

Minutes of Meeting of Planning & Emergency Services Strategic Policy Committee held on Monday 22nd October 2018 at 2.00p.m. in Templemore-Thurles Municipal District Council Chamber, Castle Avenue, Thurles.

Present: In the Chair - Cllr. Michael O'Meara
Councillors – Micheál Anglim, Joe Bourke, Ger Darcy, David Dunne.

Richard Long.

Apologies: Councillors John Carroll, Denis Leahy & Martin Browne.
Dave Carroll, Caroline Conway

In Attendance: Marcus O'Connor, Director of Services
Brian Beck, Senior Planner
Nuala O'Connell, Senior Executive Planner
Marion Carey, Asst. Planner
Brian Clancy, Administrative Officer

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

- 1. Minutes of last meetings held on 2nd May 2018 and 27th September 2018.**
 - (a) The minutes of the previous meeting were proposed by Cllr. J. Bourke, seconded by Cllr. M. O'Meara and agreed.
 - (b) It was noted that Lyn Mather has resigned as PPN representative on the Planning Emergency Services SPC with effect from 22nd October 2018. A replacement nominee has been sought.
 - (c) Vote of sympathy – A vote of sympathy was extended to Tom Gallahue, Development Construction representative on the Planning Emergency Services SPC on the recent death of his mother.

2. Presentation on Final Draft of 'Design and Best Practice for Cluster Housing'

The Chairman welcomed Kenneth Hennessy, Architect who gave a presentation to the meeting on the final draft of 'Design and Best Practice for Cluster Housing' and replied to queries raised. The principal points were as follows:

Purpose and Scope

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 residential growth

Project Team

- ▶ Architect, Kenneth Hennessy / KHA, Clonmel
- ▶ 2 Landscape Architect, Laura Flynn / STL, Clonmel
- ▶ 3 Engineering, Martin Peters, / MPA, Kilkenny
- ▶ 4 Planning, Wessel Vosloo/ TPP, Cork.

Process – Project Methodology

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

Typology – 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

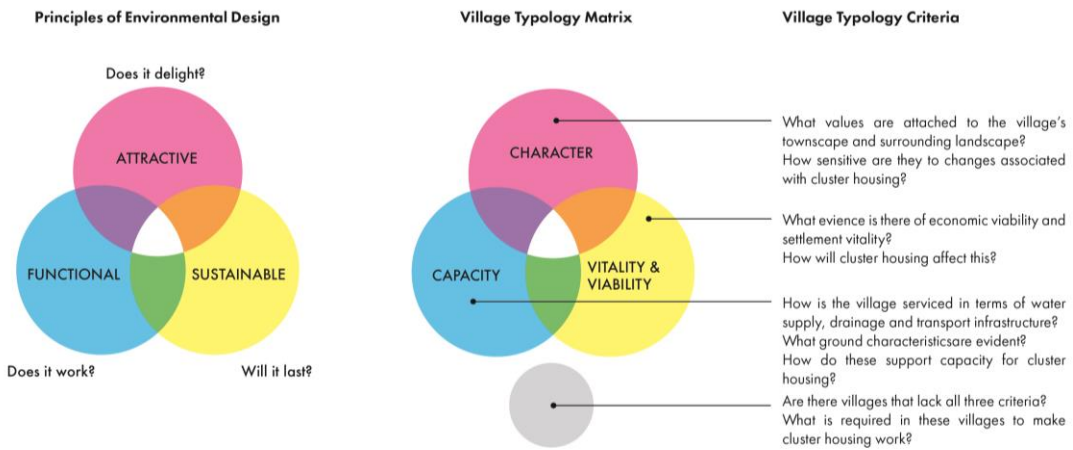
5 broad themes with 4 criteria each

Assessment and ranking – based on available information and professional opinion

TCC Settlement and Typology Matrix																							
Position	Hierarchy	Matrix Summary																					
Tier 4	Service Centres	Themes																Comments	Typology				
		Landscape				Townscape				Infrastructure				Economic Viability						Settlement Vitality			
		Views	Landscape Sensitivity Rating	NHA/ PINA	Local Landscape Values	ACA/ NHA/ RPS	Archaeology/ Monuments	Urban Structure	Urban Block & Plot Grain	Waste Water Treatment	Water Supply	Site Characteristics	Roads & Access	TOTAL	Primary	Secondary/ Tertiary	Quaternary			Commuter	TOTAL	Social Cohesion	Wellbeing
Settlement Name																							
	Ballygarry	++	++	0	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Clogheen	++	++	0	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Holycross	++	++	0	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
	Limerick Junction	0	+	-	-1	+	-	++	++	4+	+	++	++	4+	-	++	0	-	-	-	-	-	-5
	Littleton	++	-	-	1+	+	-	-	-	-5	++	++	++	++	8+	+	0	-	-	-	-	-	-5
	Silverminez	0	-	-	-4	-	+	-	-	-5	++	++	++	++	6+	+	++	2+	+	+	++	+	5+
	Two Mile Borris	++	+	-	3+	+	+	+	+	2+	++	+	-	++	+	0	++	1+	+	+	+	0	1+

Village Characteristics

What makes a successful village



Key Issues

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

Public Engagement

Effective Communication:

- ▶ Crucial to the success of the Guidelines
- ▶ TCC Strategic Planning Committee – 14th March 2017.
- ▶ Agent's Workshop and Survey – 01st June 2017.
- ▶ TCC Strategic Planning & Water Committee – 22nd Oct. 2018
- ▶ Effective communication to those outside the environmental design professions

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

The Guidelines

The purpose of these Guidelines is to provide a best-practice toolkit for developers, landowners and consultants.

Guidance on how to design and develop low-density housing and serviced sites cluster housing schemes within rural settlements.

The Guidelines provide practical advice through Case Study examples of the architectural, planning, landscape and engineering factors which need to be considered and how the design can be influenced by village character and the natural and built features of the site.

The Guidelines are supported by and should be read in conjunction with, the County Development Plan policies for residential development in rural settlements.

The Council is seeking to make the process of designing Cluster Housing Schemes as straight-forward and cost effective as possible.

The Guidelines take readers through a Step by Step (5) process from desktop assessment, to site strategy, to making their planning application.

Desktop Study Checklist

Helping to identify the characteristics and key features of each site.

Consider broader village issues such as:

1. Planning History
2. Nature / Conservation
3. Built Heritage
4. Infra-structure

Site Assessment

- Sun path and prevailing winds,
- Existing and potential vehicular and pedestrian entry points.
- Location of existing footpaths / cycle facilities,
- Location and type of landscape and boundaries,
- Adjoining Land Uses and building types,
- Over-looking and over-shadowing potential,
- Terrain and falls across the site,
- Flooding risk potential.

Site Strategy and Design

Key Principles:

- Integrating the development with the village and natural setting,
- Infrastructure and Service Requirements,
- Integrating the development with Landscaping , Design and Materials.

Design & Materials

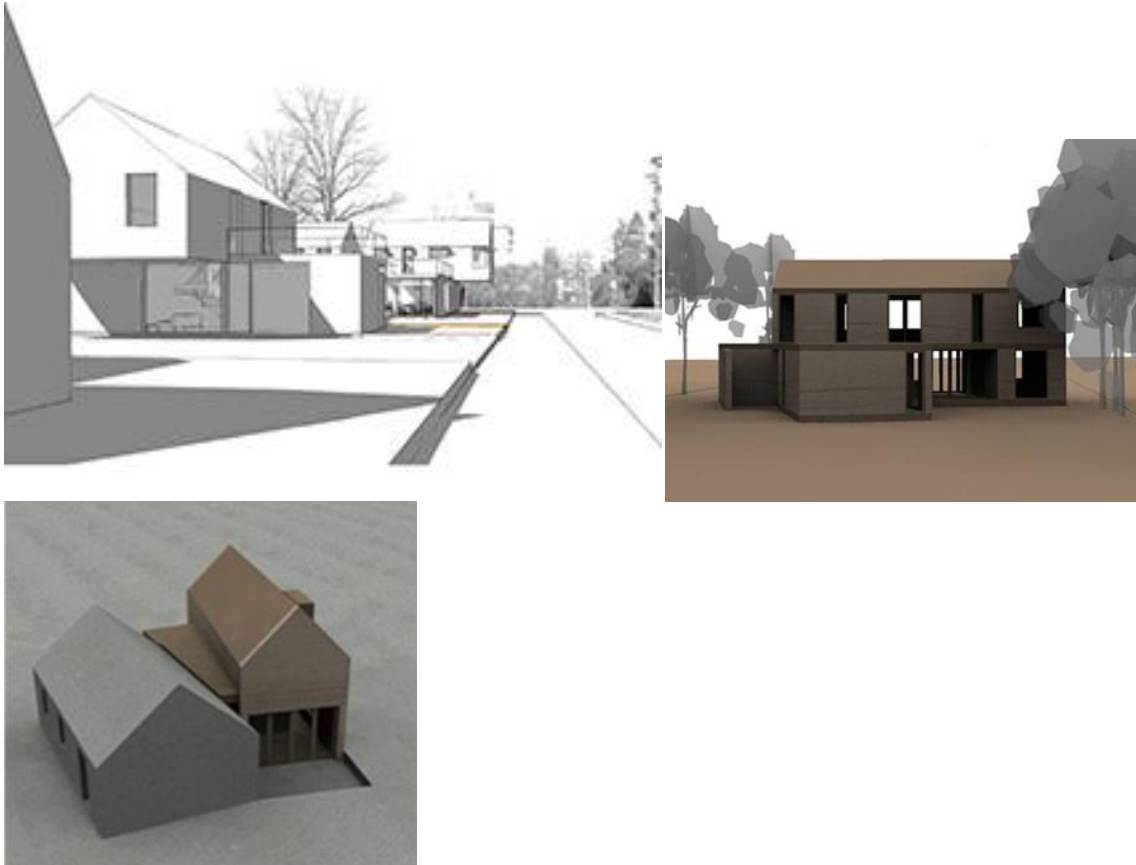
Planning Authority will require a site-specific design strategy to be in place to guide future development

Applying good design principles will ensure that cluster schemes integrate with the character and natural setting of the village,

It will also deliver high-quality, energy efficient homes for family and individuals to live in rural areas.



Design Concepts



Cllr. O'Meara thanked Kenneth Hennessy for the presentation and stated that it is key that the guidelines are user friendly. It was generally agreed that the Cluster Guidelines are an excellent concept with real potential. Issues discussed included landscaping, road construction, driveways, public lighting, provision of water and wastewater facilities, ducting, surface water, soakaways, edge of village boundary development, legacy unfinished estates and pilot schemes. Cllr. D. Dunne proposed and Cllr. M. Anglim seconded and it was agreed that that the Cluster Guidelines be approved to go to the full Council for noting.

3. Date of next meeting

It was agreed to hold the next meeting of the Planning & Emergency Services SPC after the RSES is published and the date will be decided in consultation with the Chairman.

This concluded the business of the Meeting.