

**Minutes of Meeting of Planning & Emergency Services Strategic Policy Committee held on Wednesday 2<sup>nd</sup> May 2018 at 11.00a.m. in Nenagh Municipal District Council Chamber, Civic Offices, Nenagh.**

**Present:** In the Chair - Cllr. Michael O’Meara  
 Councillors – Micheál Anglim, John Carroll, Joe Bourke, Ger Darcy, David Dunne, Martin Browne.  
 Tom Gallahue, Richard Long.

**In Attendance:** Marcus O’Connor, Director of Services  
 Brian Beck, Senior Planner  
 Brian Clancy, Administrative Officer

**Apologies:** Cllr. Denis Leahy, Lyn Mather, Caroline Conway.

**1. Minutes of last meeting held on 24<sup>th</sup> October 2017**

The minutes of the previous meeting were proposed by Tom Gallahue, seconded by Cllr. Joe Bourke and agreed.

**2. Update on Project Ireland 2040 -National Planning Framework**

Brian Beck, Senior Planner gave a presentation to the Meeting on the National Planning Framework and replied to queries raised. The principal points were as follows:-

**Proposes**

- 1.1 million additional people to 2040
- 550,000 additional houses to 2040
- 50% of future population and employment growth in existing 5 cities and suburbs
- 4 cities Cork, Limerick, Galway, Waterford to each grow by 50% to 60%
- Regional role of Athlone, Sligo, Letterkenny, Drogheda, Dundalk supported – extent of growth will be determined at regional level
- 50% of new homes within the 5 cities to be within the existing built up footprint
- Other settlements outside the 5 cities 30% new homes to be within the existing built up footprint

<b>National Policy Objective</b>	<b>Eastern and Midland 2040</b>	<b>Southern 2040</b>	<b>Northern and Western 2040</b>
Growing Our Regions	+ 475,000-500,000 (2.8m total) +330,000 jobs (1.33m total)	+350,000-375,000 people (2m total) +220,000 jobs (880,000 total)	+160,000-180,000 people (1m total) +115,000 jobs (450,000 total)

<p>Building Stronger Regions: Accessible Centres of Scale</p>	<p>Dublin City and Suburbs: +235,000 - 290,000 people (at least 1.41m total)</p> <p>Regional Spatial and Economic Strategy (RSES) to set out a strategic development framework for the Region, leading with the key role of Athlone in the Midlands and the Drogheda-Dundalk-Newry cross-border network</p>	<p>Cork City and Suburbs: +105,000-125,000 people (at least 315,000 total)</p> <p>Limerick City and Suburbs + 50,000-55,000 people (at least 145,000 total)</p> <p>Waterford City and Suburbs: +30,000 – 35,000 people (at least 85,000 total)</p> <p>Regional Spatial and Economic Strategy to set out a strategic development framework for the Region</p>	<p>Galway City and Suburbs: Up to +40,000-45,000 people (at least 120,000 total)</p> <p>RSES to set out a strategic development framework for the Region, leading with the key role of Sligo in the North-West, Athlone in the Midlands and the Letterkenny Derry cross-border network</p>
<p>Compact Smart, Sustainable Growth</p>	<p>50% new city housing within existing Dublin City and suburbs footprint</p> <p>30% all new housing elsewhere, within existing urban footprints</p>	<p>50% new city housing within Cork, Limerick and Waterford Cities and Suburbs footprints</p> <p>30% all new housing elsewhere, within existing urban footprints</p>	<p>50% new city housing within existing Galway City and suburbs footprints</p> <p>30% all new housing elsewhere, within existing urban footprints</p>

### Limerick City and Metropolitan Area

- Region includes Shannon airport, Shannon Estuary as well as adjoining parts of County Tipperary and County Clare.
- Enhanced regional connectivity through improved average journey times by road to Cork and Waterford.
- Enhanced road connectivity to Shannon Foynes Port, including local by-passes

### Waterford City and Metropolitan Area

- Principal urban centre in the south east. Unique in having a network of large and strong regional urban centres in close proximity within each of the surrounding counties that both complement the role of Waterford and perform strong regional and local economic and development roles for their own areas.
- Objective to enable Waterford City to become a regional city of scale.
- Belview and Rosslare-Europort will be important in Ireland’s response to Brexit.
- Principle urban centre in the south east. Unique in having a network of large and strong regional urban centres in close proximity within each of the surrounding counties that both complement the role of Waterford and perform strong regional and local economic and development roles for their own areas.
- Objective to enable Waterford City to become a regional city of scale.

- Belview and Rosslare-Europort will be important in Ireland's response to Brexit.

### **Metropolitan Area Strategic Plan**

- 12 year strategic planning and investment frameworks
- Limerick Metropolitan Area will incorporate Shannon airport and town
- A proportion of up to 20% of the phased population growth targeted in the city and suburban area, could potentially be accommodated in the wider metropolitan area.
- Determination of MASP boundaries will take account of:
  - The functional urban area of the city, i.e. Where the existing dense concentration of employment, population, service provision, including transport, education and healthcare, is located;
  - Commuting patterns,
  - Geographical features that contribute to delineating/defining the boundary and/or require protection for environmental, amenity or recreational purposes.
- Further guidance to issue.

### **Tipperary in the NPF**

#### **Case Study – Tipperary Energy Agency**

- Tipperary County Council has long recognised the importance of the low carbon energy transition, both to the quality of lives of citizens and the opportunities it brings in terms of rural economic growth and development.
- The partnership approach of Tipperary County Council, Tipperary Energy Agency, Limerick Institute of Technology (LIT), business and communities has resulted in a thriving and innovative energy sector in the County.

The Council, through a partnership approach with LIT, is committed to research and development to promote the low carbon economy.

The Chairman thanked Nuala for the presentation. A discussion took place concerning related issues including the N24 submission, the fact that Clonmel is the only town in the county with over 10,000 population –members felt the definition of a large town should be reduced to towns of 5,000 population, cap on population will affect planning permissions, concerns re survival of rural Ireland, role of our towns and villages isn't recognised, Tipperary may not feature in the National Investment Plan, FDI may not be attracted to the county, no provision for satellite towns, inadequate rail service in many towns. Tipperary Co. Council's submission will be circulated to the Members and feedback will be welcomed. Submissions to the National Planning Framework must be made by 3<sup>rd</sup> November 2017.

### **Rural Towns**

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### **Rural Areas**

- Core Strategies will require Housing Need Demand Assessment – shall take account of single housing in the countryside.
- Rural housing will need to be related to the viability of smaller towns and rural settlements.
- Seeks to protect areas that are under strong urban influence from unsustainable over-development and to encourage population to be sustained in more structurally weak areas, that have experienced low growth or decline in recent decades,
- Need to demonstrate a functional economic or social requirement for housing need in areas under strong urban influence (15% commuter catchment and centres of employment)

### **Employment**

- City regions are the focal point for internationally mobile investment.
- Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund.
- There is a need to encourage population growth in towns of all sizes that are strong employment and service centres, where potential for sustainable growth exists, also supported by employment growth.
- In more self-contained settlements of all sizes, with a good balance of people and jobs, there is a need to continue balanced population and employment growth.
- Enhance the competitiveness of rural areas by supporting innovation in rural economic development and enterprise through the diversification of the rural economy into new sectors and services, including ICT-based industries and those addressing climate change and sustainability.

### **Strategic Employment Sites**

- In addition to the five cities, there are opportunities for other urban areas and in particular well connected towns that are accessible to a significant population catchment and/or can offer a good quality of life, to accommodate employment growth.
- NPO 10b:
- Regional and Local Authorities to identify and quantify locations for strategic employment development, where suitable, in urban and rural areas generally
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## **National Regeneration and Development Agency**

- Establish a National Regeneration and Development Agency to co-ordinate and secure the best use of public lands and legislate for enhanced Compulsory Purchase Powers of privately owned sites

## **Zoning Considerations**

- NPO 72a
  - Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is served and ii) zoned land that is serviceable within the lifetime of the Plan.
- NPO 72b
  - When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost
- NPO 72c
  - When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development.

## **National Development Plan**

### **Roads**

- Following regional and local roads will be progressed over the course of the NDP:
  - Realignment of R498 Nenagh/Thurles Road at Latteragh
  - Shannon Crossing/R494 upgrade (Killaloe by-pass)
- Following sections of national roads will be progressed through pre-appraisal and early planning during 2018
  - N24 Waterford to Cahir
  - N24 Cahir to Limerick Junction
- Projects subject to appraisal:
  - Thurles Relief Road

### **Tourism**

- New Brand for the Midlands Region
- Greenways Strategy

### **Rail**

- Dublin Cork rail line will be examined to move to higher speeds to improve journey times

## **Rural and Urban Regeneration and Development Fund**

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### **RURDF**

- National Policy Objective 74
  - Secure the alignment of the National Planning Framework and the National Development Plan through delivery of the National Strategic Outcomes.
- Settlements with a population of 10,000 people or fewer, may be eligible for investment under either the Rural or Urban Regeneration and Development Fund, subject to the nature of the proposal.

### **RURDF Assessment**

- Experience gained with the competitive-bid process under LIHAF, and the co-ordinated approach across key agencies, will help inform the design of the Urban Regeneration and Development Fund.
- This fund will supersede LIHAF to encompass wider urban regeneration.
- The funding allocation will be increased incrementally over the following three-to-four years to reach its full scale.
- The funding will be allocated on the basis of a competitive bid-based approach, based on quantifiable and measurable progress towards NPF objectives.
- Proposals being submitted for co-funding from the fund will have to demonstrate a significant participant contribution in the form of a combination of wider Exchequer and/or state-sector capital expenditure, Local Authority investment and/or land, or other asset contributions
- A strongly evidence-based appraisal of investment projects will be undertaken to confirm demonstration of delivery of NPF objectives.
- All forms of public investment provided for in the NDP will be eligible for inclusion in the initiative.

### **RURDF**

- The objective of the new Rural Regeneration and Development Fund will be to invest in our rural towns, villages and outlying rural areas and in so doing, drive further investment by agencies, local authorities and other public bodies.
- Increase in targeted investment in our rural towns, villages and rural communities through schemes such as the Town and Village Renewal Scheme, Rural Recreation Scheme, CLÁR and the LIS.
- Through the Rural Regeneration and Development Fund, sustainable growth in Ireland's rural areas, and subject to the nature of the proposal, smaller urban centres (<10,000 population in 2016), will also be eligible for investment through bid-based proposals by Departments and local authorities, through meeting certain criteria (Page 139 of NPF).

- Projected spend in Department of Rural and Community Development under Rural Regeneration Fund over the next four years:
- 2018 – €88 million
- 2019 – €141 million
- 2020 – €150 million
- 2021 – €152 million
- 2022 – €175 million

## **URDF**

- The €2 billion Urban Regeneration and Development Fund will aim to achieve sustainable growth in Ireland’s five cities and other large urban centres. €1bn is specifically for the 5 cities and €1bn is for the larger rural towns.
- Will put in place a centrally managed mechanism to drive collaborative, co-ordinated and complementary packages of investments between Departments, agencies, Local Authorities and other public bodies in pooling their assets and working with local communities and the private sector to transform our cities and towns.
- A funding allocation of €100 million is being provided in 2019 to establish the Urban Regeneration and Development Fund and to fund a number of initial projects.
- The funding allocation will be increased incrementally over the following three-to-four years to reach its full scale.
- The funding will be allocated on the basis of a competitive bid-based approach, based on quantifiable and measurable progress towards NPF objectives.
- In the URDF, there will also be a requirement to demonstrate at least 100% (euro-for-euro) leveraging of committed wider private sector investment in the delivery of homes or commercial floor space in city or town centres, as a result of the investment to be made in enabling public infrastructure and other qualifying economic/social related expenditure.
- A particular objective of the urban fund will be to support the co-development of the NPF’s growth enablers for the five cities and other urban centres.
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#### **Disruptive Technologies Innovation Fund**

- Establishment of a €500 million challenge based Disruptive Technologies Innovation Fund implemented through Department of Business Enterprise and Innovation and its agencies, working with other research funding bodies.
- Initiative in developing Ireland's innovation ecosystem and responsiveness
- These technologies are transforming business models in a broad range of areas including healthcare, financial services, energy and food production, and business services.
- The Disruptive Technologies Innovation Fund will see investment in the development and deployment of disruptive innovative technologies and applications on a commercial basis, targeted at tackling national and global challenges.
- The fund will drive collaboration between Ireland's research base and industry as well as facilitating enterprises to compete directly for funding in support of the development and adoption of these technologies, and seeding a new wave of start-ups.

#### **Climate Action Fund**

- Establishment of a €500 million, under the Department of Communications and Climate Action. The fund will have an initial allocation of €100 million and with annual allocation of at least €50 million thereafter.
- To leverage investment by public and private bodies in climate action measures.
- The fund will focus on climate action projects where it can augment existing public or private investment. It will have a strong focus on interventions in the transport sector.

The Chairman thanked Brian for the presentation and he and Marcus O'Connor replied to queries raised. A discussion took place in relation to concerns raised including benefits if any to Templemore/Thurles Area, planning allocation requirements for Tipperary, matching funding under Regeneration Funds, town centre parking charges and development of out of town retail outlets by multiples, diminishing role of local authorities, continuing decline of rural villages, Nenagh's potential in relation to proximity to Limerick Metropolitan Area, need for Tipperary Town bye-pass, possibility of development of cluster housing and role of Regional Assembly members at RSES Meetings.

Brian Beck stated that Tipperary will have an allocation for the county to allocate between the 5 Municipal Districts which must remain within the overall figures allotted in the NPF. Marcus O'Connor indicated that when we do get numbers as part of the adopted RSES we will need to look at strategically where people want to live and consider whether to restrict one offs to agriculture related in preference to urban generated, for example. He stated that the N24 Roads Scheme has been re-activated and is at pre-appraisal stage. Brian Beck stated that employment is also important, getting strategic employment sites, deciding what type of jobs and where we want them.



### **3. Date of next meeting**

It was agreed to hold the next meeting of the Planning & Emergency Services SPC when the RSES is published and the date will be decided in consultation with the Chairman. The Members of the Regional Assembly will meet with Marcus O'Connor and Brian Beck when the draft RSES is available.

This concluded the business of the Meeting.