



Comhairle Contae Thiobraid Árann
Tipperary County Council

Draft Tipperary County Development Plan 2022 – 2028

Appendix 7
**Statement of Compliance
with Ministerial Guidelines**



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Volume 3 ~

July 2021



Shaping Our Future

Introduction

Under Section 28 of the Planning and Development Acts, 2000 (as amended) (the Planning Acts), the Council is required to append a statement to the Draft Plan to include information which demonstrates:

1. How the Council has implemented the policies and objectives of the Minister contained in the Guidelines when considering their application to the area of a County Development Plan or part thereof.
2. Alternatively, if the Council has formed the opinion that is not possible, because of the nature and characteristics of the area, or part of the area, of a County Development Plan, to implement certain policies and objectives of the Minister contained in the guidelines, the statement shall give the reasons for the forming of the opinion and why the policies and objectives of the Minister have not been so implemented.

In addition, Section 28(1C) of the Act includes a provision that Guidelines made under Section 28(1) may contain Specific Planning Policy Requirements (SPPRs) with which planning authorities, regional assemblies and the Board shall have regard to in the performance of their functions.

Ministerial Guidelines	Manner in which the Planning Authority has implemented the policies and objectives contained in the Section 28 Guidelines
Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, (DEHLG, 2009)	Volume 5 sets out Habitats Directive Appropriate Assessment and Natura Impact Report. Development Management standards address Appropriate Assessment of Plans and Projects in line with guidelines.
Architectural Heritage (Protection for Places of Public Worship), Guidelines for Planning Authorities, (DEHLG (2003)	Chapter 13 Built Heritage set out the Council's policy to protect and preserve the character and setting of places in line with the Guidelines.
Architectural Heritage Protection, Guidelines for Planning Authorities, DAHG (2011)	Chapter 13 Built Heritage set out the Council's policy to protect and preserve the character and setting of protected Structures and Architectural Conservation Areas in line with the Guidelines.
Bringing Back Homes – Manual for Reuse of Existing Buildings' (DHPLG, 2018)	Chapter 7 Town centres and Place-making supports the reuse of buildings as further supported by Volume 3, Appendix 6 Development Management Standards.

Childcare Facilities: Guidelines for Planning Authorities (DOELG, 2001) and Ministerial Circular letter (PL 3/2016 Dept of Environment Community and Local Government)	Chapter 6 Supporting Sustainable Communities supports the reuse of buildings as further supported by Volume 3, Appendix 6 Development Management Standards. Furthermore, it is the policy of the Council to consult with the County Childcare Committee with respect to requirements for childcare facilities as part of new developments.
Design Manual for Urban Roads and Streets, (DHPLG, 2019)	Chapters 7 Town Centres and Place-making and Chapter 12 Sustainable Transport sets out the Councils policy to support the development of Urban Roads and Streets in line with the standards of the Design Manual.
Development Contributions, Guidelines for Planning Authorities, (DECLG, 2013)	Volume 3, Appendix 6 Development Management Standards includes a section relating to development and implementation of the Development Contributions Scheme. This Scheme has been adopted in accordance with the Development Contributions, Guidelines for Planning Authorities.
Development Plans, Guidelines for Planning Authorities, (DEHLG, 2007) & Development Management, Guidelines for Planning Authorities, (DEHLG, 2007)	The Development Plan & Development Management Guidelines for Planning Authorities have informed the preparation of this Plan. Volume 3, Appendix 6 Development Management Standards. These standards have been prepared in accordance with these Guidelines.
Guidance on environmental screening & appropriate assessment of works in relation to the deployment of telecommunications infrastructure	These guidelines are reflected in Volume 3, Appendix 6 Development Management Standards.
Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments DHPLG (2018)	These guidelines are reflected in Volume 3, Appendix 6 Development Management Standards.
Housing Options for Our Ageing Population: Policy Statement DHPLG and DoH (2019)	Chapter 5 Housing addresses housing options for aging communities. In addition, the Housing Strategy Volume 3 addresses this in detail. These guidelines are reflected Volume 3, Appendix 6 Development Management Standards.
Housing Supply Target Methodology for Development Planning. DHLGH (2020)	Chapter 2 Core Strategy and Chapter 5 Housing address the Housing Supply Target methodology. In addition, the Housing Strategy Volume 3 addresses this in detail.

Implementation of Regional Planning Guidelines, Best Practice Guidance, DoEHLG, (2010)	Chapter 2 Core Strategy demonstrates the role that Tipperary will play in the Development of the Region in line with the Regional Spatial and Economic Strategy for the Southern Region (SRA, 2020).
Implementation of SEA Directive (2001/42/EC): Assessment of the Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities DEHLG (2004)	The Draft Plan has been subject to Strategic Environmental Assessment underpinned by Environmental Reports and Strategic Flood Risk Assessment as set out in Volume 5.
Effects of Certain Plans and Programmes on the Environment, Guidelines for Regional Authorities and Planning Authorities, DEHLG (2004)	
Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change DHPCLG (2017)	The Draft Plan addresses climate action and the role of renewable energy as part of a low-carbon economy in its chapters 3 Low Carbon Society and Climate action and in Chapter 10 renewable Energy and Bioeconomy and is accompanied by a detailed Renewable Energy Strategy set out in Volume 3.
Landscape and Landscape Assessment DoEHLG (2000)	Chapter 11 Environment and Natural Assets includes policies for the protection of the landscape underpinned by the Landscape Character Assessment set out in Volume 3.
Local Area Plans: Guidelines for Planning Authorities DECLG (2013)	Chapter 2 Core Strategy will inform the future preparation of Local Area Plans in line with the guidelines. Chapter 4 Settlement Strategy addresses the preparation of Local Area Plans.
Part V of the Planning and Development Act 2000 – Guidelines DHPCLG (2017)	Addressed as part of Chapter 6 Housing and ‘Sustainable Statement’ as set out in Development Management Standards.
Quality Housing for Sustainable Communities (DEHLG, 2007)	Addressed as part of Chapter 5 Housing and Chapter 6 Supporting Sustainable Communities and ‘Sustainable Statement’ as set out in Development Management Standards.
Quarries and Ancillary Activities: Guidelines for Planning Authorities, DoEHLG (2004)	Chapter 8 of the Draft Plan sets out the policy of the Council with respect to the extractive industry in line with the Department of the Environment, Heritage and Local Government Guidelines.

Retail Design Manual: A companion document to the Retail Planning Guidelines for Planning Authorities, DAHG (2012)	The Draft Plan has been prepared in accordance with the Retail Planning Guidelines for Planning Authorities. The Draft Plan places a strong focus on the town centre development and management. Chapter 7 sets out policies and objectives to reinforce the viability and vibrancy of the Town Centres in line with these guidelines.
Retail Planning, Guidelines for Planning Authorities, DECLG (2012)	The Draft Plan has been prepared in accordance with the Retail Planning Guidelines for Planning Authorities. The Draft Plan places a strong focus on the town centre development and management. Chapter 7 Town Centres and Place-making sets out policies and objectives to reinforce the viability and vibrancy of the Town Centres in line with these guidelines.
Section 261A of Planning and Development Act and Related Provisions, Supplementary Guidelines for Planning Authorities, DoECLG (2012)	Chapter 8 Enterprise and Rural Employment of the Draft Plan sets out the policy of the Council with respect to the extractive industry in line with the Department of the Environment, Heritage and Local Government Guidelines.
Spatial Planning and National Roads, Guidelines for Planning Authorities DoECLG (2012)	Chapter 12 Sustainable Transport of the Draft Plan set out the Councils policy with respect the protection of the carrying capacity of the National Roads located within the Plan area in accordance with these guidelines.
Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities (and the accompanying Urban Design Manual: a best practice guide) DEHLG (2009)	Chapters 5 Housing of the Draft Plan set out the Councils policy to support the development of new housing accommodation in the Draft Plan area to the standards of the Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas
Sustainable Rural Housing, Guidelines for Planning Authorities, DEHLG (2005)	Chapters 5 of the Draft Plan set out the Councils policy to support the development of new housing accommodation in the Plan area in line with the Sustainable Rural Housing Guidelines for Planning Authorities.
Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities DHPLG (2020)	Chapters 5 of the Draft Plan set out the Councils policy to support the development of new housing accommodation in the Draft Plan area in line with the Guidelines.
Sustainable Urban Housing: Design Standards for New Apartments,	Chapter 5 Housing of the Draft Plan set out the Councils policy to support the development of new housing accommodation in the

Guidelines for Planning Authorities, (DHPLG, 2018)	Plan area to the standards of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities.
Note SPPR 1 – 8.	
Telecommunications Antennae and Supporting Structures, Guidelines for Planning Authorities, DoELG (1996)	Chapter 8 Enterprise and Rural Employment of the Draft Plan sets out the Councils policy in relation to telecommunications antennae and supporting structures in line with the Telecommunications Antennae and Supporting Structures, Guidelines for Planning Authorities.
The Planning System and Flood Risk Management, Guidelines for Planning Authorities, DoEHLG (2009) (and Technical Appendices of same)	The Draft Plan has been prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009 see Chapter 11 Environment and Natural Assets and Strategic Flood Risk Assessment Volume 5.
The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government, DEHLG (2008)	The policy of the Council with respect future educational requirements are addressed in Chapter 6 Supporting Sustainable Communities of the Draft Plan in line with the requirements of the Department of Education and Skills Guidelines.
Tree Preservation Guidelines, DoELG (1994)	Chapter 11 Environment and Natural Assets includes the Council's policy in relation to trees and sets out that healthy, mature tree shall be retained where possible.
Universal Design Guidelines for Early Learning and Care Centres 2019	Addressed as part of Chapter 6 Supporting Sustainable Communities.
Urban Design Manual: A best practice Guide, (DEHLG 2009)	Chapters 5 Housing of the Draft Plan set out the Councils policy to support the development of sustainable residential developments in Urban Areas in line with the standards of the Urban Design Manual: A best practice guide.
Urban Development and Building Heights, Guidelines for Planning Authorities (DHPLG, 2018).	Addressed, where relevant in Chapter 5 Housing.
Note SPPR, 1, 2, 3 and 4	
Wind Energy, Guidelines for Planning	Chapter 10 Renewable Energy and the Bio Economy of the Draft

Authorities DEHLG (2006).	Plan include a policy to encourage and facilitate the development of micro-renewable wind energy development of an appropriate scale and nature, also addressed in Volume 3 Renewable Energy Strategy.
Note SPPR 1 and 2 of the draft revised Wind Energy Guidelines	