

Chapter 3:

The Environment



Main Sections in this Chapter

1. POLICY ON WATER PROTECTION
2. POLICY ON WASTE MANAGEMENT
3. POLICY ON OPEN SPACE AND RECREATION

3.0 Introduction

There is a realisation among Local Authorities that there is a feedback relationship between rural and urban areas, and that what is required in order to achieve good planning is an integrated approach towards land-use planning across the wider environment. To this end, this chapter seeks to apply the key objectives set out in Section 1.11 'Achieving Sustainability' by providing policy guidance on the various land-use issues that impact on the environment.

3.1 Policy on the Water Environment

Lough Derg is a considerable asset to Nenagh as a source of water, an important amenity and a key landmark. The Nenagh River is a source river for Lough Derg and therefore it is important that it is protected.

3.1.1 Surface Water

There are a number of solutions to provide more sustainable urban drainage by collection and retention of surface water on site. Artificial lakes and ponds can be created, open space can be flooded during storm conditions, and underground storage tanks can be installed. The objective is to control the quantity of water and the speed of release to nearby rivers.

Policy ENV 1: Surface Water Retention

It is the policy of the Council to promote sustainable urban drainage through storm water retention facilities for new developments and to incorporate design solutions that provide for collection and recycling of surface water (See water services section).

Policy ENV 2: Groundwater and Surface Water Protection

It is the policy of the Council to seek the protection of groundwater and surface water, and in deciding planning applications that might impact on groundwater or surface water will balance the need to protect the environment with the need for development. Development that results in discharge to groundwater or surface water will be required to secure a discharge licence under the Local Government (Water Pollution) Acts 1997-90, and must comply with the policy objectives of the Draft Groundwater Protection Scheme 2002.

A licence is required for the discharge of any trade or domestic effluent to surface or ground water other than for domestic sewage discharge not exceeding 5 cu metres in any period of 24 hours, which is discharged to an aquifer from a septic tank or other disposal unit by means of a percolation area, soakage pit or other method.

3.1.2 Water Corridors

Policy ENV 3: Water Corridors

It is a policy of the Council to preserve an undisturbed edge or buffer adjacent to Nenagh River and to maintain the natural functions of existing ecosystems. New development in proximity to the river will be required to set back and

provide access to the river as well as enhancement to the amenity value of the river corridor, including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and water-related recreation opportunities. No development will be permitted other than that which enhances the recreational and amenity value of the area.

3.1.3 Grease and Oil Pollution

A major problem in collecting both surface and foul water from domestic and commercial development is the amount of grease and oil that is discharged through sewers. Restaurants, commercial kitchens, garages, are all examples of development that create waste oils and grease. The Council will require that all commercial development demonstrate, as part of a planning application, how surface oils, kitchen oils, and other unctuous material will be contained on site and removed through recycling or other sustainable means. Failure to submit such details will delay the determination of an application.

Effluents from restaurants and other food preparation outlets, which, due to their fat or grease content or other such characteristics, could give rise to an additional treatment loading or increased risk of blockages, will be subject to licence.

3.1.4 Flooding

Policy ENV 4: Protection of the Flood Plain

It is the policy of the Council to discourage development within established flood plains. Where development is considered appropriate adjacent to an existing flood plain and would result in alteration of natural drainage systems, the Council will require mitigation measures to minimise the risk of flooding.

The primary aim of this policy is to protect residential and commercial areas from flooding. The first consideration, therefore, shall be the protection of existing flood plains free from development that would add to the risk of flooding.

Policy ENV 5: Flood Alleviation Measures

It is the policy of the Council to ensure that development does not increase the risk of flooding, and development in low-lying areas or known flood plains will be required to produce a Flood Impact Assessment to demonstrate that the development will not contribute to flooding within the immediate or wider catchment area.

Specific Objectives:

1. To encourage the use of recycled waters where drinking water is not needed.
2. To encourage the use of permeable surfaces e.g. gravel drives etc, to reduce surface water run-off.
3. To encourage the use of SUDS techniques, constructed wetland and other natural solutions to reduce the impact of surface water runoff on river and ground waters.

4. All development in close proximity to the river shall be referred to the OPW and assessed against flooding and existing lands liable to flooding. All new developments will be required to provide SUDS to reduce potential flooding of the river in future.

3.2 Policy on Waste Management

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.

The priority objectives of the strategy centre on prevention, minimisation, reuse and recycling of waste, and the application of the 'polluter pays' principle. For household recyclable waste, door-to-door collections have been set up in urban areas with kerbside collection reaching 100% of the population in Nenagh.

North Tipperary County Council operates a Recycling Centre at the Machinery Yard, Limerick Road, where household recyclable waste is accepted including waste electrical and electronic equipments (WEEE). Bring Banks are also being operated in Nenagh at the Council car park on Kenyon Street, O'Connors Shopping Centre, Martyrs Road and AES, Springfield Cross.

The Replacement Waste Management Plan for the Midlands Region 2005-2010 lays down the strategy to further increase the use of recycling while decreasing the dependence on landfill as a means of depositing waste and is being implemented by North Tipperary County Council. With the recent increase in charges for waste collection, Nenagh, along with most other towns in North Tipperary is suffering from illegal dumping of waste, household and business.

Key Waste Management aims :

- (i) To promote the increased re-use and recycling of materials from all waste sources. The Council will co-operate with local retailers and resident's associations in managing collection points for recycling goods.
- (ii) To ensure that public areas and areas visible from tourist centres within the town are maintained free of litter.

Policy ENV 6: Waste Management

It is the policy of the Council to implement the policy objectives of the Replacement Waste Management Plan for the Midlands Region 2005-2010 and the new Waste Management Strategy 2005-2010. In assessing applications for new development the Council require that adequate storage is provided for packaging and waste, and where necessary recycling and bring centres are provided.

Policy ENV 7: Disposing of Builders' Spoil

It is the policy of the Council to eliminate all unauthorised fly-tipping and to regulate and control the disposal of all builders' spoil and rubble arising within the Plan area. Where significant C&D waste is envisaged arising from a proposed development, the Council will seek waste management plans to be included as part of the planning application.

Construction and demolition (C&D) waste is seen as a direct by-product of the building industry. The Council will seek to reduce the quantity of C&D waste that goes to landfill and will seek to ensure that such waste is recycled where possible. Where significant C&D waste is envisaged arising from a proposed development, the Council will seek waste management plans to be included as part of the planning application for the scheme and the agreed scheme will be a condition of planning permission, such plans to be completed prior to the commencement of development. The Replacement Waste Management Plan for the Midlands Region 2005-2010 proposes that local authorities will encourage the development of C&D Waste Recycling Centres by the private sector to meet the needs of the Region.

Policy ENV 8: Integrated three bin collection service

It is the policy of the Councils to implement an integrated three bin collection service for the separate collection of mixed residential waste, dry recyclables and organic waste from householders and commercial businesses.

It is considered that a three bin collection system in the Midlands Regions will allow for the optimum collection and recovery of clean source separated organic waste. The biological treatment of this material through composting or a similar technology will generate a valuable end product.

3.3 Policy on Environmental Nuisance

Certain kinds of development can give rise to nuisance, which can affect occupiers of buildings, passers-by or those using outdoor space. The Council recognises that there is a need to prevent new problems from arising and to limit or reduce the nuisance from existing uses.

Policy ENV 9: Environmental Nuisance

It is the policy of the Council to resist developments that give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to air or water pollution. Such restrictions will particularly apply to uses sensitive to disturbances such as housing, schools and hospitals, etc.

3.4 Renewable Energy

The Council supports national and international initiatives for limiting emissions of greenhouse gasses and encouraging the development of renewable energy sources. The Green Paper on Sustainable Energy states that a sustainable energy

policy should support economic development while protecting all environmental assets and reducing the Irish contribution to global environmental problems.

New technologies have enabled the development of sustainable energy sources. These include, wind, biomass and waste, solar, hydro, combined heat and power, geothermal heat transfer, etc. The Council will seek to promote all appropriate technologies through the development control process.

Policy ENV 10: Renewable Energy

It is the policy of the Council to promote energy efficient solutions to fulfil energy requirements of development. In deciding applications for medium to large scale residential, commercial and industrial development the Council will require that all benign energy technologies are explored towards the achievement of increased sustainable energy use.

Policy ENV 10 will seek to act as the driving force behind Nenagh maintaining the “European Energy Award”. The new energy policy will be under constant review and will change and adapt to ensure that Nenagh achieves as high a standard of sustainable energy use as possible.

3.5 Policy on Open Space and Recreation

As a growing town, Nenagh requires a range of recreational and amenity facilities to serve its young population. These facilities will also enhance the tourism potential of the town. Green space and recreational space enhance the quality of the living environment and are a key ingredient in creating a sustainable town that is enjoyable to live and work in.

The obvious biological heart of the historic core lies in the largest remaining ‘public’ green spaces associated with the Catholic and Church of Ireland churches, the castle field and the area around the former gaol. Here semi-mature trees set in mown grassland, in addition to their aesthetic importance, provide an important resource for what biodiversity may still remain.

A less obvious, but equally important and interesting biological asset may well exist in, and depend on, extensive areas of mature, and in some cases abandoned, private gardens at various locations within the historic core. One of the largest areas of privately owned gardens exists behind the houses on east side of Summerhill Street adjacent to the CBS.

The Castle Field provides potential for a high quality town park within the town. There is an existing playground on New Line Road, but this requires upgrading and improvement. With the exception of St Joseph’s Park, the surrounding residential estates have sufficient green space but this space could be enhanced through landscaping and additional furniture to provide for a range of activities e.g. seating, sports fields, and playgrounds.

The Nenagh River, which flows through the town, should be used to a greater degree and incorporated into the ‘greening’ of the town. The Nenagh River is an important asset to Nenagh yet has been under used in terms of its amenity potential. The development of a “river walkway” would greatly improve the environment of Nenagh. This will be achieved through selective objectives within zoned areas and through community projects and funding mechanisms that include the Council Community, Sports and Cultural Grants Scheme and through policy ENV.3.

Policy ENV 11: Residential Amenity

It is the policy of the council to seek the provision of a minimum standard of 2ha (5 acres) of public open space per 1,000 or population or 15% in all housing developments. To meet this standard, suitable areas of land will need to be identified in master plan areas reserved for the provision of both active and passive public open space.

The Town Council has provided for significant recreational and amenity provision as follows:

- (i) Designation of a new town park and civic amenity area adjacent to the leisure centre (see objective A.2); and
- (ii) The enhancement of the Castle Field a part of an overall improvement of the Castle (See developments in Appendix).

Policy ENV 12: Approach Roads

It is the policy of the Council to seek visual improvements as part of new developments adjacent to all approach roads to the town to render a sense of anticipation and arrival. New development along the entrances will be required to provide landmark buildings, improvements to boundaries, paving and lighting, and landscaping that includes semi-mature trees.

The Town Council will encourage stone walls, tree planting and improved signage along all such routes. No development will be permitted other than that which enhances the visual approach to the town.

Key open space and recreation aims:

- A.1 To prepare a development brief for the Castle Field and adjoining land towards the creation of an improved town centre park.
- A.2 To create a formal river side walk in the form of an ‘urban greenway’ from Tyone Bridge to Scotts Bridge through the following mechanisms:
 - (a) As part of a new residential neighbourhood between Tyone and new town houses to the rear of Abbey Court;
 - (b) As part of a new leisure park complex north east of the swimming pool;
 - (c) West of Shannon Development to Rathnaleen Bridge - improvement through community grant aid funding;
 - (d) Rathnaleen to Millers Brook as part of new private sector development;
 - (e) Existing improvements at Millers Brook;
 - (f) Improvement as part of the Brook-Watson Estate master plan.

A.3 To provide a new park and amenity area adjacent to the town leisure centre.

A.4 To provide zoned areas specifically for open space and amenity as part of new residential development.

A.5 To protect historic parklands in Brook Watson Estate and Riverston Estates.

A.6 To provide pocket parks and public spaces as part of new development (see development briefs), in the town centre.

A.7 To improve pedestrian environment of the town through the creation of pedestrian priority areas – see development briefs.

A.8 To seek visual improvements as part of new developments adjacent to all approach roads to the town, to render a sense of anticipation on arrival.

A.9 To assist clubs to secure a permanent play pitches/areas as part of new development as set out in objectives A3 to A6.

A.10 The Town Hall redevelopment shall facilitate community use with Nenagh Town Council retaining a presence.

A.11 To identify present and future recreational needs of the town through the preparing of a Recreational Needs Assessment. This will identify local and strategic recreational and amenity needs of the town and identify the manner in which the can be delivered.

3.6 Development Contributions

Policy ENV.13: Contributions towards Recreational Needs

It is the policy of the Council to use its powers, under Section 48 of the Planning and Development Act, 2000 to impose development levies on residential and commercial proposals, in order to provide for new or enhanced recreational open spaces and associated facilities. The imposition of such a levy will also be considered where there is a loss of an existing facility to another land use in order to facilitate the possible replacement of the facility.

3.6.1 North Tipperary Scheme of Capital Grants for Recreational and Community Facilities

The Council will assist, in general, the provision of recreational and community facilities and amenities and so improve the quality of life for the people in Nenagh. To this end the Council has zoned land within residential development and as part of master plan areas for parks and open spaces. Nenagh Town Council operates a grants schemes to assist with community development, specifically those needs arising in the provision of open spaces, recreational and community facilities and amenities and

landscaping works, the acquisition of land for that purpose and any matters ancillary to same. These grants are funded through the development contribution scheme and are available through the Town Council to all community and voluntary groups towards the provision of open spaces, recreational and community facilities and amenities and landscaping works.

3.7 Policy on Heritage and Conservation

The town centre of Nenagh is of outstanding heritage interest and is significant in many respects. Its history, culture and architecture, together with a number of other significances, contribute to its special interest. What is important, from a planning perspective, is the need to consider both the general townscape and individual structures in the historic core. Together the overall townscape /streetscape of the centre and individual heritage assets for example the castle ruins, the former Gaol Block, former Governor's House, former Military Barracks, the Franciscan Friary, and the Tower of the Old Church of Ireland amongst others contribute to its special interest. There are several excellent traditional shop-fronts, sliding sash windows, fanlights above doors, 18th century dwellings. The groupings of individual buildings, along all the central streets, intersecting streets and their interrelationship form an inseparable part of the historic sense of place - 'townscape value'.

It is important to understand how Nenagh has evolved through time. Planning decisions made in the past have influenced the present form of the town and changes to individual buildings and land-use changes illustrate how the place has developed, not always to the benefit of its character. An example of this is the inappropriate industrial developments, car parking etc. around the Franciscan Friary. To fully consider the planning context of Nenagh it is essential to understand its historical development and its changing nature, function, and form.

Planning permissions have the potential to threaten and damage, as well as conserve and enhance the significance of Nenagh. Damage can be cumulative through a number of small-scale changes to historic fabric through inappropriate alterations such as the removal of historic sashes and render as well as from major proposals including for example, the redevelopment of sites and the demolition of buildings of architectural and historic interest. Clutter, signage, lighting and changes to paving and streetscapes also have the potential to threaten or enhance.

3.7.1 Nenagh Architectural Conservation Area

In order to preserve the character and identity of Nenagh an Architectural Conservation Area (ACA) has been designated in and around the town centre; Summerhill, Pearse Street, Kenyon Street Kickham Street/Banba Square. Section 7.1.7 contains a detailed study of the ACA specifying the types of development allowed and providing guidelines for the design of buildings and development within the

Conservation Area. Development within the ACA will also be subject to the policy objectives contained in Nenagh Historic Core – A Conservation Plan 2005.

Policy ENV 14: Architectural Conservation Area

It is the policy of the Council that the central area (see designations Maps), having particular architectural and environmental qualities which derive from the unique layout, design, unity of character and the mellowing of time be designated a conservation area. Within the Conservation Areas the Council will have regard to:

- (a) *the impact of proposed development on the character and appearance of the Conservation Area in terms of compatibility of design, colour and finishes, and massing of built form;*
- (b) *the impact of proposed development on the existing amenities, character and heritage of the area; and*
- (c) *the need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc.*

The physical quality and character of Nenagh Architectural Conservation Area is derived from the grouping of buildings and their relationship to one another, which creates a 'sense of place'. It is this group or overall pattern which can be defined as 'townscape value'. The quality of the townscape can be harmed if individual buildings fall into disrepair or where successive alterations may result in a loss of architectural character. An example of architectural detail being lost is the removal of original sash windows and replacement with PVC.

The Planning Authority has statutory powers, which can be used to prevent loss of the character of listed buildings and the conservation area. The Council will be empowered to provide grant aid to help in the repair of Protected Structures, particularly important buildings in the conservation area, under the Planning and Development Act, 2000 and the guidelines set in Architectural Heritage Protection Guidelines for Planning Authorities published by Department of Environment, Heritage and Local Government 2005

3.7.2 Implications of an Architectural Conservation Area for the Public

Normal exemptions may not apply in an architectural conservation area as set out in Section 82 of the Planning and Development Acts 2000-2004, which means that development which would materially affect the character of the area would require planning permission. Where unauthorised development takes place within the architectural conservation area without planning permission the Council may require the owners or occupiers to restore the character of the building.

Refer to Nenagh Architectural Conservation Area Statement in Appendix 2.

3.8 Preserving Important Views

Policy ENV 15: Views and Prospects

It is the policy of the Council to protect views and prospects of special amenity value or special interest, including

- (a) *Point views of the Silvermines Mountain from Brook Wason Estate;*
- (b) *View from Pearse Street through Banba Square to the Court House;*

It is the aim of the Council to:

- (a) prevent development which would interfere or detract from a view which is designated,
- (b) impose conditions on planning permissions where minor modifications may render an otherwise negative development acceptable.

3.9 Protected Structures

Policy ENV 16: Protected Structures

It is the policy of the Council to protect structures listed for protection by resisting:

- a) *demolition of protected structures, in whole or in part,*
- b) *removal or modification of features of architectural importance,*
- c) *development that would adversely affect the setting of a protected structure.*

The Planning and Development Act, 2000 affords full and comprehensive protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. This new protection applies to interiors as well as any structures within the curtilage.

In order to assist property owners in the restoration of protected structures the Council will seek to provide grant aid through its administration of the Department of the Environment, Heritage and Local Government's Grants Scheme. The Scheme will be advertised on an annual basis and applications will be prioritised on the basis of the County Council's adopted 'Scheme of Priorities'.

Note: Structures which are listed in Appendix 2 may not benefit from exempted development rights under the Planning and Development Act, 2000. Therefore any alteration, extension or demolition of the building or within the curtilage of the building, that would materially affect the character of the structure, will require planning permission. All external changes to buildings within the Architectural Conservation Area, that would materially contravene the character of the ACA, will require planning permission.

3.10 Archaeology Heritage

The archaeological heritage shall include structures, constructions, group of buildings, development sites, moveable objects, monuments of other kinds as well as their contexts, whether situated on land or under water.

Policy ENV 17: Archaeology

It is a policy of the Councils to secure the preservation (i.e. preservation in-situ or, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (amendments) Act, 1994, and of sites, features and objects of archaeological interest generally.

In securing such preservation the Planning Authority will have regard to the advice and recommendations of the National Monuments Section of the DoEHLG, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.

The Council has noted the 'Record of Monuments and Places' issued by the National Monuments and Historic Properties Service (1998) and the Urban Archaeological Survey for County Tipperary North Riding issued by the Office of Public Works (1994).

The Council will, when considering applications for planning permission for development on or in the vicinity of archaeological sites or monuments, seek the advice of the Heritage Section of the Department of Environment, Heritage and Local Government. The Council may also request that archaeological field evaluation takes place as part of the application or before development proposals are implemented.

3.11 Shopfronts in Nenagh

Irish vernacular architecture. Shopfronts in Nenagh are often an integral and harmonious part of the architecture of the town, whilst their colours and small-scale details are invaluable ingredients for the preservation of essential liveliness of the streets.

Many of the shops within the Conservation Areas have separate entrances to upper residential accommodation. Some have access to the rear yard of the shop.

These are important architectural features as well as important to retaining the viability of living over the shop and linking off-street spaces to the streets.

Traditionally, shop-fronts were applied to the façade and had a strong vertical emphasis. The columns or pilasters, which may be of stone, plaster or timber, appear to carry the weight of the fascia and the wall above. They may have decorative fluting or carved panels or a plain surface. The top of the pilaster may be plain or decorative; that base always contains a plinth.

Policy ENV 18: Shopfronts

It is the policy of the Council in assessing application for new or modify shop fronts to:

- (i) restrict shop front advertisements to fascia signs placed immediately above the shop window. Fascia lettering*

and logos are best hand-painted in a style and colour that harmonises with the shop and helps portray its use;

- (ii) to limit hanging signs to no more than one to each property frontage.*
- (iv) to restrict brand advertising on fascias and for fascias not to link buildings of different styles.*
- (v) refuse application for roller shutters on the external façade of shopfronts.*
- (vi) to retain and reinstate separate entrances to upper level residences.*

3.12 Tree Preservation**Policy ENV 19: Tree Preservation**

It is the policy of the Council to seek the protection of mature trees that contribute to the amenity of the area (see list below). Development that requires the felling of such trees will be discouraged.

It should be noted that trees often comprise important roosting for bat species, all of which are protected by the Wildlife Acts (1976 and 2000) and are listed in Annex IV of the EU Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of flora and fauna). These roosting sites are protected by law. A survey of trees for the use by bats should be undertaken prior to cutting down of any specimens.

A substantial number of mature and semi-mature trees are to be found in the north of the town associated with the Courthouse, Castle and church grounds. Few of these have developed as open grown trees, most have been grown in crowded conditions along the perimeters of boundary walls. The importance of these trees from a biological as well as aesthetic point of view requires an appropriate strategy for their management to be developed.

Trees form a valuable part of the environment. They provide visual amenity, screen unsightly features and add to the diversity of the landscape and wider environment, and provide a roosting place for birds and food for a wide variety of wildlife. Proposals for new development will be required to ensure that the trees are not felled or rendered vulnerable by excavation around the root system.

The following sets out a number of important trees that are considered significant landscape features:

1. Trees at the Castle, St Marys of the Rosary and St Mary's (Church of Ireland), Church of St Flannan's Street and O'Rahilly Street;
2. Trees on East Side of Birr Road on Brook Watson Estate;
3. Trees on Drommin Road at Idrone Cottage;
4. Trees on the eastern side of Clare Street;
5. Trees at Yewston;
6. Trees at the Tennis Grounds at Limerick Road;
7. Trees at Summerville and Riverston, Dublin Road;
8. Trees at Railway Station;

9. Trees at Stereame and Dark Road;
10. Trees at Benedine at Gleasons;
11. Trees within the grounds of Tyone House;
12. Trees at St Flannan's Street;
13. Trees on the boundary of Castle Brand;
14. Trees at Knockanpierce;
15. Trees within the grounds of Nenagh Hospital.

The Council may also request that a tree survey is completed as part of a development proposal, to ensure that proposals for development will not damage or result in the loss of trees listed for preservation or of any mature hardwoods. The Council will make Tree Preservation Orders (TPO) as deemed necessary following inspection and report by a qualified arboriculturist.

The Council is mindful of the importance of mature trees in development and accordingly, the preservation of such trees will be a prime consideration in the determination of applications for sites containing trees of amenity value.

Policy ENV 20: Tree preservation

It is the policy of the Council to ensure that proposals for development will

- (i) *not damage or result in the loss of trees listed for preservation or of mature hardwood tree preservation order (TPO) as deemed necessary following inspection and report by a qualified arboriculturist;*
- (ii) *integrate existing trees into the new schemes, where this is appropriate and practical in the opinion of the Planning Authority.*
- (iii) *Provide a full tree survey including the impact of the development on trees and any proposal to prune or crop trees.*

3.13 Derelict and Obsolete Land and Buildings

The Council will seek to remove derelict and obsolete buildings and sites. To this end, the Council will examine joint public/private commercial ventures that facilitate the

development or refurbishment of derelict or obsolete sites, including use of the Derelict Sites Act, 1990.

Policy ENV 21: Derelict Sites

It is the policy of the Council to implement the provisions of the Derelict Sites Act, 1990 to prevent or remove injury to amenity arising from dereliction.

Policy ENV 22: Obsolete Areas

It is the policy of the Council to identify and secure the redevelopment of obsolete areas. Included are areas of backland, derelict sites and incidental open spaces, which are or will be identified as opportunity sites for development.

There are many sites and buildings throughout the town where the former use has ceased and which are now subject to dereliction and contamination, spoil deposits and negative impact on visual amenities. These include:

- (1) Sheehans Yard, Martyr's Road
- (2) Land and buildings adjacent to St. John's Lane Car Park

3.14 Policy on Arts and Culture

The County contains a variety of arts, culture and entertainment facilities. These facilities help to reinforce our cultural identity as well as provide a local source of employment.

The County Council has prepared a North Tipperary Arts Plan 2003-2006, which seeks to broaden access to the arts and to further develop engagement with the arts. Where we refer to all members of our community, we understand this statement to be in its broadest, most inclusive sense having regard to members of our community of all nationalities, all abilities and visitors to our county, as artists as well as audiences

Policy ENV.23: Arts and Culture

It is the policy of the Council to seek the provision of arts, cultural and entertainment facilities, new works of art or performing space in association with new development proposals, where appropriate.