

Minutes of Meeting of Planning & Emergency Services Strategic Policy Committee held on Tuesday 14th March 2017 at 10.00a.m. in Cashel-Tipperary Municipal District Offices, Rosanna Road, Tipperary Town.

Present: In the Chair - Cllr. Denis Leahy
Councillors – Micheál Anglim, John Carroll, Joe Bourke, Michael O’Meara, David Dunne, Martin Browne.

Tom Gallahue.

In Attendance: Karl Cashen, Director of Services
Brian Beck, Senior Planner
Clare Lee, Executive Planner
Ann Marie Devaney, Executive Planner
Carmel Daly, Asst. Planner
Brian Clancy, Administrative Officer
Liz McGrath, Staff Officer
Kenneth Hennessy, Architect

Apologies: Cllr. Ger Darcy, Matthew Mounsey, Lyn Mather.
Eddie Ryan, Acting Chief Fire Officer, Caroline Conway, Senior Executive Planner, Sonja Reidy, Senior Executive Planner, Nuala O’Connell, Senior Executive Planner.

1. Minutes of last meeting held on 4th October 2016

The minutes of the previous meeting were proposed by Cllr. M. Anglim, seconded by Cllr. D. Leahy and agreed.

2. Update on National Planning Framework

Brian Beck stated that Tipperary Co. Council was preparing a submission on the Issues and Choices Document for ‘Ireland 2040 – Our Plan’, the National Planning Framework. The National Planning Framework will set out Government policy on how spatial, economic and planning matters should be implemented by Government Department and Agencies. In preparing the submission a vision for Tipperary in 2040 will be developed, which is outward looking, nationally and spatially focused, and informed by strong evidence base of the strengths of our economy, our communities and our natural resources. The submission will address key policy areas relevant to Tipperary including our towns and rural areas, our role in a Regional context, the economy, tourism, education and strategic infrastructure. Tipperary Co. Council will also collaborate in making a joint submission from the Mid West Limerick City Region, the South East Waterford City Region and a joint submission with Kilkenny Co. Council and Waterford City & County Council will also be made on a proposal to upgrade the N24 to motorway standard. This is the first step in the process, a Draft National

Planning Framework document will be produced later this year and there will be another opportunity for submissions before the final document is adopted by the Oireachtas. This will be followed by a Capital Investment Plan.

3. Presentation on Cluster Guidelines

Brian Beck, Senior Planner stated that this matter had arisen at Workshops held on Variations to the North & South Tipperary Co. Development Plans in relation to the survival of villages and towns. Very little housing had been constructed in recent years and with an ageing population we need to make it attractive for young families to live in our villages. It is an objective in our Development Plans to prepare Cluster Guidelines. This was put out to tender and Kenneth Hennessy, Architect, the successful tenderer, was introduced and proceeded to give a presentation on the Cluster Guidelines. The main points were as follows:

Introduction

- ▶ Why has residential development not taken place in our villages?
- ▶ What should the guidelines address to reverse the trend?
- ▶ What type of housing do we want in our villages?
- ▶ What type of villages do we want in 20 years?

Content

- ▶ Project Team Members
- ▶ Purpose and Scope
- ▶ Process
- ▶ Typology – Defining Village Types
- ▶ Assessment Process – Matrix
- ▶ Village Characteristics
- ▶ Design Concepts.
- ▶ Public Engagement

The Project Brief

1. Develop comprehensive, best-practice Guidelines that will promote residential growth in towns and villages across County Tipperary.
2. Contribute to robust, sustainable and appropriate forms of development.
3. Available and easy to use by all Stakeholders.
4. Provide practical advice and a clear pathway for assessing development.
5. Key tool to foster sustainable and appropriate residential growth

Project Team

- ▶ 1 Architect, Kenneth Hennessy / KHA, Clonmel
- ▶ 2 Landscape Architect, Laura Flynn / STL, Clonmel

- ▶ 3 Engineering, Martin Peters, / MPA, Kilkenny
- ▶ 4 Planning, Wessel Vosloo/ TPP, Cork.

Project Methodology

1. Analysis of County Development Plans, Regional Policies, Landscape Character Assessment, Settlement Hierarchy and Strategy.
2. Develop a method for analysing rural towns and villages.
3. Assessment and Classification of Tier 4,5 & 6 Settlements.
4. Public Engagement and Feedback.
5. Preparation of Design and Best Practice solutions – density, dwelling type, size, materials, colours, landscaping and finishes.
6. Case Studies – infill and edge development on serviced and un-serviced sites.
7. Preparation of clear, legible and easily communicable Guidelines

Defining Village Types

- ▶ A key requirement of the project is to develop a Method for assessing rural Towns and Villages.
- ▶ The main themes examined as part of this process are:
- ▶ Landscape, Townscape, Infrastructure, Economic Viability and Settlement Vitality
- ▶ Wide range of issues and characteristics examined and assessed.

Views, LCA, RPS, NIAH, urban grain, services, capacity, employment, community

Village Typology Matrix

Five broad themes with four criteria each.

Assessment and ranking – based on available information and professional opinion.

Tier 4		Service Centres																	Comments	Typology				
Settlement Name	Views	Landscape				Townscape				Infrastructure				Economic Viability			Settlement Vitality							
		Landscape Sensitivity Rating	NIAH/PHIA	Local Landscapes Values	TOTAL	ACA/NIAH/RPS	Archaeology/Monuments	Urban Structure	Urban Block & Plot Grain	TOTAL	Waste Water Treatment	Water Supply	Site Characteristics	Roads & Access	TOTAL	Primary	Secondary/Tertiary	Quaternary			Commuter	TOTAL	Social Cohesion	Well being
Ballingary	++	0	-	-	-4	-	-	-	-	-4	+	+	+	+	4+	+	-	0	-2	-	0	-	0	-2
Clogheen	++	+	-	-	-7	-	-	-	-	-8	++	++	++	++	8+	+	+	+	1+	+	++	++	++	6+
Holycross	++	+	-	-	0	-	-	-	-	-4	+	+	+	+	3+	++	+	+	2+	+	+	+	+	4+
Limerick Junction	0	+	-	-	-1	+	-	-	-	4+	+	++	++	++	4+	+	++	+	0	+	+	+	+	4+
Littleton	++	+	-	-	1+	+	-	-	-	-5	++	++	++	++	8+	+	0	+	0	+	+	+	+	5
Sikemines	0	-	-	-	-4	-	-	-	-	-5	+	++	++	++	6+	+	+	+	2+	+	+	++	+	5+
Two Mile Boris	++	+	-	+	3+	+	-	-	-	2+	++	+	-	++	4+	+	0	++	1+	+	+	+	0	1+

Design Concepts – Developing best practice design proposals

- ▶ Low Density Housing.
- ▶ Alignment with National Guidelines
- ▶ Appropriate to a variety of village settings

- ▶ Infill or backlands development.
- ▶ Edge of town / village sites
- ▶ Serviced and un-serviced locations
- ▶ Designs which are scalable depending on capacity and demand.
- ▶ Mix of housing types

Public Engagement – Effective Communication

- ▶ Crucial to the success of the Guidelines
- ▶ TCC Strategic Planning Committee.
- ▶ Agent’s Workshop and Survey.
- ▶ Public Participation Network (PPN)
- ▶ Effective communication to those outside the environmental design professions

Key Issues

- ▶ Why has residential development not taken place in our villages?
- ▶ How should the guidelines address reverse the trend?
- ▶ What type of housing do we want in our villages?
- ▶ What type of villages to we want in 20 years

The members of the SPC broadly welcomed the preparation of the guidelines. Concerns were raised in relation to the closure of rural Post Offices and shops, lack of infrastructural services and broadband, derelict sites, rural transport, the need for energy efficient housing, plot size ratio and the economic viability of cluster housing for developers. Kenneth Hennessy stated that the purpose of the Cluster Guidelines was not to kill off rural one off housing which would still be possible under local need criteria. The aim of the Guidelines was to promote cluster housing to give the option for people to locate near towns and villages. It could be possible to accommodate 1 to 8 houses per acre with a shared road depending on wastewater services. Sites within the settlement boundary e.g. a field that touches the village boundary or derelict sites within or on the fringes of villages could be a viable option. After a broad ranging discussion Cllr. D. Leahy thanked Kenneth Hennessy for the presentation.

4. Briefing on Vacant Sites Levy

Karl Cashen introduced Carmel Daly, Assistant Planner who gave a presentation on the Vacant Sites Levy and replied to queries raised. The main points were as follows:

Urban Regeneration & Housing Act, 2015

Purpose of the Vacant Site Register

- Action under Construction 2020
- Bring under utilised vacant sites in urban areas into beneficial use
- Ensure more sustainable urban development

Why is a variation to the Development Plan required?

The Urban Regeneration and Housing Act 2015 amended Section 10 (2)(h) to include a mandatory objective:

‘ the development and renewal of areas, identified having regard to the core strategy, that are in need of regeneration, in order to prevent-

Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,

Urban blight and decay,

Anti- social behaviour or

A shortage of habitable houses or land suitable for residential use or mixture of residential and other uses.’

What is a Vacant Site?

Residential land:

(i) the site is situated in an area in which there is a need for housing,

(ii) the site is suitable for the provision of housing, and

(iii) the site, or the majority of the site, is vacant or idle, **AND**

Regeneration land:

(i) the site, or the majority of the site, is vacant or idle, and

(ii) the site being vacant or idle has adverse effects on existing amenities or reduces the amenity provided by existing public infrastructure and facilities

Next Steps

- ▶ County and Town Development Plans to be varied to include mandatory objective requirement of the Act.
- ▶ Undertake Housing Need Assessment Reports on a priority basis.
- ▶ Examine and survey lands which may be considered as ‘Vacant’ in compliance with the definitions in the Act.
- ▶ Vacant Site Register to be maintained on an-ongoing basis

The levy is geared more towards urban land and is difficult to work in a rural context. If a site is entered in the Vacant Sites Register it can be monitored over 12 months and if there is no activity on site a levy of 3% of the market value of the land can be imposed. Variation processes to the County Development Plans and Town Development Plans will be undertaken to include a mandatory planning objective that is required prior to considering sites, as appropriate, for inclusion in the Vacant Sites Register. The proposed Variations will be placed on public display during which statutory period submissions may be made. The proposed Variations and the Chief Executive’s Reports on the submissions received will be presented to the Council for consideration at the May Monthly Meeting of Tipperary Co. Council.

5.Date of next meeting

It was agreed to hold the next meeting of the Planning & Emergency Services SPC on Tuesday 20th June 2017 at 10.00a.m. in the Cashel-Tipperary Municipal District Offices, Rosanna Road, Tipperary Town.

This concluded the business of the Meeting.