

Minutes of Joint Meeting of Planning & Emergency Services Strategic Policy Committee / Regional Assembly Members held on Thursday 27th September 2018 at 2.00p.m. in Templemore-Thurles Municipal District Offices, Castle Avenue, Thurles.

Present: In the Chair - Cllr. Michael O'Meara
SPC: Councillors – Micheál Anglim, John Carroll, Joe Bourke, Ger Darcy.
Richard Long.
Regional Assembly: Councillors Mattie Ryan, Joe Bourke.

In Attendance: Marcus O'Connor, Director of Services
Brian Beck, Senior Planner
Nuala O'Connell, Senior Executive Planner
Brian Clancy, Administrative Officer
Lorraine Egan, Assistant Planner

Apologies: Cllr. David Dunne, Cllr. Martin Browne, Cllr. Denis Leahy, Cllr. Michael Murphy, Cllr. Hughie McGrath, Caroline Conway.

1. Briefing on Pre-Draft Regional and Spatial Economic Strategy (RSES)

Councillor Michael O'Meara welcomed all present and congratulated Cllr. Micheál Anglim on his recent marriage. He stated that the Regional and Spatial Economic Strategy will have important implications for the social and economic future of Tipperary.

Brian Beck, Senior Planner gave a presentation to the Meeting on the Pre-Draft Regional and Spatial Economic Strategy (RSES) and replied to queries raised. The principal points were as follows:-

What is the RSES?

- Where does Tipperary sit?
- Strategic Planning Areas
 - Mid West
 - South East
 - South West
 - Old NUTS III areas
- SPA committees

The RSES in the context of Project Ireland 2040

- Project Ireland
 - National Planning Framework

- National Development Plan
- Legal Status of Project Ireland 2040
 - Implications on the RSES

Planning Regulator

What is Project Ireland 2040?

- 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

Other Main Provisions

- Metropolitan Area Strategic Plans
 - 12 year strategic planning and investment frameworks for the 5 cities.
 - Limerick/Waterford
- National Strategic Outcomes
- Housing Need Demand Assessments
- Land Development Agency

National Development Plan

Regional Spatial and Economic Strategy

- Proposed timelines
 - Draft
 - Final adoption
- Process
 - Role of Executive
 - Role of Local Authorities
 - Role of Department of Housing, Planning and Local Government
 - Role of Elected Members

Implications for Tipperary

- On population
- On housing
- Our main towns
- Our smaller towns
- Our villages
- Our rural areas
- On job creation – where and how much
- On project delivery – funding

Definition of Tipperary

- On population

- On housing
- Our main towns
- Our smaller towns
- Our villages
- Our rural areas
- On job creation – where and how much
- On project delivery – funding

Clonmel/Nenagh/Thurles

- **Strategic Growth Location (SGLs)**
- In accordance with national policy, in each Regional Assembly area, settlements may be identified for significant (i.e. at a rate of 30% or more above 2016 population levels to 2040) rates of growth at regional and local planning stages, provided this is subject to:
 - Agreement (regional assembly, metropolitan area and/or local authority as appropriate);
 - Balance with strategies for other urban and rural areas, which means that the totality of planned population growth has to be in line with the overall growth target; and
 - A co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.
- **Strategic Growth Locations in the Southern Region**
 - Kilkenny
 - Ennis
 - Carlow
 - Tralee
 - Wexford
 - Clonmel
 - Killarney
 - Mallow
 - Nenagh
 - Thurles
 - Newcastle West
 - Clonakilty

Clonmel

- **No SGL objective for Clonmel**
- Strategic Infrastructural Requirements for South Tipperary
 - Upgrade the N24 up to motorway standard linking Limerick, Waterford (via Clonmel) and Cork, be prioritised, to enhance east /west connectivity, which will be of benefit to Clonmel as a Regional Town.
 - Promote and enhance services and infrastructure on existing rail lines in the region, with a focus on connectivity between the critical mass centres in the Mid-West to South East Regions via Clonmel.
 - Enhanced provision of bus services to enable improved inter-regional connectivity to attract more passengers to public transport and away from use of private motor cars. **The**

connectivity between Limerick and Waterford MASP areas, via Clonmel, should be prioritised.

- Ensure that investment continues to be made on enhancing sustainable transport modes, particularly walking and cycling in the town.
- Maintain high speed broadband services in the regional town of Clonmel along with the other regional towns.
- Economic funding package for the further development of Ballingarrane Park as a Strategic Employment Location for Clonmel
- Deliver an economic funding package to develop an 11-acre town centre site (Kickham Barracks) in Clonmel and funding to enhance the Main Street area of the town.

Nenagh

- **Mid-West SPA Objective: Nenagh**
- The RSES supports the role of Nenagh as a driver of county and regional prosperity by harnessing synergies to the Limerick-Shannon Metropolitan Areas and its proximity to the Atlantic Corridor; its strong urban and economic structure and other competitive advantages.
- The RSES supports the delivery of the infrastructural requirements identified for Nenagh.

Thurles

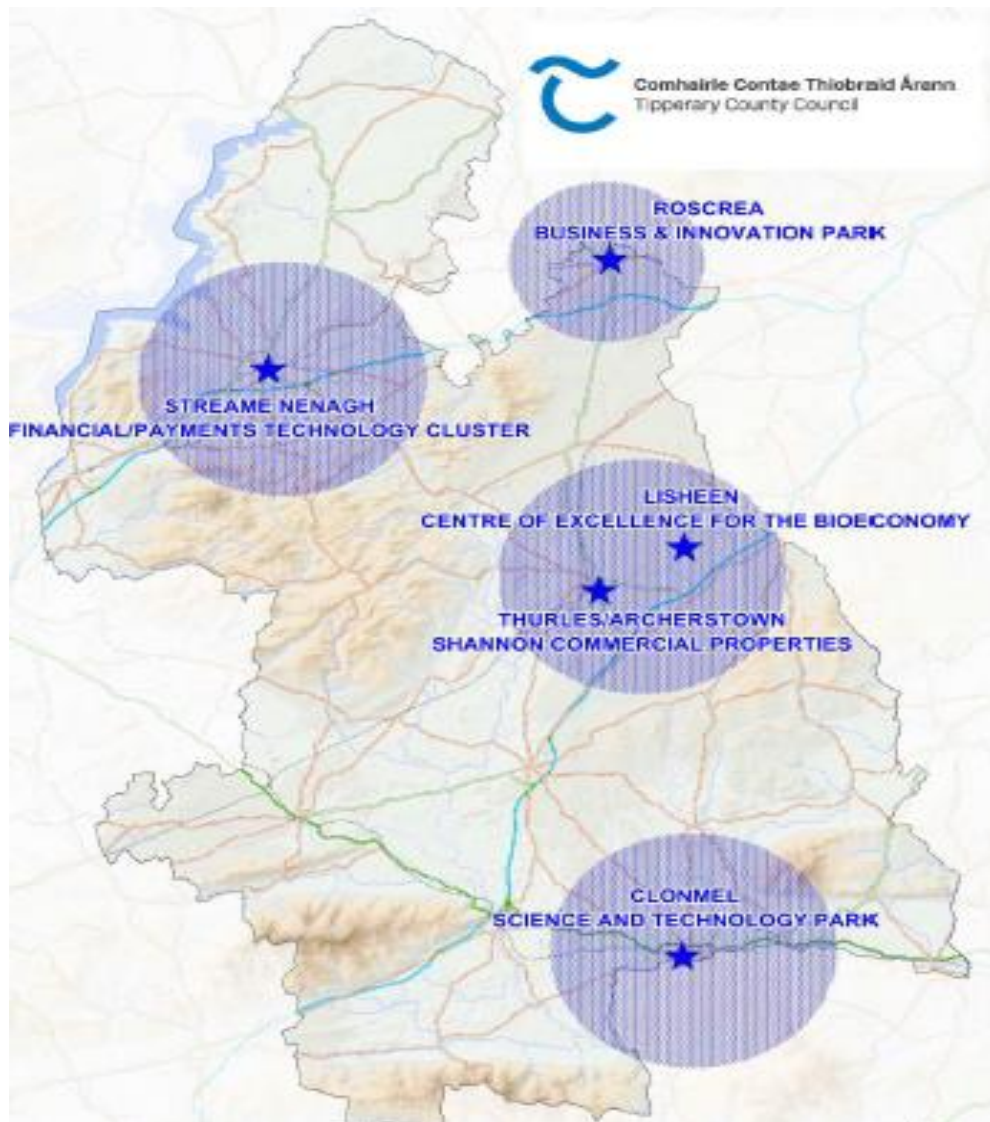
- **Mid-West SPA Objective: Thurles**

The RSES supports the role of Thurles as a driver of county and regional prosperity by harnessing the employment and economic potential of the town together with the site at Lisheen and the emergence of a new economic model focused on two principal pillars: low carbon growth and resource efficiency.

The RSES supports the delivery of the infrastructural requirements identified for Thurles.

Job Creation

- **Strategic Employment Zones**
- RO – Locations for employment development: Goods/Services and traded/non-traded sectors
 - SRA will support the identification of locations for strategic employment development considering the nature of economic activity – either goods/services intensive or traded/non-traded - for the adequate land planning.
 - SRA will support local authorities on land planning to ensure such locations are built fit-for-purpose. This include the provision of access to utilities, connectivity, and other enterprise development factors.



Lisheen

- **Mid-West Objective: Bio-Economy**

The Southern Regional Assembly supports the translation of research into practical applications by promoting collaboration between research institutions (academia) and industry, through the use of pilots/demonstrations at the Lisheen site.

The Southern Regional Assembly supports the sustainable development of the Lisheen site into a significant economic and employment driver with the potential to significantly contribute towards meeting Ireland's climate change targets.

Population

National Policy Objective	Eastern and Midland 2040	Southern 2040	Northern and Western 2040
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)
Building Stronger Regions: Accessible Centres of Scale	Dublin City and Suburbs: +235,000 - 290,000 people (at least 1.41m total) 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	Cork City and Suburbs: +105,000-125,000 people (at least 315,000 total) Limerick City and Suburbs + 50,000-55,000 people (at least 145,000 total) Waterford City and Suburbs: +30,000 – 35,000 people (at least 85,000 total) Regional Spatial and Economic Strategy to set out a strategic development framework for the Region	Galway City and Suburbs: Up to +40,000-45,000 people (at least 120,000 total) 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
Compact Smart, Sustainable Growth	50% new city housing within existing Dublin City and suburbs footprint 30% all new housing elsewhere, within existing urban footprints	50% new city housing within Cork, Limerick and Waterford Cities and Suburbs footprints 30% all new housing elsewhere, within existing urban footprints	50% new city housing within existing Galway City and suburbs footprints 30% all new housing elsewhere, within existing urban footprints

Population – Tipperary – NPF Roadmap

Regions & Counties	2016	2026	2031
Tipperary NR	71,000	77,500-79,000	80,500-82,000
Tipperary SR	88,500	96,000-98,000	99,500-102,000
Tipperary	159,500	173,500-177,000	180,000-184,000
Increase		14,000-17,500	20,500-24,500

- The figures on the next table do not include allowances for housing vacancies, existing planning permissions or for the 30% brownfield/infill/regeneration requirements but does include headroom. These figures are subject to change.

Housing/Zoning - Tipperary

Population Targets and Quantum of Zoned Land: Main Towns (Table 2.2 from CDP)						Impact of NPF Roadmap on Zoning in towns				
Settlement Tier	Town	Population 2006	Population 2011[1]	Population Target 2022 in current development plan	Total Land Zoned (per ha)[2]	Population 2016	Proposed population 2026	Area of land to be zoned to 2026 at 20 and 40 to the hectare and 2.7 occupancy	Proposed Population 2031	Area of land to be zoned to 2031 at 20 and 40 to the hectare and 2.7 occupancy
Regional Town	Clonmel	18,889	18,899	25,000	124	17,140	20,811	68 and 34	22,382*	97 and 48.5
Sub-Regional Town	Nenagh	7,751	8,439	9,590	73	8,968	10,889	36 and 18	11,658*	50 and 25
	Thurles	7,685	7,933	9,372	67	7,940	9,641	32 and 16	10,322*	48 and 24
District Towns	Carrick-On Suir	5,856	5,931	6,312	35.58	5,771	6,183	7 and 3.5	6,348**	11 and 5.5
	Roscrea	4,910	5,403	5,858	58	5,446	5,836	7 and 3.5	5,993**	10 and 5
	Tipperary Town	4,415	5,310	5,766	56	4,979	5,334	7 and 3.5	5,477**	9 and 4.5
	Cashel	2,936	4,501	4,179	66.21	4,422	4,737	6 and 3	4,864**	8 and 4
	Cahir	3,381	3,578	3,875	51	3,593	3,849	5 and 2.5	3,952**	7 and 3.5
	Templemore	2,270	2,071	2,631	24	1,939	2,077	3 and 1.5	2,133**	4 and 2

*30% on 2016 figures
** 10% increase on 2016 figures

Other Towns

- The RSES will not directly address the role of towns which are not SGLs.
- CDPs can identify growth locations, if Councils so wish.
 - A growth location is “identified settlements within strategic networks or identified with potential for cross boundary collaborations. ” These will be identified in the Core Strategy of the CDP.
 - Example cited of:
 - South Tipperary Urban Network and Transport Corridor (Tipperary, Cahir, Cashel, Carrick On Suir in a network with Clonmel Strategic Growth Location).
- “These Growth Locations, functioning as a network, often cluster close to larger settlements, creating sub regional interactions and interdependencies which are important to strengthen settlement led sub regional population and jobs growth. These networks present opportunities for collaborative projects and shared benefits from strategic infrastructure investments, particularly from improved inter-regional connectivity (transport networks and digital communications)”.

Villages

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Rural Areas

- Innovative Rural Communities
- Diversity in the Rural Economy
- Objective
 - Support investment in the sustainable development of infrastructure and the delivery of initiatives to further develop a diverse base of smart economic specialisms across the rural region, including innovation and diversification in:
 - Agriculture (Agri-Tech, Food and Beverage),
 - The Marine (Ports, Fisheries and the wider Blue Economy potential),
 - Forestry, Peatlands,
 - Renewable Energy,
 - Tourism (leverage the opportunities from the Wild Atlantic Way, Ireland’s Ancient East and Ireland’s Hidden Heartlands corridors),
 - Social Enterprise,
 - Circular Economy, Knowledge Economy,
 - Global Business Services,
 - Fin-Tech,
 - Specialised Engineering,
 - Heritage,
 - Arts and Culture,
 - Design and Craft Industries inter alia as dynamic divers for the rural economy.

Key issue is allowable population growth in our rural areas.

MASP Implications

- The boundary of the MASPs have been defined by the DHPLG.
- Two MASP areas close to Tipperary. Limerick/Shannon and Waterford.
- Vision statement (Limerick Shannon)
 - “To create a sustainable, smart, climate resilient Limerick Shannon Metropolitan Area, of a scale which can exert critical-mass leverage at an international level, maximising the economic, social, cultural and environmental opportunities in a manner for all those who live, work and visit the Metropolitan Area, Mid-West Limerick City Region and for the benefit of the country.”
- Limerick Shannon MASP Objective: Investment to Deliver Vision and Goals

Limerick/Shannon MASP

TCC considerations:

- Excludes County Tipperary
- Does not include towns of Ballina (2,632) and Newport (1,995).
- Includes villages like Clarina (294), Patrickswell (847), Ballycannon (638), Bunratty (349), Cratloe (692), Clonlara (713).

MASP Waterford

- Includes Waterford County and South Kilkenny
- Does not include County Tipperary

Next Steps

- Engagement and Submissions
- What happens after the RSES
 - County Development Plans
 - Town Development Plans
 - Local Area Plans
 - Other Plans and strategies
 - Retail Strategy
 - Housing
 - Renewable Energy
 - Other regional documents.

The Chairman thanked Brian for the presentation and he and Marcus O'Connor replied to queries raised. A discussion took place in relation to the issues the Regional Assembly Members need to address at their next meeting. The figures set out in the NPF have been interpreted into the RSES. Some flexibility/headroom is required in the interpretation of the figures. No houses in Rebuilding Ireland should be included as they are on the list today, student, short/term and sheltered houses should be excluded. Issues in relation to edge of town multiples, rural village stagnation, housing design in villages were discussed. It was felt that Tipperary should press for the inclusion of Newport and Ballina in the Limerick/Shannon MASP and a case could be made for the inclusion of Carrick-on-Suir in the Waterford MASP. It was agreed that a draft document highlighting the important issues for Tipperary would be circulated to our Regional Assembly Members in advance of the next meeting. Reciprocal support could be sought from other Counties where Tipperary had supported their submissions.

This concluded the business of the Meeting.