

Minutes of Meeting of Planning & Emergency Services Strategic Policy Committee held on Tuesday 21st June 2016 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, Michael O’Meara,
Martin Browne.

Matthew Mounsey.

In Attendance: Karl Cashen, Director of Services
Brian Beck, Senior Planner
Ann Marie Devaney, Executive Planner
Brian Clancy, Administrative Officer
Liz McGrath, Staff Officer

Apologies: Cllrs. Joe Bourke, Ger Darcy, David Dunne
Dave Carroll, Chief Fire Officer
Nuala O’Connell, Senior Executive Planner
Caroline Conway, Senior Executive Planner

1. Minutes of last meeting held on 19th April 2016

The minutes of the previous meeting were proposed by Cllr. J. Carroll, seconded by Cllr. M. Browne and agreed.

Arising from the minutes Brian Clancy informed the meeting that Seamus Coffey has decided to resign as PPN representative on the SPC and had informed the Secretary of the PPN who will nominate a replacement for ratification by the Council in due course. The meeting was also advised that the Contract Manager of Electric Ireland was unable to accept an invitation to attend this meeting but may be in a position to attend the next meeting and this was noted.

2. Variation No. 3 of North & South Tipperary County Development Plans: Renewable Energy Strategy

Brian Beck, Senior Planner, gave a presentation on Variation No. 3 of North & South Tipperary County Development Plans: Renewable Energy Strategy and replied to queries raised. The main points were as follows:

Progress to date

- Presentation of Draft Renewable Energy Strategy at Member’s Workshop on the 4th April, 2016
- Noting of Proposed Variation(s) of the County Development Plans at Plenary Meeting of the Council – 11th April, 2016
- Public Consultation – 22nd April, 2016 to 23rd May 2016

- Consideration and analysis of the submissions made by Planning Section and Consultant Team
Chief Executive Report(s) circulated – 16th June, 2016

Next Steps

- Members shall consider the proposed Variation(s) and Chief Executive's Report(s) on the Renewable Energy Strategy
- Members may make the proposed Variation with or without amendments at the plenary meeting in July, 2016
- However, if *material alternations* to the Proposed Variation(s) are made, a further public consultation period will be required.
- Members are restricted to considering the proper planning and sustainable development of the area.
- Subject to the Member's agreement, the Variation(s) will be presented for final adoption on at the September Plenary Meeting

Community Investment in Energy

- SEAI Research and Development Programme, 2016
- Partnership Approach
- Project Objectives
 - Review Best Practice (Denmark/Germany)
 - Examine gaps in Legislation
 - Set out recommendations for a Community Investment Scheme Framework

Energy in Agriculture Conference 23 Aug 2016 Gurteen Agricultural College

Working to our advantages.....

- Open Farm Format
- Practical Demonstrations – AD, Solar, Biomass, Willow, Wind
- Seminars with Key Experts

Building for the future

Submissions by General Type

- Department and Regional Assembly
- Prescribed Bodies
- General RES – Bio-energy, Solar, PHES
- Overview of Wind Submissions
- Amendments to Wind Energy Policy

DECLG & Regional Assembly

- DECLG: *"a considered evidence based approach has been taken by the Council in structuring a uniform RES."*
- RA: *"....welcomes and notes the detailed and comprehensive...strategy...which is considered to an innovative strategy to support the RPGs."*
- Circular 12-13: Advised PA(s) to defer the preparation of WES until the review of the Ministerial Guidelines has concluded.
- Advises the Council not to accept the Variation as it is premature pending the adoption of the Guidelines.

Prescribed Bodies submissions

- EPA
- TII
- DAHG
- An Taisce

- Eirgrid
- Department of Education and Skills
- Kilkenny Co. Co.

General Renewable Submissions

- SIGA Limited (PHES)
- Lightsourse Renewable Energy Holdings Ltd.
- H&L Limited (Bio-Energy)
- Local Economic and Community Committee

General Renewable Energy –Policy Amendments

Policy RE11: Hydro Electricity and PHES

It is the policy of the Council to facilitate it is demonstrated to and support large-scale PHES development and proposals for hydroelectric generation and storage facilities where the satisfaction of the Council that there will be no significant adverse impact on ecology (including terrestrial and water), groundwater/geology, visual impacts or impact on residential amenity.

LCDC – Focus on Community Projects and Social Impacts

Policy RE3: Community Investment in Local Renewable Energy

It is the policy of the Council to support and facilitate renewable energy proposals that bring about a direct socio-economic benefits to the local community. The Council will engage with local communities and stakeholders in energy and encourage developers to work with local communities to identify how they can invest in/gain from significant renewable energy development.

Wind Energy Submissions Summary

- Significant level of submissions received from the community in Ahenny (c. 850).
- Significant concerns from IWEA, wind farm developers and by local community in Hollyford Hills in relation to extent of unsuitable areas and associated restrictions.
- Submission from the community in Upperchruch area , and Dulla/Kill Hill areas raising concerns that the areas is open for consideration.
- Submissions made by the equine community that the further policy restrictions should apply.

Wind Energy Policy Amendments

- Amendments made to Wind Energy Strategy Areas on foot of submissions made.
- Amendments to Policy to provide for certain limited exemptions to the developments in areas identified as unsuitable.

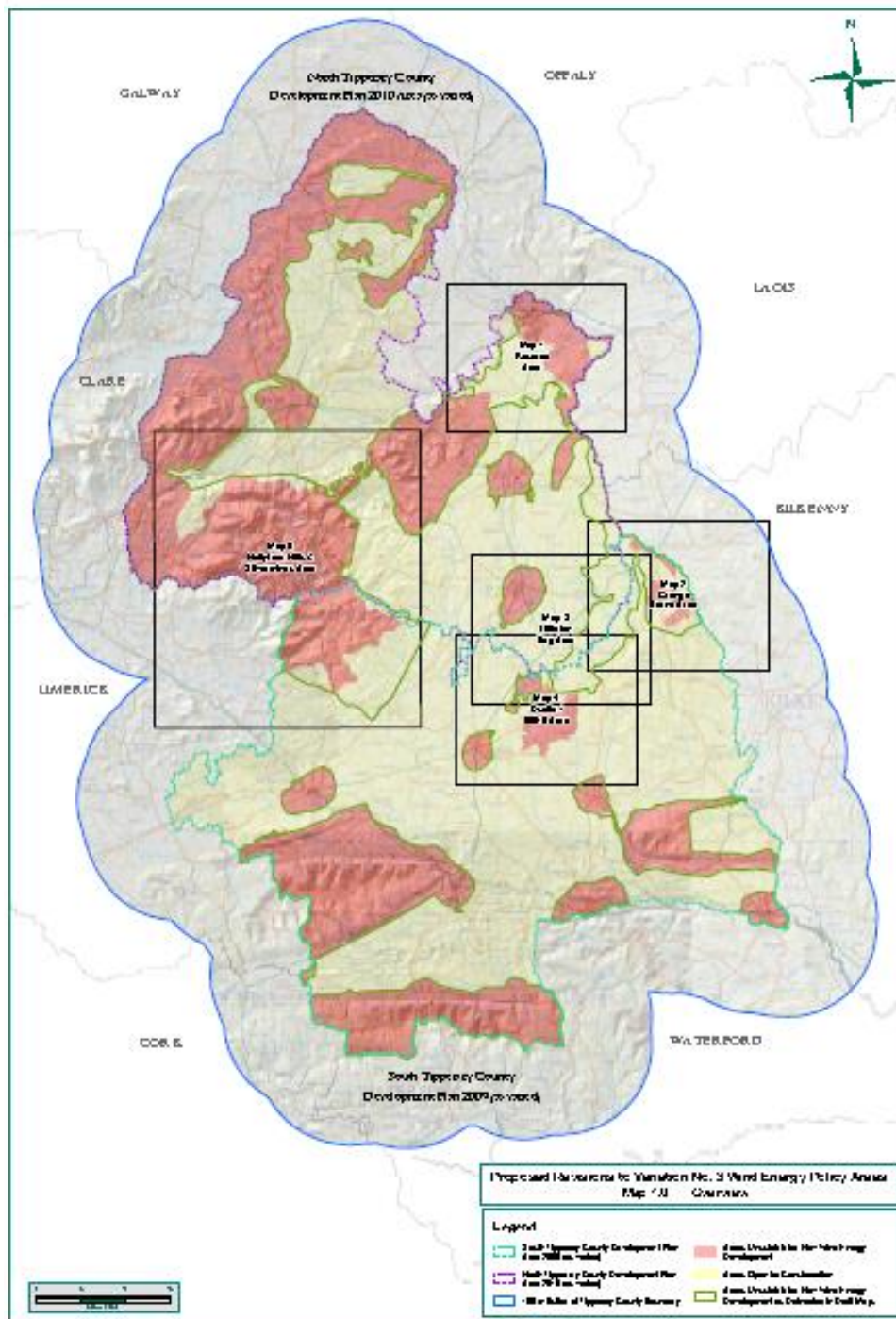
Policy Amendments (Unsuitable Areas for New Development)

- TWIND4: Areas unsuitable for Further New Development:
- TWIND 14.3 Proposals for wind farm development may be considered on a case-by case basis in the following limited circumstances:
 - (a) Where there are existing wind farms energy developments in these areas, applications proposals for ‘repowering’ may be considered appropriate, on a case by case basis. Repowering is the process of replacing older turbines with newer ones that either have a greater capacity or more efficiency which results in a net increase of power generated. Proposals for repowering, shall not result in a net increase in turbines, and it shall be demonstrated that there is no adverse impact on the receiving environment. All applications for such development will be required to demonstrate a low impact on the environment. Proposals will be required to comply with guidelines for

~~development set out in this strategy and the proper planning and sustainable development of the area,~~

- (b) In areas located outside of Natura 2000 sites, proposals for an extension to an existing wind farm (of up to 20% in terms of permitted numbers of turbines or in cases where 5 or less turbines are permitted in a wind farm, one additional turbine) may be considered. The proposal will be required to demonstrate that the additional turbines may be served by the infrastructure serving the existing development.
- (c) In areas located outside of Natura 2000 sites, where an existing wind farm has been permitted and expires over the lifetime of this Wind Energy Strategy, a revised proposal will be considered within the planning unit of the previously permitted development, and where it is demonstrated that there is no net increase in turbines.
- (d) All proposals will be required to comply with the policies and development management standards set out in the Wind Energy Strategy.

(e) proposed Amendments to Wind Energy Policy Areas



After some discussion on the topics arising from the presentation it was proposed by Cllr. J. Carroll, seconded by Cllr. D Leahy and agreed that the Draft Renewable Energy Strategy (Variation No. 3 of the North & South Tipperary County Development Plans) be put before the September Meeting of the Council with a recommendation for adoption from the Planning & Emergency Services SPC.

3. Briefing on Variation No. 4 (Settlement Plans) of North & South Tipperary County Development Plans

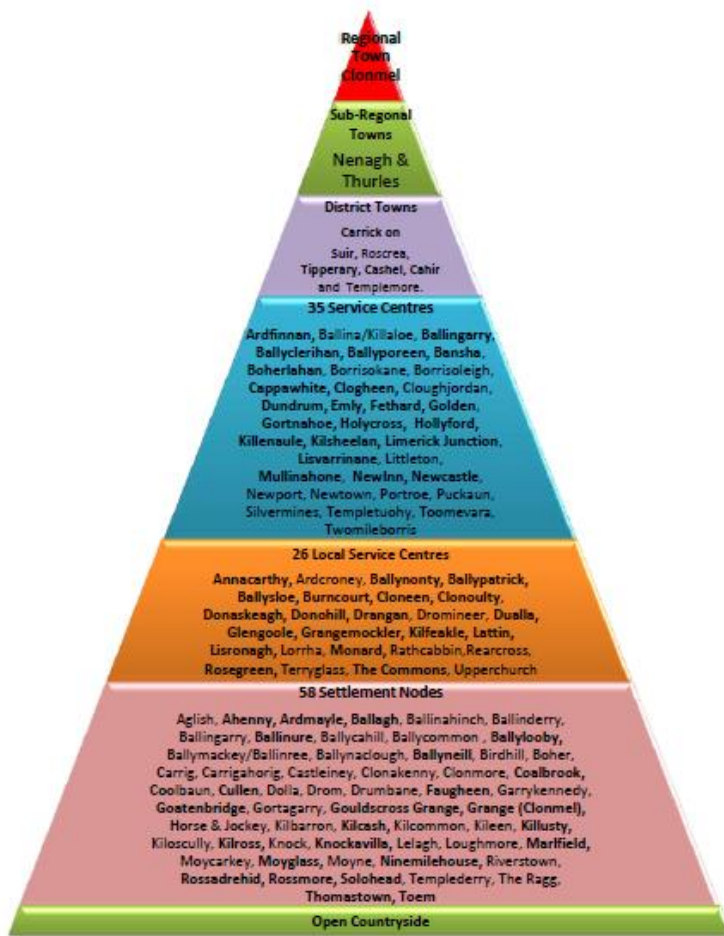
Ann Marie Devaney, Executive Planner gave a presentation on the proposed Variation No. 4 (Settlement Plans) of North & South Tipperary County Development Plans and replied to queries raised. The main points were as follows:

- **4 Part Process**
 - 1) Written Statement
 - 2) RES
 - 3) Variation
 - 4) RPS

Variation 4 of NTDP & of STDP = in tandem process with 2 Documents and 2 Notices, 2 separate processes for same/similar proposals.

Settlement Hierarchy

FIGURE 3.2: COUNTY SETTLEMENT HIERARCHY



Towns and Villages

- Service Centres, Local Service Centres and Settlement Nodes
- Programme for Partnership Government
- Village Cluster Guidelines

Towns and Villages – Work to date

- Village Cluster Guidelines being considered
- Settlement Service Survey Matrix
- Complexity of Issues being considered

Zonings

South Tipperary County Development Plan 2009 (as varied) Zoning Objectives

Zone	Objective
VC	To preserve, enhance and/or provide for village centre facilities. Proposals for development on lands zoned for Town or Village Centre are to comprise of mixed use developments consisting of a combination of retail, office, service, community and/or residential uses.
R1	To preserve and enhance existing residential amenity, ensuring that any new development does not result in excessive overlooking of existing residential properties, does not reduce general safety for existing residents and does not reduce the usability and security of existing public and private open space.
R2	To provide for low density new residential development. Proposals for development on lands zoned for low density new residential shall provide for a range of housing types, sizes and finishes. Proposals may include cluster developments, serviced sites, large plot sizes, extendable dwellings and executive style housing. As a guide, low density housing provides for an average of 10 units/hectare (4 units/acre).
R3	To provide for medium density new residential development. Proposals for development on lands zoned for medium density new residential shall provide for a range of housing types, sizes and finishes. As a guide, medium density housing provides for an average of 25 units/hectare (10 units/acre).
LI	To provide for light industrial and related uses
GI	To provide for general industrial and related uses
A	To provide open spaces and amenity uses.
SP	To protect and provide for social and public facilities including education, religious and community uses.
Ag	To provide for agricultural needs and to protect and enhance rural amenity.

Variation of NTDP & STDP – Process & Timeframe

- Proposed Variation to be presented to the Members in Q3/Q4
- Public Consultation – 4 weeks in Q4
- CEs Report to Members (8 weeks)
- Members consider report and proposed variation – Q4 2016 / Q1 2017
- Continue with information gathering - surveys, workshops etc
- Preparation of draft settlement plans
- Proposed Variation (Settlement Plans) to be presented to the Members in Q4 for noting.
- Proposed Variation will be put on public display - Public Consultation – 4 weeks in Q4 2016/ Q1 2017
- Submissions received will be noted, assessed and considered – may result in Material/ Non Material Amendments to the proposed Variation.
- CEs Report to Members (8 weeks)
- Members consider report and proposed variation – 6 weeks - early January 2016

SEA & SFRA

- SEA Screening carried out
- SEA Scoping issued to Environmental Authorities on Variation of NTDP and the STDP
- SFRA -

Key Messages

- Town & Village Development
- Town & Village Enhancement
- Cluster Guidelines

- Right Development, Right Location, Right Time.

Brian Beck thanked Ann Marie for the presentation. He stated that there are 119 settlements in the county and the topic of rural villages would be discussed with the Municipal Districts. Cllr. J. Carroll regretted that there is so much rural stagnation with increasing emphasis on having critical mass in the major towns. A sea-change was required to relocate some services to rural villages or they will die. The focus should be on the development of villages not zonings. The heritage of towns and villages needs to be enhanced and rivers, for example, should be the focal point of a town. Cllr. M. 'Meara stated this is a vital piece of legislation and coming from a rural area he recognised that the lack of wastewater facilities in rural villages is a major stumbling block. Consideration should be given by the Minister responsible to provide funding in this area and the acquisition of lands on the edge of villages by CPO should be pursued if necessary. Cllr. D. Leahy stated there is huge stagnation in towns like Tipperary due to lack of investment and the new government department needs to be pro-active straightaway to avoid mass destruction of rural Ireland. Ann Marie Devaney stated that the proposed Variation (Settlement Plans) would be presented to the Council towards the end of the year and will go on public display early in 2017.

4. Discussion on Town Centre Rejuvenation

Brian Beck gave a brief talk on Town Centre Rejuvenation. This matter arose in the context of the Town Centre Incentive Scheme which was primarily focussed on the larger towns. The Director of Community & Enterprise is promoting the living over the shop concept. This aims to bring vibrancy back to the town centres by for example providing social housing, re-using current vacant space and encouraging better maintenance of properties. Difficulties in relation to car parking and rear access to buildings is also a building control issue. We have nine sizeable towns in the county with underused upper floor space. Cllr. D. Leahy stated he is living in town and in Tipperary there is a lot of urban space with secondary living accommodation. A virtual reality street concept as promoted in Letterkenny, for example, should be created initially giving a positive message of what a street could become with proper investment and then promote it. Cllr. M. Anglim stated that good quality fast broadband is essential to rejuvenate towns. Cllr. M. O'Meara stated that most of our towns are old and access to 1st and 2nd floors is not available from the front of the buildings and by getting agreement with neighbouring property owners access from the rear of the buildings may be possible with parking (e.g. Birr). Cllr. J. Carroll cited the examples of Westport and Clonakilty which had used the river as a focal point to encourage inner town vitality. Matt Mounsey stated that more money should be spent on car parking facilities and to charge less for them as there is free parking in the multiples on the edge of towns. Brian Beck agreed that the use of virtual reality including 3D modelling for town centres is the way to go but technology needs investment, the aim should be to start with the Main Street and work from there to other streets. Cllr. D. Leahy asked if quotations could be got to ascertain how much a 3d Model would cost and that Cashel/Tipperary Municipal District be used as a pilot area. The Chairman thanked everyone for their contribution to the debate.

5. Date of next meeting

It was agreed to hold the next meeting of the Planning & Emergency Services SPC on Tuesday 4th October 2016 at 10.00a.m. in the Cashel-Tipperary Municipal District Offices, Rosanna Road, Tipperary Town.

This concluded the business of the Meeting.