically 50%. Therefore, the accumulation of a significant lump-sum is necessary to secure a mortgage; this has implications for those who are not in a position to accumulate such a deposit.

Interest rates

The interest rate applicable on a mortgage has a significant impact on the affordability of a home. Mortgage interest rates have been relatively stable since the Housing Strategy Review 2008; however, it appears that this may be changing. The European Central Bank interest current rate of 1% has benefited holders of tracker mortgages; however, mortgage providers are no longer offering tracker mortgages. There are also signs that fixed rate mortgages may no longer be offered as an option, and there are signs of forthcoming increases in variable interest rates. Most recent (December 2010) figures for variable interest rates are 3.0% to 3.5%. It is concluded that new and existing mortgages will be subject to increasing interest rates.

3.2.4 Conclusion

Whilst the cost of new and second hand homes has fallen significantly and are still falling, new mortgages must now be accompanied by large deposits and will be subject to variable and increasing interest rates, thus, the affordability of homes has not improved since the Housing Strategy Review 2008.

3.3 Testing for affordability

The Housing Strategy Review 2008 examined a variety of mortgage amounts, mortgage terms and interest rates and thus was able to identify typical monthly

repayments. This process was carried out to determine the level of income that would be required if a household were to be able to afford these various levels of repayment and not expend more than 35 per cent of disposable income on mortgage repayments (35% rule).

The Housing Strategy review 2008 assumed a 4.5% interest rate, a 35 year term and a price of €150,000 and after comparison of various repayment scenarios suggested that considerably more than 20% of households in South Tipperary would be unable to afford to purchase a dwelling at current interest rates and house prices as the mortgage repayments would expend more than 35% of their disposable income.

The factors that influence affordability as set out above have been reassessed in the face of current trends (January 2011). It is considered acceptable that a similar scenario exists for the assessment of affordability that was carried out two years ago and that despite the continuing fall in house prices; the affordability of homes has not improved. Therefore, it is still likely that the number of households that cannot afford to purchase their own dwellings in South Tipperary would be greater than 20% of total numbers of households.

3.4 Conclusion

The most recent statutory assessment of housing need was undertaken in 2008 and showed that there were 920 households on social housing waiting lists in South Tipperary. An estimate of social housing need for South Tipperary (inclusive of the Borough and Town Councils) as at 31st October for 2009 was 1390 and for 2010 was 1881. This demonstrates that since 2008 there has been an approximate 25% increase (estimated) in demand for social housing in South Tipperary.

Therefore, when regard is had to existing social and affordable housing needs, the reduction in disposable income, the effect of rising unemployment, the need for larger deposits and the cost of mortgage repayments, it is a reasonable conclusion that considerably more than 20% of households are not in a position to provide their own housing within the 35% rule.

It is set out in Section 2 that there is likely to be population growth of 5561 over the 6 year lifetime of the County Development Plan, this equates to 927 persons or a need for 343 housing units per annum. The Housing Strategy Review 2008 estimated that at least 20 per cent of households would not be able to afford their own home; it is clear from the estimated numbers of applicants for social housing in 2010 that there may be significantly more than 20% of the population who cannot afford their own home.

It will be necessary to accommodate demand for social and affordable housing over the lifetime of the County Development Plan therefore, it is recommended that there be no change from the current application of a 20 per cent requirement of land or houses by the Planning Authority for the provision of Social and Affordable Housing in accordance with Part V of the Planning and Development Acts 2000 – 2010.

4.0 Categories of Social Housing Need

The 2008 County Housing Strategy Review examined the nature, level and dispersion of housing needs in South Tipperary; this was based on figures set out in the Housing Needs Assessment carried out in 2008 by the Housing Authority. The next Housing Needs Assessment is expected to be completed by March 31st 2011. Therefore, detailed figures for categories of housing need in South Tipperary are not yet available for 2009/2010.

The following is an assessment of the breakdown between the various categories of need with respect to approved applicants on the social housing list in 2008.

Table 4.1: Categories of housing need 2008							
Category	South Tipp Co. Co.	Clonmel BC	Carrick-on-Suir TC	Cashel TC	Tipp TC	Total County	Percent of Total
1. Homeless	1					1	0.11
2. Persons living in accommodation that is unfit or materially unsuitable	8	2				10	1.09
3. Persons living in overcrowded accommodation	22	6	1		4	33	3.59
4. Persons in need of accommodation on medical and compassionate grounds	135	51	34	15	35	270	29.35
5. Travellers	9	1	2		5	17	1.85
6. Elderly persons	10	3	2	1	8	24	2.61
7. Physically & intellectually disabled persons	0	1		16		17	1.85
8. Young persons leaving institutional care	10	4				14	1.52
9. Persons not reasonably able to meet the cost of the accommodation or to obtain suitable alternative accommodation	169	169	90	52	45	525	57.07
10. Persons sharing accommodation in-voluntarily	9					9	0.98
TOTAL	373	237	129	84	97	920	100

Variation Number 1 of County Development Plan 2009-2015

Figures for housing need over the years 2002, 2005 and 2008 were compiled. These are indicated in the following table and diagram.

Table 4.1 Categories of Housing need 2002, 2005 and 2008 as a percentage to total need			
	2002	2005	2008
Homeless	1.5	0.45	0.11
Unfit accommodation	5.5	1.34	1.09
Overcrowding	7.8	3.79	3.59
Medical and compassionate	10.8	9.14	29.35
Travellers	2.6	2.79	1.85
Elderly persons	10.6	1.9	2.61
Disabled persons	1.6	0.56	1.85
Young person's leaving institutional care	0	0	1.52
Not able to meet the cost	54.5	79.93	57.07
Involuntary sharing	4.7	0.11	0.98
Total	100%	100%	100%
Actual Number	992	897	920

These figures illustrated that over the period 2005 to 2008 the overall number of applicants for social housing increased and that those who are not in a position to provide their own accommodation and those that are seeking accommodation on medical and compassionate grounds make up the vast majority of applicants. As already stated a detailed breakdown of housing need categories for the years 2009 and 2010 will not be available until the Housing Needs Assessment is complete. However, estimates of total number on social housing waiting lists were provided by the Housing Authority for 2009 and 2010.

Table 4.2 Estimates of social housing need for 2009 and 2010 compared against figures for 2008			
	2008 (actual)	2009(estimate)	2010(estimate)
Waiting list for social housing in South Tipperary	920	1390	1881

Note: The estimated figures for numbers on social housing list for 2009 and 2010 contains duplicate (where same applicant applies to 2 or more Housing Authorities for social housing) applications, therefore, the actual figures representing need in 2009 and 2010 may be lower.

The estimates for 2009 and 2010 are in line with the trend of increasing applicants for social housing, and it is considered reasonable to assume that this estimated increase in demand for social housing is as a result of the increase in

persons who cannot afford to purchase their own home. The Housing Needs Assessment 2011 when published will set out the actual figures for social and affordable housing demand and will give a detailed breakdown of categories of persons in need of social housing. Despite the use of estimated figures for social and affordable housing need for 2009 and 2010 it is considered that the key aims of the County Housing Strategy as set out in Chapter 5 will not change after the publication of the Housing Needs Assessment in 2011.

4.1 Distribution of need in South Tipperary

The Housing Authority provided estimates of the relative distribution of housing need in South Tipperary, as of October 31st 2010. These figures are set out below:

Table 4.3 Distribution of Housing Need in South Tipperary			
Local Authority	HNA 2009	HNA 2010	% Diff
Carrick-on-Suir Town Council	140	225	+61%
Cashel Town Council	136	134	-1%
Clonmel Borough Council	434	622	+43%
Tipperary Town Council	190	192	+1%
South Tipperary County Council	490	708	+44%
Total	1390	1881	+35%

It can be seen that the overall estimated increase in applications from 2009 to 2010 was 35% and that the greatest percentage increase in demand for social housing was in Carrick-on-Suir.

4.2 Categories of Housing

A detailed breakdown of demand for house types for 2009 and 2010 is not yet available for South Tipperary, and will be set out in the Housing Needs Assessment 2011 when available. However, it was found in 2008 that there was a high demand for the smaller types of housing unit's i.e. 1 and 2 bed units. This reflects the source of demand typically from one-parent families, older persons and single males. It is considered that it is likely that this trend will continue, and thus, smaller units should still form a significant portion of new social units provided.

4.3 Conclusion

The Housing Authority will assess the categories of need for housing as part of its own housing needs assessments. In order to accommodate the needs of persons of distinct categories of housing needs the housing authority operates a variety of housing support schemes.

The housing authority will continue to liaise actively with the planning authority at planning application stage to ensure that the appropriate measures are put in place in accordance with Part V of the Planning and Development Acts 2000-2010 to identify persons with a housing need and to provide new housing in the locations where need is highest. The Housing Authority may receive increasing numbers of applications for social housing over the coming years as a result of

the poor economic climate. The number of planning applications for new housing developments have fallen significantly in the last 2 years and therefore, the provision of new houses or lands for social or affordable housing through the Part V process has decreased correspondingly. The Planning Authority and the Housing Authority will continue to work closely to provide for the social and affordable needs of the county.

As stated above, it is recommended that there be no change from the current application of a 20 per cent requirement of land or houses by the Planning Authority for the provision of Social and Affordable Housing in accordance with Part V of the Planning and Development Acts 2000 – 2010. In addition, it is recommended that a specific designation of the percentage of social or affordable housing required not be set out, as this is more appropriately dealt with on a case by case basis and discussed and agreed at planning application stage.

5.0 County Housing Strategy

This chapter sets out the joint Housing Strategy for South Tipperary and each of its planning authorities. This Housing Strategy shall be integrated as part of the policies and objectives of the South Tipperary County Development Plan 2009-2015 and as part of each of the Borough and Town Development Plans.

5.1 The key aims of the County Housing Strategy

1. To ensure that sufficient land is zoned to cater for all the housing needs of South Tipperary and its urban areas.
2. To facilitate the use of the full range of housing support mechanisms available to the Housing Authorities for those in need of assistance in the provision of dwellings for themselves.
3. To facilitate, where possible, the housing of persons within their own communities of origin or initial settlement.
4. To facilitate the provision of a mix of dwelling types to respond to the variety of housing needs throughout the county.
5. To facilitate the provision of a range of tenure types to address the needs of different sectors of the community.
6. To make specific provision for the accommodation needs of the travelling community.
7. To make provision for affordable housing in all parts of the county.
8. To have regard to the character of different settlements when considering the nature of the housing to be provided and, in particular, that being provided to accommodate those with particular housing needs.
9. To facilitate and encourage prior consultation with the Housing Authority when schemes of significant scale are being developed.
10. To have regard to the need both for social integration and the maintenance of safe, secure and harmonious living environments for all dwelling occupants.

5.2 Implementation of the County Housing Strategy

In assessing all planning applications that are subject to the provisions of Part V of the Planning and Development Acts 2000-1010, the Planning Authority will consult with the Housing Authority to determine their specific requirements in respect of social and affordable housing.

In order to facilitate the achievement of the overall objective of this Housing Strategy and the specific strategic goals, the following policies and objectives have been integrated as part of the policies and objectives of the South Tipperary County

Variation Number 1 of County Development Plan 2009-2015

Development Plan 2009-2015 and of each of the Borough and Town Development Plans.

1. In order to facilitate the provision of a range of housing types, it will be a policy of the Planning Authority to require that in larger schemes that a mix of house types and sizes be provided. This requirement will be reviewed from time to time and the specific requirements will be related to the nature of household formation and change, demographic change and other considerations.
2. In order to facilitate the development of a range of tenure types and, in particular, to facilitate the Housing Authority in entering into agreements under the Rental Accommodation Scheme, it will be a policy of the Planning Authority to require that apartments be included as part of the dwelling mix in larger residential developments where a mix of tenure types is proposed. The Planning Authority will consult with the Housing Authority regarding the need and availability of such housing types. In areas adjacent to the functional areas of other Planning Authorities, the Planning Authority will have regard to the availability and/or proposals for the provision of apartments for rent within the functional areas of those authorities.
3. In order to facilitate the provision of flexible accommodation that can grow with the needs of a household it will be the policy of the Planning Authority to require that developers will provide for the future extension of smaller individual dwellings and incorporate such flexibility in dwelling design.
4. One and two-bedroom dwellings shall ensure high quality of life for residents and be capable of accommodating overnight visitors; any applications for planning permission shall demonstrate how such need can be accommodated
5. In order to facilitate the provision of affordable housing and housing for those that have particular housing needs, generally to require that 20 per cent, of the land zoned for residential use, or for a mixture of residential and other uses, be reserved for the provision of social housing or affordable housing or both.
6. In order to facilitate the orderly management of social housing while ensuring that the occupants are not unduly segregated from others, it will be the policy of the Planning Authority to require that such housing be provided in small clusters within larger housing schemes but in a manner that does not unduly identify it as segregated or as not being part of the overall scheme. The design, layout and access to such dwelling clusters shall be used to ensure compliance with this policy objective.
7. In order to facilitate the provision of housing for older people at appropriate locations it will be a policy objective of the Council to identify and reserve areas of land within settlements and close to facilities for that purpose.
8. In order to facilitate the provision of accommodation for travellers it will be a policy objective of the Planning Authority to identify and reserve land for the provision of group housing for travellers.

Volume 3 – Appendix 13

Knocklofty

1. To facilitate the removal of settlement node status from the Knocklofty area, the following amendments are required in Volume 3.
 - A. Amend Table of Contents, under heading 'Settlement Nodes, to remove 'Knocklofty', as follows:

Knocklofty	111
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- B. Remove Knocklofty settlement boundary from the following maps:

Index Map, p2:	Knocklofty
Map No. 7, p9:	Knocklofty
Wind energy policy index map, p14:	Knocklofty
Map 7, Landscape policy, p21	Knocklofty

2. Delete text representing Knocklofty, p111, as follows:

~~KNOCKLOFTY~~

~~Context~~

~~Knocklofty is located to the south of the County, and is identified as Settlement Node in the County Development Plan. Knocklofty has a dedicated Local Area Plan – Knocklofty LAP 2006, this should be referred to for further detail~~

~~Infrastructure~~

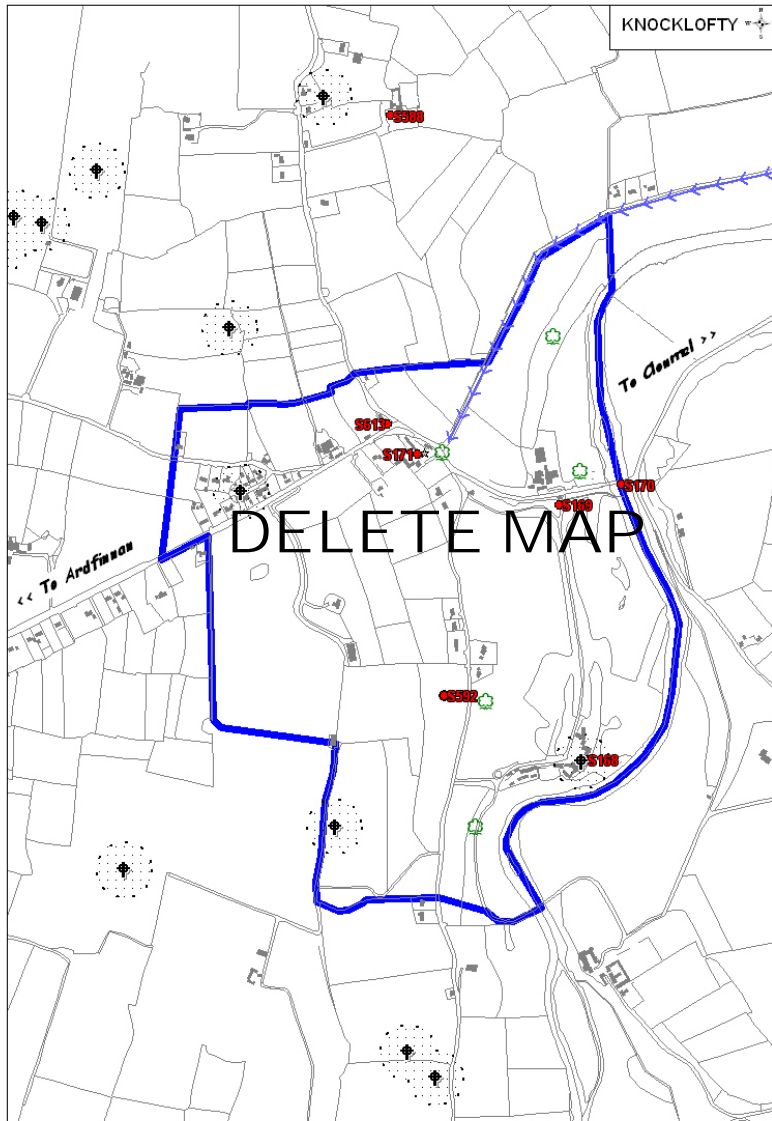
~~Water Supply: ————— There are intermittent water supply difficulties in Knocklofty.~~

~~Waste Water: ————— There is no municipal wastewater treatment plant in Knocklofty.~~

~~Development Objectives~~

~~Please refer to the detailed development objectives as set out in the Knocklofty LAP 2006 and any amendments thereto during the period 2009-2015.~~

3. Delete map representing Knocklofty, p111, as follows:



Limerick Junction

1. Amend Text of Limerick Junction Village Statement (Page 57 of Volume 3), as follows:

LIMERICK JUNCTION – VILLAGE STATEMENT

Context

Limerick Junction is located to the west of the County, and is identified as District Service Centre in the County Development Plan. Limerick Junction is strategically located on the Dublin – Cork rail line, and the N24. ~~Limerick Junction has a dedicated Local Area Plan – Limerick Junction LAP 2006, this should be referred to for further detail~~

Infrastructure

Water Supply: There are water supply difficulties in Limerick Junction and Upgrading works may be required to accommodate new developments.

Wastewater: There is a municipal wastewater treatment plant in Limerick Junction, upgrading works and network improvements are required.

Development Objectives

~~Please refer to the detailed development objectives as set out in the Limerick Junction LAP 2006.~~

New development in Limerick Junction shall adhere to the following specific development objectives:

DO1: The Limerick Junction rail complex is strategically important for passenger and freight rail movements in the South of Ireland. It is the objective of the Council to facilitate the development of lands in the vicinity of the Railway station for uses associated with passenger and freight rail infrastructure. The Council will actively liaise with Irish Rail and the National Roads Authority to promote and develop Limerick Junction as a multimodal transport hub in the South of Ireland in line with the vision of the Development Plan.

DO2: It is the objective of the Council to facilitate the future development of Master Plan lands in accordance with the following principles:

- a) **Access shall be from the N24 and shall cater for the entire Master Plan area and in line with Policy INF 2: Traffic and Transport Assessment, a traffic impact assessment may be required to demonstrate that the proposed development is acceptable in the context of impact on the carrying capacity of the National Route.**

- b) A feasibility study shall be carried out to examine the potential of providing a road link from the Master Plan site to the new N24 Western Corridor when constructed.
- c) The design and layout of development in the Master Plan site shall be considerate of the character of the village and the visual amenity of the area.
- d) A Flood Risk Assessment will consider flood risk to the Master Plan area and adjoining lands zoned for light industry, village centre and amenity.

DO3: The District Service Centre Enhancement Scheme for Limerick Junction has been prepared and shall be complied with in any relevant development

DO4: The Council will require where appropriate the development of pedestrian linkages between Ballykisteen Hotel and Golf club and the village centre as part of any development between same fronting the N24.

DO5: Any proposal for new residential development shall provide for access from the N24 and shall indicate the layout of future development of the remainder of residentially zoned lands. This shall incorporate proposals of public open space around the National Monument.

2. Delete existing Map of Limerick Junction, as follows:

