

Chapter 4:

Housing



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4.0 Introduction

The settlement strategy for Nenagh was set out in Section 2. This Chapter will address the Council's housing policy towards the achievement of the settlement strategy and should be read in conjunction with the *North Tipperary County Housing Strategy*. It is anticipated that much of the social housing requirement can be achieved through Part V of the Planning and Development Act, 2000. To this end a total of 155 ha have been identified in the Plan where land is zoned for housing and a mixture of residential and other uses.

4.1 Housing – Key Principles

The housing policies set in this chapter are based on the following key principles:

- *Balanced neighbourhoods through a range of housing types.*
- *High quality living environment.*
- *Efficiency of infrastructure provision and investment returns.*
- *Adequate community facilities.*

A central function of this Plan is to ensure that new residential development presents a high quality living environment for its residents, both in terms of the individual dwelling units and in terms of the overall layout and appearance of the scheme. The design and layout of new residential areas shall provide high quality houses in the form of neighbourhoods, which provide a range of social functions and facilities, including a hierarchy of open spaces for a range of age groups.

The neighbourhood concept is based on the principle that people should be able to find many of the requirements for daily living within easy reach of their home. It ensures that new housing and service provision, in the form of schools, shops, community and recreation facilities, are mutually supportive and provide for sustainable and pleasant living environments.

We envisage that the development of Nenagh should be a move away from the form of development which has occurred in many areas until now, providing only soulless housing estates with no respect for their surrounds and no integration with the area within which they are developed. The development of the town would provide an opportunity for a unique type of housing which will set the highest standards for development yet will provide accommodation for those requiring larger houses in a rural setting as well as affordable dwellings and houses for social use all integrated throughout the development.

These would be based on the principles of “new urbanism” which aim to foster a better quality of life and engender a sense of civic pride within development.

These principles can be summarised as follows:

Place: Design that respects history, geology, and its natural landscape and encourages individual character of a development and a sense of belonging of development to a place. It discourages soulless, anonymous development.

Public Space: A recognition that the design of public areas including ‘Street Furniture’, signage, and lighting, is as important as the design of private spaces, and should be designed as part of a harmonious whole.

Permeability: Urban design in which blocks of buildings are fully permeated by an interconnected street network. This allows *for ease of access and a greater spread of* traffic movement and effectively discourages inefficient movement and an oppressive sense of impenetrability.

Hierarchy: A clear and legible ordering system which recognises a hierarchy between different types of buildings or roads and their individual parts in relation to the whole.

Longevity: Design that creates streets and buildings that will cope with a variety of uses during their lifetime.

Scale: Towns and buildings which, whatever their size, relate to human proportions. A relationship between people & their built environment is encouraged whilst a feeling of being overwhelmed and alienated is discouraged.

Enclosure: Design which establishes clear distinction between town and country, public and private space, thus encouraging appropriate activities within each where public areas are suitably supervised by design. This encourages safe environments and the full and appropriate use of available space whilst discouraging wasteland and degraded no-go areas.

Decoration: Design that encourages visual identity and interest, as well as fine craftsmanship and discourages functional anonymity.

Community: Meeting people's needs, desires and aspirations, and engender civic pride. A proactive, holistic approach to planning is thereby encouraged whilst a reactive, piecemeal approach to planning and a compromised result is actively discouraged.

The above principles combine to achieve a place which is sustainable, attractive, safe and harmonious to live in. Example of ‘good low-density housing design and layout.

An example of development based on these principles of new urbanism is Poundbury, an urban extension to Dorchester in the South of England. In the United States the town of Seaside, Florida is another example. In Ireland, Ballymun in Dublin and the ‘Eco Village’ in Cloughjordan both adhere to these principles.

4.2 Housing Policies

The County Housing Strategy encourages development in towns that are considered to possess the capability to absorb further development as well as providing for local rural housing need, while retaining the character of those settlements. Even if the population of Nenagh were to remain static, there would be a demand for additional houses. This will require the provision of a wide range of housing units to provide for all sectors of society.

It is important that all housing developments should take place within the designated areas on the land use zoning map. This will allow the Council to monitor and facilitate the development of the town in a planned, sustainable manner. The Council will need to improve all aspects of infrastructure in order to accommodate the current housing commitments. In considering applications for further development of housing, the Council will consider the impact the proposal will have on current and planned services and infrastructure.



Example of common house design; There is no sense of identity or place in this development.



This layout offers streetscape, distinctive character, variety of house types, good quality open space and provides a blue print for future neighbourhood development in Nenagh.

In order to contain the growth of Nenagh to that which is sustainable, the Council will confine future housing development to lands zoned for that purpose and will only consider exceptions to that position where it is required to meet the provisions of the Housing Strategy.

4.3 Building New Neighbourhoods

The Council will require the provision of neighbourhoods rather than traditional housing estates. There will therefore be a strong emphasis on mix of uses, house types, layouts that facilitate streetscape and open spaces that have natural supervision.

Housing schemes which are designed in accordance with An Foras Forbartha's manual "Streets for Living" 1976, shall be particularly encouraged, as shall those based on the principles of the "Essex" Design Guide 1997. The Council will give free advice to estate designers, and builders on the use of these innovative schemes, and may permit a higher density where "courtyard" or "precinct" types of layout are used.

Road layout shall not dominate or determine urban form, but instead facilitate access to new neighbourhoods.

A pedestrian system separate from the road layout may be desirable, especially if leading through to churches, schools or shopping centres. Pedestrian linkage to adjoining development and its open space should be provided where appropriate. Where possible links shall be fronted by houses, to ensure the supervision of public open space and the use of long narrow alleys should be avoided.

Key Housing policy aims:

- (i) To reverse the spread of one-off housing on the outskirts of Nenagh.
- (ii) To assist and encourage housing associations in the provision of social and affordable housing.

Policy HSG 1: Planning permission for new housing
It is the policy of the Council to grant planning permission for new housing on land zoned for residential development or a mixture of development including residential development to conform to the neighbourhood concept as follows:

- (i) *To ensure the provision of a wide range of house types and sizes to meet the needs of every section of the population, including a percentage of low-density arcadian style housing.*
- (ii) *To conform with the DoEHLG 'Density Guidelines for Planning Authorities'.*
- (iii) *To provide suitable and supervised amenity areas for children, teenagers and adults.*
- (iv) *To provide high quality residential layouts that are traffic calmed by design.*

To ensure that a sufficient amount of land is zoned for housing purposes, in appropriate locations within the designated town boundary.

The neighbourhood concept is based on the principle that people should be able to find many of the requirements for daily living within easy reach of their home. It ensures that new housing and service provision, in the form of schools, shops, community and recreation facilities, are mutually supportive and provide for sustainable and pleasant living environments.

4.3.1 Building Energy Performance Directive 2002/91/EC

In order to reduce CO₂ emissions, of which half derives from energy use in buildings, the EU adopted the Building Energy Performance Directive 2002/91/EC on the 16th December 2002. This directive will apply to almost all buildings, residential and non-residential, both new and existing and must be implemented by member states no later than 4th January 2006. However, Member States have the option of an additional 3-year period to apply the provisions on energy performance certificates. The directive includes the mandatory provision of energy certificates or labels to prospective buyers or tenants that will supply the energy proficiency of the building. It is envisaged that this Directive will have a significant impact on the energy efficiency of Irish buildings. In particular residential dwellings, of which over 100,000 sale or rental transactions per year will be affected.

Policy HSG 2: Energy efficiency

It is the policy of the Council to enforce the minimum standards of energy efficiency as set out in the Building Energy Performance Directive 2002/91/EC for all development.

4.4 Masterplans for New Residential Areas

While many of the newer developments provided a necessary function in housing the growing population, they lack the character of the more centrally located residential areas. A balance must be struck between providing accommodation in the short term and providing a good quality of life in the long term.

In order to ensure that the neighbourhood concept and the 'Principles of New Urbanism' are incorporated into the development of major Greenfield residential sites it will be required that master plans be prepared on an overall basis for these areas as indicated in the Nenagh Town Development Plan.

The Council understands the need for low density housing, particularly in a rural setting. Due to this fact, an area of low-density housing will be zoned within each masterplan to accommodate the integrated development of such housing within the core of Nenagh

Policy HSG 3 Master Plan Areas:

It is the policy of the Council to permit housing on lands zoned for residential use subject to such development being in accordance with an agreed Master Plan to be prepared by the developer/applicant in association with the Local Authorities. The Master Plan will include provision for:

- a) *The establishment of building design and urban design guidelines. Guidelines shall provide for streetscape on main routes by setting forward building lines and creating a variety of house types such that houses can terminate vistas and change direction of the roads. Housing areas shall not be repetitive but provide variation of character between different parts;*
- b) *Satisfactory mix of housing types and sizes, including the provision of (i) 20% low-density housing and (ii) 20% social and affordable housing in accordance with the County Housing Strategy.*
- c) *Appropriate facilities necessary to support the development provided through the inclusion of crèche, and other community facilities where required;*
- d) *Priority of movement and accessibility throughout the development and connecting with adjoining urban areas, particularly for pedestrians and cyclists,*
- e) *The provision of a central park, with a satisfactory hierarchy of amenity provision and open spaces that is enclosed or supervised by new housing. The park shall be centrally located and overlooked by appropriate development;*

Details of servicing in respect of sewerage, storm water, and ducting of electrical and television

Specific Residential masterplan lands objectives:

- M.1** To facilitate development of master plan areas in accordance with development briefs set out in the Plan
- M.2** The Council has designated an area and will require the provision of a primary school site as part of the overall master plan for lands at Tyone, Nenagh

4.5 Historic Estates in Nenagh

The **Brook Watson Estate** was laid out at the end of the 18th Century. The house, landscaped gardens and out buildings have survived substantially intact to the present time. The Town Council has identified the estate as an opportunity to create a major extension to the town in a planned and sustainable way.

Policy HSG 4: Masterplan Locations

It is the policy of the Council to permit development within Master plans areas subject to such development being in accordance with an agreed Master Plan to be prepared by the developer/applicant in association with the Local Authorities for the following Areas as outlined in Map 2.

Masterplan 1 : Brookwatson Estate

Masterplan 2 : Riverston

Masterplan 3 : Old Birr Road

Masterplan 4 : Dublin Road / Cloughjordan Road

Masterplan 5 : Dublin Road (southside)

Masterplan 6 :Tyone

Masterplan 7 :Moanbeg

Masterplan 8 :Benedine

Masterplan 9 :Drummin Road (west side)

Policy Masterplan 1: Brookwatson Estate

It is the policy of the Council to zone east of the Borrisokane Road - Brookwatson Estate for a mixture of residential and other uses to provide for the development of a new sustainable neighbourhood. A master plan shall be prepared for the estate by the developer and agreed by the Planning Authority for the area outlined in Map 2.

The masterplan zoning shall provide a total of 108 acres of mixed development. for the following mix of uses:

- Existing house and farm - 4 acres*
- New Residential - 27 acres*
- Low density Residential - 20 acres*
- Commercial Use - 16 acres*
- Industrial Use - 4 acres*
- Social and Public Use - 3 acres*
- Amenity Use (Estate parkland)- 33 acres*

The masterplan shall provide for the following:

- 1. Social and Public Uses on land close to residential areas within masterplan which shall include the creation of a new civic square that would include necessary community buildings such as medical centre, community hall, sports centre, neighbourhood centre and car parking.*
- 2. Residential Neighborhood reflecting an urban village which shall be distinctive and definitive in character and will provide for the following:*
 - a) Distinct Sense of Place - significant extension to the town with separate identity;*
 - b) Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site and street/access intersections;*
 - c) Provide for a variety of house types and densities, including (i) provision of a minimum of 20% low-density housing, and (ii) social, affordable and shelter housing in accordance with the County Housing Strategy;*
 - d) Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares, new streets and urban gardens;*
 - e) Clear views and easy orientation, including linkages with adjacent sites*
- 3. Commercial development to include a local centre designed within the park land setting;*
- 4. A significant open space, including the provision of an urban park adjacent to the Borrisokane Road and a linear park adjacent to the Nenagh River, as well as active and passive amenities, Neighbourhood Equipped Areas for Play and Local Equipped Areas for Play (NEAPS and LEAPS) will be provided adjacent to the residential neighbourhood to provide a distinctive setting for the development. The area of open space identified in the Plan shall be included as part of the first planning application made on land within the masterplan area and comprehensive proposals for the development of the land as an open space area, its long term maintenance and*

its management shall form part of the planning application. The development of the open space area shall include playing pitches and a town park and shall take place at the same time as the first phase of development on the land and shall be made available for public use on completion.

- 3. The overall development shall accord with the guidance set out in the Masterplan.*
- 4. The overall development of Brookwatson Estate shall retain hardwood trees, particularly those surrounding the existing main dwelling and out buildings.*

Policy Masterplan 2: Riverston

It is the policy of the Council to zone north of the Dublin Road and south of Old Birr, Riverston Estate for a mixture of residential and other uses to provide for the development of a new sustainable neighbourhood. A master plan shall be prepared for the estate by the developer and agreed by the Planning Authority for the area outlined on Map 2. The master plan shall provide for the following:

- 1. Low density area on the land adjacent to the Dublin Road*
- 2. Amenity area on the existing estate dwelling and along the Nenagh River;*
- 3. Residential Neighborhood along the Birr Road which shall be distinctive and definitive in character and will provide for the following:*
 - a) Distinct Sense of Place - significant extension to the town with separate identity;*
 - b) Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site and street/access intersections;*
 - c) Provide for a variety of house types and densities, including (i) provision of a minimum of 20% low-density housing, and (ii) social, affordable and shelter housing in accordance with the County Housing Strategy;*
 - d) Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares, new streets and urban gardens;*
 - e) Clear views and easy orientation, including linkages with adjacent sites;*
 - f) A comprehensive design brief for the serviced sites.*
- 3. Significant open space, including the provision of an urban park adjacent to the Nenagh River, as well as active and passive amenities, Neighbourhood Equipped Areas for Play and Local Equipped Areas for Play (NEAPS and LEAPS) will be provided adjacent to the residential neighbourhood to provide a distinctive setting for the development. The area of open space identified in the Plan shall be included as part of the first planning application made on land within the masterplan area and comprehensive proposals for the development of the land as an open space area, its long term maintenance and*

its management shall form part of the planning application. The development of the open space area shall take place at the same time as the first phase of development on the land.

4. *The overall development of Riverston shall retain hardwood trees, particularly those surrounding the existing main dwelling and out buildings.*

Policy HSG 5: Management of Existing Brookwatson and Riverston Estates

It is a policy of the Council that the preparation of Masterplan 1: Brookwatson and Masterplan 2: Riverston in advance of development will seek to ensure:

- (i) *the estates are planned as one unit;*
- (ii) *the maintenance and stewardship of the main house and gardens;*
- (iii) *uses on the sites will be restricted to those which match the profile of the high amenity locations;*
- (iv) *the retention of a park land area on the sites, a new park along the river.*

Policy Masterplan 3: Birr Road

It is the policy of the Council to zone north of the Old Birr Road, west of the Pitch and Putt Course and Nenagh River, and East of the Sewage Treatment Plant for a mixture of low density residential and other uses to provide for the development of a new sustainable neighbourhood. A masterplan shall be prepared for the estate by the developer and agreed by the Planning Authority for the area outlined in Map 2. The masterplan shall provide for the following:

1. *Low density housing and serviced sites area on the land identified on the zoning map.*
2. *A new Residential Neighborhood along the Birr Road which shall be distinctive and definitive in character and will provide for the following:*
 - a) *Distinct Sense of Place – significant extension to the town with separate identity;*
 - b) *Hierarchy of legible urban forms, particularly at the entrances to the site and street/access intersections;*
 - c) *Provide for a variety of house types and densities, including (i) provision of a minimum of 20% low-density housing, and (ii) social, affordable and shelter housing in accordance with the County Housing Strategy;*
 - d) *Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares, new streets and urban gardens;*
 - e) *Clear views and easy orientation, including linkages with adjacent sites;*
 - f) *A comprehensive design brief for the serviced sites.*
3. *A significant area of open space, to include active and passive amenities (NEAPS and LEAPS) will be provided adjacent to the residential neighbourhood to provide a distinctive setting for the development. The area of open space identified in the Plan shall be included as part of the first*

planning application made on land within the masterplan area and comprehensive proposals for the development of the land as an open space area, its long term maintenance and its management shall form part of the planning application. The development of the open space area shall take place at the same time as the first phase of development on the land.

Policy Masterplan 4: Dublin Road / Cloughjordan Road

It is the policy of the Council to zone north of the Dublin Road north west of the Cloughjordan Road and south east of the railway line for a mixture of commercial and industrial development together with an area for future development to provide for the development of business enterprises. A master plan shall be prepared for the area by the developer and agreed by the Planning Authority for the area outlined in Map 2. The master plan shall provide for the following:

1. *Commercial/Industrial development on the land identified on the zoning map (Map 1).*
2. *New development along the Dublin Road / Cloughjordan Road shall be distinctive and definitive in character and will provide for the following:*
 - a) *High quality landmark buildings along the roadside boundaries.*
 - b) *High quality buildings within the site;*
 - c) *Provide an urban edge to the town;*
 - d) *Make provision in the masterplan for the area for the possible future development of the land to the north east;*
 - e) *The development of a scheme which will be to the highest standards including the provision of footpaths, public lighting and public furniture;*
 - f) *Contain uses which do not detract from the town centre.*
3. *No impingement on the railway line which runs along the northwest boundary of the site.*

Policy Masterplan 5: Dublin Road (southside)

It is the policy of the Council to zone south of the Dublin Road and south east of the railway line for a mixture of residential to provide for the development of a new sustainable neighbourhood. A masterplan shall be prepared for the estate by the developer and agreed by the Planning Authority for the area outlined in Map 2. The masterplan shall provide for the following:

1. *Low density housing and serviced sites area on the land identified on the zoning map (Map 1).*
2. *Open space of 3 acres of land zoned Amenity Uses to the rear of the masterplan.*
3. *A new Residential Neighborhood along the Dublin Road which shall be distinctive and definitive in character and will provide for the following:*
 - a) *Distinct Sense of Place – significant extension to the town with separate identity;*

- b) *Hierarchy of legible urban forms, particularly at the entrances to the site and street/access intersections;*
- c) *Provide for a variety of house types and densities, including (i) provision of a minimum of 20% low-density housing, and (ii) social, affordable and shelter housing in accordance with the County Housing Strategy;*
- d) *Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares, new streets and urban gardens;*
- e) *Clear views and easy orientation, including linkages with adjacent sites;*
- f) *A comprehensive design brief for the serviced sites;*
- g) *Provide access to the land identified for possible future development to the south;*
- h) *Provide a safe access out onto the Dublin Road;*
- 4. *No impingement on the railway line which runs along the northwest boundary of the site.*
- 5. *A significant area of open space (3acres), to include active and passive amenities (NEAPS and LEAPS) will be provided adjacent to the residential neighbourhood to provide a distinctive setting for the development. The area of open space identified in the Plan shall be included as part of the first planning application made on land within the masterplan area and comprehensive proposals for the development of the land as an open space area, its long term maintenance and its management shall form part of the planning application. The development of the open space area shall take place at the same time as the first phase of development on the land.*

Policy Masterplan 6 :Tyone

It is the policy of the Council to zone south of the railway line, west of the Nenagh River and east of Nenagh hospital for a mixture of town centre, social and public, amenity and residential to provide for new sustainable development. A master plan shall be prepared for the area by the developer and agreed by the Planning Authority for the area as outlined in Map 2. The development of this land will necessitate an improvement in the vertical alignment of the R501 at the entrance. The master plan shall provide for a mix of land-uses as follows:

- 1. *Residential development to be located to the east of the master plan area which shall be distinctive and definitive in character and will provide for the following:*
 - a) *Distinct Sense of Place – significant extension to the town with separate identity;*
 - b) *Hierarchy of legible urban forms, particularly at the entrances to the site and street/access intersections;*
 - c) *Provide for a variety of house types and densities, including (i) provision of a minimum of 20% low-density housing, and (ii) social, affordable and shelter housing in accordance with the County*

Housing Strategy;

- d) *Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares, new streets and urban gardens;*
- e) *Clear views and easy orientation, including linkages with adjacent sites;*
- f) *A comprehensive design brief for the serviced sites.*
- 2. *Lands zoned for social/public/institutional for the provision of a primary school site as part of the overall master plan for lands at Tyone, Nenagh.*
- 3. *Town centre development on the southern side of the railway line*
- 4. *Provide improved access by means of an orbital route as indicated on Map 2.*
- 5. *A significant area of open space, to include active and passive amenities (NEAPS and LEAPS) will be provided adjacent to the residential neighbourhood to provide a distinctive setting for the development. To provide a riverside walk way as part of new development. This shall include footpaths, furniture and planting. It shall also provide for accessibility to the river in a safe and environmentally acceptable manner. Such development will be provided by the developer as part of the overall development of adjacent land. The area of open space identified in the Plan shall be included as part of the first planning application made on land within the masterplan area and comprehensive proposals for the development of the land as an open space area, its long term maintenance and its management shall form part of the planning application. The development of the open space area shall take place at the same time as the first phase of development on the land.*

Policy Masterplan 7: Moanbeg

It is the policy of the Council to zone west of the Ballygraique Road, and south of Ballygraique Estate for a mixture of amenity, residential and future development to provide for the development of a new sustainable neighbourhood. A master plan shall be prepared for the area by the developer and agreed by the Planning Authority for the area as outlined in Map 2. The master plan shall provide for the following:

- 1. *New Residential Neighborhood along the Ballygraique Road which shall be distinctive and definitive in character and will provide for the following:*
 - a) *Distinct Sense of Place – significant extension to the town with separate identity;*
 - b) *Hierarchy of legible urban forms, particularly at the entrances to the site and street/access intersections;*
 - c) *Provide for a variety of house types and densities, including (i) provision of a minimum of 20% low-density housing, and (ii) social, affordable and shelter housing in accordance with the County Housing Strategy;*

- d) *Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares, new streets and urban gardens;*
 - e) *Clear views and easy orientation, including linkages with adjacent sites;*
 - f) *A comprehensive design brief for the serviced sites.*
2. *A significant area of open space, to include active and passive amenities (NEAPS and LEAPS) will be provided adjacent to the residential neighbourhood to provide a distinctive setting for the development. The area of open space identified in the Plan shall be included as part of the first planning application made on land within the masterplan area and comprehensive proposals for the development of the land as an open space area, its long term maintenance and its management shall form part of the planning application. The development of the open space area shall take place at the same time as the first phase of development on the land.*
 3. *Provision of improved parking provision as part of the development of the amenity area around the Athletics track.*

Policy Masterplan 8: Benedine

It is the policy of the Council to zone east of the Silvermines Road for future development. A master plan shall be prepared, only for the portion of the land zoned future development, by the developer and agreed by the Planning Authority for the area as outlined in Map 2. The master plan shall provide for the following:

1. *A development which shall be distinctive and definitive in character and will provide for the following:*
 - a) *Distinct Sense of Place – significant extension to the town with separate identity;*
 - b) *Hierarchy of legible urban forms, particularly at the entrances to the site and street/access intersections;*
 - c) *Provide for a variety of development and densities,*
 - d) *Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares, new streets and urban gardens;*
 - e) *Clear views and easy orientation, including linkages with adjacent sites;*
 - f) *Provide access to the land identified for possible future development to the east;.*
2. *No impingement on the railway line which runs along the northeast boundary of the site.*
3. *Full and comprehensive details in relation to all water service infrastructure works (water supply, surface water drainage and wastewater collection and disposal) shall be included as part of the first planning application made on land within the masterplan area. The application shall include the sewerage arrangement for the entire site*

including policy to ensure that a sewerage facility be provided in the interest of public health. Individual systems will be prohibited.

Policy Masterplan 9 :Drummin Road (west side)

It is the policy of the Council to permit housing on lands zoned for residential use subject to such development being in accordance with an agreed Masterplan to be prepared by the developer/applicant in association with the Planning Authority. The Masterplan will include provision for:

1. *Residential Neighborhood reflecting an urban village which shall be distinctive and definitive in character and will provide for the following:*
 - a) *Distinct Sense of Place – significant extension to the town with separate identity;*
 - b) *Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site and street/access intersections;*
 - c) *Provide for a variety of house types and densities, including (i) provision of a minimum of 20% low-density housing, and (ii) social, affordable and shelter housing in accordance with the County Housing Strategy;*
 - d) *Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares, new streets and urban gardens;*
 - e) *Clear views and easy orientation, including linkages with adjacent sites.*
 - f) *A comprehensive design brief for the serviced sites.*
2. *The establishment of building design and urban design guidelines. Guidelines shall provide for streetscape on main routes by setting forward building lines and creating a variety of house types such that houses can terminate vistas and change direction of the roads. Housing areas shall not be repetitive but provide variation of character between different parts;*
3. *Satisfactory mix of housing types and sizes, including the provision of (i) 20% low-density housing and (ii) 20% social and affordable housing in accordance with the County Housing Strategy.*
4. *Appropriate facilities necessary to support the development provided through the inclusion of crèche, and other community facilities where required.*
5. *Priority of movement and accessibility throughout the development and connecting with adjoining urban areas, particularly for pedestrians and cyclists.*
6. *The provision of a central park on amenity land, to include active and passive amenities (NEAPS and LEAPS), will be provided adjacent to the residential neighbourhood to provide a distinctive setting for the development and shall be enclosed or supervised by new housing. The park shall be centrally located and overlooked by appropriate development. The area of open space identified in the Plan shall be included as part of the first planning application made on land within the masterplan area and comprehensive proposals for the development of the land as an open*

space area, its long term maintenance and its management shall form part of the planning application. The development of the open space area shall take place at the same time as the first phase of development on the land.

Overall Approach to Policy HSG 4 and 5:

The preparation of master plans in advance of development will seek to ensure:

- (i) the estates are planned as one unit;
- (ii) the maintenance and stewardship of the main house and gardens;
- (iii) Uses on the site will be restricted to those which match the profile of this high amenity location;
- (iv) the retention of a park land area to the west and centre of the site, a new park along the river.

4.6 Low Density Housing

Policy HSG 6: Low density housing

It is the policy of the Council to designate specific areas for low-density housing in accordance with the guidelines set out in Chapter 7.

These areas include lands:

1. North of Dark Road and west of St Conlon's Road;
2. East of Dolla Road at Benedine
3. South of Dublin Road at Lisbunny
4. Land within Riverston Master Plan;
5. Lands north of the Old Birr Road; and
6. Land within the Brook Watson Master Plan.

In other areas zoned for new housing the council will require that a % of low density housing will be integrated into the overall development lands in order to supply a mix of housing types for the people of Nenagh. In master plan areas, low density shall account for a minimum of 20% of the land developed for housing.

4.7 Infill Development

Infill development, if appropriate to the surrounding streetscape is a novel and effective way to provide residential units within a built environment. There has been very little infill development within Nenagh. In order to prevent the further sprawl of the town an effort must be made to increase infill development, including the development of the "opportunity sites" provided in this plan.

Policy HSG 7: Infill development

It is the policy of the Council to have regard to the urban form and the suitability of infill sites proposed for development and to have regard to the impact of such development on the surrounding built and natural environment. The scale, plot ration and impact on adjoining properties will be assessed against the guidelines set out in Chapter 7 and the guidelines set out in Residential Density Guidelines for Planning authorities 1999 (DoEHLG).

The increase in the population of Nenagh town has led to the construction of a number of housing estates on Greenfield sites on the outskirts of the town, for example, Stereame on the Dark Road, new housing on the Borrisokane Road and housing development under way on the Ballygraique Road. These estates are both necessary and important to the growth of the town but it is equally important that such development is matched by town centre development that seeks to both preserve and enhance the vitality and viability of the town centre.

4.8 Ribbon development and one-off rural housing within the town boundary

Within the development plan boundary, there is some ribbon development and one off rural housing, particularly to the south and the east of the town. Such development leads to a poor use of lands, could cause issues with the future comprehensive development of these lands and in general are not sustainable having regard to the proposed and possible future uses of such lands.

Policy HSG 8: Ribbon development and one-off rural housing

It is the policy of the Council to prohibit the extension of ribbon development within Nenagh. In some circumstances single houses on zoned land will be permitted, where it can be clearly indicated that such development will not detract from the future comprehensive development of the lands. Low density housing will be accommodated, in a sustainable manner, within zoned areas and the masterplan lands.

4.9 Social/Affordable Housing

Previous Development Plans did not put forward positive policy to encourage and assist voluntary co-operative housing associations. It is an objective of this plan to become more pro-active in facilitating housing associations, particularly in regard to private housing proposals.

In view of the continued rise in the numbers seeking social/affordable housing it is inevitable that much of this requirement will fall on the voluntary and private sector.

Policy HSG 9: Social/Affordable Housing

It is the policy of the Council to facilitate the implementation of the County Housing Strategy. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as amended: 20% social¹ and affordable² housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.

¹ Housing for persons referred to in section 9 (2) of the Housing Act, 1988.

² Housing or land made available in accordance with section 96 (9) or (10), for eligible persons.

The Council will engage in discussions with developers/applicants prior to the formal planning process to negotiate details of the operation of Part V in relation to a specific development.

Where it is proposed that the site be developed for elderly persons' accommodation the proportion of the site relating to this use shall be considered to have provided 20% for social or affordable housing. This is to encourage the development of these types of residential units. It should result in "empty nesters", particularly the elderly, having the choice that will enable them to vacate larger units for units more appropriate in size to accommodate their current needs³.

The applicant / developer shall be required to submit details supporting the appropriateness of the design and layout proposed and details of the management of the proposed scheme.

4.10 Community Facilities

Policy HSG 10: Community Facilities

It is the policy of the Town Council that in assessing new applications for housing the Council will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Council will seek community levies towards the provision of community facilities at the nearest centre.

The Town Council has prepared a Development Contributions Scheme in accordance with Section 48 of the Planning and Development Act, 2000. The Development Contribution Scheme (DCS), targets current deficits in physical and social infrastructure.

The Town Council and the County Council recognises the important role that community facilities play in the life of the town, and that such facilities should be located close to principal centres. However, where community facilities are provided in principal centres, such facilities are available to the community at large, so it is considered reasonable that all dwellings granted in both urban and rural locations should contribute towards the provision of such facilities.

Specific Objectives on Community Development:

- C1. To preserve a site for a new school at Tyone;
- C2. To provide for an integrated community facility, including park, playground, riverside walk and other community facilities at Dublin Road adjacent to the swimming pool (See objective A3);

- C3. To provide a local playing pitch as part of housing development between St Conlon's Road and Drummin Road (See objective A4).
- C4. To provide for sports facility including playing pitch as part of master plan between Drummin Road and Gortlandroe (See ECON 2). The financial burden of the land shall be shared on a hectare basis across all land owners with the master plan area.

4.10.1 Childcare Facilities

Policy HSG 11: Childcare Facilities

It is the policy of the Council to encourage the provision of nurseries or childcare facilities in association with housing and commercial development.

Childcare is taken to mean full day care and sessional facilities and services for pre-school children and school going children out of hours. With the growing demand for childcare provision, there is equally a recognition that such provision must be of a suitably high quality. Quality childcare can benefit children, their parents, employers and the community in general. Childcare provision has also been recognised in the National Anti-Poverty Strategy as one measure to address poverty and social exclusion.

The Council, having regard to the National Policy on Childcare, will promote through the planning system an increase in the number of childcare places and facilities available in the Town and will seek to improve the quality of childcare services for the community while maintaining existing residential amenity. Such provision shall be implemented in a sustainable manner, compatible with the land use and transportation policies set out elsewhere in the Plan. Appropriate locations for childcare facilities are:

- On appropriately located sites in major new residential developments;
- Industrial estates and business parks and other locations where there are significant numbers working;
- In the vicinity of schools;
- Neighbourhood and village centres;
- Adjacent to public transport routes.

4.11 Accommodation for the Travelling Community

An integral part of the County Council's policy and programme for housing in North Tipperary is the provision of accommodation for the travelling community. The County Council has prepared a Traveller Accommodation Plan 1995 which provide for the accommodation of traveller accommodation needs during the Plan period.

Policy HSG 12: Traveller accommodation

It is the policy of the Council to implement the Traveller Accommodation Programme and monitor the requirements of the Travelling community in the Plan area for any future housing requirements.

³ Maximum size relating to elderly persons accommodation is 1 hectare.

4.12 Specific Objectives in Housing

H.1 To seek the provision of low density housing as part of policy HSG.3 in accordance with standards set out in Section 7.

H.2 The Town Council will provide social housing as

part of its 2005-2010 programme at the following locations;

H.3 The Town Council will provide affordable housing as part of its housing programme including the following:

(i) North of St Conlon's Road

