

**Minutes of Meeting of Planning & Emergency Services Strategic Policy Committee held on Tuesday 21<sup>st</sup> September 2021 at 10.00a.m. via zoom from Planning Meeting Room, Civic Offices, Nenagh.**

**Present:** In the Chair - Cllr. Phyll Bugler  
**Councillors –** Via zoom – Hughie McGrath, Michael O’Meara, Joe Hannigan, John Carroll, Roger Kennedy, Michael Fitzgerald, Ger Darcy, Marie Murphy.  
John O’Shaughnessy, Mike Edwards, Patti O’Neill.

**In Attendance:** Eamon Lonergan, Acting Director of Services via zoom  
Dave Carroll, Chief Fire Officer via zoom  
Marie Ryan, Senior Executive Planner via zoom  
Anne Marie Devaney, Acting Senior Executive Planner via zoom  
Brian Clancy, Administrative Officer

**1. Minutes of last meeting held on 18<sup>th</sup> May 2021**

The minutes of the last meeting held on 18<sup>th</sup> May 2021 were proposed by Cllr. J. Carroll, seconded by Cllr. M. O’Meara and adopted.

**2. Update on Public Consultation stage of the Draft County Development Plan 2022-2028**

Anne Marie Devaney, Acting Senior Executive Planner gave a presentation to the meeting on the Public Consultation stage of the Draft County Development Plan 2022-2028 and replied to queries raised. The principal points were as follows:

**What is a County Development Plan?**

- ▶ A 6-year strategic Framework and Vision for the proper **planning** & sustainable **development** of the County.
- ▶ Public and political consensus.
- ▶ Consistent with longer term planning aims, including the National Planning Framework and Regional Spatial and Economic Strategy.
- ▶ Guidance in framing development proposals their assessment.
- ▶ A strategic policy framework within which more detailed plans (i.e. Town Local Area Plans) can be drawn up for specific areas.
- ▶ Statement of Intention with maps and written statements/objectives and targets.
- ▶ No budget... rather a framework for investment and development

**Why prepare a County Development Plan?**

- ▶ Need for Collaborative Vision that represents Tipperary
- ▶ Clarity for developers and public alike
- ▶ Deliver/attract economic investment
- ▶ Protection and enhancement of amenities.

- ▶ Enable strategic/big picture thinking i.e. Plan for Climate Action. Plan for Sustainable Settlement. Plan for Renewable Energy etc
- ▶ Support social and economic planning i.e. the Local Economic and Development Plan, Tourism Strategy, Homeless Accommodation programme etc...

### Development Plan Process



### National and Regional Influences

- ▶ Project Ireland 2040 National Planning Framework
- ▶ Southern Region Spatial and Economic Strategy 2020
- ▶ County Development Plan 2022-2028

### Draft Plan – on-line

<https://consultations.tipperarycoco.ie/consultations/draft-tipperary-county-development-plan-2022-2028>

## A Closer Look

### A New Vision/Core Strategy... Values – Volume 1, Chapter 2



#### 10 Strategic Objectives set out to support these values

1. To support the just transition to a climate resilient, bio-diversity rich, environmentally-sustainable and climate-neutral economy.
2. To facilitate and promote the development of Clonmel, Nenagh and Thurles as Key Towns, economic drivers and significant population and service centres for the Southern Region.
3. To support the implementation of the County Settlement Hierarchy, in regenerating our towns and villages, creating vibrant town centres, attracting new residents and delivering quality residential neighbourhoods.
4. To facilitate the development of active, connected and socially inclusive communities, where affordable and quality housing is provided in line with the needs of the population, and integrated with the delivery of community and social infrastructure.
5. To promote, support and enable sustainable and diverse economic development, and foster new and innovative opportunities, harnessing the talent of our workforce and communities...
6. To support a sustainable, diverse and resilient rural economy, whilst integrating the sustainable management of land and natural resources.
7. To protect, enhance and connect areas of natural heritage, blue and green infrastructure and waterbodies, for quality of life, biodiversity, species and habitats, while having regard to climate change adaptation and flood risk management measures.
8. To support, value and protect our Artistic, Cultural and Built Heritage for future generations and to recognise its key role in our economy.

9. To enhance connectivity and promote sustainable transport, through the integration of land-use and transport planning and promotion of and prioritisation of public transport and walking and cycling.
10. To protect existing infrastructural assets and utilities and support investment in strategic infrastructure both at the county, and the regional level thereby ensuring Tipperary's access to key services for economic growth and resilience.

### Low-Carbon Society and Climate Action - Volume 1, Chapter 3

#### Section 3.4 Key Areas for Change:

- Bioeconomy, Peatlands and Agriculture
- Disruptive technologies, Innovation in the Economy and Renewable Energy
- Sustainable Settlements and Spatial Energy Demand Analysis
- Sustainable Transport and Active Travel
- Energy Efficiency in Built Fabric and Micro-Generation
- Nature Based Solutions
- Circular economy
- Climate active Communities

#### Settlement and Housing – Volume 1, Chapter 4 and 5

- ▶ Vibrant and busy settlements
- ▶ Housing for housing need – affordable, smaller units, adaptable
- ▶ County Housing Strategy - Vol 3
- ▶ 10 – minute towns
- ▶ Ease of access to cities for specialist services, education etc
- ▶ Community & support for vulnerable population i.e. the elderly,
- ▶ Quality of life and safety,
- ▶ Infrastructure and Services

#### Our Towns, Villages and Rural Areas – Volume 1, Chapter 2

**Table 2.3: Settlement Typologies**

Hierarchy	Name	Area Type
Key Town	Clonmel	Key Towns
Key Town	Nenagh and Thurles	
District Towns	Carrick on Suir, Roscrea, Tipperary Town, Cashel, Cahir, Templemore	Towns above 1,500 population
Service Centres	Ballina, Newport, Fethard	
Service Centres	30 Service Centres	
Local Service Centres	36 Local Service Centres	Villages with designated planning boundaries

<b>Settlement Nodes</b>	48 Settlement Nodes	
<b>Open Countryside</b>	<ul style="list-style-type: none"> <li>• Areas under Urban Pressure</li> <li>• Open Countryside</li> </ul>	Wider rural areas

### **Settlement Plans – Volume 2**

- ▶ 126 Settlements
- ▶ Plan defines Settlements within a hierarchy
- ▶ Individual LAPs for the 9 largest Towns
- ▶ Village boundaries, land zoning and planning objectives defined for towns and villages.
- ▶ The Plan seeks to deliver services, infrastructure and supports to create thriving communities
- ▶ Submissions invited on the content of these Settlement Plans i.e. zoning, objectives etc

### **Supporting Sustainable Communities – Volume 1, Chapter 6**

Multi-faceted Elements that support Quality of Life

- ▶ A voice in plan-making,
- ▶ Multi-generational homes,
- ▶ Education,
- ▶ Healthcare and Childcare,
- ▶ Amenities and Sports,
- ▶ Secure Employment,
- ▶ Culture and the Arts,
- ▶ Digital connectivity.
- ▶ Supporting national policy for the above

### **Town Centre and Place-making – Volume 1, Chapter 7**

- ▶ Framework for Regeneration
- ▶ ‘Town Centre First’
- ▶ Role for Town Centres and retail
- ▶ Urban greening and streets as places for people
- ▶ Infill and Town centre development, Living over the Shop,
- ▶ Vacant Property Strategy
- ▶ Funding Opportunities! Ensuring that this Plan will underpin and support competitive bidding..

### **Enterprise and Rural Development, Tourism Renewable Energy & Bio Economy – Volume 1, Chapters 8, 9 and 10**

- ▶ Support for Enterprise and Building on our Strengths
- ▶ Competitive Key Towns
- ▶ Enabling employment i.e. though: Master planning/Business Parks/Clustering of Development/Capacity Building i.e. Tourism, Bioenergy, Pharma etc.

- ▶ Local Economic and Community Plan
- ▶ Framework for diverse Rural economy in Tipperary i.e. agriculture, equine, horticulture, forestry, renewable energy etc
- ▶ Meeting Energy Targets

### **Environment and Natural Assets and Built Heritage – Volume 1, Chapters 8, 9 and 10**

- ▶ Support for Biodiversity in decision making and across all sectors
- ▶ Conservation of sites and areas
- ▶ Water quality/Flood Risk management
- ▶ Landscape capacity and management
- ▶ Protection of Historic Buildings and Architectural Conservation Areas (Vol 4)
- ▶ Protection of Archaeology
- ▶ Environmental Assessments (Vol 5)

### **Sustainable Transport and Green and Blue Infrastructure – Chapter 12 and 14, Volume 1**

- ▶ Planning policy that will support lower transport demand through compact development
- ▶ Framework for Sustainable Transport and Modal Shift
- ▶ Local Transport Plans for towns to be prepared.
- ▶ Supporting national policy on transport
- ▶ Strategy for Green and Blue infrastructure supporting Tourism/Economy and Quality of Life

### **Get Involved – Read the Draft Plan – Make a submission**

<https://consultations.tipperarycoco.ie/consultations/draft-tipperary-county-development-plan-2022-2028>

Eamon Lonergan thanked Anne Marie for the presentation and stated it was important to update the SPC on where the process for the first Plan for Tipperary is. Cllr. J. Carroll stated that the key issues were rural housing, stagnation and dereliction in towns, wastewater treatment, climate action and heritage. Cllr. M. O’Meara queried the position in relation to the Record of Protected Structures, village zoning and development charges. Cllr. M. Fitzgerald stated that a lot of progress had been made and queried the position in relation to

lands within towns that were zoned from residential to agricultural. John O'Shaughnessy stated that while he was supportive of the Plan overall from the building industry point of view he had concerns about zoning and de-zoning and a proper housing needs analysis should be carried out first. Brownfield sites were hugely challenging in terms of infrastructure and ownership and there were key issues with Irish Water. Cllr. R. Kennedy queried the timeline for new submissions. Cllr. M. Murphy had received representation with regard to wind turbines and asked if it was still time to make submission or were they outside the scope of the Plan. Cllr. J. Hannigan stated he was from a High Amenity Area and local people couldn't compete for house purchase with Dublin based buyers. He also stated there was no wastewater infrastructure in two of three villages in his area. Cllr. G. Darcy stated that while the deadline for receipt of submissions was 15<sup>th</sup> October 2021 he felt people weren't engaging in the process as much as they could. Villages don't have wastewater services and it was difficult to get buy in for cluster developments. Cllr. P. Bugler stated that care should be taken with any de-zoning proposals for Newport and Ballina. Anne Marie Devaney stated the Plan was at Stage 2. Submissions on the Draft Plan can be made up to 15<sup>th</sup> October 2021. A Chief Executive's Report on the submissions received will be presented to the Elected Members and if there are material amendments proposed these will be put on public display for a further consultation period. Stage 3 is the last stage which will comprise of amendments to the Draft Plan, public participation, Chief Executive's Report, directions from the Elected Members and adoption of the Plan in July 2022. Proposals for addition/deletion from the Record of Protected Structures will be considered as will submissions on village zoning. Local Area Plans for the principal towns will commence after the adoption of the County Development Plan. The Development Contribution Scheme is a separate process, the current scheme runs from 1<sup>st</sup> January 2020 until the Scheme is amended, reviewed or replaced. Further webinars will be held with PPN and Comhairle na nÓg before 15<sup>th</sup> October as part of the public consultation process. There was extensive discussion on windfarms at the workshops and any submissions will be appraised and if they result in proposed material amendments they will go on public display.

### **3. Housing for All – implications for Planning**

Marie Ryan, Senior Executive Planner gave a presentation to the meeting on the implications for Planning of the recently published 'Housing for All – a new Housing Plan for Ireland' from the Department of Housing, Heritage and Local Government and replied to queries raised. The principal points were as follows:

#### **Housing for All**

- Multi-Departmental government plan Housing for All – a new Housing Plan for Ireland launched 2<sup>nd</sup> September 2021
- Aim:
- To increase the supply of housing to an average of 30,000 per year over the next decade
- An optimal mix of social, affordable and private housing for sale and rent

#### **How - via Pathways**

Four pathways, leading to a more sustainable housing system;

- Support home ownership and increase affordability

- Eradicate homelessness, increase social housing delivery and support social inclusion
- Increase new housing supply
- Address vacancy and make efficient use of housing stock

### **Pathway 1 – support home ownership and increase affordability**

Two actions apply to Planning Section:

- Expanded Part V requirements to increase the percentage contribution from 10% to 20% and applied to affordable as well as social housing
- New legislation enacted on 9<sup>th</sup> September 2021

### **Pathway 2**

- Continued funding for local authorities to acquire additional land for new-build public housing
- Potential Funding Projects
  - Cluster Developments
  - Traveller-Specific Accommodation
  - Age-friendly Development
  - Refugees and those granted status under the International Protection Process
  - Housing Need and Demand Assessment

### **Pathway 3**

- Focus on adequate supply of serviced zoned lands to meet housing need, at required density
- Land Value Sharing (LVS)
- Urban Development Zones
- New planning process for Large-Scale Residential Developments (former SHDs) – Part V increase from 10% to 20%
- New tax to activate vacant lands for residential purposes, to replace the Vacant Site Levy

### **Pathway 4 – address vacancy and make efficient use of existing stock**

- Funding
- Tackle unfinished estates
- A new Croí Cónaithe (Towns) Fund
- Unlock the potential to utilise heritage building stock
- Extend planning exemptions to 2025 to complement Town Centre First objectives

### **Support for the 4 Pathways**

- Improved operational capacity across local authorities and agencies
- Support Sustainable Communities
- Support Local Authority Delivery
- Digitally Transformed Service Delivery
- Implement the Digital Agenda



### **Measuring and Monitoring**

- Housing development monitoring digital infrastructure
- National zoned housing land register

Marie Ryan replied to queries raised in relation to review of development plan after 2 years, variations and material contraventions, Croí Cónaithe, changes to Part V and the vacant sites levy. John O'Shaughnessy stated developers are not interested in sitting on land banks but appeals to An Bord Pleanála and extra conditions posed challenges to delivery but he was confident that numbers will be delivered if the required resources are put in place. The decision that larger housing developments would revert to be determined by local authorities was welcomed. The planning authority will work closely with Irish Water and Water Services section to address infrastructural deficits. More work in the promotion of Cluster Housing will be required. Patti O'Neill expressed concerns that when there was a 20% Part V requirement previously it didn't always work but John O'Shaughnessy indicated that land or cash in lieu will no longer be acceptable from developers. Cllr. P. Bugler stated that individual wastewater treatment for each house in a Cluster Scheme is not cost effective.

#### **4. Date of next meeting/Any other business**

Members were advised the next meeting will be held on Tuesday 23<sup>rd</sup> November 2021.

This concluded the business of the meeting.