

CAHIR LOCAL AREA PLAN 2005

Amendment No.5

Adopted by South Tipperary County Council on 23 October 2008

Amendment No.5 of the Cahir Local Area Plan 2005 was made by the Elected Members of South Tipperary County Council on 23rd October 2008.



**SOUTH TIPPERARY
COUNTY COUNCIL**
FORWARD PLANNING SECTION

OCTOBER 2008

Format of Amendment No.5:

Amendment 5 incorporates two sections as follows:

A. Amendment to the following policies, sections and zoning matrix AND Map 3 of the Cahir Local Area Plan 2005:

1. Policy HSG.11:Lissava Residential Master Plan.
2. Policy EMP.6: Cahir Abbey Lower Master Plan.
3. Specific Employment Objective E6.
4. Policy ENV.4: Mountain Road Amenity Area.
5. Specific Conservation Objective C5.
6. Specific Recreation/Amenity Objective A1.
7. Specific Recreation/Amenity Objective A9.
8. Appendix 1: Land Use Zoning Matrix and Land use zoning descriptions.

Revisions to Map 3 as set out above are illustrated in this section.

B Revision to Map 1 of Cahir Local Area Plan 2005 as follows:

1. Amendments to the Cahir LAP boundary:
 - 1a To include 1.9 hectares of land adjacent to the AIBP factory at Kilcommon North to the south west of Cahir town centre, and,
 - 1b To omit circa 61 hectares of land to the north of the new N8.
2. To amend the zoning of land to the south of Cahir town centre from Amenity to Social and Public use.
3. To amend Map 1 to illustrate the existing riverside walkway south of Cahir town centre and to extend it to the north of the town centre.
4. To amend the zoning of land to the north of Cahir Business Park and adjacent to the old N8 from Agricultural to Industrial use as part of the Cahir Abbey Lower Master Plan.
5. To amend the zoning of land within the Lower River Suir Candidate Special Area of Conservation (cSAC) from Agricultural to Amenity.
6. To amend the zoning of land where the boundary is to be extended at Kilcommon North to the south west of Cahir town centre from Agricultural to Industrial use.
7. To amend the zoning at Cahir Business Park to the north of Cahir town centre from Commercial to Mixed Use.
8. To amend the zoning of land in Cahir town centre from Amenity to Town Centre use.
9. To amend the zoning of land to the west of the Quarry lake from Agricultural to New Residential use as part of the Cahir Abbey Lower Master Plan and provide for a river crossing.

SECTION A

- 1 **Revise text of Policy HSG.11: Lissava Master Plan, Chapter 3 as follows:**

Policy HSG. 11:Lissava Residential Master Plan

It is the policy of the Council to permit housing development on residentially zoned lands North and South of Mountain Road and between the Mitchelstown Road and Clogheen Road subject to such development being in accordance with an agreed Master Plan for the proposed site and all contiguous and neighbouring residential lands to be prepared by the developer(s)/applicant(s) to the agreement of the Council.

- 2 **Insert new text and Policy EMP. 6: Cahir Abbey Lower Master Plan**

General

The Master Plan lands are located north of Cahir town centre adjacent to the old N8 Road. Running along the eastern and south-eastern boundaries of the site is the River Suir, which is protected as a cSAC. Immediately west of the site is Cahir Business Park. The site is approximately 55 hectares in size with a large lake located to the east of the site.

Proposed Development

Landzoning: Industrial / Residential / Amenity

Development: Phased mixed use development incorporating the following:

- Expansion of Cahir Business Park.
- Tourist accommodation.
- Lake and lakeside amenity.
- Low density residential units.

Specific Objectives

- 1) The preparation of a Master Plan by the developer/applicant to the satisfaction of the Council.
- 2) The identification of a phasing schedule as part of the Master Plan.
- 3) The Master Plan shall provide for the expansion of Cahir Business Park, ensuring high quality buildings address the old N8 and act as a gateway to Cahir. The expansion to the Business Park is to include for 20% incubator/start up units with the ability for expansion into the future.
- 4) The Master Plan shall provide for development of land zoned for new residential and shall incorporate:
 - i. Development of the lake as a public amenity with associated water and lakeside recreation activities.
 - ii. Development of a pedestrian and vehicular crossing linking the residential and amenity areas to Cahir town centre.
 - iii. Expansion of the Cahir Heritage Trail to the lake.
 - iv. The Master Plan is to provide for a commercially viable, high quality hotel on lands zoned for New Residential. This hotel is to be operational prior to the occupation of any low density private housing on the lands.

- v. The development of low density private housing on residentially zoned land shall provide for a mix of housing finishes, sizes and types. Housing units shall be adaptable and extendable and set within a high quality amenity environment.
- 5) The Master Plan is to identify all proposed infrastructure associated with the overall development including the treatment of wastewater and surface water to the satisfaction of the Council.
- 6) The Master Plan shall provide for the protection of the cSAC at both construction and operational stages.

3 Revise text of Specific Employment Objective E6, Chapter 4 as follows:

Lands zoned for mixed use development at Cahir Abbey should be developed for mixed uses compatible to the neighbouring uses. The development of discount food stores or other supermarkets will not be permitted. All other retail units shall comply with the Retail Planning Guidelines and the South Tipperary County Retail Strategy 2003.

4 Delete Policy ENV. 4: Mountain Road Amenity Area

~~*Policy ENV. 4: Mountain Road Amenity Area*~~

~~*It is the policy of the Council to protect the special character of the foothills as designated to the north-west of the town free from inappropriate development*~~

~~*It is the aim of the Council to protect areas of natural beauty. Policy ENV.4 seeks to protect the hills from pressure for development, particularly private housing. This protection is necessary because of the quality of the landscape and the contribution it makes to the visual amenity of the town.*~~

~~*Within the zoned special character area of the foothills, any new development not related directly to the area's amenity potential or which is to its used for agriculture will not be permitted. Buildings necessary to sustain local farms should be low-rise and well-screened.*~~

~~*The proposed N8 Cashel to Mitchelstown Road Improvement Scheme will traverse the lands within the Amenity Area with the layout shown on the Appendix maps. Taking cognisance of the strategic importance of this infrastructure, the extent of analysis in identifying the proposed route and the landscaping to be carried out as part of the development, it is considered that once completed the road will be acceptable in terms of visual impact.*~~

5 Delete Specific Conservation Objective C5, Chapter 8 and Map 3 :

~~*Ensure adequate landscaping of the new N8 Cashel to Mitchelstown Road Improvement Scheme particularly within the Amenity Area.*~~

6 Delete Specific Recreation/Amenity Objective A1, Chapter 9 and Map 3 :

~~Encourage property owners on the foothills to the West of the town to screen their buildings with planting — see Policy ENV.4.~~

7 Add Specific Recreation/Amenity Objective A9, Chapter 9 and Map 3:

The Council will facilitate appropriate development of this site subject to the following;

- (a) Preservation of lands at risk from flooding free from development and preparation of a flood risk assessment, where appropriate,
- (b) Provision of public access to riverside lands,
- (c) Integration of riverside lands as part of new development and to provide a public park and new riverside walk.

8 Amendment to Appendix 1:

- 1) Insert new zoning category to provide for mixed use (M) development description:

M	Provide and improve Mixed Use activity
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- 2) Insert new column into zoning matrix entitled (M) to provide for Mixed Use zoning, as illustrated:

APPENDIX 1: LAND USE ZONING MATRIX

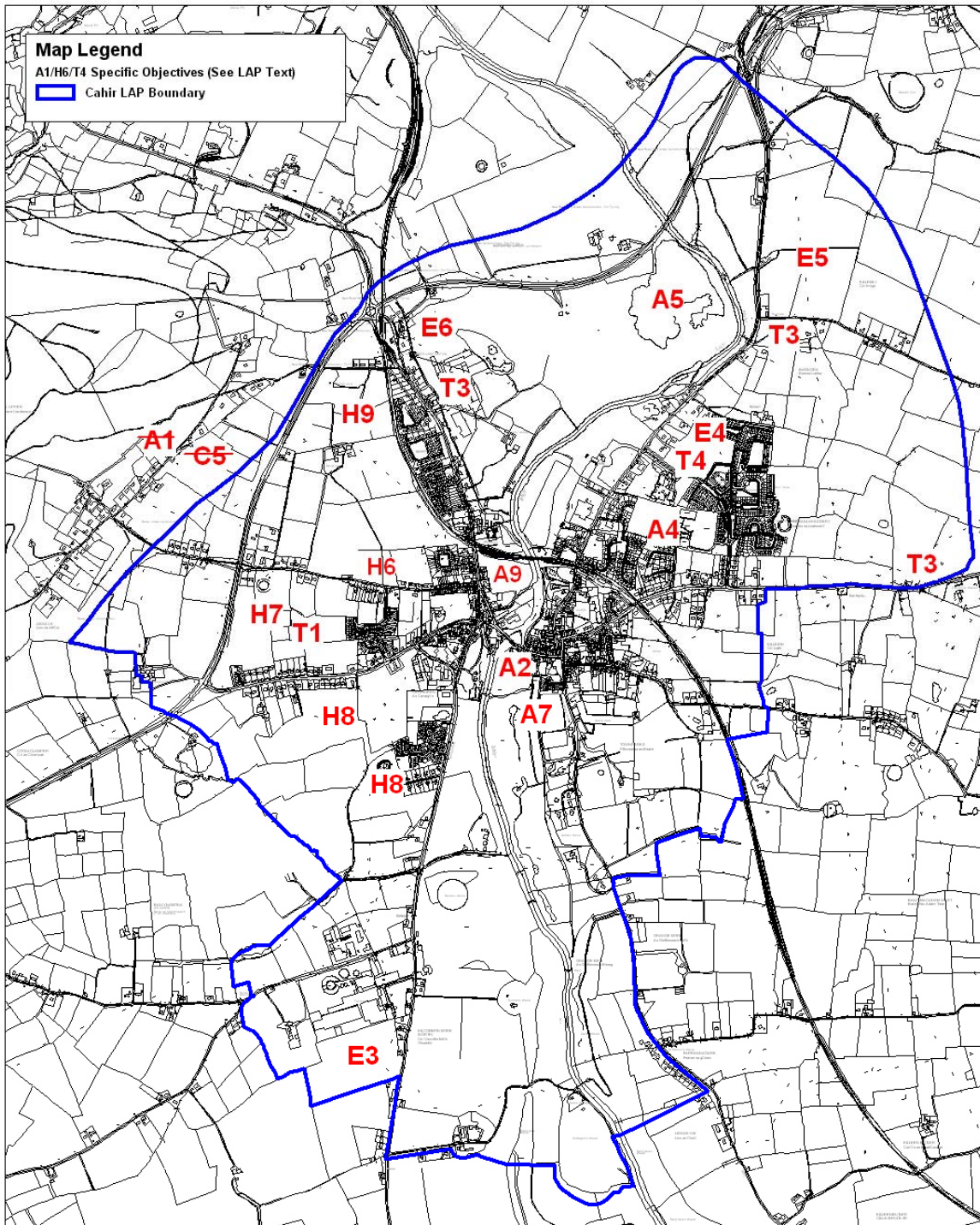
Appendix1: Matrix of Use Classes Related to Use Zones

Use Classes	M	TC	C	R	R1	I	A	E	S	SE
Abattoir	x	x	x	x	x	√	x	x	x	x
Advertising Structures/Panels	o	o	o	x	x	o	x	x	o	x
Agricultural Buildings/Structures	x	x	x	x	x	o	o	o	x	o
Bed and Breakfast	x	√	√	o	o	x	x	x	x	x
Betting Office	x	√	√	o	o	x	x	x	x	x
Caravan Park/Camping	x	x	x	x	o	x	x	x	x	x
Car Park	√	√	√	o	o	√	x	x	o	x
Cash and Carry Wholesale	√	o	√	x	x	√	x	x	x	x
Civic Amenity Site	√	x	x	x	x	√	x	x	x	x
Community Facility	√	√	√	o	√	x	o	x	√	x
Crèche/Nursery School	√	√	√	o	√	o	x	x	o	x
Dance hall/Disco/Cinema	x	√	o	x	x	x	x	x	x	x
Doctor/Dentist	o	√	√	o	√	x	x	x	x	x
Educational	√	√	√	x	o	√	x	x	√	x
Enterprise Centre	√	√	√	o	√	√	x	x	o	x
Extensions to Overnight Guest Accommodation Facilities.	o	√	√	√	√	o	√	o	o	o
Funeral Home	o	√	√	o	√	o	x	x	x	x
Garden Centre	o	x	o	x	x	o	x	x	x	o
Guest House/Hostel	x	√	√	o	√	x	x	x	x	x
Heavy Vehicle Park	√	x	x	x	x	√	x	x	x	x
Home Based Economic Activities	o	o	√	o	o	o	o	o	x	o
Hotel/Motel	o	√	√	x	o	o	x	x	x	x
Household Fuel Depot	o	√	o	o	o	√	x	x	x	x
Industrial - General	x	x	x	x	x	√	x	x	x	x
Industrial - Light	√	o	x	x	x	√	x	x	x	x
Industrial - Special	x	x	x	x	x	√	x	x	x	x
Large Food Store/Supermarkets	x	√	√	x	x	x	x	x	x	x
Motor Sales Outlet	o	√	o	x	o	√	x	x	x	x
Nursing Home	x	√	√	o	√	x	x	x	o	x
Offices less than 100 sq. m.	√	√	√	o	√	o	x	x	x	x
Offices above 100 sq. m.	√	√	√	x	o	o	x	x	x	x
Petrol Station	o	x	o	x	√	√	x	x	x	x
Public House	x	√	√	o	√	o	x	x	x	x
Recreational Buildings	√	√	√	o	√	√	o	x	o	x
Residential	x	√	√	√	√	x	o	x	x	x
Residential Extensions	o	√	o	√	√	o	√	√	o	√
Restaurant	√	√	√	o	√	o	x	x	x	x
Retail Warehouse	o	√	o	x	x	x	x	x	x	x
Retirement/Nursing Home	x	√	√	o	√	x	x	x	o	x
Scrap Yard/Recycling Facility	o	x	x	x	x	√	x	x	x	x
Shop – Neighbourhood	o	√	√	o	√	o	x	x	x	x
Service Garage	o	o	o	o	√	√	x	x	x	x
Take-Away	o	o	√	x	x	x	x	x	x	x
Transport Depot/Materials Storage Depot	o	x	x	x	x	√	x	x	x	x
Traveller Accommodation	x	x	x	√	o	x	x	x	x	x
Tourist/Amenity/Community Facility Extensions.	√	√	√	√	√	o	√	o	o	o
Veterinary Surgery	√	√	√	o	√	√	√	x	x	x
Warehousing	√	o	√	x	x	√	x	x	x	x
Workshops	√	o	√	x	x	√	x	x	x	x

Permitted in Principle √

Open for Consideration o

Not Permitted x



<p>MAP 3 (Revised)</p>	<p>Cahir Local Area Plan 2005 Amendment 5 Specific Objectives</p>	<p>South Tipperary County Council Forward PLanning Section</p> <p>October 2008 Not To Scale</p>	<p>▲ North</p>
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SECTION B