

Table of Contents

Chapter 1: Introduction	5
1.1 How to use this plan	6
1.2 The Legal Basis for the plan	6
1.3 Purpose of the plan	6
1.4 Composition of the plan.....	6
1.5 Relationship with other plans	6
1.5.1 National Spatial Strategy.....	6
1.5.2 County Development Plan, 2004-2010.....	6
1.5.3 Mid West Region – Regional Economic Strategy and Regional Planning Guidelines.....	6
1.5.4 North Tipperary Economic, Social and Cultural Strategy 2002-2012	6
1.5.5 A Waste Management Plan for the Midlands Region	7
1.5.6 Nenagh Town Development Plan 2001.....	7
1.5.7 North Tipperary County Council Housing Strategy.....	7
1.5.8 North Tipperary Tourism Development Strategy 2004.....	7
1.5.9 Nenagh Traffic Management Plan 2001	7
1.6 Vision Statement	7
1.7 The Plan as a sustainable Strategy.....	7
1.8 Local Agenda 21	8
1.9 National Sustainable Development Strategy.....	8
1.10 Achieving Sustainability.....	8
Chapter 2: Nenagh in Context	9
2.1 Nenagh in Context.....	10
2.2 Historical Context.....	10
2.3 Present Day Context	10
2.4 Community Context	11
2.5 Current and projected Population	11
2.6 Population Structure	12
2.7 Population Projections	13
2.8 Socio-Economic Trends - Household Numbers & Headship Rates.....	13
2.9 Socio-Economic Structure - Community Base.....	13
2.10 Education	14
2.11 Employment and Unemployment.....	14
2.12 Land Budget	14
2.12.1 Residential Land Budget.....	14
2.12.2 Capacity of Residential Lands.....	15
2.12.3 Comparison of Capacity and Demand for Residentially Zoned lands.....	15
2.12.4 Industrial/Commercial Land Budget	15
2.12.5 Zoning Objectives.....	15
2.13 Town Centre Strategy	15
2.13.1 Town Structure	15
2.13.2 Main focal points.....	16
2.13.4 Streets, Character and Layout.....	16
2.14 Opportunity Sites	16
2.15 Pedestrian Priority	17
2.16 Streets & Pavements.....	17
2.17 Street Furniture & Signage	17
2.18 Lighting	17
2.19 Keeping the Streets Clean	17
2.20 Town Identity	17

2.21	Greening	17
2.22	Possible Use of the River	17
2.23	Overall development strategy	18
2.24	General Development	18
Chapter 3: The Environment		19
3.0	Introduction	20
3.1	Policy on the Water Environment	20
3.1.1	<i>Surface Water</i>	20
3.1.2	<i>Water Corridors</i>	20
3.1.3	<i>Grease and Oil Pollution</i>	20
3.1.4	<i>Flooding</i>	20
3.2	Policy on Waste Management	21
3.3	Policy on Environmental Nuisance	21
3.4	Renewable Energy	21
3.5	Policy on Open Space and Recreation	22
3.6	Development Contributions	23
3.6.1	<i>North Tipperary Scheme of Capital Grants for Recreational and Community Facilities</i>	23
3.7	Policy on Heritage and Conservation	23
3.7.1	<i>Nenagh Architectural Conservation Areas</i>	23
3.7.2	<i>Implications of an Architectural Conservation Area for the Public</i>	24
3.8	Preserving Important Views	24
3.9	Protected Structures	24
3.10	Archaeology Heritage	24
3.11	Shopfronts in Nenagh	25
3.12	Tree Preservation	25
3.13	Derelict and Obsolete Land and Buildings	26
3.14	Policy on Arts and Culture	26
Chapter 4: Housing		27
4.0	Introduction	28
4.1	Housing – Key Principles	28
4.2	Housing Policies	29
4.3	Building New Neighbourhoods	29
4.3.1	<i>Building Energy Performance Directive 2002/91/EC</i>	30
4.4	Masterplans for New Residential Areas	30
4.5	Historic Estates in Nenagh	30
4.6	Low Density Housing	35
4.7	Infill Development	35
4.8	Ribbon development and one-off rural housing within the town boundary	35
4.9	Social/Affordable Housing	35
4.10	Community Facilities	36
4.10.1	<i>Childcare Facilities</i>	36
4.11	Accommodation for the Travelling Community	36
4.12	Specific Objectives in Housing	37
Chapter 5: Economy		39
5.0	Introduction	40
5.1	Key economic aims	40
5.2	Policy on Economic Development	40
5.2.1	<i>Masterplans for New Industrial Areas</i>	40
5.2.2	<i>Industrial Development</i>	41
5.3	Tourism	41
5.3.1	<i>Introduction</i>	41
5.3.2	<i>Policy on Tourist Development</i>	41
5.4	Retail and Commercial Development	42
5.4.1	<i>Background</i>	42
5.4.2	<i>Retail Policy</i>	43

5.4.3	<i>Neighbourhood Centres</i>	43
5.4.4	<i>Discount Stores</i>	44
5.4.5	<i>Town Market</i>	44
5.5	Take-away outlets.....	44
5.6	Advertising.....	44
5.7	Specific Town Centre, Retail and Commercial Objectives.....	44
Chapter 6: Infrastructure and Services		47
6.0	Introduction	48
6.1	Transportation	48
6.1.1	<i>Pedestrian Accessibility</i>	48
6.1.2	<i>Access for the disabled</i>	48
6.2	Roads and traffic	49
6.2.1	<i>Introduction</i>	49
6.2.2	<i>Traffic</i>	49
6.2.3	<i>Parking & Loading</i>	49
6.2.4	<i>Public Transport</i>	50
6.2.5	<i>Bicycles</i>	50
6.2.6	<i>Specific Transport Objectives</i>	50
6.3	Water Service Provision	51
6.3.1	<i>Drinking Water Services</i>	51
6.4	Wastewater treatment	51
6.4.1	<i>Sustainable Urban Drainage Systems</i>	51
6.5	Policy on Telecommunications	52
6.5.1	<i>Broadband</i>	52
6.5.2	<i>Electricity Supply</i>	52
6.6	Specific Water Services Objectives.....	52
6.7	Development Contributions.....	52
Chapter 7: Design Guidelines and General Standards		53
7.0	Introduction	54
7.1	Enforcement	54
7.2	Development Contributions.....	54
7.3	Land-Use Zoning Objectives.....	54
7.4	Design Considerations.....	54
7.5	Infill development	54
7.6	Access for the Disabled.....	54
7.7	Residential dwellings	55
7.7.1	<i>Residential density/plot ratios in new development</i>	55
7.7.2	<i>Low Density Residential, Serviced Sites</i>	55
7.7.3	<i>Extensions to Dwellings</i>	55
7.8	Childcare facilities	56
7.9	Open space requirements	56
7.9.1	<i>Public Open Space</i>	56
7.9.2	<i>Private Open Space</i>	56
7.10	Parking and Loading	56
7.11	Petrol and service stations	57
7.12	Commercial/retail development.....	57
7.12.1	<i>Access</i>	57
7.12.2	<i>Individual Site Layouts</i>	58
7.12.3	<i>Design</i>	58
7.12.4	<i>Car Parking & Circulation</i>	58
7.12.5	<i>Fencing & Landscaping</i>	58
7.12.6	<i>Use</i>	58
7.12.7	<i>Storage of Goods & Fuels</i>	58
7.12.8	<i>Drainage</i>	58
7.12.9	<i>Water Supply</i>	59
7.12.10	<i>Lighting</i>	59
7.12.11	<i>Noise Levels</i>	59

	<u>7.12.12 Advertising</u>	59
	<u>7.12.13 Retail Warehousing</u>	59
7.13	<u>Industrial Development Standards</u>	59
	<u>7.13.1 Access</u>	59
	<u>7.13.2 Individual Site Layouts</u>	59
	<u>7.13.3 Design</u>	59
	<u>7.13.4 Car Parking & Circulation</u>	59
	<u>7.13.5 Fencing & Landscaping</u>	60
	<u>7.13.6 Use</u>	60
	<u>7.13.7 Storage of Goods & Fuels</u>	60
	<u>7.13.8 Drainage</u>	60
	<u>7.13.9 Water Supply</u>	60
	<u>7.13.10 Lighting</u>	60
	<u>7.13.11 Noise Levels</u>	60
	<u>7.13.12 Advertising</u>	60
7.14	<u>Guidelines for Shopfronts & Signage</u>	61
	<u>7.14.1 Features of Traditional Shopfronts</u>	61
	<u>7.14.2 Features to avoid in design of shopfronts</u>	61
	<u>7.14.3 Signage</u>	61
	<u>7.14.4 Advertising structures & signs</u>	61
	<u>7.14.5 Posterboards</u>	61
7.15	<u>Bicycles</u>	62
7.16	<u>Other Development</u>	62
7.17	<u>Development in the Conservation Area</u>	62
7.18	<u>Protected Structures</u>	62
	<u>7.18.1 Purpose of a declaration</u>	62
	<u>7.18.2 Status of protected structure</u>	62
7.19	<u>Inventory Records: Technical Notes</u>	63
	<u>7.19.1 Categories of Special Interest</u>	63
7.20	<u>Development in the Architectural Conservation Area</u>	64
	<u>7.20.1 Rating</u>	64
7.21	<u>Development in areas of archeological interest</u>	64

Appendices

<u>Appendix 1:</u>	<u>Use-Class Matrix</u>	65
<u>Appendix 2:</u>	<u>Record of Protected Structures</u>	69
<u>Appendix 3:</u>	<u>Development Briefs and Opportunity Sites</u>	97
<u>Appendix 4:</u>	<u>Architectural Conservation Area Design Statement</u>	123
<u>Appendix 5:</u>	<u>List of Native Species of Trees, Large shrubs and Climbers</u>	129

Maps

Map 1:	Zoning Map
Map 2:	Objectives Map
Map 3:	Nenagh Town Centre Map