

Chapter 1:

Introduction

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1.1 How to use this plan

The draft Development Plan for Nenagh and its Environs was accepted on the 7th March 2006, deemed to be the Draft Development Plan and advertised for Public Consultation. This Development Plan sets out the Council's proposals for the development and use of land within Nenagh Town and Environs from 2007-2013 and beyond. The Development Plan will be used to;

- guide the day to day activities of the Council in terms of service provision;
- provide a policy framework for development over the life of the Plan and beyond; and
- provide guidelines in relation to the policy objectives and development control standards of the Planning Authority.

The aim of this plan is to establish a framework for the planned, co-ordinated and sustainable development of Nenagh and for the conservation and enhancement of its natural and built environment over the next six years and beyond.

This Plan is the main public statement of local planning policies for the Nenagh area. By reading this Plan, you will be able to find out:

- Where certain types of development should take place within the town;
- The standards that are required for development within the town;
- Which buildings, trees, views or sites are protected; and
- Ideas on how problems affecting the town, such as dereliction and poor quality development, can be addressed.

1.2 The Legal Basis for the Plan

This Plan has been prepared in accordance with the requirements of Planning and Development Act 2000-2004 and the Planning and Development Regulations 2001 (as amended) inclusive and replaces the Nenagh Town Development Plan, 2001. The Development Plan is, therefore, a statutory document, consistent with the objectives of the Town Council and the County Council, containing guidelines as to how the town and its environs should develop over the Plan period.

1.3 Purpose of the plan

The Plan provides a framework for sustainability, by preserving the quality of Nenagh's architectural and cultural heritage and material assets, and by protecting the integrity of the built environment from damage caused by insensitive development proposals.

1.4 Composition of the plan

The Plan consists of a written statement, photographs and maps. The written statement contains analysis of statistics, projections and policy objectives. The written statement contains the following sections:

- Introduction
- Nenagh in Context

- The Environment
- Housing
- Economy
- Infrastructure and services
- Design guidelines and general standard
- Glossary
- Site Development Briefs
- Appendices and maps

The zoning maps give a graphic representation of the proposals of the Plan, indicating land-use, conservation designations and other control standards together with various objectives of the Council. They do not purport to be accurate survey maps, and should any conflict arise between the maps and the statement, the statement shall prevail.

1.5 Relationship with other plans

1.5.1 National Spatial Strategy

The National Spatial Strategy for Ireland (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic, physical development and population growth between regions. Its focus is on people, on places and on building communities. Through closer matching of where people live with where they work, different parts of Ireland will be more sustainable in the future. The document aims to amplify the specific development role and capability of Nenagh

The National Spatial Strategy focuses on a number of specific regions and their specific development. Nenagh is designated as a county town in the NSS. This requires policies that support the town's role as an economic driver.

1.5.2 County Development Plan, 2004-2010

In preparing the Development Plan for Nenagh and Environs, the Planning Authority has had regard to the policies and objectives set out in the North Tipperary County Development Plan, 2004-2010.

Section 3.5 of the the County Development Plan 2004 promotes Nenagh as the primary Growth centre.

1.5.3 Mid West Region – Regional Economic Strategy and Regional Planning Guidelines

This document is prepared in accordance with the National Spatial Strategy (NSS), and provides key mechanisms as a response to the NSS in respect of a vision, connectivity, world-class places and products, enterprise enablers, balance development and sustainability within the region.

Nenagh is designated in Zone 2 'Outer Core Area' which supports the development of Nenagh as an economic driver.

1.5.4 North Tipperary Economic, Social and Cultural Strategy 2002-2012

This Strategy was launched by the County Development Board in 2002, and aims to implement strategies on a

countrywide basis that combines local programs for economic, social and cultural development.

This document had an important input into this Plan, as it is the framework for the economic, social and cultural development of North Tipperary

1.5.5 A Waste Management Plan for the Midlands Region

The Replacement Waste Management Plan for the Midlands Region 2005-2010 under the Waste Management Act, 1996, provides for the sustainable management of waste throughout the County.

Waste management has become an integral part of sustainable development initiatives. The Waste Management Plan encourages a Reduce, Reuse and Recycle approach to waste management for all towns in North Tipperary including Nenagh.

1.5.6 Nenagh Town Development Plan 2001

The Nenagh Town Development Plan was a statutory document prepared for Nenagh town in conjunction with the local stakeholders and the relevant public bodies. The purpose of the plan was to establish physical development policies for Nenagh up to the year 2006 and beyond. The plan set out the general nature, location and extent of development and provided for a framework for public and private sector investment relating to land use.

The Nenagh Town Development Plan 2001 was used as a basis for the new Development Plan. The effect this plan has on the sustainable growth of Nenagh was examined.

1.5.7 North Tipperary County Council Housing Strategy

Sets out current and future housing requirements within the County and the requirement for social and affordable housing. It is a requirement under Section 95(1)(b) of the Planning and Development Act 2000 that a planning authority shall include objectives in the development plan to secure the implementation of the 'Housing Strategy'.

The North Tipperary County Council Housing Strategy set out the future housing need for the Nenagh area and laid down housing objectives in terms of social and affordable housing and traveller accommodation in Nenagh.

1.5.8 North Tipperary Tourism Development Strategy 2004

This document lays out a structure for the future growth of tourism in North Tipperary; specific reference is made to Nenagh as a future growth tourism town.

The North Tipperary Tourism Development Strategy 2004 suggests a number of changes to Nenagh town

that would enhance its level of tourism. These recommendations have been considered in the preparation of this Plan.

1.5.9 Nenagh Traffic Management Plan 2001

This provides background documentation on the traffic and parking analysis, and provides a strategy to enhance traffic flow in and around Nenagh while providing a safe environment for road users. The strategy also identifies potential sites for the construction of new off-street car parks.

The Nenagh Traffic Management Plan 2001 calls for a number of changes to be made to the traffic layout of Nenagh in order to reduce the negative effects that traffic is having on the town. This Plan has provided a review of Traffic Plan and provides specific objective towards long term road improvements.

1.6 Vision Statement

This Plan envisages Nenagh as a vibrant, self-sustained town, driven by the high quality of life and educated workforce. It will also be a magnet for a number of diverse industries. The commercial core of the town will be as vibrant as ever offering a wide range of foods, clothes, and services. To achieve this, a balanced, sustainable approach to the development of the town will include the following`:

- **Sustainability:** To provide and accommodate the social, cultural and economic development of the town without compromising such aims for future generations
- **Competitiveness:** To promote Nenagh as a strategic location for Industry and commercial enterprises as a town on the N7 National Primary route and a rail corridor.
- **Quality of Life:** To promote social and cultural amenities and encourage the development of a vibrant community spirit
- **Quality of environment:** To protect and promote areas of quality natural and/or built environment through education and investment
- **Social Inclusion:** To seek to redress social inequalities and social polarisation, and engage the public at all possible times to seek consensus on planning for the future

1.7 The Plan as a sustainable Strategy

At the U.N. Conference on Environment and Development (the Earth Summit) in Rio de Janeiro in 1992, Ireland endorsed Agenda 21, a major blueprint for how the nations of the world can work towards a sustainable future. Sustainable development is "development that meets the needs of the present without compromising the ability of future generations to meet their needs" (Brundtland Report 1987)

Sustainability is integral to the continued high quality of life for the present and future generations of Nenagh. In order to achieve this, a balance must be struck between development and conservation, with the protection of the built and natural environment of Nenagh a fundamental element to this.

1.8 Local Agenda 21

Agenda 21 calls upon local authorities worldwide to draw-up “Local Agenda 21(LA 21)” plans to promote sustainability at local level. They are intended to translate sustainable development principles and objectives into practical local action. The Agenda 21 principles are at the heart of this Town Development Plan.

1.9 National Sustainable Development Strategy

The National Sustainable Development Strategy was published by the Government in 1997. The principal purpose of the Strategy is to provide a comprehensive analysis and framework which will allow sustainable development to be taken forward more systematically in Ireland. This process cannot be completed by the Strategy document itself, but requires a continuing adaptation and review of policies, actions and lifestyles.

The strategy highlights, among other things, the unsustainable development of “Urban Generated one-off houses” and recommends a move towards increasing densities in towns as a way to counter this. The strategy pays particular attention to the development of rundown or derelict buildings or sites for this purpose.

1.10 Achieving Sustainability

Through Land-use policies and controls, sustainability can be achieved in Nenagh. The County Economic, Social and Cultural Strategy 2002 will be the Council’s Local Agenda 21 Plan. However, the Development Plan, as the Council’s principal policy statement on land-use, will provide the land-use basis for “Local Agenda 21”. To facilitate this, the

following objectives have been identified:

1. Minimise the consumption of natural, non-renewable resources, including land;
2. Preserve the quality of the landscape, open space, architectural and cultural heritage, material assets and natural resources;
3. Protect the integrity of the built environment from damage caused by insensitive development proposals; and
4. Promote the involvement of the local community in decision-making on environmental sustainability issues.

While the achievement of these objectives will involve all areas of the Council’s activities, in land-use terms they are reflected in the Town Development Plan by the adoption of policies and proposals which:

- Promote the active involvement of the community through the provision of information, public consultation and joint partnerships;
- Permit a mix of land uses under each zoning objective (compatible with protecting amenities), to help to reduce the need to travel;
- Promote a more compact urban form, particularly higher residential densities close to the town centres;
- Promote the re-use of urban derelict land and buildings;
- Promote the use of walking and cycling and reduce the reliance on the private car;
- Strictly control the development of inappropriate one-off houses on the urban-fringe;
- Ensure the protection of flora, fauna, quality landscapes and the promotion of bio-diversity;
- Promote community health;
- Provide high quality public water supply and drainage systems through the County Council; and
- Promote waste prevention, reduction, recycling and re-use.