



Comhairle Contae Thiobraid Árann
Tipperary County Council

Draft Roscrea Local Area Plan 2023 - 2029

Material Alterations - Consultation Stage

Tipperary County Council Planning Policy and Projects Unit

June 2023

Contents

1.0	Introduction	3
1.1	Context	3
1.2	Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA)	3
1.3	Public Consultation	3
1.4	Next Steps	4
2.0	List of Proposed Material Alterations.....	5
2.1	Written Statement Amendments	6
2.2	Appendix 1 – Service Land Assessment Amendments.....	30
2.3	Appendix 2 – Sustainable Travel Plan Amendments	31
2.4	Appendix 3 – Schedule of Regeneration Sites Amendments.....	38
2.5	Appendix 4 – Town Centre First Plan Amendments	46
2.6	Appendix 7 – Strategic Flood Risk Assessment Amendments.....	47
	Appendix 1- Additions to Serviced Land Assessment.....	51
	Appendix 2- Amended and New Maps	52
	Appendix 3- Updates to Table 7 and Maps in SFRA	56

1.0 Introduction

1.1 Context

This document contains the Proposed Material Alterations to the Draft Roscrea Local Area Plan 2023-2029, in accordance with the requirements of Section 20(3) of the Planning and Development Act 2000 (as amended) (“the Act”). The Proposed Material Alterations are required following the publication and consultation of the Draft Roscrea Local Area Plan 2023-2029 from Friday 24 February 2023 until Tuesday 11 April 2023, during which time 19 submissions were received.

A Chief Executive’s (CE) Report was prepared and provided to Elected Members on 18 May 2023, summarising and considering each of the submissions and providing recommendations on addressing each of these submissions. The CE’s report is published along with the Proposed Material Alterations in this document.

At the meeting of Tipperary County Council on 12 June 2023, the Elected Members of the Council resolved to amend the Draft Roscrea Local Area Plan 2023-2029, in accordance with the recommendations of the Chief Executive, with additional amendments. The amendments represent a material alteration of the Draft Plan, and therefore in accordance with Section 20(3)(e) of the Act, the Proposed Material Alterations are made available for public inspection and submissions from Friday, 23 June 2023 until Monday, 24 July 2023.

1.2 Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA)

In accordance with Section 20(f) of the Planning and Development Act 2000 (as amended), Tipperary County Council has screened the Proposed Material Alterations and has determined that Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) are not required with respect to the Proposed Material Alterations.

1.3 Public Consultation

The Proposed Material Alterations to the Draft Roscrea Local Area Plan 2023-2029, together with the associated SEA and AA Screening Reports and Determinations and addendum to the Strategic Flood Risk Assessment, are on public display from 23 June 2023 to 24 July 2023 inclusive. During this time submissions or observations with respect to the Proposed Material Alterations can be made.

Submissions or observations can be made in one of two ways:

1. Online via the submission form on the Councils website at <https://consultations.tipperarycoco.ie>.
2. In writing (marked “*Roscrea Local Area Plan - Material Alterations*”) to:
 - Planning Department, Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co Tipperary, E45 A099
 - Planning Department, Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co Tipperary, E91 N512.

Submissions or observations must be made no later than 4.00 p.m. on 24 July 2023. Late submissions will not be accepted.

1.4 Next Steps

A CE’s Report will be prepared on any submissions or observations made on the Proposed Material Alterations. The matter will be brought before the Elected Members of Tipperary County Council at the Council meeting on 11 September 2023, at which point the planning authority may decide to make or amend the local area plan or change the material alteration of the plan by resolution. The local area plan shall have effect 6 weeks from the day that it is made.

2.0 List of Proposed Material Alterations

A list of Proposed Material Alterations to the Draft Plan are set out below in chronological order as they would appear in the Plan. The following format is used to illustrate alterations.

'Crossed-out'	Text to be Deleted
'Normal text'	Text to remain as is
'Text in red'	Text to be added to the Draft Plan
	Boxes with this colour denotes amendments proposed by the elected members

2.1 Written Statement Amendments

No.	Location	Amendment Description	Reason	Page
1	Non-Technical Summary	<ul style="list-style-type: none"> • Appendices as follows: <ol style="list-style-type: none"> 1. Serviced Land Assessment 2. Sustainable Travel Plan 3. Regeneration Sites 4. Draft Town Centre First Plan (to be attached when available) <p>The LAP is supported and underpinned by a detailed assessment of infrastructure and services available in the town (Appendix 1), a plan for sustainable travel and movement (Appendix 2), a schedule of underused and vacant sites suitable for regeneration (Appendix 3) and in due course, the forthcoming Roscrea Town Centre First Plan (Appendix 4) will form part of the LAP.</p>	To reflect the status of the emerging Town Centre First Plan.	ii
2	Non-Technical Summary	<p>Public participation is important to the process of plan preparation, and after the public consultation period for the Draft LAP has ended, the Council will consider all submissions received. At this time, the Council may either adopt the Draft LAP in summer 2023, or make recommendations for changes to the Draft LAP. If proposed changes are materially different to the Draft LAP, a further round of public consultation may take place, specifically on those changes proposed. Any further</p>	To reflect the status of the Draft LAP.	iii

		<p>submissions received at this stage would again be considered by the Council and the LAP would in this case, take effect in autumn 2023.</p> <p>Public participation is important to the process of plan preparation. 19 submissions were received on the Draft LAP and following consideration of same a number of recommended changes to the Draft LAP are proposed. A further round of public consultation on the proposed amendments is required and any further submissions received would be considered by the Council and the final Local Area Plan would take effect in Autumn 2023.</p>		
3	Section 1.1	4. Town Centre First Plan (currently being prepared draft)	To reflect the status of the Town Centre First Plan.	7
4	Section 1.3	<p>Insert the following as 2nd paragraph</p> <p>The Draft LAP was placed on public display for a period of 6 weeks from period 24 February 2023 to 11 April 2023 and 19 submissions were received on the Draft LAP during this period. A number of proposed amendments to the Draft LAP have arisen from consideration of the submissions received resulting in a further round of public consultation.</p>	To reflect the status of participation in the LAP process.	9
5	Section 1.4.3, Infrastructure and Services	A 10 Year Water Supply Capacity Register and Waste Water Treatment Capacity for Roscrea dated March 2022 is maintained by Irish Water. It	To incorporate the recommendations in the submission by Uisce Eireann.	14

		<p>Uisce Éireann publishes annual water supply and wastewater treatment capacity registers. The registers give an indication of the available water supply and wastewater treatment plant capacity to support growth and property development. The registers do not take network capacity into account. Based on the 2022 capacity registers it was found that there is capacity available to support 2031 population targets for Roscrea in terms of both water supply and wastewater treatment. The closest municipal landfill site is Ballaghveny, Tipperary and there is a municipal recycling centre/civic amenity site located in the town at the Dublin Road.</p>		
6	Section 2.2	<p>Existing structures such as the Climate Action Regional Offices (CAROs), Public Participation Networks (PPNs), Local Community Development Companies Committees (LCDCs), Strategic Policy Committees (SPCs) and other statutory and non-statutory consultation and engagement can help enable this.</p>	To provide correct reference for LCDC abbreviation.	17
7	Section 2.4.5	<p>2.4.5 Local Monitoring The implementation and monitoring of the delivery of the objectives of the LAP is a key objective of the Council. In this respect a monitoring programme is set out in Volume 1, Chapter 16 of the TCDP. After the LAP is adopted it shall form part of the monitoring programme of the TCDP. In addition, local monitoring shall occur in line with other relevant programmes and strategies for example the Town Centre First Programme and forthcoming Tipperary Climate Action Plan</p>	To account for inclusion of Chapter 10 and to address recommendation of OPR.	23
8	Section 3.2	<p>Regeneration Sites and Regeneration Areas Sites (greater than 1 acre) in the town centre area (zoned 'Urban Core') that are suitable for residential/mixed use development have been identified. These are described in Appendix 3. The Council will seek to work with, and support the</p>	To align the LAP with the draft Town Centre First Masterplan.	26

		<p>landowners of sites with potential for regeneration and development to enable their planning and delivery as part of a Town Centre First programme.</p> <p>In addition to the regeneration sites, there are three significant areas in Roscrea zoned for 'Regeneration' use, as follows:</p> <ol style="list-style-type: none"> 1. Former pharmaceutical factory (Antigen) site at Lourdes Road 2. Convent of the Sacred Heart, Convent Road 3. Former quarry area adjoining the Birr Road/Railway line <p>These are specific areas of the town centre built fabric for significant redevelopment, consolidation and regeneration activity, and it will be a key focus of the Council to collaborate with the owners of these sites to enable their redevelopment and use for enterprise and/or residential-led regeneration. The convent site and former quarry site adjoining the Birr Road/Railway line are described in Appendix 3, the former Antigen site at Lourdes Rd is included as a key site under the draft Town Centre First Plan.</p>		
9	Section 3.4	<p>These documents (in conjunction with the Sustainable Travel Plan Strategy and the forthcoming Town Centre First Masterplan will put in place a viable framework for investment in public realm and way-finding, and as funding comes available, these documents will inform proposals for public realm enhancement and way-finding investment.</p>	To provide correct reference to the Sustainable Travel Plan.	28
10	Section 3.5	<p>Roscrea is a District Town and in line with the county retail hierarchy, the Council will seek to support an appropriate range of retail choice to serve the needs of the rural catchment and protect the vitality of the town centre. New convenience retailing will be only acceptable where there is a demonstrated need, and where it will support the town centre. New retail warehousing may be facilitated, but only where it is</p>	To address recommendation of OPR.	29

		demonstrated that there is a need for additional floor space, and where it will support the town centre and where the requirements of Policy 7-4 of the Tipperary County Development Plan 2022 are satisfied.		
11	Section 3.7 Policy and Objectives, Policy 3.4	Require new development proposals in the Gantly Street area to accord with policies and objectives set out in the Gantly Street Masterplan, and any review thereof and Town Centre First Plan.	To align the LAP with the draft Town Centre First Masterplan.	30
12	Section 3.7 Policy and Objectives, Objective 3.6	It is an objective of the Council to: As part of the Town Centre First Plan, Prepare site development briefs for sites zoned for “Regeneration”, (Section 3.2) with consideration to the provisions of existing plans and studies in place for Roscrea. <ul style="list-style-type: none"> • Former pharmaceutical factory (Antigen) site at Lourdes Road • Convent of the Sacred Heart, Convent Road • Former quarry area adjoining the Birr Road/Railway line 	To align the LAP with the draft Town Centre First Masterplan.	31
13	Subsection 4 of Section 5.2.1 Roscrea Neighbourhoods	4. North of the Train Line This area is more accessible to the town centre than the area south of the N62 and is more accessible to the rail service. However, easy links into the town centre are limited by the rail line. The area is more open with gentle topography, than the medieval centre of the town, and there may be scope for investment in walking and cycling to improve accessibility with the town centre. The Council will work with its active travel team to improve connectivity with the town centre. In addition, the provision of walking and cycling facilities connecting the rail station to Ashbury rail crossing to be examined.	To include for a provision within the LAP to examine the potential for east/west pedestrian/cycle linkages from the Roscrea rail station and Ashbury rail crossing.	40

14	Section 5.2.2	<p>There are however, several challenges in activating these lands, that in order to overcome, will need a collaborative approach between landowners, Uisce Eireann Irish Water and the council that considers the entire area.</p>	To incorporate the requirements of UE.	41
15	Objective 5C of Section 5.8	<p>Develop, in conjunction with the Council's Active Travel Team, interconnectivity and linkages within, and between the neighbourhoods as identified as in Section 5.2.1 and the town centre, the train station, employment areas and local schools, including the provision of walking and cycling facilities to the Ashbury rail crossing</p>	To include for a provision within the LAP to examine the potential for east/west pedestrian/cycle linkages from the Roscrea rail station and Ashbury rail crossing.	47
16.	Section 6.2	<p>Bus Éireann provides transport services to the town, including the Roscrea to Urlingford service daily and private operators, including Local Link (Laois/Offaly) who provide daily bus services to Portlaoise and JJ Kavanagh and Sons with a daily service between Dublin and Limerick via Roscrea. There are bus stops at Roscrea Church, Castle Street, Rosemary Square and the Rail Station.</p> <p>Options relating to the location or relocation of bus stops would be considered in consultation with the NTA and on the basis of the following:</p> <ul style="list-style-type: none"> • Bus routeing requirements and local traffic management; • Proximity to the town centre; • Distance between adjacent stops; • Provision for fully accessible facilities; and 	To address the recommendations of the NTA.	49-50

		<ul style="list-style-type: none"> Potential for high quality passenger facilities. 		
17.	Section 6.4.1	<p>The Design Manual for Urban Roads and Streets (DECLG, 2013) (DoT, 2019) and supplementary Advice Notes supports the creation of place based/sustainable street networks, which balance pedestrian and vehicle movement as a normal part of greenfield urban development. An integrated approach to street design can enhance the value of place whilst calming traffic, and improving pedestrian and cyclist comfort and improving universal access and designers should consider the multifunctional role of the street and apply ‘self-regulating’ design measures.</p> <p>The Traffic and Transportation Plan 2017 has indicated a need to incorporate a long-term objective for the development of a new western relief route to remove M7 to N62 northbound traffic from the town centre, this is a long-term objective and its delivery will depend on national funding support. The indicative study route for this road, as included under the Traffic and Transportation Plan 2017 for Roscrea runs along the LAP boundary between the N62 to Birr and the R445 to Nenagh and this will be maintained and preserved free from development (Map 1). The LAP is reflecting the provision of this western relief route under a separate process.</p>	To address the recommendations of the DoT, OPR and OPW.	50
18.	Section 6	<p>New subsection after section 6.4 as follows:</p> <p>6.5 Safeguarding the Strategic Road Network</p> <p>It is a key aim of the Council to maintain and protect the safety, capacity and efficiency of national roads and associated junctions. Proposals for new development on or affecting national roads within the LAP area, including the implementation of specific</p>	To ensure the policies and objectives of the LAP are aligned with the requirements of higher order plans and publications that seek to maintain and protect	51

		<p>objectives in the LAP and Sustainable Travel Plan, shall take account of the requirements of TII and the following publications:</p> <ul style="list-style-type: none"> • DoECLG Spatial Planning and National Roads Guidelines 2012. • The Treatment of Transition Zones to Towns and Villages on National Roads' (TII Publications DN-GEO-03084). • Design Phase Procedure for Road Safety Improvement Schemes, Urban Renewal Schemes and Local Improvement Schemes (TII Publications DN-GEO-03030). • TII Traffic & Transport Assessment Guidelines (2014). • Publications GE-STY-01024 Road Safety Audit. <p>Section 6.5 to be renumbered 6.6 to account for the above: 6.5: 6.6 Policy and Objectives</p>	<p>the safety, capacity and efficiency of national roads and associated junctions and to address the requirements of TII.</p>			
19.	Section 6	<p>The following to be inserted under section 6.6 Policy and Objectives</p> <table border="1" data-bbox="488 1061 1308 1417"> <tr> <td data-bbox="488 1061 674 1417">Policy 6.2</td> <td data-bbox="674 1061 1308 1417">Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (DoT, 2019) and supplementary Advice Notes including making provision for pedestrian and cycle infrastructure, enhancing connectivity and accessibility to the town and providing universal access (in particular for</td> </tr> </table>	Policy 6.2	Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (DoT, 2019) and supplementary Advice Notes including making provision for pedestrian and cycle infrastructure, enhancing connectivity and accessibility to the town and providing universal access (in particular for	<p>To address the requirements and recommendations of OPR, TII and the DoT.</p>	51-52
Policy 6.2	Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (DoT, 2019) and supplementary Advice Notes including making provision for pedestrian and cycle infrastructure, enhancing connectivity and accessibility to the town and providing universal access (in particular for					

			persons with disabilities, reduced mobility and older people) where a whole journey approach is considered.			
		Policy 6-5	Support the development of a new western relief route (see Map 1) to remove M7 to N62 northbound traffic from the town centre (between the N62 to Birr and the R445 to Nenagh) in accordance with the NIFTI principles and designed in accordance with the Spatial Planning and National Roads Guidelines (2012). This indicative route shall be kept free from development, unless there are exceptional circumstances that would warrant development along the indicative route. this indicative route study corridor will be maintained free from development that might prejudice future route planning.			
		Objective 6E	Seek to secure funding for the development of a new relief road, as referenced in Policy 6-5, (as indicated on Map 1) to provide connectivity between the N62—(Templemore) R445 (Nenagh) and the N62 (Birr).”			
		Objective 6F	Control the proliferation of non-road traffic signage on and adjacent to national roads within the LAP area in accordance with TII			

			Policy on Provision of Tourist & Leisure Signage on National Roads (March 2011).			
20.	Section 8.1	8.1 Energy Demand and Renewable Energy	<p>As a town of over 5,000 persons, Roscrea has significant energy demands for heating, electricity and transport. The town is not on the national gas network and is therefore reliant on electricity, liquified natural gas, solid fuel and oil for heating demand. In line with the objectives of the national Climate Action Plan (DECC, 2023), the Council and its stakeholders will support the transition to renewable energy for heating and transport, and will encourage and support the transition to renewable energy generated locally in tandem with the energy efficiency upgrading of built fabric throughout the town.</p> <p>The Council recognises the role of domestic scale renewables and appropriately scaled renewable energy development in meeting local demand and supports the principle of on-site energy generation for self-consumption.</p>	To address the recommendation of DECC	60	
21	Section 8.2 Water and Wastewater	8.2 Water services in towns are maintained and provided by Uisce Eireann Irish Water and the Council will require new developments to be served by existing waste water treatment facilities and public water supplies, where possible.	<p>In considering new development proposals and in developing masterplans for specific sites and lands as required under the LAP consideration shall be given to:</p>	To incorporate the requirements of UE	60	

		<ul style="list-style-type: none"> the servicing of adjoining sites/ development lands (where feasible). The protection / diversion of existing Uisce Eireann infrastructure and maintenance of services. 		
22.	Section 8.2.1, Roscrea Public Water Supply	<p>Irish Water Uisce Eireann have indicated that there is capacity to cater for projected population growth from the Roscrea Water Resource zone. Monitoring is carried out by the EPA and the water supply currently meets all relevant water quality standards.</p>	To incorporate the requirements of UE	60
23	Section 8.2.2, Roscrea Public Wastewater System	<p>Irish Water Uisce Eireann is responsible for the collection, treatment and disposal of public wastewater and have carried out a Drainage Area Plan (DAP) for the town incorporating a Wastewater Infrastructure Plan for future investment. The Roscrea Wastewater Treatment Plant has a high design capacity, with a current (2020) load of 6,773 (PE). Irish Water Uisce Eireann have indicated that there is capacity to cater for projected population growth in Roscrea, however, they have indicated a need for ongoing improvement works in line with their DAP to ensure adequate separation of foul and surface water, and to service lands identified for development over the lifetime of the LAP. Local network upgrades may be required in some areas to provide capacity to individual sites. These will be customer driven/funded in accordance with the requirements of the Irish Water Uisce Eireann Connections Charging Policy.</p> <p>New development proposals on lands adjoining the Roscrea WWTP must consider the importance of preserving the strategic function of the Roscrea WWTP. Where new residential development is proposed on nearby zoned lands the amenity of future residents must be considered.</p>	To address the requirements of UE	60-61

24.	Section 8.2.2 Footnote 26.	Irish Water Uisce Eireann for Tipperary County Council (June 2022), Settlements with Waste Water Discharge Authorisations - Wastewater Treatment Capacity Register: Wastewater load arising from the settlement(s) being served entering the WWTP in 2020.	To incorporate the requirements of UE	61
25.	Section 8.3	<p>The Council and Irish Water Uisce Eireann are responsible for the on-going maintenance and monitoring of sustainable drainage systems and will seek to maintain drainage having consideration to Water Sensitive Urban Design and application of a nature-based Sustainable Urban Drainage Systems (SUDS) approach.</p> <p>It is the policy of Irish Water Uisce Eireann to maximise the capacity of existing collection systems for foul water, therefore, the discharge of additional surface water to combined (foul and surface water) sewers is not permitted. The removal of stormwater from combined sewers as part of roads, public realm, residential or other developments must be incorporated in new developments where feasible.</p>	To incorporate the requirements of UE	61
26.	Section 8.5	<p>“A Strategic Flood Risk Assessment (SFRA), as required by ‘The Planning System and Flood Risk Management Guidelines for Planning Authorities’ (Department of the Environment, Heritage and Local Government and Office of Public Works, 2009) and Circular PL 2/2014 (Department of Environment, Community and Local Government), has been undertaken alongside the preparation of the SEA and the preparation of the Draft LAP. Flood Both the risk from fluvial sources informed the and pluvial flooding were considerations as part of the review of land use zoning provided for by the Plan.</p> <p>The SFRA focused on land use zoning as well as flood risk management policy and has considered available, and emerging information on flood risk indicators, including</p>	To address the requirements of OPR and OPW	62-63

		<p>the OPW’s Flood Hazard and Risk Mapping and any flood defences. In line with the Guidelines, this demonstrates that Tipperary County Council have considered such climate change impacts in the preparation of this Plan, by avoiding development in areas potentially prone to flooding in the future. Overlays Land Use Zoning and National CFRAM potential future scenario mapping have been included in the SFRA. Various flood risk management provisions from the County Development Plan and the Local Area Plan explicitly integrate climate change considerations. This includes Policy 8.4 d)¹ outlined below. In line, with the requirements of the Flood Risk Guidelines, Flood Zones A and B have been identified for Roscrea and are outlined below: (also mapped on Map 1).</p> <p>Areas that are located in flood risk areas are generally not zoned for uses that are vulnerable to flooding. In cases where a site is zoned for use in an area at flood risk, a ‘Justification Test’ was carried out as part of the SFRA (Appendix 7).</p> <p>In addition to the Flood Zones A and B as identified, there are areas in Roscrea, due to its underlying geology, that may be subject to intermittent ground water and pluvial flooding. Therefore, the Council will require that groundwater and pluvial risks are considered by any site-specific flood risk assessment undertaken at project level, in compliance with the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009).”</p>		
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¹ Due to re-numbering of Policies under Section 8.6 Policy 8.4d) will be Policy 8.5d) if amendments are accepted

27	Section 8.6 Policy and Objectives,	<p>New Policies to be added and policies to be amended as follows:</p> <p>It is the policy of the Council to</p> <table border="1" data-bbox="488 357 1326 1425"> <tr> <td data-bbox="488 357 685 1070">Policy 8-1</td> <td data-bbox="685 357 1326 1070"> <p>Enable the sustainable and efficient use of existing capacity in water services and permit new connections to the Roscrea public and waste water supply. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Irish Water Connections Charging Policy and Irish Water's Connections and Developer Service</p> <p>Support the development of domestic scale renewables and appropriately scaled renewables, subject to other planning and design criteria.</p> </td> </tr> <tr> <td data-bbox="488 1070 685 1425">Policy 8-2</td> <td data-bbox="685 1070 1326 1425"> <p>Enable the sustainable and efficient use of existing capacity in water services and permit new connections to the Roscrea public and waste water supply.</p> <p>Where local network upgrades are required, to ensure that capacity is provided to individual</p> </td> </tr> </table>	Policy 8-1	<p>Enable the sustainable and efficient use of existing capacity in water services and permit new connections to the Roscrea public and waste water supply. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Irish Water Connections Charging Policy and Irish Water's Connections and Developer Service</p> <p>Support the development of domestic scale renewables and appropriately scaled renewables, subject to other planning and design criteria.</p>	Policy 8-2	<p>Enable the sustainable and efficient use of existing capacity in water services and permit new connections to the Roscrea public and waste water supply.</p> <p>Where local network upgrades are required, to ensure that capacity is provided to individual</p>	To incorporate the requirements of UE, DECC and OPW.	63 & 64
Policy 8-1	<p>Enable the sustainable and efficient use of existing capacity in water services and permit new connections to the Roscrea public and waste water supply. Where local network upgrades are required, to ensure that capacity is provided to individual sites in accordance with the Irish Water Connections Charging Policy and Irish Water's Connections and Developer Service</p> <p>Support the development of domestic scale renewables and appropriately scaled renewables, subject to other planning and design criteria.</p>							
Policy 8-2	<p>Enable the sustainable and efficient use of existing capacity in water services and permit new connections to the Roscrea public and waste water supply.</p> <p>Where local network upgrades are required, to ensure that capacity is provided to individual</p>							

		<p>sites in accordance with the Irish Water Connections Charging Policy and Irish Water's Uisce Eireann's Connections and Developer Service</p> <p>Require that all development proposals in Roscrea integrate SUDS, and naturebased solutions to SUDS, as part of an overall sustainable urban drainage and urban greening approach, unless they are demonstrated to be operationally unfeasible to the satisfaction of the Council.</p>			
	Policy 8-3	<p>Require that all development proposals in Roscrea integrate SUDS, and naturebased solutions to SUDS, as part of an overall sustainable urban drainage and urban greening approach, unless they are demonstrated to be operationally unfeasible to the satisfaction of the Council.</p> <p>Permit and encourage the use of renewable energy technologies in residential, commercial and community developments.</p>			
	Policy 8-4	<p>Permit and encourage the use of renewable energy technologies at appropriate scales in</p>			

		<p>residential, commercial and community developments and support the principle of on-site energy generation for self-consumption.</p> <p>Require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and any update thereof) including providing detailed design specifications as may be required to facilitate the impact of development. The following provisions apply:</p> <p>a) Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities; or increase the risk of flooding elsewhere.</p> <p>b) Applications for development on previously developed lands within Flood Zones A or B, shall be subject to site specific flood risk</p>			
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		<p>assessment and shall provide details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood resistant construction, flood resilient construction, emergency response planning and access and egress during flood events.</p> <p>c) Where a 'Justification Test' applies, it must be demonstrated to the satisfaction of the planning authority that the flood risk can be adequately managed, and that the use and the development of the lands will not cause unacceptable impacts elsewhere.</p> <p>d) Require the submission of site specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk</p>			
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			<p>management measures, such as those relating to floor levels, internal layout, flood resistant construction, flood resilient construction, emergency response planning and access and egress during flood events</p> <p>e) Groundwater and pluvial flood risks shall be considered by any site specific flood risk assessment undertaken at project level, in compliance with the Planning</p>			
		<p>Policy 8-5</p>	<p>Require proposals for development to comply with requirements of the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009) and any update thereof) including providing detailed design specifications as may be required to facilitate the impact of development. The following provisions apply:</p> <p>a) Extensions of existing uses or minor development within flood risk areas will be supported, provided they do not: obstruct important flow paths; introduce a number of people into flood risk areas; entail the storage of hazardous substances; have adverse impacts or impede access to a watercourse, floodplain</p>			

		<p>or flood protection and management facilities; or increase the risk of flooding elsewhere.</p> <p>b) Applications for development on previously developed lands within Flood Zones A or B, shall be subject to site specific flood risk assessment and shall provide details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.</p> <p>c) Where a 'Justification Test' applies, it must be demonstrated to the satisfaction of the planning authority that the flood risk can be adequately managed, and that the use and the development of the lands will not cause unacceptable impacts elsewhere.</p> <p>d) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario</p>			
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		<p>floods extents, as published by the Office of Public Works. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events. Flood Risk Assessments shall apply the precautionary approach recommended in the Guidelines and shall be informed by the advice on the expected impacts of climate change and the allowances to be provided for future flood risk management provided in the OPW's (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein."</p> <p>e) Groundwater and pluvial flood risks shall be considered by any site specific flood risk assessment undertaken at project level, in compliance with the Planning Systems and Flood Risk Management Guidelines (DEHLG,</p>			
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			2009). For the avoidance of doubt, the Office of Public Works' Preliminary Flood Risk Assessment indicative pluvial maps (2012) are not considered to be reliable for assessing pluvial risk."							
		Policy 8-6	Require new development proposals to safeguard the strategic function of the Roscrea Waste Water Treatment Plant.							
28.	Section 8.6 Policy and Objectives, Objective 8A	In conjunction with Irish Water Uisce Eireann to continually progress water supply and sewer rehabilitation activities, capital maintenance activities, etc in line with the Roscrea Drainage Area Plan and Wastewater Infrastructure Plan, and to continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.		To incorporate the requirements of UE	64					
29	Section 9.0, Table 9.2	To amend the zoning matrix for Retirement / Nursing home on lands zoned Community Services and Infrastructure from <i>not normally permitted</i> to <i>open for consideration</i> .	<table border="1"> <thead> <tr> <th>Use Type</th> <th>CSI</th> </tr> </thead> <tbody> <tr> <td>Retirement / Nursing home</td> <td>✗ ○</td> </tr> </tbody> </table>	Use Type	CSI	Retirement / Nursing home	✗ ○	To address matters raised in submission from HSE	67	
Use Type	CSI									
Retirement / Nursing home	✗ ○									
30	Section 9.0, Table 9.2	To amend the zoning matrix for Sports/Leisure Facilities on lands zoned Town Environs from <i>not normally permitted</i> to <i>open for consideration</i> .		To allow flexibility to develop new sporting and leisure facilities on	67					

			<table border="1"> <tr> <th>Use Type</th> <th>TE</th> </tr> <tr> <td>Sports/Leisure Facilities</td> <td>X <input type="radio"/></td> </tr> </table>	Use Type	TE	Sports/Leisure Facilities	X <input type="radio"/>	lands zoned for Town Environs and to extend existing facilities onto Town Environs zoned lands.	
Use Type	TE								
Sports/Leisure Facilities	X <input type="radio"/>								
31	Section 9.0, Table 9.2	<p>The following text to be added at end of Table 9.2</p> <p>“Note on Land Use Zoning Objectives and Matrix:</p> <p>The limitation described in this note applies to a relatively small number of instances where Flood Risk Zones A and B overlap with certain Land Use Zoning objectives. Uses under all Land Use Zoning Objectives (apart from where the Justification Test outlined in the Flood Risk Management Plan has been passed) shall be limited to water-compatible uses in Flood Zone A, and less vulnerable or water compatible uses in Flood Zone B (as per the Flood Risk Management Guidelines), and detailed site-specific Flood Risk Assessment will be required in these areas. This limitation shall take primacy over any other provision relating to these land use zoning objectives.</p> <p>The Justification Test has been passed for the following Land Use Zonings:</p> <ul style="list-style-type: none"> • The existing in-use meat processing facility off the R421 (zoned Employment); • The existing in-use adjacent supplies and repair facility off the R421 (zoned Employment); • The existing in-use animal feed store off Abbey Street (zoned Employment); 	To address matters raised in submission from OPR and OPW	67					

		<ul style="list-style-type: none"> • The former pharmaceutical complex and adjoining commercial complex off the N62 (zoned Regeneration); and • The existing in-use town centre (zone Urban Core).” 		
32.	Section 10	<p>New Section to be inserted after Section 9 of main LAP</p> <p>10 Monitoring and Evaluation</p> <p>10.1 Introduction</p> <p>The implementation and delivery of the LAP is a key objective of the Council. This monitoring programme will be supported by procedural, information technology and operational supports that will enable ease of measurement. The Council places an emphasis on monitoring, and it is a key objective of this Plan to carry out effective, cross-sectional monitoring and evaluation of the policies and objectives contained in this LAP.</p> <p>10.2 Monitoring and Evaluation</p> <p>Monitoring procedures are being developed in line with Section 16.3 and Policy 16-1 of the TCDP 2022. It is proposed that the monitoring regime implemented for the TCDP is extended to include for the policies and objectives of the LAP to ensure a consistent monitoring methodology is used.</p> <p>10.3 Planning Objective</p> <p>Planning Objective for Monitoring and Evaluation</p>	To address the recommendation of the OPR	67-68

		<p>It is the Objective of the Council to:</p> <p>10-1 Undertake a programme of monitoring and evaluation of the LAP over its lifetime in accordance with the monitoring framework and methodology prepared for the TCDP 2022.</p>			
33	Zoning Map	<p>Amend the zoning map of the Draft Roscrea Local Area Plan 2023-2029 to change the zoning of an area of lands located within Carrick townland and as outlined in red on the map below from Employment to Town Environs.</p> <p>See Appendix 2 for Map showing area subject to zoning change.</p>	In the interest of balanced regional development.	Zoning Map	

2.2 Appendix 1 – Service Land Assessment Amendments

No.	Location	Amendment Description	Reason	Page
34	Section 2.3, Bullet point 6	Foul and Surface Water Infrastructure (Irish Water Uisce Eireann datasets).	To address the recommendations of UE.	4
35	Section 3, Footnote 2	Subject to the approval of Irish Water Uisce Eireann on a case by case basis.	To address the recommendations of UE.	5
36	Table A	New rows to be added to Table A as per Table under Appendix 1.	To address the recommendations of the OPR.	9-10
37	Map A	Map A to be updated to include for new sites in Table A as per Revised Map A under Appendix 2.	To address the recommendations of the OPR.	10

2.3 Appendix 2 – Sustainable Travel Plan Amendments

No.	Location	Amendment Description	Reason	Page
38	Section 2.1	<p>The following to be added to Section 2.1 Strategic Policy Plans:</p> <p>2.1.6 National Disability Inclusion Strategy (NDIS) 2017-2022</p> <p>The National Disability Inclusion Strategy (NDIS) 2017-2022 is a whole of government approach to improve the lives of people with disabilities and sets out a range of actions across a wide number of areas to achieve this goal. The Strategy includes specific actions assigned to local authorities to facilitate universal access through improved transport infrastructure. The Department of Children, Equality, Disability, Integration and Youth are working with the Disability Inclusion Strategy Steering Group to commence work on the development of a UNCRPD implementation strategy.</p> <p>2.1.7 United Nations Convention on the Rights of Persons with Disabilities (UNCRPD). The UNCRPD was ratified by Ireland in 2018 and puts obligations on State Parties to ensure access for persons with disabilities to (inter alia) the physical environment and transportation in both urban and rural areas.</p>	To address the recommendations of the DoT.	3
39	Section 2.3	2.3.2 Design Manual for Urban Roads and Streets (DoT, 2019)	To address the recommendations of the DoT.	4-5

		<p>The Design Manual for Urban Roads and Streets (DMURS) and Advice Notes sets out design standards for urban roads and streets promoting an integrated design approach within urban areas(cities/towns/villages). It balances the place function (i.e. needs of residents and visitors) and the transport function (i.e. needs of pedestrians, cyclists, public transport, cars and goods vehicles).</p> <ul style="list-style-type: none"> • Connected networks –creating street networks which promote high levels of permeability and legibility for all, with a particular emphasis on more sustainable forms of transport. • Multi-functional streets – promoting multi-functional, place based streets which balance the needs of all users. • Pedestrian focus – the quality of the street is measured by the quality of the pedestrian environment, where pedestrians and cyclists are the preferred users. • Multi-disciplinary approach – greater co-operation between design professionals through the promotion of a plan-led, multidisciplinary approach to design. <p>The DMURS Interim Advice Note – Covid-19 Pandemic Response was published in 2020 and provides guidance to ensure that design measures align with the principle of universal design and catering for people with disabilities</p>		
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40	Section 3.5	<p>An 'ATOS analysis' has been carried out for Roscrea against the baseline scenario and against the growth projections and land use zoning proposed under the Draft LAP. ATOS is a transport planning tool, designed by the NTA to measure how easy it is to access key services and employment by walking and cycling.</p> <p>Accessibility analysis within ATOS is a measure of the accessibility of key services and employment by walking and cycling modes. Used by the NTA and referenced in the NTA/TII ABTA Pilot Methodology, it follows a method outlined by TfL in their document "assessing transport connectivity in London" and adjusted to make it more suitable for use outside of large metropolitan areas in Ireland. The ATOS tool calculates accessibility to locations for; Employment, Primary Education, Post-Primary Education, general medical practitioners (GPs), Food Shopping and Open Spaces, using the following data sources:</p>	To address the recommendations of the NTA.	12
41	Section 3.5.1	<p>For employment, the ATOS tool calculates the number of jobs available within a specified journey time by walking and cycling. Using ATOS as part of the baseline toolkit allows identification of areas that have good accessibility to key services, with a low score potentially highlighting areas of poor permeability. The baseline ATOS return for Roscrea demonstrates that there is, generally, equal access to jobs, with a slight deficit to the north. The ATOS return for the growth proposals under the LAP demonstrates no changes to the baseline scenario for walking to employment areas.</p>	To address the recommendations of the NTA.	12 & 13

42	Section 3.5.2	<p>There is only one post-primary school within the Plan area, located to the east of the town centre. The CSO commuting statistics indicate that 29% of those travelling to school have a commuting time of between 15 and 45 minutes, this indicates that a number of students are travelling outside the Plan area to school. There is another school located over 4km from the town serving the catchment which may account for this number. The statistics also show that 60% of students travel to school or college by car. The baseline ATOS for walking shows a large number of areas within the LAP boundary as scoring Null in the walking analysis i.e. outside the 15-minute walking catchment (A=0-7 mins, B=7-10 mins, C=10-14 mins, D=14-15 mins). The ATOS return for the growth proposals under the LAP demonstrates a 3% increase in the numbers within the 0-7 minutes walking catchment and 2% increase within the 7-10 minute walking catchment of Roscrea's post primary schools.</p> <p>While the baseline ATOS for cycling accessibility to a post-primary school includes a majority of the Plan area within the 10-minute cycling catchment, the lack of dedicated cycling infrastructure correlates with the very low mode share for cycling to school (0.3% or 4 people). The ATOS return for the growth proposals under the LAP demonstrates a 6% increase in A score travel time for cycling to Roscrea's post primary schools.</p>	To address the recommendations of the NTA.	15 &16
43	Section 4.0	<p>The total number of trips to work by car in Roscrea is 1,437, in line with national targets it is proposed that this could be reduced by a minimum of 10% over the lifetime of the Plan. A 10% reduction would amount to daily 1,293 trips or 65% of all work-related journeys. The mode share targets for</p>	To address the recommendations of the NTA	22-23

work set out below, are based a minimum 10% reduction in car journeys. it is proposed that this be significantly reduced given the urban character of the LAP area and objectives to achieve compact growth.

The mode share targets for work set out below, are based on the mode share targets for Tipperary as a whole, which should be seen as absolute minimum targets for Roscrea given its urban profile and the strong potential for local trips to work and education to be undertaken in large proportion, by walking and cycling.

Table 4.1: Modal Shift Targets for employment related journeys

Work	Walking	Cycling	*Public Transport	*Car/Van
Existing Mode Share in Tipperary	8%	0.8%	1.2%	77%
Mode Share Target Tipperary	20%	10%	20%	45%
Existing Mode Share in Roscrea	17%	1.4%	1%	73%
Mode Share Target Roscrea	25%	5% 10%	5% 20%	65% 45%

The total number of daily trips to education by car in Roscrea is 712, it is targeted that this could be reduced by a minimum of 15% over the lifetime of the Plan. A 15% reduction would amount to 605 trips or 51% of all education related journeys. The mode share targets for education set out below, are based on a minimum 15% reduction in car journeys.


The mode share targets for education set out below, are based on the mode share targets for Tipperary as a whole, which should be seen as absolute minimum targets for Roscrea given its urban profile and the strong potential for local trips to education to be undertaken in large proportion, by walking and cycling and through use of public transport.

Table 4.1: Modal Shift Targets for education related journeys

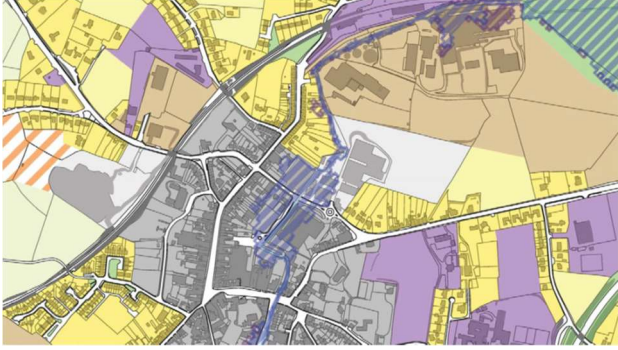
Education	Walking	Cycling	*Public Transport	*Car/Van
Existing Mode Share in Tipperary	16%	0.6%	18%	61%
Mode Share Target Tipperary	20%	10%	20%	45%
Existing Mode Share in Roscrea	22%	0.3%	13%	60%
Mode Share Target Roscrea	25%	10%	20%	45%

		<p><i>*Public Transport includes: Bus, minibus or coach and train</i></p> <p><i>* Car/Van includes drivers and passengers</i></p>		
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2.4 Appendix 3 – Schedule of Regeneration Sites Amendments


No.	Location	Amendment Description	Reason	Page
44	<p>4 Lourdes Road-Former Pharmaceutical Factory</p>	<p>4 Lourdes Road-Former Pharmaceutical Factory</p> <p>Site Location and Description</p> <p>A brownfield site, with an area of 3.45 hectares, located on Lourdes Road north east of the town centre. The site is occupied by a former pharmaceutical factory (Antigen) and has existing access, and frontage onto Lourdes Road.</p>  <p><i>Image to be removed</i></p> <p>The site is bounded to the east and west by residential properties, and to the north by industrial developments. The River Bunnow runs through the</p>	<p>Site identified under Town Centre First Plan. Amendment to avoid duplication.</p>	4

		<p>site, and care will be required to manage flood risk both within the site, and on adjoining sites (a significant part of this site is located in Flood Zone A), and to protect the riparian zone. Policy 8.4 with respect to flood risk management will apply to any development proposal, and proposals shall ensure that vulnerable uses are located outside of the flood risk area. The site is zoned 'Regeneration' in the Draft Roscrea LAP.</p> <p>Key Planning Criteria</p> <ul style="list-style-type: none"> • A Site Specific Flood Risk Assessment will be required for any development proposal. • A Masterplan will be required to demonstrate how the entire site has been given consideration in laying out a development proposal. Consideration should be given to Site 6 as part of Masterplan. • A distinct sense of place, as it would provide a significant extension of the town centre to the north. • Contemporary and/or modern design. • Appropriate scale and massing which respects the existing townscape • Ensure sufficient pedestrian/vehicular linkages and permeability through the site and to the centre • Enhancement of the river frontage to provide an amenity area along its bank with low vulnerability uses in areas at risk of flooding. 		
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		 <p><i>Image to be removed</i> Extract from Map 1 illustrating area at risk of flooding</p>		
45	5. Birr Road, Heading, bullet point 5 & additional bullet point	<p>5. 4 Birr Road</p> <ul style="list-style-type: none"> Irish Water Uisce Eireann shall be consulted with respect to the connection of the site to the foul sewer. <p>Additional bullet point to key planning criteria as follows:</p> <ul style="list-style-type: none"> The masterplan shall include requirements for serving of lands and adjoining future development lands. 	To address the recommendations of UE and to account for future servicing of the lands and to account for the recommendation arising from submission 19.	5
46	5. Birr Road, bullet point 3	<p>4. Birr Road</p> <ul style="list-style-type: none"> A Masterplan should consider providing sufficient pedestrian / cycle and vehicular linkages and permeability through the site, to adjoining lands to the southwest, also through to ‘Strategic Reserve’ lands to 	To include for provision to allow for active travel and vehicular linkages with lands to the southwest of the regeneration site.	5

		the north west, and east to the town centre, with consideration for a pedestrian bridge over the railway line to connect through lands on the west side of Gantly Road, as indicated in the Gantly Road Age Friendly Masterplan.		
47.	6. Golden Grove Rd-Header	6. 5. Golden Grove Rd	Re-numbering to account for sites omitted from Appendix 3	5
48.	7. Lourdes Road	7. 6. Lourdes Road	Re-numbering to account for sites omitted from Appendix 3	6
49.	8 Gantly Rd	<p>8. Gantly Road</p> <p>Site Location and Description</p> <p>A greenfield site with an area of 0.2 hectares, located on the west side of Gantly Road. The site adjoins Aldi convenience store to the north and Supervalu car park to the south.</p> <p>The site is currently vacant apart from Supervalu signage close to the front / eastern boundary.</p> <p>The site is zoned 'Urban Core' in the Draft Roscrea LAP.</p>	Site identified under Town Centre First Plan. Amendment to avoid duplication.	6

		 <p><i>Image to be removed</i></p> <p>Key Planning Criteria</p> <ul style="list-style-type: none"> • Consideration of Gantly Road Age Friendly Masterplan, a project which received Part 8 approval by the Council in April 2022, and subsequently received RRDF government funding in November 2022. • High quality design and interface with Gantly Road Vision and Chapel Lane will be paramount to contribute to the creation of a vibrant neighbourhood sought under the Gantly Road Age Friendly Masterplan. 		
50.	9 Gantly Rd/Chapel Lane	<p>9. Gantly Road/ Chapel Lane</p> <p>Site Location and Description</p> <p>A greenfield site with an area of 0.7 hectares, with frontage to Gantly Road to the east and Chapel Lane to the south. The site adjoins Supervalu car park to the north and Árd Ross housing estate to the west.</p> <p>The site, which is currently vacant, is zoned 'Urban Core' in the Draft Roscrea LAP.</p>	Site identified under Town Centre First Plan. Amendment to avoid duplication.	7

		 <p><i>Image to be removed</i></p> <p>Key Planning Criteria</p> <ul style="list-style-type: none"> • Consideration of Gantly Road Age Friendly Masterplan, a project which received Part 8 approval by the Council in April 2022, and subsequently received RRDF government funding in November 2022. • High quality design and interface with Gantly Road and Chapel Lane will be paramount to contribute to the creation of a vibrant neighbourhood sought under the Gantly Road Age Friendly Masterplan. 		
51	10 Gantly Road/ Green Street	<p>40 Gantly Road/ Green Street</p> <p>Site Location and Description</p> <p>A brownfield site with an area of 0.1 hectares, with frontage to Gantly Road to the west and north and Green Street to the northeast. The majority of the site comprises a large mound of clay with vegetation along</p>	Site identified under Town Centre First Plan. Amendment to avoid duplication.	7

with semi-derelict outbuildings (protected structures) on the east side, to the rear of a dwelling (a protected structure) which fronts Main Street.

The site is zoned 'Urban Core' in the Draft Roscrea LAP.



Image to be removed

Key Planning Criteria

- Consideration of Gantly Road Age Friendly Masterplan, a project which received Part 8 approval by the Council in April 2022, and subsequently received RRDF government funding in November 2022.
- A high quality design and interface with Gantly Road Vision and Green Street will be paramount to contribute both to the creation of a vibrant neighbourhood sought under the Gantly Road Age Friendly Masterplan and also to reflect the prominent site location

		<p>as a gateway to Gantly Road from the north and close proximity to Main Street.</p> <ul style="list-style-type: none"> • A high quality design with materials that complement and reflect the surrounding historic buildings and structures, particularly those fronting Main Street. 		
52.	11. Lourdes Road/ Grove Street	41. 7. Lourdes Road/ Grove Street	Re-numbering to account for sites omitted from Appendix 3	8
53.	12. Lourdes Road / Church Street	42. 8. Lourdes Road / Church Street	Re-numbering to account for sites omitted from Appendix 3	8 & 9
54.	13 Ballyhall/Glebe View	43. 9. Lourdes Road / Church Street	Re-numbering to account for sites omitted from Appendix 3	9

2.5 Appendix 4 – Town Centre First Plan Amendments

No.	Location	Amendment Description	Reason	Page
55	Appendix 4	Amend Appendix 4 of the Draft Roscrea Local Area Plan 2023-2029 to replace the initial draft version of the Roscrea Town Centre First Plan with the most up to date draft version of the Roscrea Town Centre First Plan.	An initial draft version of the Roscrea Town Centre First Plan was circulated as part of the Chief Executives report. This change is to ensure the most up to date draft of the Roscrea Town Centre First Plan issues as a proposed material alteration to the Draft Roscrea Local Area Plan 2023-2029.	N/a

2.6 Appendix 7 – Strategic Flood Risk Assessment Amendments

No.	Location	Amendment Description	Reason	Page
56	Section 2.4, Table 3, Row 4, Column 2	This assessment has considered all types of flooding, including that which can occur from rivers, the sea and estuaries, heavy rain, groundwater, the failure of infrastructure, and so on. It has also considered the impacts flooding can have on people, property, businesses, the environment and cultural assets. Further information on the purpose and development of the OPW PFRA Maps are available on www.cfram.ie - www.floodinfo.ie	To address the submission from OPW.	9
57	Section 3.4 Sensitivity to Climate Change	Amend Paragraph 2 as follows: Advice on the expected impacts of climate change and the allowances to be provided for future flood risk management in Ireland is given in the OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (2009). Amend Paragraph 2 as follows: “Flood Risk Assessments shall apply the precautionary approach recommended in the Guidelines and shall be informed by the advice on the expected impacts of climate change and the allowances to be provided for future flood risk management provided in the OPW’s (2019) Flood Risk Management Climate Change Sectoral Adaptation Plan and the guidance on potential future scenarios contained therein. ”	To address the submission from OPW.	11
58	Section 3.5 Sensitivity to Climate Change	Amend Paragraph 2 as follows:	To address the submission from OPW.	12 & 13

		<p>It is likely that some or all of the following SuDS techniques will be applicable to key development sites, such as the regeneration sites, within Roscrea, including to manage surface water run-off:</p> <ul style="list-style-type: none"> • Rainwater harvesting • Green roofs • Infiltration systems • Proprietary treatment systems • Filter strips • Filter drains • Swales • Bioretention systems • Trees • Pervious pavements • Attenuation storage tanks • Detention basins • Ponds and wetlands <p>Insert new text after paragraph 3:</p> <p>Because of the infinite range of land use types and associated developments and designs that could occur on sites within the Plan area under this type of Plan², the guidance from this SFRA is to consider the full range of SUDs available, taking into</p>		
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² Refer to Plan "Table 9.2: Zoning Matrix", for example, for the wide range of land uses possible at sites zoned with single land use zoning objectives.

		<p>account the recommendations and information provided above and below. On key development sites, in particular, such as the regeneration sites, integrated and area-based provision of SuDS and green infrastructure may be appropriate in order to avoid reliance on individual site by site solutions.</p> <p>Amend paragraph 10 as follows:</p> <p>The systems should aim to mimic the natural drainage of the application site to minimise the effect of a development on flooding and pollution of existing waterways. SuDS include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs. The integration of nature-based solutions, such as amenity areas, ecological corridors and attenuation ponds, into public and private development initiatives, is applicable within the provisions of the Plan and should be encouraged. Applications for development should take into account, as appropriate, the Department of Housing, Local Government and Heritage’s (2022) “Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Water Sensitive Urban Design - Best Practice Interim Guidance Document”.</p>		
59.	Table 7	Amendments to Table 7 as per Appendix 3 of this report.	To address the points raised in the submission from the OPW and OPR.	22-23
60.	Table 7	New Maps to be added at the end of Table 7 to identify site locations subject to the Justification Test as per Appendix 3 of this report.	To address the recommendations of OPW/OPR.	22-23

61.	Insert at end of SFRA	To include maps in the SFRA of overlays of land use zoning and National CFRAM potential future scenario mapping. See Appendix 2.	To include overlays in the SFRA of land use zoning and National CFRAM potential future scenario mapping.	After page 34
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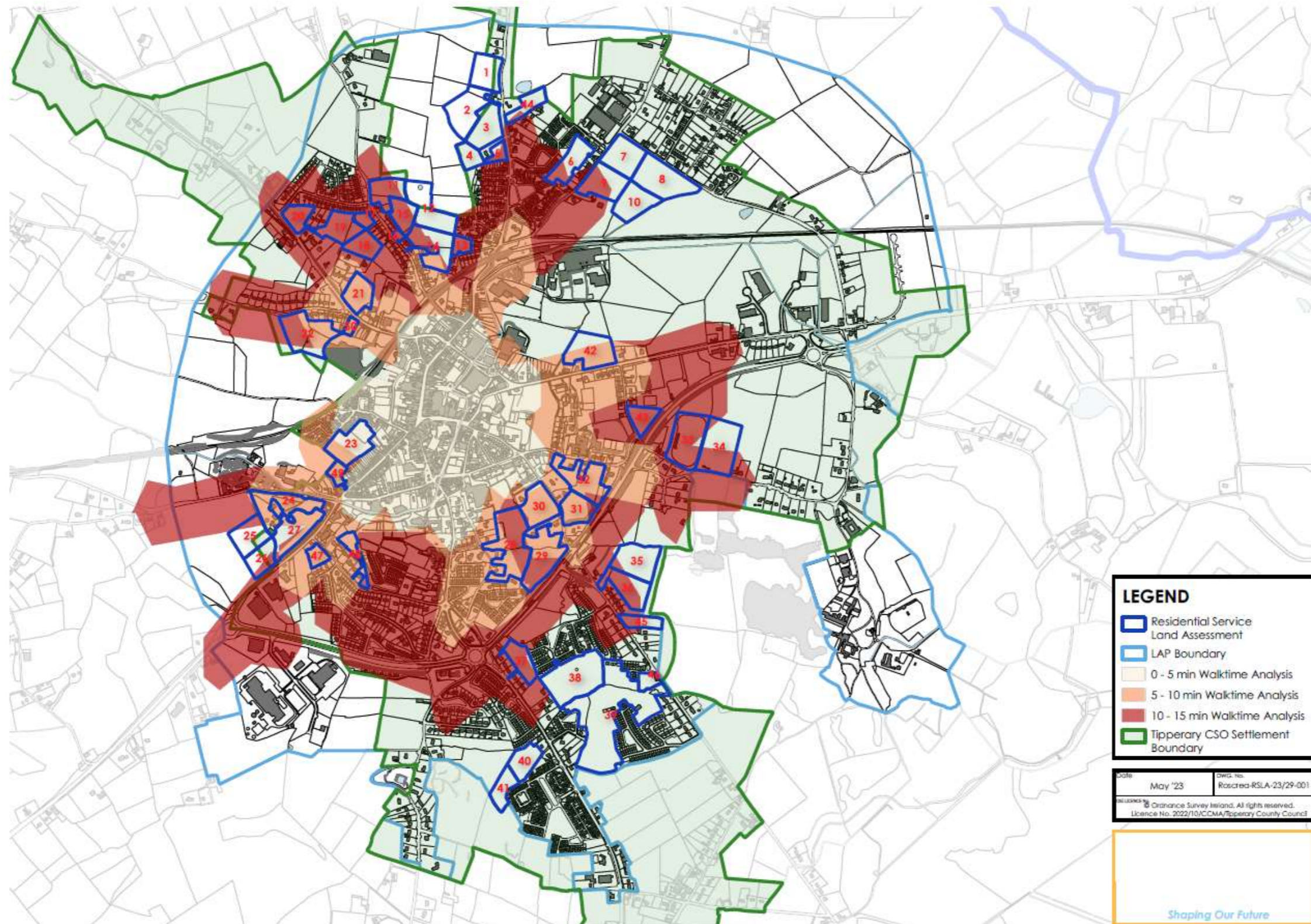
Appendix 1- Additions to Serviced Land Assessment

1. Additions to SLA for lands available for 'New Residential' development

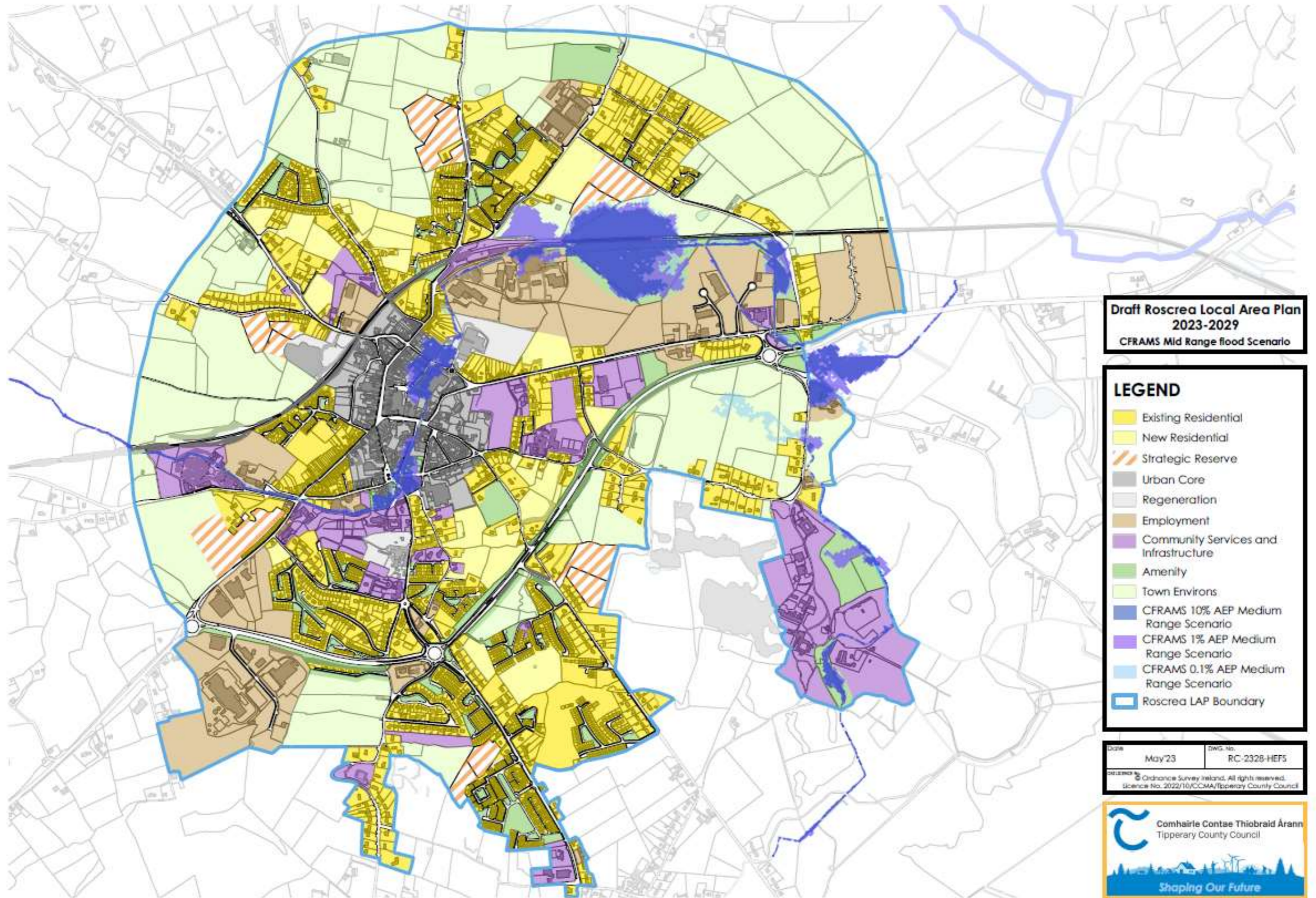
Site Reference		Availability of Infrastructure at the Site						Sustainable Planning Criteria Applicable to the Site				Category Score
Site Reference	Area HA	Roads	Footpath	Water	Cycle Lane	Public Lighting	Foul Sewer	Compact Growth	Walking Analysis 5 -10 mins	Walking Analysis 10 -15 mins	Sequential	T1/T2/SR/ Rezone
44	0.84	✓	✗	✓	✗	✗	✓	✓	✗	✗	✓	T2
45	0.62	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	T1
46	0.72	✓	✓	✓	✗	✓	✓	✓	✗	✗	✓	T1
47	0.5	✓	✗	✓	✗	✓	✓	✓	✓	✓	✓	T2
48	0.56	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	T1
49	0.39	✓	✗	✓	✗	✓	✓	✓	✓	✓	✓	T2
50	0.24	✓	✓	✓	✗	✓	✓	✓	✓	✓	✓	T1

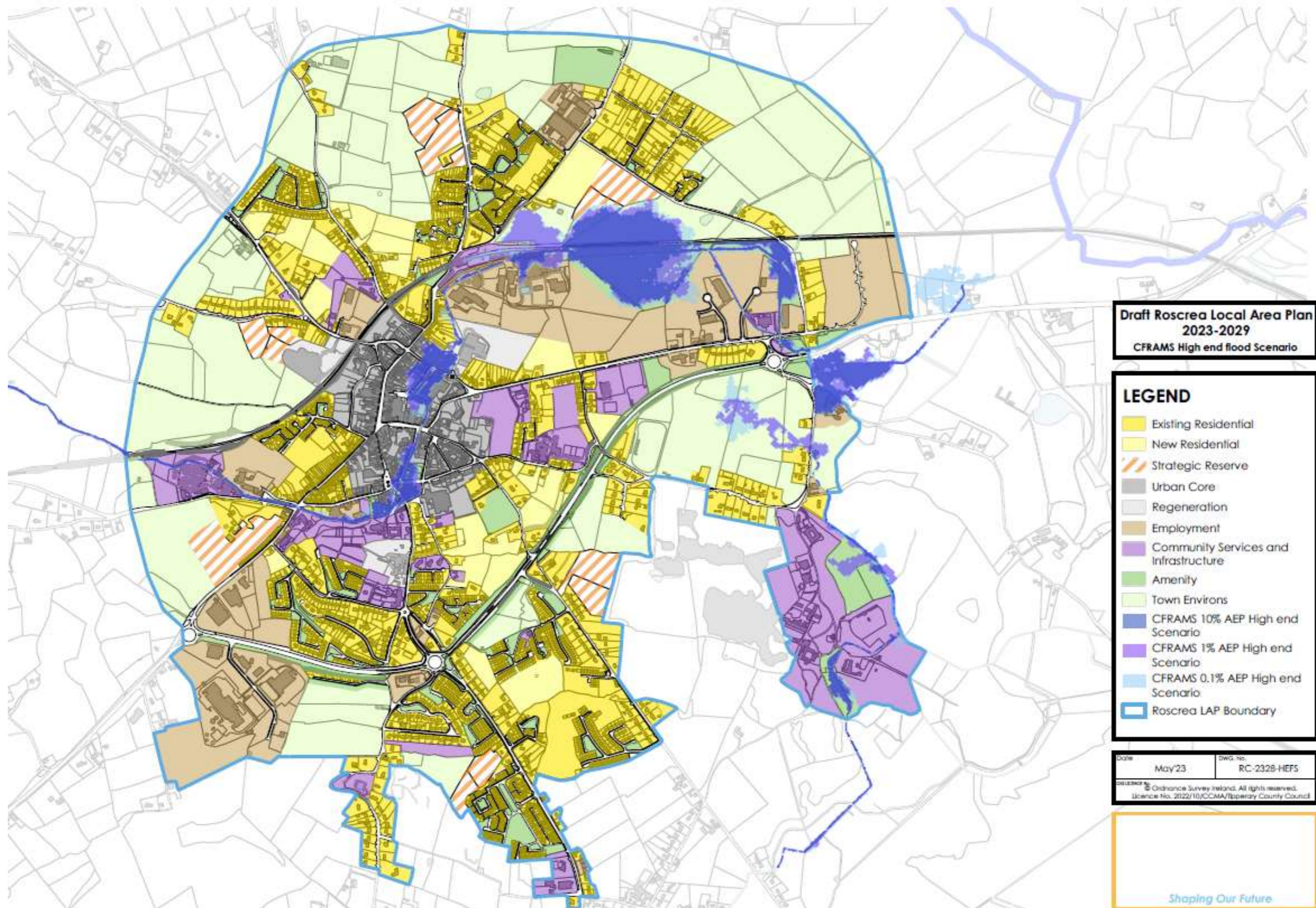
Appendix 2- Amended and New Maps

1. Amended Map A: SLA for Lands available for "New Residential" development



2. New Map(s) to be inserted at end of SFRA to show Flood Risk Future Scenarios (Medium and High) relative to zoning.





3. Map to which proposed material alteration no. 33 relates.



Appendix 3- Updates to Table 7 and Maps in SFRA

Table 7 Justification Tests

Site and Zoning in Draft Plan	Justification Test (Fails, if one of the following fails; all must be passed for the test to be passed)			
	Is the settlement targeted for growth under the NPF, RSES, existing CDP and/or Draft CDP?	Is the zoning of the lands required to achieve the proper planning and sustainable development of the settlement and in particular has the required sub-criteria been satisfied³.	SFRA recommendation integrated into the Plan for management of risk? Has flood risk assessment to an appropriate level of detail been carried out as part of the SEA as part of the plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impact elsewhere	Overall Result
1. Existing in-use meat processing facility & adjacent supplies and repair facility	Yes – Roscrea is designated as a ‘District Town’. As set out in the Core Strategy of the Tipperary CDP 2022	This land use zoning proposal fulfils all required sub-criteria and would contribute towards overall sustainable, compact and balanced regional	Yes, see provisions repeated in Section 4 of this report A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP.	Pass

³ (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;

(ii) Comprises significant previously developed and/or under-utilised lands;

(iii) Is within or adjoining the core of an established or designated urban settlement;

(iv) Will be essential in achieving compact and sustainable urban growth; and

(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.



<p>Existing in-use animal feed store off Abbey Street.</p> <p>Employment</p> <p>Note that the meaning of zoning objectives has been influenced by the SFRA process and these meanings are explained in the Plan, including through the provisions repeated in this SFRA report.</p>		<p>development by inclusion as part of the LAP Development Plan - as confirmed by the Planning Department.</p>	<p>Section 4.1 – 4.4 of the SFRA outlines the measures integrated into LAP to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained by flood risk. The LAP is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and the LAP contains a number of specific policies and objectives in this regard.</p>	
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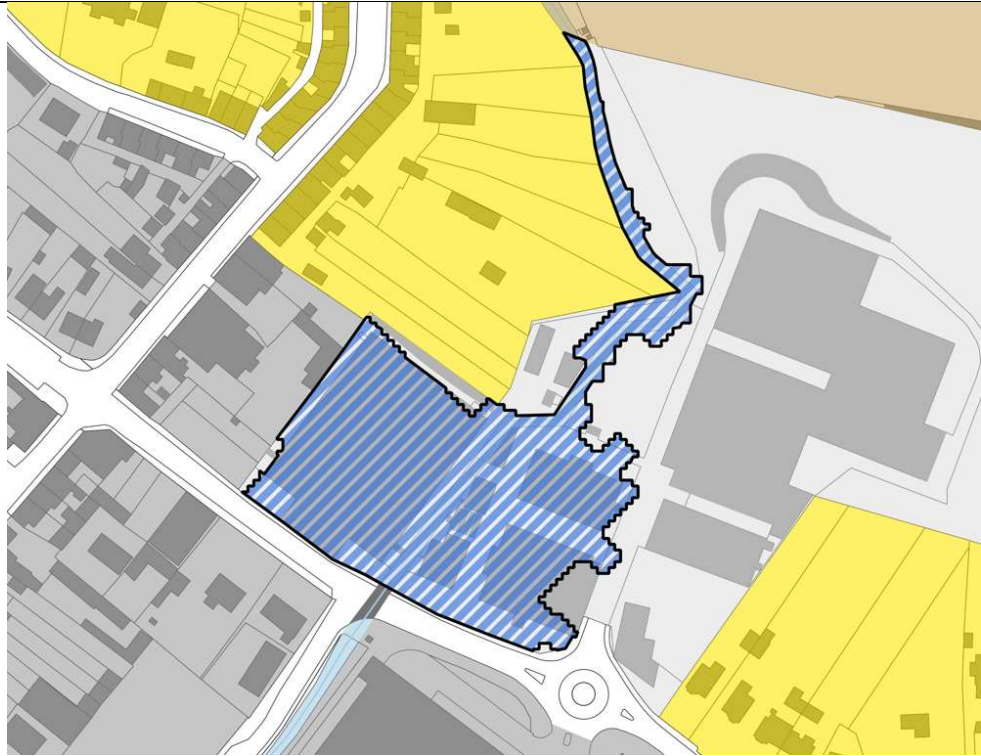
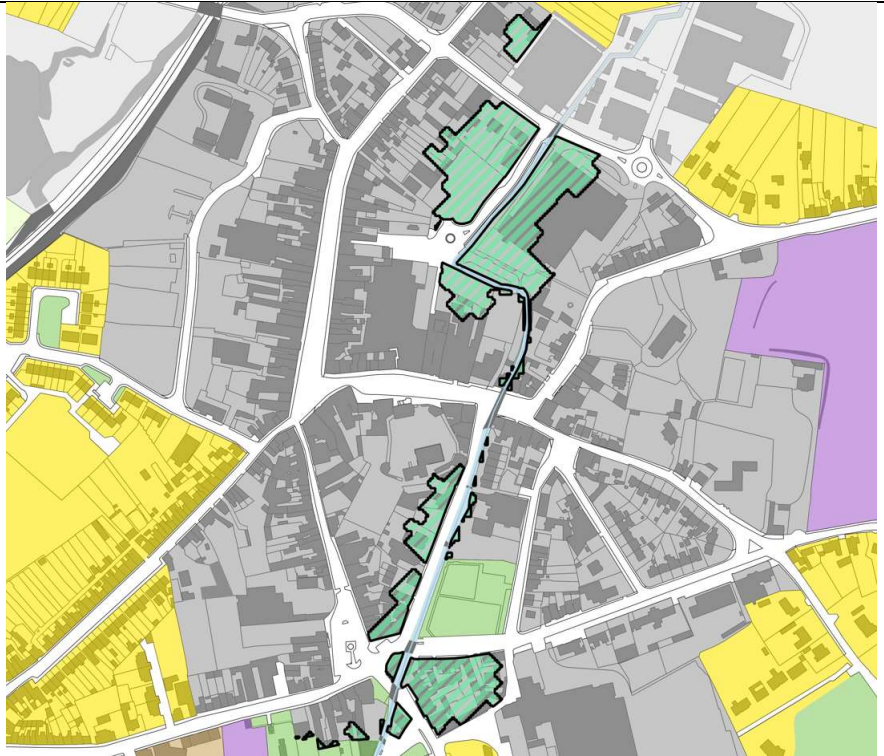
<p>2. Former Pharmaceutical Complex Regeneration site of strategic importance to the further growth of the town centre and part of it floods.</p> <p>Note that the meaning of zoning objectives has been influenced by the SFRA process and these meanings are explained in the Plan, including through the</p>	<p>Yes – Roscrea is designated as a ‘District Town’. As set out in the Core Strategy of the Tipperary CDP 2022</p>	<p>This land use zoning proposal fulfils all required sub-criteria and would contribute towards overall sustainable, compact and balanced regional development by inclusion as part of the LAP Development Plan - as confirmed by the Planning Department.</p>	<p>Yes, see provisions repeated in Section 4 of this report</p> <p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP.</p> <p>Section 4.1 – 4.4 of the SFRA outlines the measures integrated into LAP to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained by flood risk. The LAP is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and the LAP contains a number of specific policies and objectives in this regard.</p>	<p>Pass</p>
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<p>provisions repeated in this SFRA report.</p>				
<p>3. Centre of the town Urban Core Note that the meaning of zoning objectives has been influenced by the SFRA process and these meanings are explained in the Plan, including through the provisions repeated in this SFRA report.</p>	<p>Yes – Roscrea is designated as a ‘District Town’. As set out in the Core Strategy of the Tipperary CDP 2022</p>	<p>This land use zoning proposal fulfils all required sub-criteria and would contribute towards overall sustainable, compact and balanced regional development by inclusion as part of the LAP Development Plan - as confirmed by the Planning Department.</p>	<p>Yes, see provisions repeated in Section 4 of this report</p> <p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP.</p> <p>Section 4.1 – 4.4 of the SFRA outlines the measures integrated into LAP to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained by flood risk. The LAP is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and the LAP contains a number of specific policies and objectives in this regard.</p>	<p>Pass</p>

<p>4. Lands Zoned Town Environs to the west of the town following a linear route north-south from the N62 to the R445</p> <p>Note that the meaning of zoning objectives has been influenced by the SFRA process and these meanings are explained in the Plan, including through the provisions repeated in this SFRA report.</p>	<p>Yes – Roscrea is designated as a ‘District Town’. As set out in the Core Strategy of the Tipperary CDP 2022</p>	<p>The land zoning is appropriate in this location to safeguard urban sprawl. The provision of urban-relief road would reduce town centre traffic and is a necessary piece of strategic infrastructure. As a relief road, it is not possible to locate it adjacent to or within the urban core and therefore fulfils all required sub-criteria and would contribute towards overall sustainable, compact and balanced regional development by its inclusion.</p>	<p>A Stage 1 and 2 Flood Risk Assessment has been undertaken as part of the plan preparation process. This level of assessment is considered appropriate and has informed the zoning proposals and policies and objectives contained in the LAP.</p> <p>Section 4.1 – 4.4 of the SFRA outlines the measures integrated into LAP to adequately manage flood risks. A precautionary approach has been applied to the zoning of lands with undeveloped lands that is liable to flood generally zoned for amenity or town environs use, flood risk maps have been overlain on the land use zoning map to clearly indicate lands constrained by flood risk. The LAP is subject to the policies, objectives and requirements of the TCDP that relate to flood risk and climate change and the LAP contains a number of specific policies and objectives in this regard.</p>	<p>Pass</p>
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Maps of lands subject to Justification Test	
1. Existing in-use meat processing facility & adjacent supplies and repair facility	1. Existing in-use animal feed store off Abbey Street
 A map showing a large industrial site with several buildings and a fenced area. The site is colored in shades of purple and brown. A black dashed line outlines a specific area within the site. The surrounding area is colored in yellow and green.	 A map showing a large industrial site with several buildings and a fenced area. The site is colored in shades of purple and brown. A black dashed line outlines a specific area within the site. The surrounding area is colored in yellow and green.

Maps of lands subject to Justification Test	
2 Former Pharmaceutical Complex	3. Centre of the town
 A map showing a large area of land highlighted in blue with diagonal hatching. The area is irregularly shaped and is surrounded by other land parcels in shades of yellow and grey. The blue hatched area is located in the lower-left to central part of the map.	 A map showing a central area of land highlighted in green. The area is irregularly shaped and is surrounded by other land parcels in shades of yellow, grey, and purple. The green area is located in the upper-middle part of the map.

Maps of lands subject to Justification Test	
4. Relief Road.	
 A technical map showing a proposed relief road. The road is depicted as a brown, stepped line crossing a blue stream. The map includes various colored areas: a hatched area on the left, a light green area at the top, a purple area at the bottom right, and a grey area on the left. A road structure is visible on the left side of the map.	