



NOVEMBER  
2013

## CARRICK ON SUIR TOWN DEVELOPMENT PLAN 2013



Carrick on Suir Town Council

**Carrick on Suir Town Development Plan 2013**

**Effective from the 26<sup>th</sup> November 2013**



## TABLE OF CONTENTS

Table of Figures .....	6
List of Tables.....	7
Schedule of Policies.....	8
Abbreviations used in Text.....	10
Elected Members .....	11
1    The Development Plan in Context.....	12
1.1    Introduction .....	12
1.2    Composition of the Development Plan .....	12
1.2.1    Strategic Environment Assessment .....	12
1.2.2    Appropriate Assessment .....	12
1.2.3    Flood Risk Assessment.....	13
1.2.4    Maps .....	13
1.3    Relationships with other Plans/Guidelines .....	13
1.4    The Draft Plan, the Elected Members & the Community .....	13
1.4.1    Workshops with the Elected Representatives .....	14
1.4.2    The Community & Public Participation .....	14
1.5    Monitoring of the Development Plan .....	14
1.5.1    SEA & Monitoring .....	14
1.6    Strategic Location of Carrick on Suir .....	15
2    Vision Statement & Strategic Issues.....	17
2.1    Vision Statement .....	17
2.2    Strategic Issues.....	17
2.2.1    Core Strategy .....	17
2.2.2    Employment & Education .....	21
2.2.3    Infrastructure .....	21
2.3    Delivering the Strategic Vision .....	22
3    Town Centre Strategy.....	23
3.1    Enhancing the quality of the Town Centre.....	23
3.2    Public Realm .....	26
3.2.1    Public Spaces & Pedestrian Linkages.....	27
3.3    Vehicular Parking .....	30
3.4    Strategic Development Sites .....	30
3.5    Derelict Sites .....	31
3.6    Shopfronts & Advertising.....	31

3.7	Specific Town Centre Actions .....	32
4	Education, Economy & Employment .....	33
4.1	Education .....	33
4.2	Existing Employment Structure .....	34
4.3	Potential for Expansion of Employment.....	35
4.4	Economic Development Initiatives .....	35
4.5	New Industrial & Employment Development .....	36
4.6	Non-Conforming Uses.....	36
4.7	Specific Economy, Industry & Employment Actions .....	37
5	Tourism .....	38
5.1	Tourism Attractions .....	38
5.1.1	Ormond Castle .....	38
5.1.2	Town Walls.....	39
5.1.3	Walking Tourism .....	39
5.1.4	River Suir .....	39
5.2	Improving the Tourism Product & Visitor Numbers .....	40
5.3	Specific Tourism Actions .....	41
6	Infrastructure .....	42
6.1	Transport.....	42
6.1.1	Land Use and Transport Planning.....	42
6.1.2	N24 & Traffic Congestion .....	42
6.1.3	Pedestrian/Cycle Routes.....	44
6.1.4	Rail & Rural Transport.....	45
6.2	Drinking Water .....	45
6.3	Wastewater Services .....	46
6.4	Surface Water .....	47
6.5	Access to Electricity Supply Networks.....	47
6.6	Access to Natural Gas .....	47
6.7	Telecommunications .....	48
6.8	Access to Broadband .....	48
6.9	Satellite Dishes .....	49
6.10	Renewable Energy .....	49
6.11	Small scale wind energy production.....	49
6.12	Waste Management .....	50
6.13	Former Municipal Landfill .....	50
6.14	Flood Risk Assessment.....	51
6.15	Specific Infrastructure Actions.....	51

7	Housing .....	51
7.1	Residential Land Requirements .....	53
7.2	House Tenure .....	53
7.3	Unfinished Housing Estates .....	53
7.4	Housing Development.....	53
7.5	Ballylynch Remedial Scheme.....	55
7.6	Layout, Density and Design of New Residential Development.....	55
7.6.1	Residential Amenity in new residential development.....	55
7.6.2	Mix of House Types .....	56
7.6.3	Serviced Sites .....	56
7.6.4	Streets & Movement.....	56
7.7	Housing Strategy.....	57
7.8	Traveller Accommodation.....	57
7.9	Neighbourhood Centres .....	57
7.10	Childcare Facilities .....	58
7.11	Nursing Homes & Retirement Villages .....	58
7.12	Individual houses on lands zoned for agriculture .....	58
7.13	Specific Residential Actions .....	59
8	Amenity, Built and Natural Heritage.....	60
8.1	Architectural Heritage.....	60
8.1.1	Protected Structures .....	60
8.1.2	Architectural Conservation Areas.....	60
8.1.3	National Monuments and Places.....	62
8.2	Natural Heritage .....	65
8.2.1	Lower River Suir SAC .....	65
8.2.2	Invasive Species .....	67
8.2.3	Views and Prospects.....	67
8.2.4	Tree Preservation.....	67
8.3	Recreation & Amenity .....	67
8.3.1	Heritage Trail.....	69
8.3.2	Approach Roads .....	72
8.4	Specific Amenity, Built and Natural Heritage Actions .....	72
9	Community & Social .....	73
9.1	RAPID Area.....	73
9.2	Community, Arts & Culture .....	73
9.3	Library Services .....	74
9.4	Community Facilities .....	74

9.5	Burial Grounds .....	74
10	Development Management Guidelines.....	75
10.1	Introduction .....	75
10.2	Lands Use Zoning Objectives .....	75
10.3	Enforcement.....	77
10.4	Development Contributions .....	77
10.5	Bonds.....	77
10.6	Residential Development .....	77
10.6.1	Multi unit Residential Developments .....	77
10.6.2	Development Impact Assessment (DIA).....	79
10.6.3	Justification Test .....	79
10.6.4	Apartments/Subdivision of existing residential units.....	80
10.7	Plot Ratio & Site Coverage.....	81
10.8	Serviced Sites .....	82
10.9	Archaeology Heritage.....	82
10.10	Sustainable Building Design.....	82
10.11	Parking & Loading.....	83
10.11.1	Car Parking Standards .....	83
10.11.2	Cycle Facilities .....	84
10.12	Traffic & Road Safety .....	84
10.13	Traffic Calming .....	86
10.14	Public Transport – Smarter Travel .....	86
10.15	Access for the Disabled.....	87
10.16	Petrol Filling Stations .....	87
10.17	Childcare Facilities .....	88
10.18	Shopfronts & Advertising Signage.....	88
10.19	Domestic Extensions.....	89
10.20	Industrial Development .....	89
10.21	Waste Water Treatment Infrastructure .....	90
10.22	Water Supply.....	90
10.23	Taking in Charge.....	90
10.24	Housing on Agriculturally Zoned Lands.....	91
10.25	Noise .....	91
10.26	Planning for Watercourses in the Urban Environment.....	91
	Map No 1 - 4 .....	92

## APPENDICES

Appendix 1 - Draft Environmental Report.....	99
Appendix 2 – Appropriate Assessment .....	192
Appendix 3 - Draft Strategic Flood Risk Assessment.....	218
Appendix 4 – Policy Context .....	249
Appendix 5 – Public Notice .....	258
Appendix 6 – Findings of SWOT Analysis undertaken at Pre-Draft Public Meeting .....	260
Appendix 7 – Results of Car Parking Survey .....	261
Appendix 8 - Strategic Development Sites .....	263
Appendix 9 - Record of Protected Structures .....	267
Appendix 10 – Listed Trees & Views.....	270

## TABLE OF FIGURES

FIGURE 1: CARRICK ON SUIR IN THE CONTEXT OF THE NATIONAL SPATIAL STRATEGY.....	15
FIGURE 2: LOCATION OF CARRICK ON SUIR IN A COUNTY CONTEXT .....	16
FIGURE 3: CORE STRATEGY MAP.....	20
FIGURE 4: PRIMARY RETAIL AREA.....	23
FIGURE 5: PUBLIC REALM & TRANSPORTATION MAP.....	29
FIGURE 6: STRATEGIC DEVELOPMENT SITES.....	31
FIGURE 7: RESERVATION CORRIDOR FOR NEW ROAD TO SOUTH OF ORMOND CASTLE.....	44
FIGURE 8: ARCHITECTURAL CONSERVATION AREA .....	61
FIGURE 9: ZONE OF ARCHAEOLOGICAL POTENTIAL.....	63
FIGURE 10: EXISTING & PROPOSED AMENITY/OPEN SPACE PROVISION .....	70
FIGURE 11: HERITAGE TRAIL MAP.....	71
FIGURE 12: SITE VISIBILITY TRIANGLE .....	85
FIGURE 13: FORWARD SAFE STOPPING DISTANCES .....	86
FIGURE A3.1: ROLE OF CARRICK ON SUIR IN CONTEXT OF NSS.....	249
FIGURE A3.2: GEOGRAPHICAL LOCATION OF THE SOUTH EAST REGION .....	251
FIGURE A3.3: CORE STRATEGY MAP FOR SOUTH TIPPERARY .....	252

## LIST OF TABLES

TABLE 1: CORE STRATEGY TABLE.....	19
TABLE 2: USE TYPE WITHIN PRIMARY RETAIL AREA.....	23
TABLE 3: STRATEGIC DEVELOPMENT SITES .....	30
TABLE 4: POPULATION AGED 15 AND OVER CLASSIFIED BY HIGHEST LEVEL OF EDUCATION COMPLETED 2011.....	33
TABLE 5: EXISTING EMPLOYMENT STRUCTURE.....	35
TABLE 6: CAHIR CASTLE V ORMOND CASTLE VISITOR NUMBERS.....	38
TABLE 7: LANDS ZONED FOR NEW RESIDENTIAL DEVELOPMENT, PHASE 1 .....	54
TABLE 8: LANDS ZONED FOR NEW RESIDENTIAL DEVELOPMENT, PHASE 2 .....	54
TABLE 9: REGISTERED MONUMENTS LOCATED WITHIN THE PLAN BOUNDARY. ....	63
TABLE 10: LAND ZONING DEVELOPMENT OBJECTIVES .....	75
TABLE 11: LAND ZONING MATRIX.....	76
TABLE 12: MINIMUM STANDARDS FOR MULTIPLE UNIT RESIDENTIAL DEVELOPMENT.....	78
TABLE 13: MINIMUM FLOOR AREAS FOR APARTMENTS.....	80
TABLE 14: MINIMUM STORAGE AREAS FOR APARTMENTS .....	81
TABLE 15: CAR-PARKING STANDARDS .....	83
TABLE 16: SIGHT LINE REQUIREMENTS .....	85
TABLE 17: MINIMUM STANDARDS FOR INDUSTRIAL DEVELOPMENTS .....	89
TABLE A3.1: SETTLEMENT HIERARCHY FOR THE SOUTH EAST REGION .....	251

## SCHEDULE OF POLICIES

POLICY TC 1: ENHANCING THE QUALITY OF THE TOWN CENTRE .....	25
POLICY TC 2: RETAIL STRATEGY FOR CARRICK ON SUIR .....	25
POLICY TC 3: DERELICT SITES .....	31
POLICY TC 4: SHOP FRONTS.....	31
POLICY TC 5: ADVERTISING AND SIGNS.....	32
POLICY ECON 1: ZONING OF LAND FOR EMPLOYMENT USES .....	36
POLICY ECON 2: NON-CONFORMING USES .....	37
POLICY TOUR 1: TOURISM DEVELOPMENT.....	41
POLICY INF 1: CARRYING CAPACITY OF THE N24.....	42
POLICY INF 2: RESERVATION CORRIDOR FOR NEW ROAD .....	43
POLICY INF 3: NEW RIVER CROSSING.....	43
POLICY INF 4: ACCESSIBILITY .....	44
POLICY INF 5: PEDESTRIAN/CYCLE INFRASTRUCTURE.....	45
POLICY INF 6: CARRICK ON SUIR TRAIN STATION.....	45
POLICY INF 7: INTEGRATED PUBLIC TRANSPORT .....	45
POLICY INF 8: POTABLE WATER.....	46
POLICY INF 9: WATER CONSERVATION .....	46
POLICY INF 10: WASTEWATER .....	46
POLICY INF 11: SURFACE WATER QUALITY .....	47
POLICY INF 12: SURFACE WATER MANAGEMENT.....	47
POLICY INF 13: TELECOMMUNICATIONS .....	48
POLICY INF 14: BROADBAND.....	49
POLICY INF 15: SATELLITE DISHES.....	49
POLICY INF 16: RENEWABLE ENERGY.....	49
POLICY INF 17: SMALL SCALE WIND ENERGY PRODUCTION .....	50
POLICY INF 18: WASTE MANAGEMENT.....	50
POLICY INF 19: POLLUTER PAYS.....	50
POLICY INF 20: FORMER MUNICIPAL LANDFILL SITE.....	51
POLICY INF 21: FLOOD RISK ASSESSMENT .....	51
POLICY HSG 1: NEW RESIDENTIAL DEVELOPMENT .....	54
POLICY HSG 2: URBAN DENSITIES .....	55
POLICY HSG 3: RESIDENTIAL AMENITY .....	56
POLICY HSG 4: SERVICED SITES.....	56
POLICY HSG 5: SOUTH TIPPERARY COUNTY HOUSING STRATEGY .....	57
POLICY HSG 6: NEIGHBOURHOOD CENTRES .....	57

POLICY HSG 7: CHILDCARE FACILITIES.....	58
POLICY HSG 8: NURSING HOMES/RETIREMENT VILLAGES .....	58
POLICY HSG 9: INDIVIDUAL HOUSES ON AGRICULTURALLY ZONED LANDS .....	59
POLICY AH 1: PROTECTED STRUCTURES .....	60
POLICY AH 2: ARCHITECTURAL CONSERVATION AREA (ACA) .....	62
POLICY AH 3: ARCHAEOLOGY .....	64
POLICY AH 4: RIVER SUIR & TRIBUTARIES.....	65
POLICY AH 5: LOWER RIVER SUIR SAC.....	65
POLICY AH 6: ECOLOGY .....	65
POLICY AH 7: WILDLIFE AND HABITAT PROTECTION .....	67
POLICY AH 8: VIEWS AND PROSPECTS.....	67
POLICY AH 9: TREE PRESERVATION .....	67
POLICY AH 10: RECREATION & AMENITY.....	69
POLICY AH 11: APPROACH ROADS .....	72
POLICY CS 1: INTERAGENCY COOPERATION AND COLLABORATION .....	73
POLICY CS 2: ADDRESSING SOCIAL INCLUSION.....	73
POLICY CS 3: ARTS AND CULTURE .....	73
POLICY CS 4: LIBRARY AND INFORMATION ACCESS.....	74
POLICY CS 5: COMMUNITY AMENITY .....	74
POLICY CS 6: PROVISION OF BURIAL GROUNDS.....	74
POLICY DM 1: DEVELOPMENT STANDARDS.....	75

## ABBREVIATIONS USED IN TEXT

AA – Appropriate Assessment	NDP – National Development Plan 2007-2013
ACA – Architectural Conservation Area	NHA – Natural Heritage Area
CDP – County Development Plan	NRA – National Roads Authority
CFRAM – Catchment Flood Risk Assessment & Management Study	NSS – National Spatial Strategy 2002-2020
COSTDP – Carrick on Suir Town Development Plan	OPW – Office of Public Works
DED – District Electoral Division	RBD – River Basin Districts
DIA – Development Impact Assessment	RMP – Record of Monuments & Places
DoECLG – Department of the Environment Community and Local Government	RPG – Regional Planning Guidelines
DoEHLG – Department of the Environment Heritage and Local Government	RPS – Record of Protected Structures
DOT – Department of Transport	SAC – Special Areas of Conservation
EIA – Environmental Impact Assessment	SEA – Strategic Environmental Assessment
EIS – Environmental Impact Statement	SPA – Special Protection Areas
EPA – Environmental Protection Agency	SUDS – Sustainable Urban Drainage System
HGV – Heavy Goods Vehicles	VEC – Vocational Education Committee
	WFD – The Water Framework Directive
	WWTP – Waste Water Treatment Plant



# ELECTED MEMBERS CARRICK ON SUIR TOWN COUNCIL

**Cllr Kieran Bourke (Mayor)**  
**Cllr Sylvia Cooney - Sheehan**  
**Cllr Margaret Croke**  
**Cllr Sarah Dunne**  
**Cllr Patsy Fitzgerald**  
**Cllr Martin Henzey**  
**Cllr Pierce O'Loughlin**  
**Cllr Richie O'Neill**  
**Cllr Liam Walsh**



**Town Manager:** Pat Slattery

**Town Clerk:** Michael O' Brien

**Town Engineer:** Eoin Powell

**Director of Services Planning, Community and Enterprise:** Sinead Carr

**Senior Planner:** James O' Mahony

**Senior Executive Planner (Forward Planning):** Sonja Reidy

**Executive Planners:** Caroline Conway & Clare Lee **Assistant Planner:** Aidan Walsh

**Other Acknowledgements:** Jimmy Harney (Acting Town Manager), Bernadette Guest, Heritage Officer, Waterford County Council, Staff of Carrick on Suir Town Council and South Tipperary County Council who assisted in the preparation of this Development Plan.