



Comhairle Contae Thiobraid Árann
Tipperary County Council

Draft Roscrea Local Area Plan 2023 – 2029

February 2023



Non-Technical Summary

This is the Draft Roscrea Local Area Plan 2023-2029 (LAP). Its publication presents an opportunity for the planning authority, stakeholders and the community to collaborate in the preparation of a new land use strategy and development objectives for Roscrea. Its function is to act as a framework for sustainable investment, to enable employment and homes, to protect the environment and heritage and to help deliver a good quality of life for everyone. The LAP when made, will replace the Roscrea Local Area Plan 2012.

The LAP sits at the 'local' tier of planning policy, and is consistent with the objectives of national and regional level planning policies, as well as the Tipperary County Development Plan 2022-2028. The LAP is comprised of the following documents:

- A Written Statement with specific policies and objectives laid out across nine sections
- Maps including land-use zoning with flood risk areas, and built and natural heritage
- Appendices as follows:
 1. Serviced Land Assessment
 2. Sustainable Travel Plan
 3. Regeneration Sites
 4. Town Centre First Plan (to be attached when available)
 5. Strategic Environmental Assessment Environmental Report and Non-Technical Summary
 6. Appropriate Assessment Screening Report and Determination
 7. Strategic Flood Risk Assessment

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 will form part of the LAP. Appendices 5 to 7 set out the detailed environmental, ecological and flood risk assessments carried out.

The LAP is focused on a renewed and targeted approach to compact growth and regeneration, with the town centre as the heart and focal point of Roscrea, and with clear consideration of climate change mitigation and adaptation measures and modal shift change in terms of how we get around. At the centre of this LAP is consideration of quality of life for the community in the form of housing, jobs, education and amenities.

In recent times, town has benefited from new investment, and commitments for future investment in the form of active travel and regeneration funding. A Town Centre First Plan, one of the first such plans in the country, is currently being prepared for Roscrea, whilst central government funding has recently been approved for the regeneration of the Gantly Road neighbourhood area.

These projects build on the strategies initiated, and progressed by local communities in the town such as the Roscrea Enhancement Plan 2013, and the development of Roscrea as an 'Age-Friendly' town. The goal and purpose of the Roscrea LAP is to connect and enable each of these initiatives, and ensure, with the support of the Local Economic and Community Plan, that a framework and funding strategy is set out to enable the delivery of their visions. The LAP will also help enable, inform and activate private sector investment in the town.

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 submissions received at this stage would again be considered by the Council and the LAP would in this case, take effect in autumn 2023.

List of Abbreviations

AA	Appropriate Assessment
ACA	Architectural Conservation Area
CARO	Climate Action Regional Office
CCMA	County and City Management Association
DAP	Drainage Area Plan
DCEDIY	Department of Children, Equality, Disability, Integration and Youth
DECC	Department of Environment Climate and Communications
DECLG	Department of the Environment, Community and Local Government
DEHLG	Department of Environment Heritage and Local Government
DHLGH	Department of Housing Local Government and Heritage
DOE	Department of Education
DRCD	Department of Rural and Community Development
EEC	European Economic Community
HSE	Health Services Executive
LAP	Local Area Plan
LCDC	Local Economic Development Committee
LDS	Local Development Strategy
LECP	Local Community and Economic Plan
NIAH	National Inventory of Architectural Heritage
NPF	National Planning Framework
NTA	National Transport Authority
PE	Population Equivalent
PPN	Public Participation Network
PRA	Primary Retail Area
RMP	Record of Monuments and Places
RRDF	Rural Regeneration and Development Fund
RSES	Regional Spatial and Economic Strategy
RZLT	Residential Zoned Land Tax
SEA	Strategic Environmental Assessment
SEAI	Sustainable Energy Association of Ireland
SEC	Sustainable Energy Community
SFRA	Strategic Flood Risk Assessment
SLA	Serviced Land Assessment
SPC	Strategic Policy Committee
SUDS	Sustainable Urban Drainage Systems
TCC	Tipperary County Council
TCDP	Tipperary County Development Plan 2022 – 2028
The Act	The Planning and Development Act 2000, as amended

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1. Serviced Land Assessment
2. Sustainable Travel Plan
3. Regeneration Sites
4. Town Centre First Plan (to be attached when available)
5. Appropriate Assessment Screening Report and Determination (Separate Document)
6. Strategic Environmental Assessment (Separate Document)
7. Strategic Flood Risk Assessment (Separate Document)

Maps

- Map 1: Land use Zoning Objectives
Map 2 (a and b): Built and Natural Heritage

1.0 Introduction

1.1 Background to this Local Area Plan

This Draft Roscrea Local Area Plan 2023 – 2029 (LAP) has been prepared in accordance with the provisions of the Planning and Development Act 2000, as amended (“the Act”). LAPs are required for towns with a population over 5,000. Therefore, a new LAP is mandatory for Roscrea. When adopted, this LAP will replace the existing Roscrea LAP 2012¹.

This LAP complies with the ‘Core Strategy’, policies and objectives of the **Tipperary County Development Plan 2022 – 2028 (TCDP)**, and the provisions of the TCDP will apply to all new development in conjunction with this LAP.



Figure 1: The Tipperary County Development Plan 2022 -2028 sets out the strategic planning framework for Roscrea

This LAP outlines the local spatial planning framework for Roscrea with planning policies and objectives unique to the town set out at the end of each chapter. Planning policies will inform private and public sector local development proposals, and planning objectives represent the key local objectives of the Council to be achieved over the lifetime of the LAP. The LAP is further supplemented by local mapping, and the following appendices:

1. Serviced Land Assessment
2. Sustainable Travel Plan
3. Schedule of Regeneration Sites
4. Town Centre First Plan (currently being prepared)
5. Strategic Environmental Assessment and Non-Technical Summary
6. Appropriate Assessment Screening Report and Determination
7. Strategic Flood Risk Assessment

¹ Time line 2012 – 2018 (as extended)

This LAP has been prepared having consideration to Local Area Plans – Guidelines for Planning Authorities (DHLGH, 2013) and their accompanying best-practice manual and the Development Plan Guidelines for Planning Authorities (DHLGH, 2022).

1.2 Environmental Assessments

1.2.1. Strategic Environmental Assessment

Strategic Environmental Assessment (SEA)² is the formal systematic evaluation of the likely significant environmental effects of implementing a plan before a decision is made to adopt the plan. It is iterative and informs the plan-making process of the likely environmental impacts of alternative actions, and contributes to the integration of environmental considerations into plan-making. The findings of the SEA are set out in the Environmental Report and Non-Technical Summary (Appendix 5). This Report provides a clear understanding of the likely environmental consequences of decisions regarding the location of development in the LAP area. The mitigation measures needed to offset potential adverse effects of the LAP and future monitoring proposals are integral to the LAP.

1.2.2. Habitats Directive Assessment

The requirements for Habitats Directive Assessment of plans or projects, are outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ('Habitats Directive'). In any case where, following screening for Appropriate Assessment (AA), it is found that any plan or project is likely to have a significant impact on areas designated as Natura 2000 sites, a Stage 2 AA must be carried out.

Having regard to the content of the LAP and consideration of the potential for significant impacts arising from its implementation which may have the potential to significantly affect any European site; with regard to their Qualifying Interests and Conservation Objectives, it was determined as part of the Screening for AA, that there is no likelihood of significant effects on European sites from the LAP. It is also determined as part of this screening that there was no potential for effects or in-combination effects on European sites as a result of the implementation of the LAP.

In accordance with Article 6(3) of the Habitats Directive and Section 177U of the Planning and Development (Amendment) Act 2010 (as amended), taking into account all matters relevant, including the provisions of the Tipperary County Development Plan 2022 - 2028 it has been determined that, on the basis of objective information available at this stage, that there is no

² Required by European Directive 2001/42/EC ('the SEA Directive'). This Directive is transposed into Irish law by Statutory Instrument (S.I.) No. 436 of 2004 (the Planning and Development (Strategic Environmental Assessment) Regulations 2004), as amended by S.I. No. 201 of 2011 (the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

likelihood of significant effects on European sites from the Draft Plan, individually or in combination with other plans or projects.

A final AA determination will be made in relation the LAP, having consideration to any proposed amendments and before adoption takes place. The AA Screening Report and Determination is set out as Appendix 6.

1.2.3. Strategic Flood Risk Assessment (SFRA)

A SFRA carried out to support the preparation of the LAP is attached as Appendix 7. The SFRA is required to be prepared in accordance with the requirements of 'the Planning System and Flood Risk Assessment Guidelines for Planning Authorities' (DEHLG and OPW 2009) and Circular PL02/2014 (DEHLG, August 2014).

1.3 Stakeholder Participation

In accordance with Section 20(1) of the Act, pre-draft public consultation was held during the period 04 November 2022 - 05 December 2022, to inform the preparation of a draft LAP. This was the first of three periods of public consultation to be carried out over the period of the preparation of the LAP. During these periods the general public and stakeholders had an opportunity to comment on the LAP process.

1.4 Roscrea Town and Socio-Economic Profile

1.4.1 Location and Character

Roscrea is situated in a valley between the Slieve Bloom and the Devil's Bit mountains through which one of the roadways of Ireland, called Sli Dala, ran in ancient times. The town is situated on the old Dublin-Limerick national primary route, the R445, at its junction with the N62 connecting Athlone, Birr and Thurles. The M7 motorway is located to the south offering good road connectivity to Dublin, Nenagh and Limerick. The Limerick to Ballybrophy rail line travels through the town.

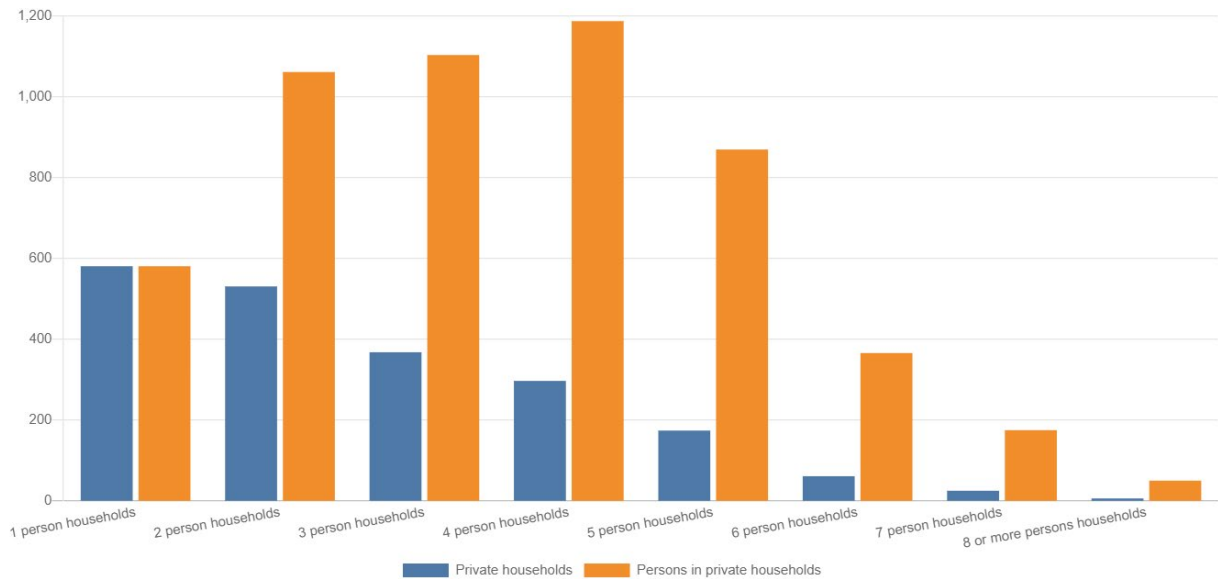
The town itself is built on a number of steep hills, leading to an undulated topography with the picturesque River Bunnow³ flowing through the centre of the town. Roscrea is rich in architectural and historical heritage, and has a proud history going back many centuries represented by structures including Roscrea Castle and Damer House. The Castle consists of a gate tower, curtain walls and two corner towers dating from the 1280s and is situated in the centre of town.

³ Also named locally as the River Moneen

1.4.2 Socio-Economic Profile

Household Composition

Roscrea has a relatively young population with a third of the population aged 24 and under in 2016. In addition, nearly half of all the families in the town in 2016⁴ were actively rearing children from the pre-school stage right through to adolescent age. Notwithstanding this, in line with the county pattern, 1-person and 2-person households were the largest household composition group, reflecting a need to provide for smaller housing units for this household type.



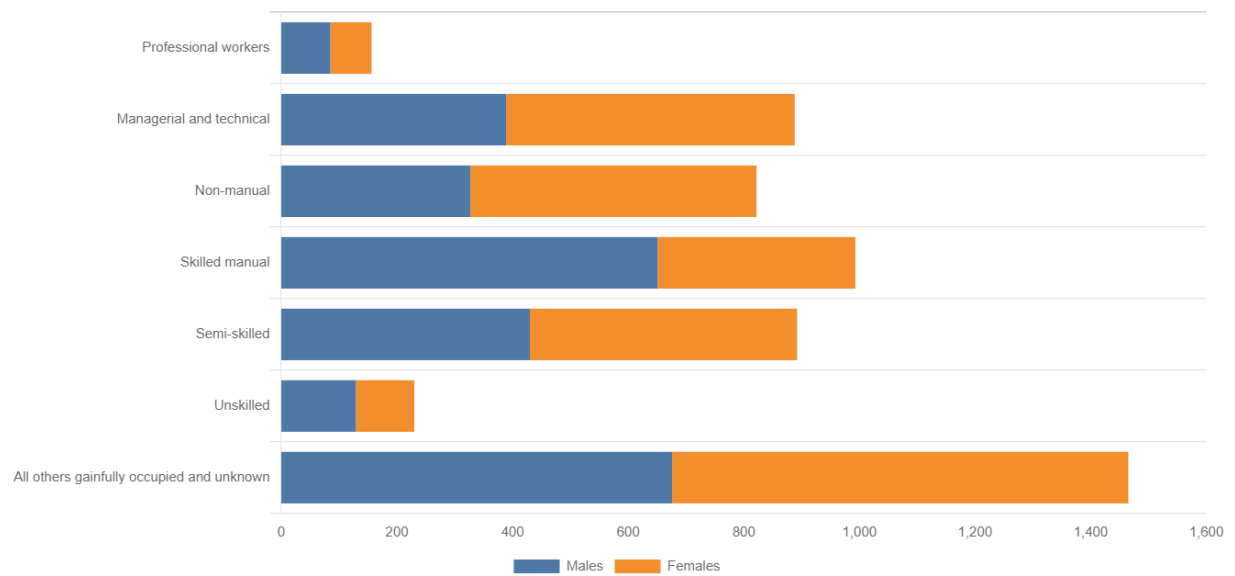
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Figure 2: Roscrea private households by size

Social Class and Deprivation

Persons classified as ‘skilled manual’ made up the biggest social class. The percentage of the most highly skilled worked grades were lower in Roscrea (2.9% and 16.3% - Professional Workers and Managerial and Technical workers respectively) than for the State and County.

⁴ Data is from Census 2016



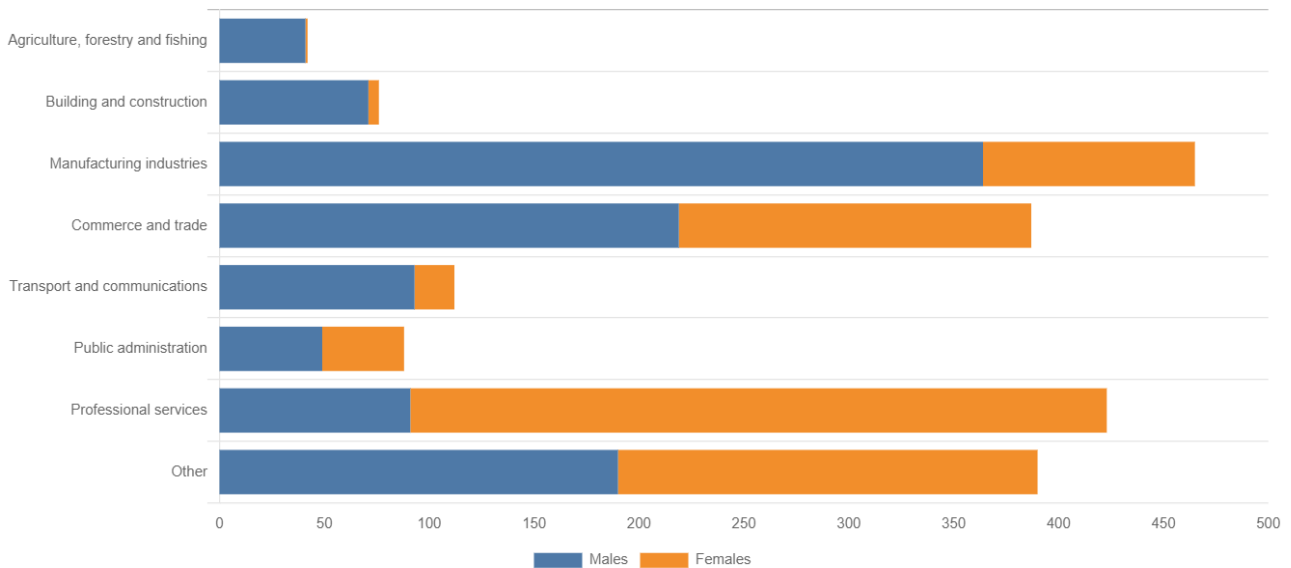
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Figure 3: Population by Social Class

Out of the 26 ‘Small Areas’ that make up Roscrea Electoral Division, four of them fall into the ‘very disadvantaged’ category⁵. A further six small areas fall into the ‘disadvantaged Category’. Translated in terms of population, there are a total of 2,349 people or 40% of the population of Roscrea living in either ‘very disadvantaged’ or ‘disadvantaged’ areas. One in every four families with a child aged under 15 were headed by a lone parent (County figure 20.5% in 2016). 17.1% of the population said they had a disability in 2016 (County figure 14.6%).

Jobs profile and commuting

The key employment areas in Roscrea are in the following sectors; ‘manufacturing’, ‘professional services’ and ‘commerce and trade’. This reflects the towns strong manufacturing base.



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Figure 4: Persons at work by industry and sex

There were 2,324 people residing in the settlement area who are classed as being ‘At Work’. Of these workers, a total of 49% (1,139) are employed in Roscrea, 8.3% (194) are employed elsewhere in Tipperary, 19% (441) commute out of the county for employment.

An additional 1,485 workers commute into Roscrea for employment every day. Of these, 62.9% (934) commute from elsewhere in Tipperary and the remaining 37.1% (551) commute from outside the county. The total number of jobs with a fixed location in Roscrea is therefore 2,624 and represents a net daily gain in working population of 300. The total number of jobs based in Roscrea represents 5.8% of all jobs located in the county.

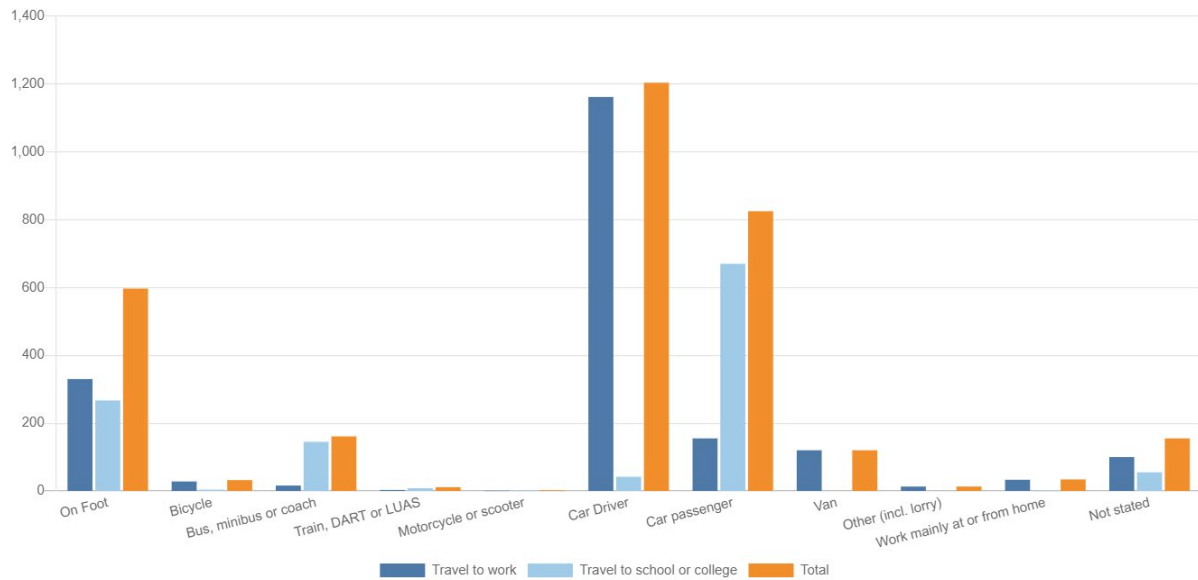
Jobs ratio is a good indication of community vitality, employment base and a measure of sustainability, the higher ratio the better jobs choice and lower need for commuting out of the area for employment. Roscrea has a comparatively strong jobs ratio of 1.13 in the County this can be compared with the other towns below.

Table 1.1: Jobs to resident works in the largest Tipperary Towns (CSO 2016)	
Town	Number of jobs to resident workers
Clonmel	1.39
Nenagh	1.22
Thurles	1.01
Roscrea	1.13
Carrick on Suir	0.65
Tipperary	1.12
Cashel	0.99
Cahir	0.99
Templemore	1.22

1.4.3 Transport and Commuting

Roscrea is well serviced in terms of regional transport infrastructure and located just off the Dublin to Limerick M7 motorway and on the national rail line (Limerick – Ballybrophy). The town is relatively compact, with most of the town accessible within a 15-minute cycle, and the town centre readily accessible in a 10-minute walk time. However, the town has spread from the centre and many residential areas are located peripherally, with under use of active travel modes to education and employment destinations, resulting in overreliance on the private vehicle for short journeys.

It can be seen that 73.3%⁶ of the population aged 5 or over travel to work or school in a private vehicle (car, van or motorcycle), this is in line with trends of the other towns in Tipperary. In addition, 1,678 (56%) of the population travel under 15 minutes to get to work, college or school, a very high reliance on private vehicles for short journeys. (Sustainable Travel Plan – Appendix 2).



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Figure 5: Population aged 5 years and over by means of travel to work, school or college

⁶ Excluding 'not stated' and 'other'

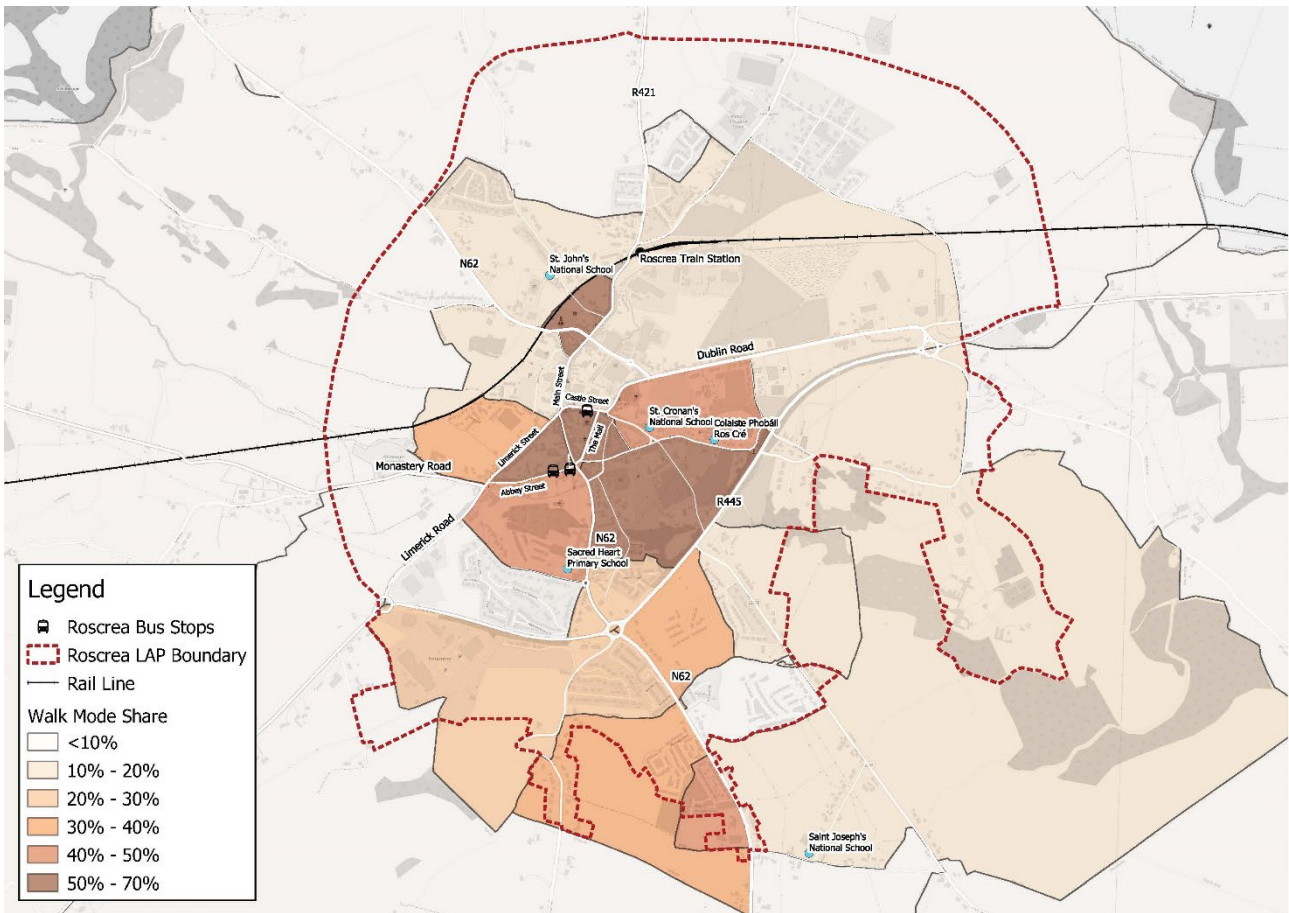


Figure 6: School Walk Mode Share

It can be seen from Figure 6 that the percentage of students that walk to school is quite low in the town, in particular, St Joseph's and St Johns National Schools have only 10 – 20% of their students walking to school.

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 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. There are four bottle banks in Roscrea at the Garda Station, Civic Amenity site, Kennedy Park and at St Anne's school. Two clothes/textile receptacles owned and managed by the local authority are located in Roscrea.

2.0 Planning and Development Strategy

In 2029, Roscrea will be a vibrant sustainable and age-friendly community. The community will benefit from a high quality of life, quality housing choices, improved access to employment options and an improved range of services in the town. The town will benefit from re-balanced growth, the regeneration of central areas of the town and an increasing town centre residential population, in turn supporting local businesses and services.

2.1 Tipperary County Development Plan 2022 - 2028

The TCDP is the strategic planning framework for the county and sets out a framework for development of the county's towns and villages in line with the National Planning Framework 2018 (NPF) and the Southern Regional Spatial and Economic Strategy 2020 (RSES). In



guiding new development and investment in Roscrea, the TCDP should be consulted along with the local planning framework as set out in this LAP.

The TCDP Chapter 2 Core Strategy identifies Roscrea as a 'District Town' (one of six District Towns) with a unique strategy for the growth of Roscrea set out in Volume 1, Section 4.4.2. The key socio-economic considerations for the area, and a town profile plan (including walking and cycling proximities to the town centre, compact growth area, key infrastructure and areas at flood risk) are also outlined. This LAP builds on the TDCP town profile plan (Figure 7) in setting out a local spatial development strategy for the town.

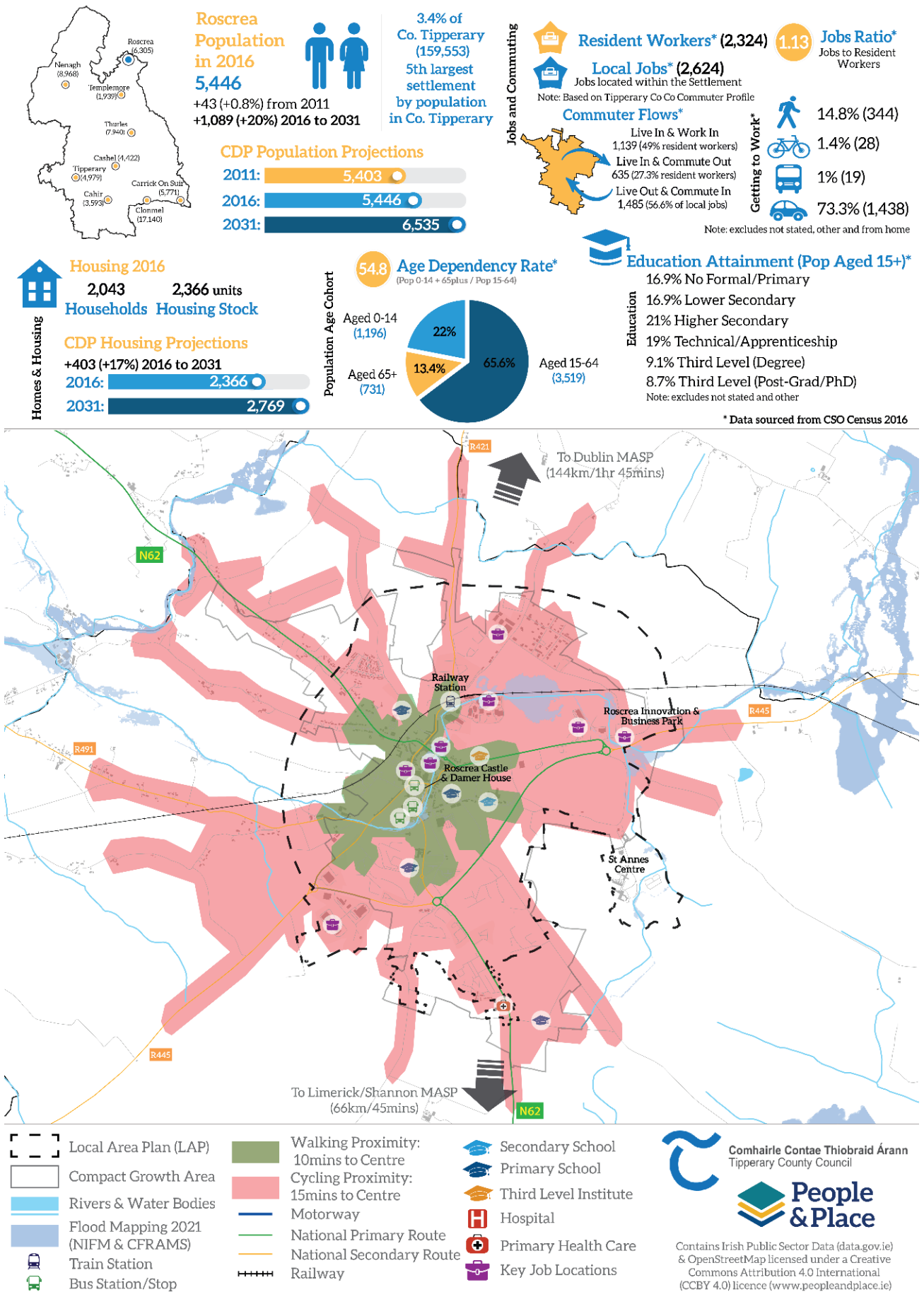


Figure 7: Roscrea Town Profile Plan Section 4.4.2 TCDP

2.2 A Climate Resilient, Sustainable and Low-Carbon Town

The National Climate Action Plan 2023 provides a detailed plan for taking decisive action to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and setting us on a path to reach net-zero emissions by no later than 2050, as committed to in the Programme for Government and set out in the Climate Action Plan (DECC, 2023).

It is a Core Ambition of the TCDP to enable a 'Climate Resilient, Sustainable and Low Carbon County' and to support a 51% reduction in greenhouse gases by 2030 in line with the National Climate Action Plan. The National Climate Action Plan and the TCDP sets out a schedule of actions. This LAP has incorporated those actions as they relate to spatial planning locally in Roscrea including those that influence the following; compact growth and sustainable mobility, sustainable transport measures, town-centre first, nature-based solutions, and flood risk and water management. A new 'Climate Action Plan' for Tipperary County Council will be prepared by the Council in 2023, and will also seek to support the roles of communities and other sectors in achieving their climate adaptation and mitigation targets.

Delivering Climate Action 2030 (CCMA, 2021) is the strategy for local authorities for delivering on the Climate Action Charter. It sets out "*to deliver transformative change and measurable climate action across our cities and counties and within our own organisations, through leadership, example and mobilising action at a local level.*" The Council, in partnership with the SEAI, will seek to work alongside communities and businesses to drive the change needed, create pathways for climate action and ensure the continued development of our cities and counties as sustainable places to live, work, visit and invest in. Existing structures such as the Climate Action Regional Offices (CAROs), Public Participation Networks (PPNs), Local Community Development Companies (LCDCs), Strategic Policy Committees (SPCs) and other statutory and non-statutory consultation and engagement can help enable this.

2.3 A Framework for Investment

It is a function of this LAP to provide a framework that will inform proposals/bids for funding and investment. In doing this the LAP will be supported by the Tipperary Local Economic and Community Plan and the Tipperary LEADER Local Development Strategy (See Section 4.4.1). There are many public national investment/funding programmes, a non-exhaustive summary of these is set out below, noting that that these may change or be updated over the lifetime of the LAP.



Table: 2.1 Funding Programmes (noting these may change over the lifetime of the LAP)	
Funding Programme	Purpose of Fund
Rural Regeneration and Development Fund (RRDF)	Supports the regeneration and development of rural towns, villages and outlying areas. The purpose is to support job creation in rural areas, address de-population of rural communities and support improvements in towns and villages with a population < 10,000.
Town Centre First Funding	A co-ordinated, whole-of-government policy framework to proactively address the decline in the health of towns across Ireland and support measures to regenerate and revitalise them.
Town and Village Renewal Scheme	To support the economic and social recovery of rural towns with a population of less than 10,000, and focuses on projects that have clear positive impacts on the town in terms of placemaking and town centre regeneration. It also provided specific funding for streetscapes enhancements.
Croí Cónaithe	To attract people to build their own homes and refurbish properties to live in small towns and villages
European Regional Development Fund	To support the Town Centre First approach, address dereliction and vacancy – managed by the Regional Assemblies
Historic Towns Initiative	To regenerate urban centres through heritage-led regeneration for significant buildings, streetscape conservation and enhancement and public realm work.
Historic Structures Fund	To conserve and enhance heritage structures and historic buildings in public and private ownership
Built Heritage Capital Grant	To provide smaller grants for works to historic buildings and repair historic structures
Destination Towns initiative	To develop the tourism potential of destination towns, and to create a sense of place in towns across Ireland, attracting visitors to the area and helping to provide the necessary infrastructure to support regional growth in tourism.
Local Infrastructure Housing Activation Fund	To enable the accelerated delivery of housing on key development sites and in urban areas of high demand for housing.
Serviced Sites Fund	To provide key facilitating infrastructure, on public lands, to support the delivery of affordable homes to purchase or rent.
Repair and Lease Scheme	To provide upfront funding for any works necessary to bring privately owned property up to the required standard and in return the property

	owner agrees to lease the dwelling to the Local Authority to be used as social housing.
Buy and Renew Scheme	To support Local Authorities and Approved Housing Bodies in purchasing and renewing housing units in need of repair and makes them available for social housing use.
Sustainable Mobility Investment Programme	To support the roll out of new and improved active travel infrastructure in towns and villages.
Climate Action Fund	To aid and provide financial support to projects to help Ireland achieve its climate and energy targets. At least €500 million in government funding up to 2027 will be provided for specific sectors (such as electricity, transport, heat or agriculture) or specific areas (such as capacity building, innovation or community participation).

2.4 Spatial Development Strategy

2.4.1 Strategic Vision and Aims

This LAP sets out a strategic vision for Roscrea town and has been informed by collaboration and consultation with stakeholders and the general public. Key local supporting documents and frameworks that have influenced this LAP include:

- the Roscrea Town Centre Enhancement Plan 2013
- the Roscrea Signage and Way-Finding Plan 2017
- relevant plans, strategies and funding programmes⁷ at the national, regional and County level as outlined in the TCDP.

Roscrea is located in the Southern Region close to the county border with Offaly to the north. This boundary also defines the border between the Southern Region and the Eastern and Midlands region. For this reason, consideration has been given to regional objectives set out in both the Southern and Eastern and Midlands Regional Spatial and Economic Strategies.

In this LAP, particular consideration has been given to funding programmes under Project Ireland 2040 (DPER) as set out in Section 2.3 that support the regeneration and revitalisation of rural towns. This LAP has been prepared to underpin the Core Strategy of the TDCP and its Core Ambition to deliver ‘Vibrant, Living Towns driving the Regional and Local Economy’. The ten Strategic Objectives of the TDCP each comply with the United Nations Sustainable Development Goals and are reflected in the local spatial planning framework outlined.

2.4.2 Population Growth and Housing

The population of Roscrea in 2016 was 5,446, a population increase of only 0.8% over Census 2011 figures. In line with the NPF and the TCDP, it is planned to deliver a population growth of 20% by 2031. It is projected that by 2029 (the LAP lifespan), it will be necessary to cater for a population of approximately 6,293 persons an additional 847 persons over 2016 population. This projected population growth would result in an estimated requirement for approximately **315** additional housing units (2.7 persons average occupancy).

Table 2.2: Population Growth and Housing Need

Population 2016	Projected Population 2031	Population growth 2029	Housing requirement 2029
5,446	6,535	6,293	315 units

Housing Delivery over the lifetime of the previous LAP

Since 2012 there has been little housing delivery in the LAP area. However, planning permission is in place for new housing as follows:

- 32 units at Templemore Road
- 70 units at Scart
- 23 units at the Grange, Templemore Road
- 50 units at Tullaskeagh
- 15 units at Tullaskeagh

This equates to planning permission in place for **190 units** all concentrated to the south of the N62 in the area between the Templemore Road and the Scart/Tullaskeagh areas. There are a number of housing schemes in this area, some incomplete as a result of cessation of development during the recession of 2009. The lack of live planning permission in other areas of the town is apparent as is the current lack of active residential construction throughout the town.

Social Housing Demand and Delivery

235 applicants for social housing support have identified Roscrea as their first choice, with the following breakdown of housing requirements:

Table 2.3: Social Housing List 2022

Unit size	Number 1 st Choice Housing Applicant
1-bedroom unit	122
2-bedroom unit	52
3-bedroom unit	41
4 or greater bedroom unit	20
Total	<u>235</u>
Total Number currently accommodated through HAP	107

Since 2016, there has been little social housing construction in the town, however, there has been a number of purchases and refurbishments by the housing authority as part of its social housing programmes. There are construction projects underway, and it is expected that by 2029 an additional **100 – 150** new social homes shall be constructed in Roscrea through local authority own development⁸ and through turnkey social housing developments delivered by private contractors.

Traveller Accommodation

The Tipperary Traveller Accommodation Programme 2019-2024 sets the following requirements over this period for the county and Roscrea:

Area	Standard Housing / Including RAS / Leasing	Group Housing	Halting Site	Single Rural Dwelling	Total
Tipperary County	58	15	8	9	90
Roscrea	4	5	3	3	15

Tipperary County Housing Strategy

The Tipperary County Housing Strategy (Volume 3 of the TCDP) highlights key local issues:

- At the county level at least 21.2% of new households will experience affordability challenges. For Roscrea, there is a higher affordability constraint with 41%⁹ of new households potentially experiencing affordability challenges.
- Smaller units (1 and 2 bedroom) must be delivered to ensure that this specific household demand is met, and that more affordable units are provided. It is estimated that 59% of new units should fulfil this type.
- New housing developments should fulfil the definition of compact, near zero energy rated and well connected with the town centre in compliance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DEHLG, 2009).

Building Vacancy

According to the Geodirectory data Q4 2022, there were 2,654 properties within the LAP area. Of these, 65 residential properties and 44 commercial properties were vacant and there were an additional 9 vacant properties which are combination of residential / commercial. In total there were 118 vacant properties, which represents a vacancy of 4.5% of the total stock. Vacancy in the town centre will be subject to further detailed analysis as part of the Town Centre First Plan 2023.

⁸ Grove Street/The Crescent junction, for 2024 completion and 47 units at Glencarrick for 2025 completion.

⁹ Total housing demand of 315 units/the number of persons on the social housing list not currently accommodated in Roscrea with HAP support.

New Housing Demand

In summary, it is identified that there is a need for approximately 315 new units in Roscrea. It can be assumed that little of this demand has been met by new construction since 2016. There is a need for 235 social and affordable units (with 107 already accommodated in the town as supported by the Housing Assistance Payment programme). The Council is seeking to deliver between 100 - 150 new units by 2029. Therefore, there is a short fall of between 165 - 215 new units in projected delivery that will need to be delivered by private development (including for 20% social and affordable units).

2.4.4 Land Use Zoning Framework

The land use zoning framework is set out in Chapter 9. Nine zoning types are identified and described in detail in Table 9.1.

Residential land use zoning

Land use zoning provision must accord with the Core Strategy of the TCDP. The LAP timeline is 2023 – 2029. Therefore, the LAP land use zoning requirement was adjusted by considering the TCDP 2031 framework and applying 1 additional year (2029)¹⁰. This results in a requirement for approximately 26 ha¹¹ of serviced/serviceable residential lands. New residential use is permitted on lands zoned for 'Urban Core, 'Regeneration' and 'New Residential', as set out below:

Land zoning	Area (ha)	Maximum Housing Delivery capacity
New Residential	28.56	Calculated at 100% Residential = 571 units
Regeneration	10.80	Calculated at 30% Residential Share = 65 units
Urban Core	25.03	Calculated at 30% Residential Share = 150 units

After consideration in the SLA (Appendix 1) excess lands that were previously designated for 'New Residential' use have been designated as 'Strategic Reserve' (20.15ha), and where appropriate lands previously zoned for new residential use have been rezoned for uses other than 'New Residential'. Map 1 sets out the proposed land zoning map for the Town.

Consideration has also been given to the Development Plan Guidelines for Planning Authorities (DHLGH, 2022) and their provision that zoned housing land that is serviced, and can be developed for housing within the life of the new plan, should not be subject to de-zoning. Consolidation and infill development underpin the development strategy in this LAP in line with achieving Strategic Objective No. 1 (Compact Growth) of the NPF. National Policy Objective (NPO 3c) of NPF requires

¹⁰ 27ha – 17.9 = 9.1/3 = 3ha (1 year) = 3ha plus 17.9ha = 21ha 2023 – 2029.

¹¹ An average density of 20/ha and 'additional capacity' at 25% was applied. Excluding the capacity of town centre sites to accommodate residential development

that at least 30% of all new housing units (95) must be delivered within the existing built-up footprint/compact growth area of the town. This aspect is addressed in more detail in Section 5.2.1 Residential Neighbourhoods.

Serviced Land Assessment (SLA)

The NPF has provided a detailed methodology for local authorities to apply in developing a zoning framework, informed by the population targets and based on an assessment of available serviced land and infrastructure. This process is outlined as Appendix 1. The Council, in the preparation of the zoning framework, has considered the provisions of the SLA, the Development Plan Guidelines (DHLGH, 2022), the national Town Centre First Programme and the need to support compact growth. In this process the Council has sought to ensure that a sufficient choice of land for development is provided to support the sustainable residential, economic and social growth of the town. The quantum of land use zoning by the primary land uses is set out in Table 2.6.

Table 2.6: Land use zoning areas (Ha)		
Land zoning	Area (ha)	Description
New Residential	28.56	For New Residential use
Strategic Reserve	20.15	Long-Term Strategic and Sustainable Development Site. Sites that will deliver housing within the subsequent development plan period (i.e. more than 6 years). (4.4.4 of the Development Plan Guidelines)
Regeneration	10.80	Mixed use, including Residential
Urban Core	25.03	Mixed use, including Residential

2.4.6 Non-Conforming uses

The Council will support the continued operation and expansion of authorised, long-established activities that are in operation at locations that are not compatible with current planning objectives, provided that they do not result in loss of amenity to adjoining properties, adverse impact on the environment, visual detriment to the area or creation of a traffic hazard.

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.

2.5 Policy and Objectives

Local Planning and Development Policy

It is the policy of the Council to:

Policy 2.1	Permit and support new development that will enable sustainable housing growth, employment and prosperity for Roscrea as a 'District Town' and its community in line with the Strategic Objectives of the TCDP.
Policy 2.2	Require new development to incorporate best practice in low-carbon and energy efficient planning and techniques, as reflected by the policies and objectives of the TCDP and this LAP, and in accordance with the forthcoming Climate Action Plan for Tipperary 2023 (and any review thereof).
Policy 2.3	Support and permit compact residential growth in Roscrea through the sustainable intensification, and consolidation of the town centre and established residential areas, and to meet identified housing targets and requirements in line with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DEHLG, 2009).

Local Planning and Development Objectives	
It is an objective of the Council to:	
Objective 2-A	As part of the Tipperary Climate Action Plan 2023 (when complete), support the local community to identify and implement measures and actions to reduce energy consumption, produce renewable energy from local resources and to adapt to a changing climate
Objective 2-B	Work in partnership with community groups in the regeneration and revitalisation of Roscrea, and to actively seek and secure funding and investment under available national and regional investment and funding programmes in line with the development strategy as set out.
Objective 2-C	Support and facilitate the development of lands in collaboration with landowners and service providers for residential and employment development over the lifetime of the LAP.
Objective 2-D	Actively respond to the specific need in Roscrea for affordable housing and housing units for one and two-bedroom units, through the delivery of local authority social and affordable housing programmes and through the implementation of funds and programmes available from central government to support the delivery of new homes.
Objective 2-E	Monitor the scale, type, tenure and location of constructed and permitted developments in Roscrea to ensure compliance with the Core Strategy and to achieve the delivery of strategic plan-led and coordinated balanced development within the town.

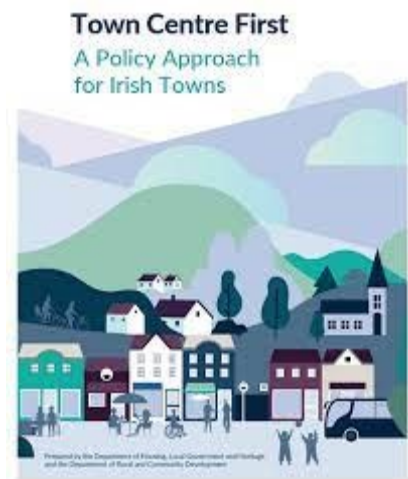
3.0 Town Centre Strategy

The Town Centre Strategy for Roscrea will seek to ensure that the vibrancy and vitality of the town is maintained and enhanced. This will be achieved by increasing the residential population of the town centre, regenerating town centre brownfield lands, implementing the Town Centre First Masterplan, and providing a high-quality, pleasant and enjoyable town centre environment focused on connectivity, active modes of travel and public transport.

The Council and its partners have already successfully attracted funding to the town from sources including the RRDF, LEADER and Town and Village Renewal programmes etc, and will ensure that the spatial planning frameworks are in place to continue to enable this approach.

3.1 Town Centre First Master Plan

It is the vision of this LAP to support the town centre as a place to work, live, visit and do business, by delivering a co-ordinated regeneration strategy, promoting the re-development of underused sites, enhancing town centre services, enabling residential development, and protecting and showcasing the historic core of the town. Key to this will be the preparation of a Town Centre First Masterplan under the National Town Centre First Policy (DRCD, 2022) with local communities and businesses, through the support of funding awarded under “Our Rural Future”, Ireland’s Rural Development Policy 2021-2025 (DRCD)¹². The Masterplan will provide a basis for the town to seek support from multiple funding streams, as outlined in Table 2.1 and will provide a vision for the development of the town. It will include a study of the area and identify key projects / actions to further the realisation of the vision from funding streams, maximising state investment and opportunities for the delivery of a co-ordinated programme of investment. The Roscrea Town Centre First Master plan is due to be completed by mid-summer 2023 and will support the Roscrea LAP 2023.



3.2 Consolidation, Regeneration and Compact Growth

Underused and poorly consolidated sites and areas to provide opportunities for residential and town centre development, allowing people to live, work and socialise in the town thereby reducing the need for reliance on the private car for short journeys. This LAP has set out appropriate land

¹² Roscrea is one of 26 towns in Ireland that received funding under the Town Centre First programme. <https://www.gov.ie/en/press-release/565f3-our-rural-future-minister-humphreys-announces-26-million-for-the-development-of-the-first-ever-town-centre-first-plans/>

use zoning for the town, identified underused sites suitable for regeneration (Appendix 3) and has identified the compact growth area. Building on this the Town Centre First Masterplan will identify key regeneration and consolidation opportunities in the central area and describe and animate key projects, their potential benefits, and pathways and actions for their immediate development.

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 landowners of sites with potential for regeneration and development to enable their planning and delivery as part of a Town Centre First programme. In addition to the regeneration sites, there are three significant areas in Roscrea zoned for 'Regeneration' use, as follows:

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

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.

3.3 Land Activation and Strategy for Vacancy and Regeneration

3.3.1 Enabling and Supporting Regeneration

It is a first principle of the Council to collaborate with, and support landowners in using their vacant property thereby reducing vacancy and dereliction. There are a number of statutory provisions designed to activate the development of underused or vacant sites. The Council will continue to offer support to landowners through its planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme, RRDF etc.

The Council and the local community have already engaged with the RRDF, and have received funding for Roscrea town centre, notably in 2022, for Gantly Street to become a quality housing and commercial street in the town centre. It will be an objective of the new Town Centre First Masterplan to build on programmes to date and to develop a framework for which to seek further funding.

3.3.2 Statutory Land Activation Provisions

The Residential Zoned Land Tax

The Finance Act 2021 introduced the Residential Zoned Land Tax (RZLT) applicable to lands zoned and serviced for residential development and for mixed-use including residential development. The key principles of the Urban Regeneration and Housing Act, 2015, such as the need to include the regeneration of areas as a key part of the development plan process, and the inclusion of objectives for areas in need of regeneration are outlined in this LAP, and will be supported by the Town Centre First approach. The Council will seek to support and assist landowners, subject to the RZLT in development of their lands for residential use.

Derelict Site Levy

The Council maintains a register of derelict sites and dangerous structures in line with the Derelict Sites Act 1990 and the Local Government Sanitary Services Act 1964. Under the Derelict Sites Act, the Council has the authority to:

- a) Serve notice on the owner/occupier specifying works required to prevent or abate dereliction.
- b) Acquire by agreement or compulsorily any derelict site within its administrative area.
- c) Impose an annual levy on any derelict site, which is considered to be urban land, within its administrative area which stands entered on the Derelict Sites Register on the 1st January of that year. From January 2020, the levy is 7% of the market value of the land/site.

The Council will engage with landowners of derelict sites and seek to utilise active land management measures in order to incentivise development of these sites.

3.3.3 Upper floor and Commercial Vacancy

There is scope in the town centre to better use existing vacant space, particularly at upper floors of buildings. However, there are a number of costly and time-consuming barriers to the refurbishment of existing town centre premises. One such barrier is the uncertainty, cost, and delays associated with the multiple, separate statutory permissions needed to bring a building back into use. The Council will, in conjunction with its Town Centre First programme, work with owners to support the occupation of upper floors and commercial vacancy.

3.4 Public Realm and Way-Finding

The local community of Roscrea recognise that quality public realm, that is easy and safe to get around is important to the character of the town, and over the lifetime of the Roscrea LAP 2012, both the Roscrea Town Centre Enhancement Plan 2013 and Roscrea Signage and Way-Finding

Plan 2017 were prepared with the support of the local community. In addition, Age Friendly Roscrea have produced a detailed ‘Walkability Audit’ for the town, identifying particular pinch points for active travel in the town. These documents (in conjunction with the Sustainable Travel 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.

3.2.1 Gantly Street Master Plan

The Gantly Street Age Friendly Neighbourhood won funding (November 2022) under the RRDF. The vision for the project seeks to promote the regeneration of the surrounding town centre brownfield lands to deliver an Age Friendly Neighbourhood, improve the quality of the public realm and promote active modes of travel in the town centre. The project incorporates:

- new kerb alignment and pavement surfaces to the street to incorporate improved widths for pedestrian footpaths, new crossings and bio-retention rain gardens;
- Three new pedestrian crossings, raised vehicular platforms; new street furniture, new bollards and new bicycle racks;
- Public lighting standards;
- Undergrounding of electrical, lighting and broadband ducting;
- Installation of new low energy public lighting standards;
- Installation of new water infrastructure lines along Gantly Street to serve the area.



Figure 8: Gantly Street Master Plan Area

The Council will support the implementation of the Gantly Street project and the strategic objectives of the masterplan for the wider area as a key aspect of this LAP.

3.5 Retail and the Town Centre

Roscrea town centre is underpinned by a strong convenience retail offer with many of the large retail multiples located within the town centre area, thus conferring variety and choice and helping to support comparison retailing in the town. Comparison retailing is anchored by the Roscrea Shopping Centre conveniently located with accesses off Main Street and Castle Street. The retailing areas of the town support and complement the areas identified by the concept plan of the 'Roscrea Enhancement Plan, 2013'. The Council, in accordance with the Retail Planning Guidelines for Local Authorities (DECLG, 2012) will continue to support the viability of the town centre, including applying a 'town centre first approach' and 'sequential test' for development. This LAP has defined the Town Centre area and within that the 'Primary Retail Area' (PRA). The PRA of Roscrea is defined as the following streets:

- Main Street and Market Square
- Castle Street
- Rosemary Street and Square

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 demonstrated that there is a need for additional floor space, and where it will support the town centre.

3.6 Protecting and Enhancing the Historic Core

Roscrea is rich in architectural and historical heritage, and the Roscrea Enhancement Plan, 2013 recognises it as one of the country's oldest towns and sets out a strategy for the setting of historical assets and the key arrival points to the central area. The Roscrea Castle and Damer House and gardens complex are striking and outstanding historical assets in the town centre and key assets to be managed to promote tourism and tourist related businesses. The TCDP (Volume 4) sets out a Record of Protected Structures for Roscrea and provisions and objectives for their protection. The historic core of the town and Architectural Conservation Areas are further addressed in Chapter 7.

3.7 Policy and Objectives

Planning and Development Policy	
It is the policy of the Council to:	
Policy 3.1	Enable the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth' area, and in particular, to permit and support the redevelopment of Town Centre 'Regeneration Sites' and areas zoned for 'Regeneration' (see Section 4.2.1)
Policy 3.2	Require new development proposals to be designed in accordance with the provisions of the Roscrea Town Centre Enhancement Plan 2013, the Roscrea Signage and Way-Finding Plan 2017 and the Town Centre First Plan (when complete).
Policy 3.3	Require new development proposals to accord with the county retail hierarchy and policy and to support and underpin the vibrancy and vitality of the town centre area and the PRA in line with the Retail Planning Guidelines for Planning Authorities (DEHLG, 2012).
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.
Policy 3.5	Permit new development which enhances the setting of Roscrea town centre, including its architectural and historical heritage and character. In the assessment of new development proposals to require and support quality urban design, compact growth, connectivity and active travel actions as opportunities arise.

Planning and Development Objectives	
It is an objective of the Council to:	
Objective 3.1	Support the Town Regeneration Officer and Town Team to prepare and implement a collaborative Town Centre First Plan for Roscrea that will build on recent work and successful funding applications to date, and to provide a framework for which further funding will be sought.
Objective 3.2	Work with and support landowners of sites with potential for regeneration and development to enable their planning and delivery as part of a Town Centre First programme.
Objective 3.3	Offer support to landowners through its planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy

	Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme etc.
Objective 3.4	Offer support in the form of advice and pre-planning services, to landowners and planning agents, to help overcome planning obstacles to the occupation and reuse of vacant upper floors and commercial units in the town centre; and develop best practice guidance in the re-use of upper floors.
Objective 3.5	Develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.
Objective 3.6	<p>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.</p> <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
Objective 3.7	Deliver on the collaborative vision as set out in the Gantly Road Master Plan.

4.0 Economic Development Strategy

By 2029, Roscrea will have consolidated its existing employment base with enhanced employment opportunities for local residents. This will be achieved by supporting existing businesses to diversify and expand, supporting the development of existing business parks in the town, promoting and enabling tourism development and by improving the town centre experience through the delivery of new infrastructure and a Town Centre First approach.

The TCDP has designated Roscrea as 'District Town' with strong capacity for enterprise and employment growth building on its strengths and specialties. The town has strengths in its strong local manufacturing base, building on its rich agricultural hinterland and providing good



employment. The town is also notable as a heritage town with a rich historical character that can benefit from recent investment in national tourism offerings including Fáilte Ireland's - Ireland's Ancient East and Irelands Hidden Heartlands. There are a number of serviced business parks in the LAP area including the Roscrea Business and Innovation Park and the Parkmore Industrial Estate. Employers in Roscrea include:

- Rosderra Meat Processors at the Parkmore Industrial Estate, this is a pork processing facility with easy access to the M7 via the N62
- Stapletons Bakery at the Parkmore Industrial estate
- Ashbourne Meats Roscrea, located adjacent to the railway station, north of the town centre
- St Anne's educational and social complex, located to the southeast of the town
- Roscrea Leisure Centre, Old Dublin Road
- An Post Delivery Service Unit, Benamore Business Park
- The Castle and Damer House historical centre at Castle Street, managed by the OPW
- Five centrally located supermarkets including:
 - Tesco, Castle Street,
 - Dunnes Stores, The Malthouse, Gaol Road
 - Supervalu, Main Street, Town Parks
 - Lidl, N62 Birr Road, Raheens
 - Aldi, Green Street, Townparks

Employment is also provided in a wide range of services in the town including, retail, agriculture, sports, nursing homes, education, tourism etc.

4.1 Employment and Enterprise Strategy

4.1.1 Local Employment and Economic Framework

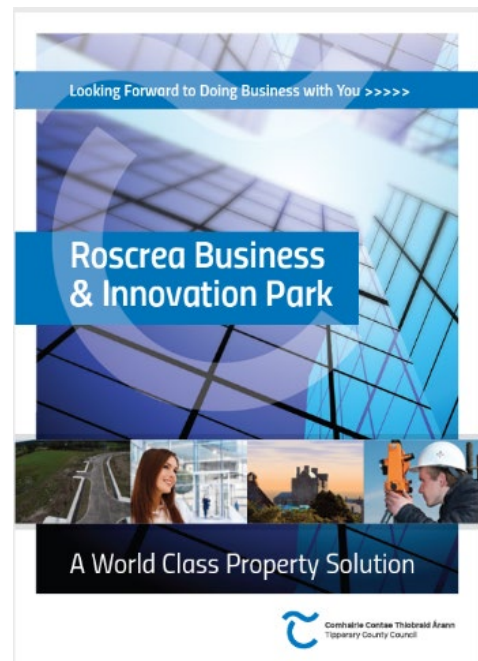
This LAP sets out a local spatial planning framework to enable enterprise and employment. This will be further supported by a Local Community and Economic Strategy (LCEP)¹³, prepared for the county under the Local Government Reform Act 2014. The LCEP will set out objectives and actions to be provided, for example, through the work of the Local Enterprise Office and through available funding supports, to promote and support the economic and local and community development of the county, both by itself directly, and in partnership with other economic and community development stakeholders. In addition, the LEADER Local Development Strategy (LDS) prepared under the CAP Strategic Plan 2023 – 2027 will provide guidance on the supports available under the Tipperary LEADER programme to groups seeking funding and support for enterprises to support job creation, social inclusion and environmental projects.

The LCEP and LEADER LDS will be consistent with the provisions of the TCDP and this LAP, and when applied together, will form a complete planning and economic framework to help support and attract new investment and development to Roscrea.

4.1.2 Land Use Zoning and Development Management

This LAP has considered the location of existing employment sites in the town centre and elsewhere in the town, and supporting infrastructure such as water services and roads in setting out a land use zoning framework for employment and enterprise. The town centre is a key employment location and in addition, lands have also been zoned for employment use:

Employment: To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism, and provide for distribution, warehouse, storage and logistics facilities where appropriate access to a major road network is available. (See Chapter 9 for further details). The land use zoning designation will enable diverse land-uses associated with enterprise and employment in Roscrea, and is supplemented by the designation of ‘Strategic Employment Areas’ (See Section 4.2). In



¹³ The LCEP is currently being reviewed, the new LCEP will be dated 2023 - 2029

considering new employment proposals on lands zoned for 'Employment', the Council will consider the nature of the proposed use and the following principles¹⁴:

- New office-based development with a high density of employees shall be located on sites with easy employee access i.e. of public transport/active travel between home and work.
- New office, research and development and high technology/ high technology manufacturing type employment, shall be located in an existing high quality built and landscaped environment, unless it is demonstrated that there is no availability of such sites.

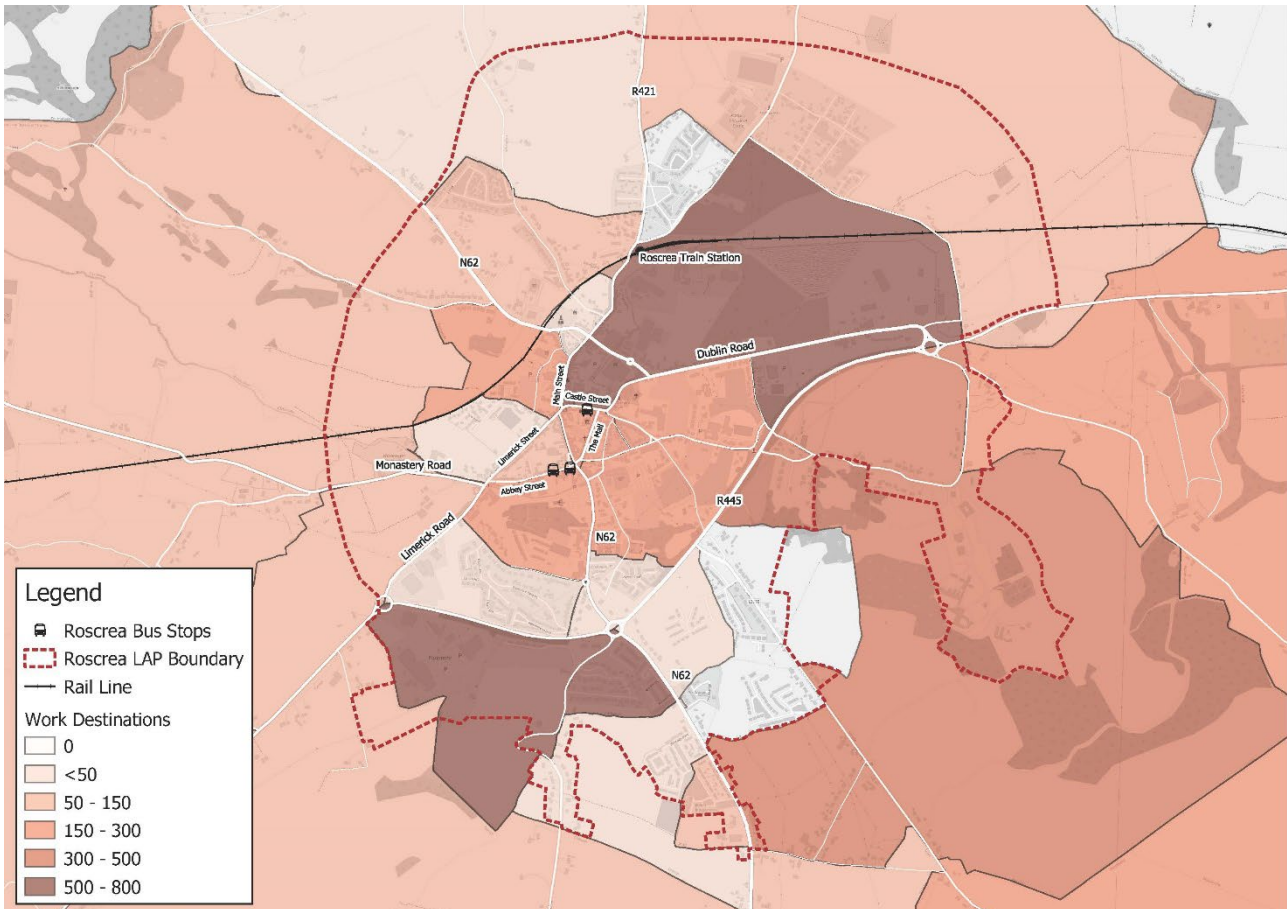


Figure 9: Employment Destinations

4.1.3 Roscrea Business and Innovation Park and adjoining area to the west

The Roscrea Business & Innovation Park at Benamore is located on the eastern fringe of the town adjacent to the Old Dublin road and with easy access to the M7 Motorway, it adjoins another key employment area to the west. Together this area is a strategic employment zone. The 26-acre Benamore Park has potential for approximately 225,000 square foot of manufacturing, service and office space. The park is fully serviced and landscaped to match the needs of both manufacturing and internationally traded services clients. Tipperary County Council maintains the common areas of the park.

¹⁴ Refer to the Development Plan Guidelines 2022 for further clarification

4.1.4 REACH (Roscrea Enterprise and Community Hub)

In 2019, planning permission was granted for an Enterprise & Community Hub consisting of Offices, Training Spaces & Ancillary Facilities at Roscrea Shopping Centre. Over €1.9 million in RRDF funding was announced for the hub and supplemented with a €225,000 contribution from the Council. The hub plan will provide office space for people to work in Roscrea, enabling employees to work remotely instead of commuting to larger urban centres.

4.2 Roscrea Strategic Employment Areas

The TDCP recognises that the ‘Key Towns’ and ‘District Towns’ of the county are the primary locations for strategic employment at the county or regional scale. Roscrea town already supports strategic employment areas zoned for employment uses, and the Council will seek to consolidate and strengthen these existing strategic areas, including the strategic employment function of the town centre. Two strategic employment areas are indicated (as reflected in terms of employment density by Figure 9 above):

1. Roscrea Business and Innovation Park and adjoining area to the west

Key Attributes	Description and Guidance
Access	Existing and well defined onto the N62 Dublin Road. Footpath access along the Dublin Road to the Town Centre within a 15-20-minute walk time. Cycle and active travel improvements required to facilitate workers living in town.
Services	Serviced
Existing uses	Minogue Furniture, Civil Defence, An Post DSU etc
Consolidation & Expansion	Poor level of occupation with ample room for new occupation and consolidation
Development Guidance	Zoned for Employment and suitable for manufacturing and logistics, retail warehousing and high employee intensity office use (subject to active travel improvements)

2. Parkmore Industrial estate

Key Attributes	Description and Guidance
Access	Existing and well defined onto the N62. New pedestrian and cycle access along the R445. Located within a 15-20-minute walk of the town centre. Cycle and active travel improvements required to facilitate workers living in town.
Serviced	Serviced
Existing uses	Rosderra Meats Ltd, FRS, Roscrea Mart, Centenary DIY Home and Garden, Stapletons Bakery
Consolidation & Expansion	Additional lands zoned to the south, existing consolidation opportunities
Development Guidance	Zoned for employment. Due to location that is detached from the central area and areas of residential development, and having consideration to its good transport linkages for heavy goods transport in the region, this site is most suited to heavy industry and manufacturing, including agri-enterprises.

4.3 Tourism Strategy

Roscrea is now¹⁵ located in the Fáilte Ireland tourism programme called ‘Ireland’s Hidden Heartlands’ and is itself an ancient town centred on the 13th century Roscrea Castle and Damer House. In 2019, there were 16,900 visitors to the Roscrea Heritage Centre and Grounds¹⁶. The Tipperary ‘Marketing, Experience & Destination Development Plan’, 2016 - 2021 sets out a development strategy for tourism. This is supported by ‘Tipperary Transforming – Tourism Product Development Plan 2020 – 2030’ (Tipperary Tourism and Tipperary County Council), a 10-year vision statement for tourism development. These promote Tipperary as national leader in ‘Responsible Tourism’.

A key concept in Tipperary Transforming is the need to consider – ‘Hero Products’, to create ‘Clusters’ and to identify ‘Enhancement’ projects. Under the Heritage Theme Roscrea Castle and Demesne is identified. This concept visualises a further enhancement through significant investment in public realm works aimed at marrying the town more to the castle, thus adding value and enhancing the visitor experience. The key focus is to enhance the arrival experience to Roscrea Castle and Demesne through decluttering the street of any elements which have a negative impact on the presentation of the castle. This will include improvements to the visitor experience, better visitor flow and increased dwell time. Innovative design solutions, including strategic tree planting and signage, will collectively demarcate the front door of the castle and blur the boundaries between the street and castle.

The Town Centre Enhancement Plan 2013 and the Signage and Way-finding Plan for Roscrea 2017, will both support the tourism concepts outlined. The potential of the town to attract visitors as part of national/regional tourism offerings will be supported by the Council and ‘Tipperary Tourism’¹⁷.

4.4 Policy and Objectives

Planning and Development Policy	
It is the policy of the Council to:	
Policy 4.1	In considering new employment proposals on lands zoned for ‘Employment’, to assess the nature of the proposed use, the availability of space within existing serviced employment areas, and the following:

¹⁵ Formerly part of Ireland’s Ancient East

¹⁶ Fáilte Ireland

¹⁷ <https://tipperary.com/>

	<p>a) New office-based development with a high number and density of employees shall be located on sites with easy employee access i.e. supporting public transport/active travel accessibility between home and work.</p> <p>b) New office, research and development and high technology/ high technology manufacturing type employment, shall be located in an area already serviced and landscaped for such uses, unless it is demonstrated that there is no availability of such sites.</p>
Policy 4.2	Permit new visitor accommodation, arts and cultural development, orientation and signage to support the tourism industry and the development of tourism linkages/clusters with neighbouring areas and towns in line with current national and local tourism programmes including 'Tipperary Transforming – Tourism Product Development Plan 2020 – 2030.

Planning and Development Objectives	
It is an objective of the Council to:	
Objective 4A	Enable enterprise and employment development in Roscrea, through the spatial planning framework of this LAP and the economic support frameworks of the LECP, Leader LDS and provided by the Local Enterprise Office of the Council.
Objective 4B	Promote and support the development and use of the Roscrea Business & Innovation Park at Benamore, through the work of the Local Enterprise Office, and to maintain the park as a high-quality setting for employment uses with active travel linkages with the central area.
Objective 4C	Actively support and enable the redevelopment of the REACH (Roscrea Enterprise and Community Hub) as a high-quality facility for new employment and enterprise.
Objective 4D	Support the development of arts and cultural activities, new visitor accommodation and activity-based leisure activities to support the tourism industry in the town; and promote and expand physical and cultural tourism linkages with neighbouring areas and towns.
Objective 4E	Better link the town centre and Castle Street to Roscrea Castle and Damer House through public realm works, in line with the Tipperary Transforming Heritage Theme and its 'Hero Product' concept, thus adding value and enhancing the visitor experience. The key focus is to enhance the arrival experience by decluttering of elements that impact on the presentation of the Castle.

5.0 Sustainable Communities

Over its lifetime, this Roscrea LAP, as part of a larger multi-stakeholder social and economic framework, will help facilitate the development of sustainable and socially inclusive communities, where high-quality and age friendly housing is provided consistently, and integrated with the delivery of community and social infrastructure to support a high quality of life for the residents of the town.

Roscrea has exceptional assets including: built heritage, natural history, an ethos of volunteering and a vibrant and active community ready to help themselves. However, Roscrea has challenges in terms of unemployment, disadvantage and low education levels. This LAP, as a local land use strategy will support quality of life, including issues such as strong inclusive community, quality and affordable housing, physical infrastructure, pride of place, recreation and open space, sustainable travel, public realm etc. This will work hand in hand with the social and economic framework as set out in the Tipperary LECP.



5.1 Roscrea Low-Carbon and Sustainable Energy Community

The feasibility of ‘district heating’ and ‘combined heat and power’ systems is dependent on spatial and urban planning related factors such as heat demand density and zoning of building uses, which reinforces the need to consider spatial planning and energy planning together. It is envisaged that such local renewable energy systems will become a feature of towns such as Roscrea with support under the national Climate Action Plan. The Sustainable Energy Authority of Ireland provides supports/funding to communities in mapping their energy demands and potential energy resources in an ‘Energy Master Plan’.

At the local level in Roscrea, through the provisions of the current Climate Action Plan and Delivering Climate Action 2030 (CCMA, 2021), the Council will seek to support the local community and relevant sectors in engaging in programmes such as ‘the SEAI Sustainable Energy Community’ (SEC) programme¹⁸, sectoral adaptation plans and sustainable energy and climate action initiatives.

¹⁸ Of the 24 SECS registered with the SEAI in Tipperary, ‘Age Friendly Roscrea’ is a member.

5.2 Residential Development

The 'Development Strategy' for the town has established a framework to facilitate compact residential development on lands zoned within the town centre area and areas close to existing services. The Council will also seek to promote compact growth through the re-use and re-development of vacant properties, regeneration and consolidation sites, brownfield and infill sites. In particular, the Council will seek to reverse the decline of the town centre as a living neighbourhood, encourage and direct new development to the town centre and adjoining areas and support compact growth and the revitalisation of town centre neighbourhoods.

5.2.1 Roscrea Neighbourhoods

A population density map for Roscrea is set out in Figure 10, having consideration to this, to the accessibility of the population to the town centre and policy direction for compact development and town centre growth, it is possible to plan for neighbourhoods and appropriate residential density.

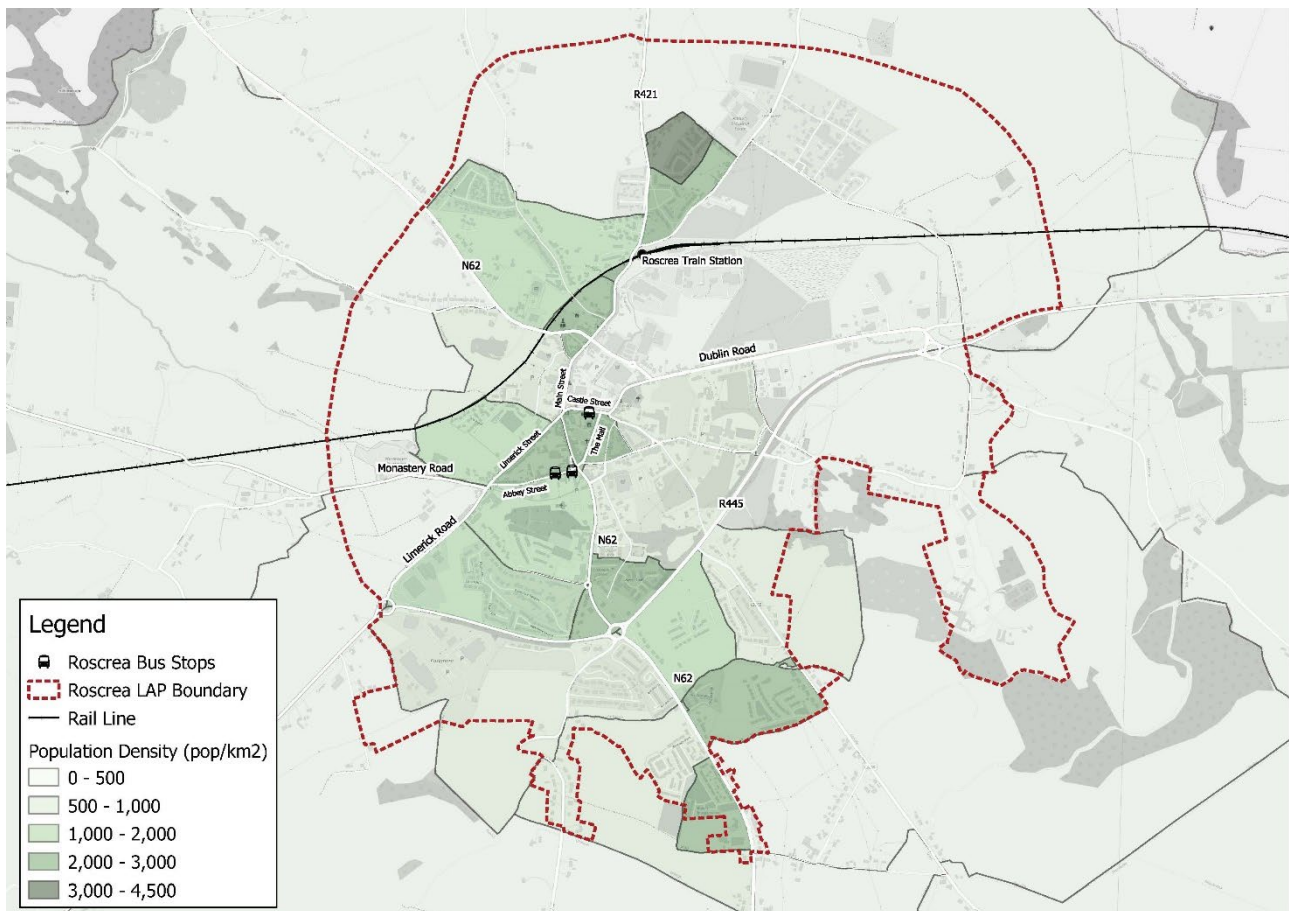


Figure 10: Population Density(popn/Km2)

The location of the train line (north of centre) and the N62 (south of centre) have influenced residential development in the town, and consequently, there are four distinct neighbourhoods to Roscrea in terms of location and accessibility (Figure 11).

1. The Town Centre/Central Core

The historical town centre is zoned as 'Urban Core' and 'Regeneration' and is vital to the character and quality of life for people of Roscrea. This LAP seeks to encourage compact development and will actively seek the regeneration and reuse of all vacant areas, within and proximate to the town centre area. It is expected that more than 30% of new population growth will occur in this area (and the neighbourhoods adjoining the town centre) with a focus on higher density, well connected and high-quality urban housing.

2. Neighbourhoods adjoining the town centre area

To the west, south and east of the town centre are a number of distinctive areas. These are set in the undulating landscape/topography of the town and have a unique neighbourhood feel. These areas are inter-connected with each other and with the central area via the many streets, lanes and roads that define the town centre area. These are the optimal parts of the town for a community to live sustainably with easy access to services, shopping and employment without being car-dependant. The Council will actively seek to enhance the potential for connectivity in these areas in terms of active travel modes and in particular, will seek the consolidation of existing vacant or underused areas in these parts of town, where feasible. It is expected that more than 30% of new population growth will occur in this area (and the town centre) with a focus on higher density, well connected and high-quality urban housing.

3. South of N62 (south of the town centre)

The town has, over time, tended to grow to the south. This has created car-dependency in terms of getting to and from the town centre, and the service and employment locations in the town. In terms of active travel, the N62 forms a barrier to walking and cycling. The planning authority will work with the Active Travel team in putting in place walking, cycling and public transport options from this area to the town centre. In particular, the Council will seek interconnectivity and linkages between the Templemore Road (N62) and the New Road. The Council will seek to consolidate development in this area, and further expansion of the town to the south on greenfield lands will not be facilitated over the lifetime of this LAP.

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.

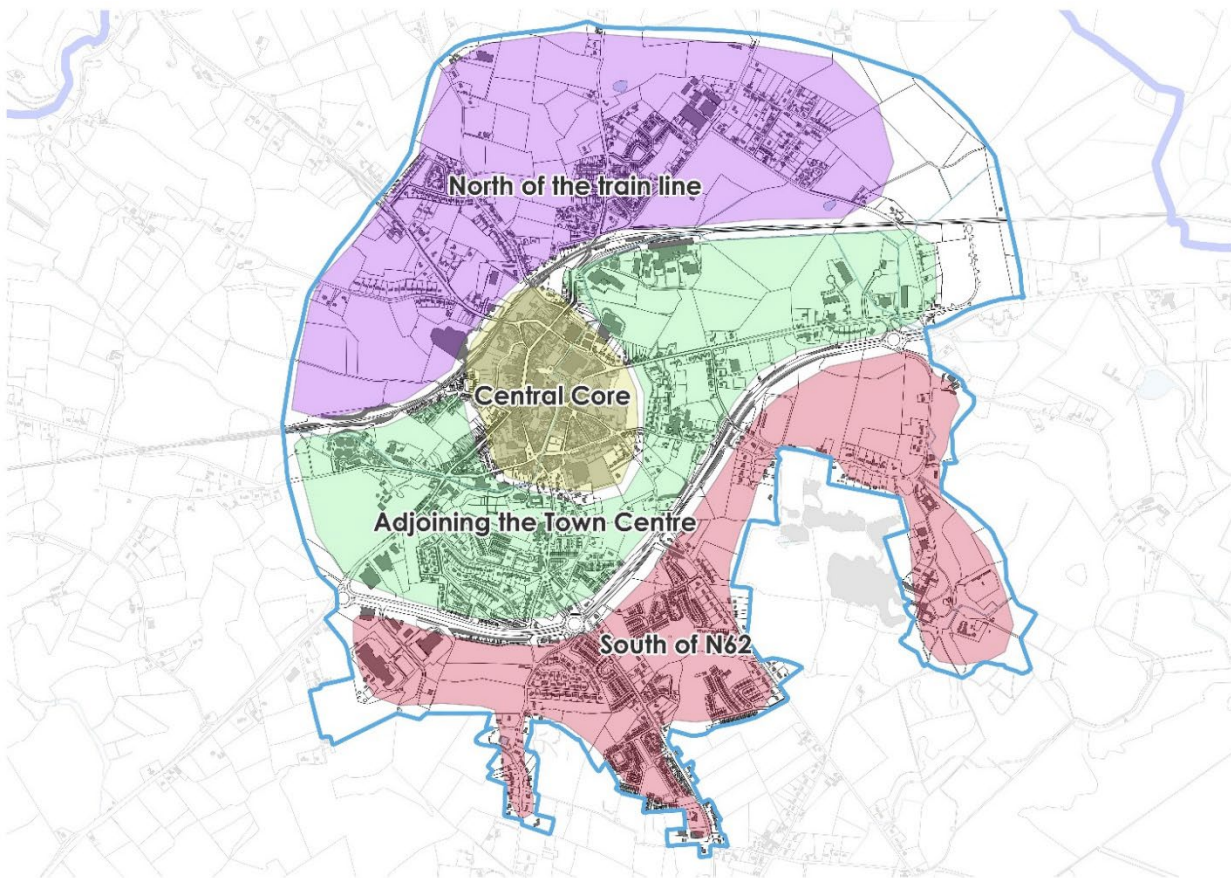


Figure 11: Graphic illustration of the Neighbourhoods of Roscrea

5.2.2 Parkmore Neighbourhood

The Parkmore area is located between 5 – 10 minutes walking distance of the town centre, and in close proximity to care services, shopping, schools and all the other amenities of the town centre. It has a unique neighbourhood character with narrow roads and undulating topography, and forms part of the 'neighbourhoods adjoining the town centre'. Undeveloped areas are located in this area for residential and amenity development, see Figure 12.

There are however, several challenges in activating these lands, that in order to overcome, will need a collaborative approach between landowners, Irish Water and the council that considers the entire area. A considered approach to the entire area will need to find solutions to address:

- Access to the area, noting current roads constraints and permeability between public roads (L3108 (Ayr Hill Rd) and L3114) and throughout the entire area,
- Improvement measures to the public roads and footpaths serving the area
- Density and design appropriate to the topography/constraints/amenity in the area
- A design and layout that will incorporate urban greening, and a nature-based approach to on site water management and amenity space
- Provision of wastewater and water services to the area.

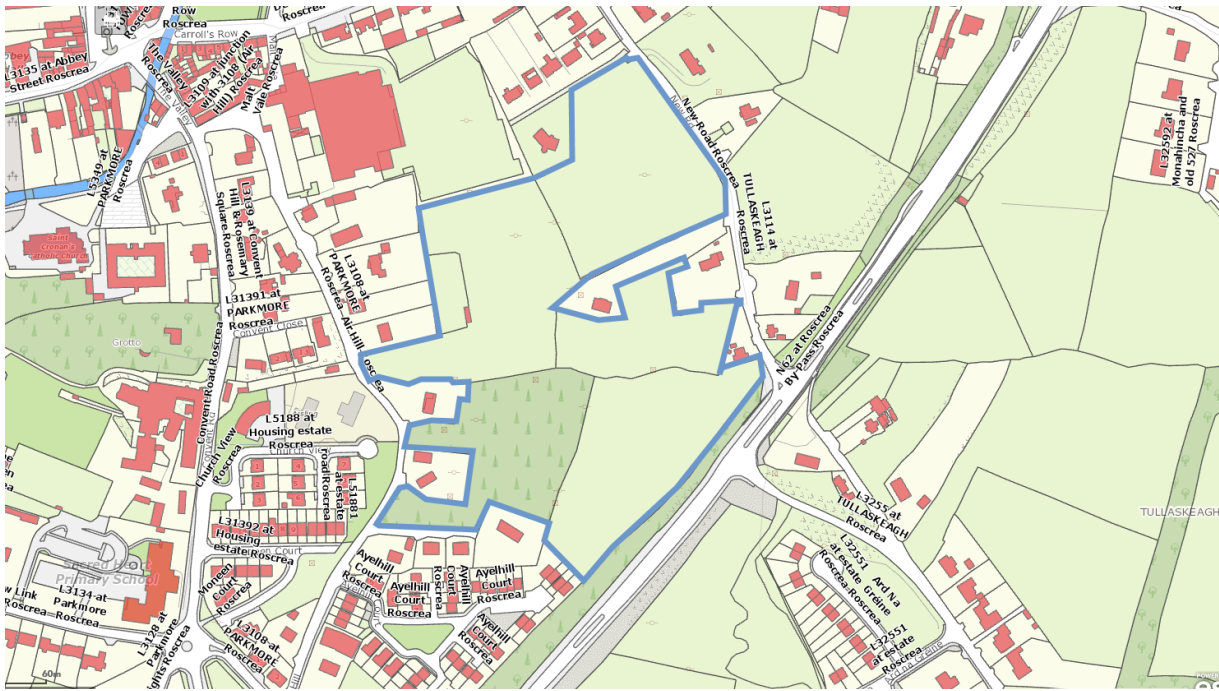


Figure 12: Parkmore Neighbourhood Area

It is an objective of the Council and this draft LAP, to prepare an outline ‘Access and Services’ assessment to help guide new development in this area in collaboration with landowners.

5.2.3 One-off Housing in the Town

Single housing units will be facilitated throughout the town on serviced and infill sites, and will be assessed on a case by case basis in line with development management standards. Lands zoned ‘Urban Environs’ are under urban pressure and have an important role in the long-term growth of Roscrea. Whilst they are not required for town growth and expansion at present, in due course the town may grow and additional lands may be required.

The primary use of these lands shall be agriculture in line with the land use zoning matrix as set out in Chapter 9. In exceptional circumstances, with consideration on a case by case basis, a single house may be permitted for a person with an economic need directly associated with agriculture and where there is no alternative site available.

5.3 Open Space and Amenities

The town is well-served in term of open space and amenities, with soccer, GAA, tennis, swimming and gym etc facilities all located within the town. Community groups in the town have secured funding and improved a number of amenity spaces around the town. The redevelopment of public spaces and opportunity sites will be required to provide well-designed public spaces accessible to all, as well as providing play spaces for children that are safe. Provision of dedicated playground spaces will be supported as well as the provision of allotment space. It is proposed to develop a

dedicated skateboard park in Roscrea, and the Council will seek to identify a suitable site for this amenity.

5.4 Education and Learning in Roscrea

The LAP identifies the key education and training locations and services in Roscrea as part of its land use strategy. The locations of these facilities are zoned primarily for 'Community Services and Infrastructure' and the consideration of such premises is a key aspect of sustainable transport planning.

5.4.1 Primary and Secondary Schools

Roscrea Town is served by primary schools and post-primary schools. It is projected that by 2031 the population of Roscrea will have grown to 6,535 an increase of 1089 persons. This equates to a need to accommodate at least an additional 125 primary students and 82 post primary students¹⁹ in the town (this figure does not include additional student demand that will arise in the hinterlands).

Table 5.1: Existing Schools within the Plan area

Corville National School	Corville Roscrea Co Tipperary
St Cronans National School	Roscrea Co Tipperary
Scoil Eoin Naofa	Roscrea, Co Tipperary
Sacred Heart Primary School	Newline Roscrea Co Tipperary
St Annes Special School	St Annes, Sean Ross Abbey
Colaiste Phobáil Rós Cré	Corville Road, Roscrea,

Adequacy of existing school places

The Department of Education has set out the following considerations in relation to Roscrea:

- At both primary and post primary level, the maintenance of buffers around existing school sites to enable expansion is critical and land zoning should enable schools to expand.
- At primary level, the projected scale of population increases to 2031 should be possible to meet through the expansion of existing schools.
- At post primary level the level of additional potential requirements arising from the projected population increase could be met at existing schools.

This LAP has identified the existing schools in the LAP area and has applied an appropriate land use zoning to enable and protect the expansion capacity of existing facilities. The 'Provision of

¹⁹ According to the Department of Education school place requirements are calculated as follows: Primary level equates to 11.5% of population and 25 students per classroom, and Post-primary are assessed at 7.5% of population numbers.

Schools and the Planning System Code of Practice' (DoE, 2008) was applied in considering land zoning requirements for the existing schools.

5.4.2 Community and Educational Facilities

Roscrea has community and social facilities and has many active community groups, and public and social enterprises located in the town. These groups have been very successful in delivering a number of projects. The Roscrea Education Centre is located at Dublin Road and provides training and courses under the Tipperary Education and Training Board. Roscrea public library is located on the Birr Road in the centre of town. The Roscrea Citizens information office is located in the centre of town on Rosemary street and offers vital information, advice and advocacy services. A new Family Resource Centre is proposed for Roscrea to be developed with the support and collaboration of the Council. The Council will seek to support educational, community-led and cultural projects which enhance the well-being of residents of the town and improve the quality of the environment.

The Local Authority Services National Training Group, through its Roads, Water, Environment and Fire Services Training Groups, coordinates the development and delivery of training to the best international standards for all staff involved in the provision of services within these four sectors. There are five regional training centres located in the county, with one located in Roscrea at Monastery Road. This centre caters for the water services, roads, environment and fire services training needs of local authority personnel in Tipperary, Offaly, Laois, Clare, Limerick, Waterford, Kilkenny, Carlow and Wexford County/City Councils as well as delivering training programmes to the private sector.

5.5 Roscrea Age Friendly Town

Developing Age Friendly Towns revolves around the ethos that if you design for the young, you exclude the old, but if you design for the old, you include everyone. Age Friendly Towns plan for the older person's needs, supports active ageing, and facilitates older adults to remain living in their own homes and communities. Roscrea is the 'Age Friendly Town' in Tipperary under the Age Friendly Ireland Programme and the Tipperary Age-Friendly Strategy. Roscrea has dedicated facilities and services for elderly persons within the town including the Dean Maxwell Community Nursing Unit, Roscrea Dementia Café and a number of private nursing homes.

Tipperary LCDC are the lead partner on a Healthy Ireland funded action to promote Dementia Awareness. As part of this action a walkability audit was undertaken in line with the 'New Universal Design Walkability Audit Toolkit' developed by the National Transport Authority with Age Friendly Ireland, An Taisce and the Centre for Excellence in Universal Design.

The Council will support actions, measures and funding for Roscrea as the county age friendly town. Public realm projects will have regard to and implement the principles of Age Friendly Ireland's 'Age Friendly Towns' and 'Being Age Friendly in the Public Realm', where feasible. The Council will also seek to ensure, where possible, that homes in new residential developments are universally designed to the Lifetime Homes standard set out in Quality Housing for Sustainable Communities (DEHLG, 2007).

5.6 Community Action and Support

The focus of the LAP period will be to enhance public amenities and services amenities in consultation and collaboration with the many community groups, services and stakeholders in the area. A number of reports have been commissioned over the lifetime of the last LAP, these include:



- Family Support Needs in Roscrea, 2020 (North Tipperary Development Company CLG & Tusla Mid-West with support from Tipperary Children and Young People Services Committee & Tipperary County Council)
- Roscrea Community Action Plan 2016 (Tipperary County Council). Sets out the diverse range of community supports, public services and community organisations in the town.

The Tipperary PPN is a collective of all the community, voluntary, social inclusion, and environmental groups in Tipperary and provides an opportunity for the community voice to be represented on Council Committees and various other boards and committees. The PPN also runs training courses for member groups and shares information about funding, grants, consultations, and other relevant activities. In 2019 Tipperary PPN commenced its wellbeing visions in each Municipal District, helping to create a vision for Roscrea to be the best place it can be.

5.7 Digital Connectivity

The roll-out of highspeed broadband services in Roscrea is ongoing under National Broadband Ireland (NBI)²⁰. Most of the town has access to high speed broadband services, whilst there are some areas where the service will be provided through state-led intervention under NBI. There are currently two broadband connection points, to the north west and one to the north east, these deliver supplementary service which the NBP deployment is ongoing.

²⁰ <https://www.gov.ie/en/publication/c1b0c9-national-broadband-plan/>

The Town Centre First programme recognises that successful places utilise digital technology to enhance the experience of living and working in towns, enabling greater choices in terms of location and lifestyle. In this respect, a ‘Digital Town Blueprint Preliminary Town Report’²¹ has been carried out (December 2022) and will be further built upon as part of the Town Centre First Plan.

5.8 Policy and Objectives

Planning and Development Policy	
It is the policy of the Council to:	
Policy 5.1	Permit and encourage compact growth in Roscrea through the sustainable intensification and consolidation of the town centre and established residential areas on lands zoned for Urban Core, Regeneration and Residential uses.
Policy 5.2	Require new residential development to accord with the principles and guidelines of Sustainable Residential Guidelines for Planning Authorities in Urban Areas (DEHLG, 2009) and the Urban Development and Building Height Guidelines for Planning Authorities (DHPLG, 2018) and the overriding policies and objectives for new residential development.
Policy 5.3	New development shall support the ‘Neighbourhoods’, as set out in Section 5.2.1, ensuring appropriate residential densities on central areas in line with the Sustainable Residential Guidelines for Planning Authorities in Urban Areas (DEHLG, 2009).
Policy 5.4	Permit new dwellings on lands zoned for ‘Town Environs’ where the applicant meets an ‘Economic Need’ (see TCDP Table 5.3 and Planning Policy 5 - 11), and there is no availability of alternative sites. An existing and/or shared domestic dwelling entrance of the applicant’s family dwelling should be used, where practicable, and it will meet sightline requirements set out in TCDP Volume 3, Appendix 6, Section 6.1 Road Design and Visibility at a Direct Access.
Policy 5.5	Require new development to consider the provisions ‘Roscrea Age Friendly Town’, and to seek to ensure that the age friendly policies and objectives relating to housing, public realm, amenity, accessibility, public transport etc are applied in assessing new development proposals.
Policy 5.6	Permit community-led and cultural projects which enhance the social and economic well-being of residents of the town and improve the quality of the environment in the town

²¹ A study prepared for the Department of Rural and Community Development by the Irish Institute of Digital Business, DCU Business School and .IE

Planning and Development Objectives	
It is an objective of the Council to:	
Objective 5A	Support the local community and relevant sectors in engaging in programmes such as ‘the SEAI Sustainable Energy Community’ through the provisions of the Tipperary Climate Action Plan and Delivering Climate Action 2030 (CCMA, 2021). In preparing sectoral adaptation plans and sustainable energy and climate action initiatives, including in the preparation of an Energy Master Plan and in the identification and use of local renewable energy sources.
Objective 5B	Support educational, community-led and cultural projects which enhance the well-being of residents of the town and improve the quality of the environment in the town, as part of this to support the development of a new Family Resource Centre.
Objective 5C	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.
Objective 5D	In collaboration with stakeholders and landowners, prepare an outline ‘Access and Services’ assessment for the ‘Parkmore Neighbourhood’ in line with the provisions of Section 5.5.2 to act as a framework for new development.
Objective 5E	Develop interconnectivity and linkages between the Templemore Road (N62) and the New Road through the existing residential areas located south of the N62 (identified as a neighbourhood in Section 5.2.1)
Objective 5F	Ensure the continued operation and expansion of schools in Roscrea on lands zoned for ‘Community Services and Infrastructure’, in line with the ‘Provision of Schools and the Planning System Code of Practice’ (DoE, 2008).
Objective 5G	Work with Age-Friendly Ireland in implementing the strategies and objectives of Tipperary Age-Friendly Strategy.
Objective 5H	Consult with local community groups, including the PPN and broad-based organisations such as Comhairle na nOg, as part of the development of local policies and strategies.
Objective 5I	Secure high-quality digital connectivity in Roscrea in line with the National Broad Band Plan and enable digital technology as part of the Town Centre First Plan.
Objective 5J	Identify a site suitable for the development of a skateboard park.

6.0 Transport and Connectivity

By 2029, Roscrea will have initiated a model shift change in transport modes, with greater numbers of residents, workers and visitors utilising active travel such as walking and cycling and public transport, thereby enabling more sustainable transport patterns. This will be achieved by investing in sustainable transport infrastructure, provision of a high-quality public realm and the facilitation and activation of new development close to the town centre.

Roscrea is a well-connected town in terms of physical access to local, regional and national road networks, and to national rail services. However, the over reliance on the private car for both short local journeys, and longer journeys in the region is apparent. This LAP along with the Traffic and Transportation Plan²² produced in 2017 by the Council, and the Sustainable Travel Plan set out in Appendix 2, will inform site briefs, new development and future investment in infrastructure.

6.1 Movement and Accessibility

Roscrea has a well-defined central area generally supported by easily accessible retail facilities. The town is compact and the central area is accessible by walking and cycling, see Figure 7: Roscrea Town Profile Plan. Roscrea is centrally located north of the M7 Dublin to Limerick motorway and therefore has good vehicular access to the east and west coasts and the metropolitan areas of Dublin and Limerick. The town is situated on the N62, an important north to south link through the mid - lands and its strategic centres including Tullamore, Athlone and Mullingar. The layout of the town requires through traffic to either follow the N62 through the town centre, or to divert via the R445 and the old Dublin road. The option to divert via the R445/Dublin road enables good access to employment and enterprise lands to the west of the town including the Roscrea Innovation and Business Park and provides an option for through traffic to avoid the historic core (St Cronan's Church). At the regional level²³, there is no plan for strategic upgrading of the N62 at Roscrea.

New development, in accordance with the TCDP, will be required at design stage, to consider pedestrian movement and the provision of cycleways and associated facilities. There is also a need to consider sequential accessibility and connectivity as lands come forward for new residential and employment development in Roscrea over time. The provisions of Chapter 12 of the TCDP under "Feasibility", relating to "Corridor and Route Selection Process" will apply to new transport infrastructure development.

²² RoadPlan Consulting for Tipperary County Council

²³ Southern Regional Spatial and Economic Strategy 2020 and Eastern and Midlands Regional Spatial and Economic Strategy 2019

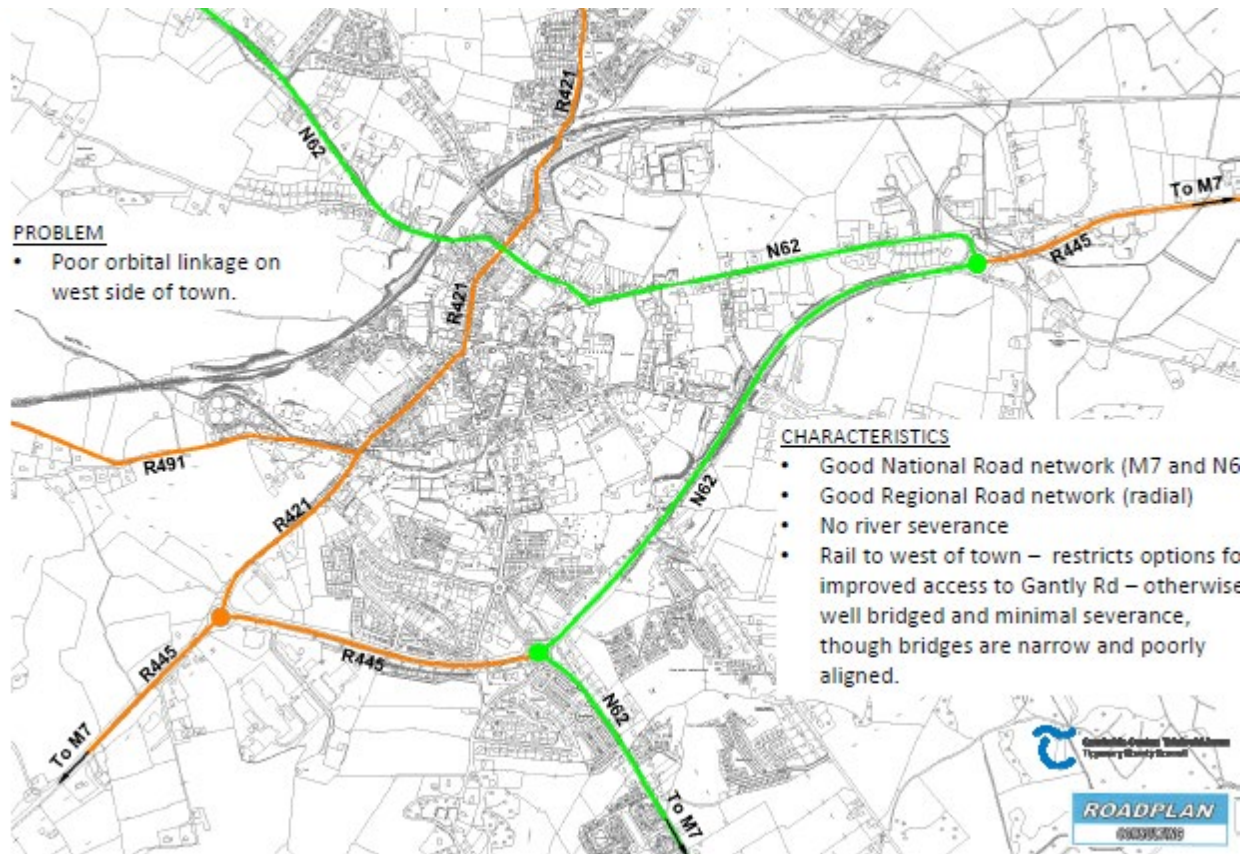


Figure 13: Layout of roads in Roscrea

6.2 Public Transport

Roscrea is located on the main rail line (Ballybrophy to Limerick) with a rail station within walking distance of the town centre along the R421 (approximately 10 minutes to Main Street Square). However, the entrance to the rail station is on a poorly defined junction that does not invite pedestrian or cyclist movement. In addition, train services are poor with unfavourable scheduling. It is an objective of the Council to work with Irish Rail to consider how a rail service can be better tailored to the needs of the community.



Figure 14: Roscrea Train Station

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.

6.3 Sustainable Travel Plan

The TCDP sets out a requirement for the preparation of a Travel Plan for Roscrea in line with the provisions of the Area Based Transport Assessment Guidance (TII, 2018). The Roscrea Sustainable Travel Plan (Appendix 2) was prepared in consultation with the NTA. The Sustainable Travel Plan has also set out targets for modal shift change, to reduce reliance on the private car for short journeys and to enable a better quality of life, and to reduce GHG emissions and congestion.



A schedule of improvement measures is outlined to support both active travel modes and public transport. These improvement measures are a non-exhaustive list of works for which funding will be sought by the Council over the lifetime of the LAP. A number of multi-functional funding streams support active travel measures including the town and village improvement scheme, the RRDF etc.

The Government's Active Travel Grants Programme (NTA) funds projects supporting strategic pedestrian and cyclist routes, access to schools, permeability links, urban greenways and some minor public transport improvement projects. The Roscrea Sustainable Travel Plan will help the Council to seek funding for investment in the town under the annual 'Active Travel Grants Programme' (NTA) and other funding streams.

6.4 Roads Strategy

6.4.1 Urban Vehicular Connectivity

The Design Manual for Urban Roads and Streets (DECLG, 2013) 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 designers should consider the multifunctional role of the street and apply 'self-regulating' design measures.

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 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 Council will seek to facilitate the sequential development of lands zoned for development, and to ensure that provision is made for the orderly expansion into areas that, though they may not be zoned at present, may be zoned in the future. In assessing new planning applications, and on a

case-by-case basis, the Council may require the maintenance of a corridor to provide for future connectivity with adjoining lands that may be zoned for development at a future date. Such future interconnecting routes should be integrated within the urban fabric in line with the Design Manual for Urban Roads and Streets (DECLG, 2013) so that a sense of place is maintained and to prevent severance between adjoining areas.

6.5 Policy and Objectives

Planning and Development Policy	
It is the policy of the Council to:	
Policy 6.1	Enable new development that will improve accessibility and movement within Roscrea, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.
Policy 6.2	Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (DoT, 2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town.
Policy 6.4	Support the sequential development of lands zoned for development, and to ensure that provision is made for the orderly expansion into areas that may be zoned in the future. In assessing new planning applications, and on a case-by-case basis, the Council may require the maintenance of a corridor to provide for future connectivity with adjoining un-zoned lands.
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) this indicative route study corridor will be maintained free from development that might prejudice future route planning.
Policy 6.6	Require proposals for new development to have consideration to, and to incorporate the provisions of the Sustainable Travel Plan as outlined in Appendix 2.

Planning and Development Objectives	
It is an objective of the Council to:	
Objective 6A	Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the Sustainable Travel Plan as outlined in Appendix 2 (and any review thereof).
Objective 6B	Collaborate with the NTA and Irish Rail to consider how the rail service, infrastructure and facilities can be better tailored to the needs of the community.

Objective 6C	Collaborate with the NTA, national and local bus service providers to consider how the bus service, infrastructure and facilities can be better tailored to the needs of the community, including for a consideration of the nature and location of public bus stops.
Objective 6D	Achieve the modal shift target as set out in this LAP and its Sustainable Travel Plan as outlined in Appendix 2 through collaboration with the community and transport sectors over the life time of this LAP.
Objective 6E	Seek to secure funding for the development of a new relief road (as indicated on Map 1) to provide connectivity between the N62 (Templemore) and the N62 (Birr).

7.0 Recognising Our Local Heritage

In 2029, Roscrea will have enhanced built heritage, amenity and green and blue infrastructure that will showcase the best of the natural and built heritage of the town. Investment in public realm, active travel, heritage and tourism will highlight amenities and provide a high-quality environment for locals, visitors and future generations. This will be achieved by ensuring that new development contributes to urban greening and local ecology, and by sensitive investment in the built heritage in the town.

The natural and built heritage of Roscrea is a key element of its character and enriches our lives on a daily basis. This LAP (and its Strategic Environmental Assessment and Appropriate Assessment) and the provisions and objectives of the TCDP seeks to identify these assets, recognise their roles and sensitivities, and ensure that adequate protection and support is incorporated in the planning framework.

7.1 Natural Heritage

7.1.1 Watercourses and Riparian Zones

Surface water at and around Roscrea is channelled by several rivers, streams and a canal, forming part of the Lower Shannon River Catchment. The Nore River

Catchment is located to the south of the town not far outside of the Plan boundary. The River Bunnow and its tributaries flows from east to west and south and east of the LAP area (Map 2B).

The River Bunnow in Roscrea is a wonderful natural asset, lending a unique character to the town centre. In order to protect the riparian zone, an undisturbed edge or buffer zone shall be required between new developments and watercourses, to maintain the natural function of existing ecosystems and to enable sustainable public access.

7.1.2 Nature Based Solutions, Biodiversity and Urban Greening

The Council will seek to encourage nature-based surface water management solutions, biodiversity and urban greening measures as a natural part of new development and as a measure to support a low-carbon society and build resilience to climate change. These techniques will be required to be detailed at planning application stage by both public and private sector development and as part of public realm enhancement.

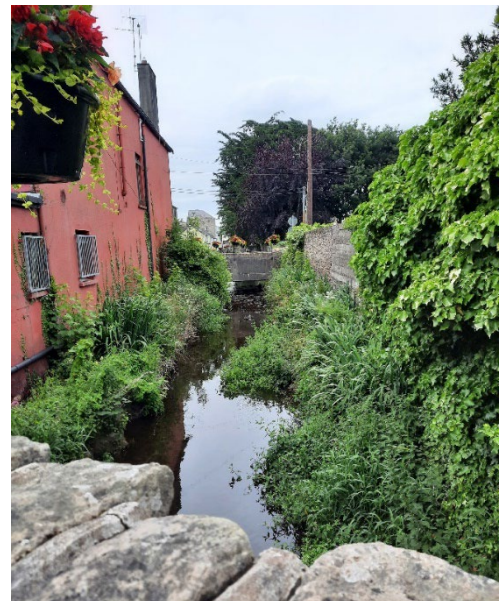


Figure 15: River Bunnow in Roscrea town centre

7.1.3 Blue and Greenways

It is the policy of the Council to support investment and collaboration, and feasibility study, design and planning process in the investigation of opportunities for new green and blueways in Tipperary. A Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) is in place and it is proposed to prepare a 'Greenway and Trail Strategy' for Tipperary. These provide a framework for opportunities across the county and the Council will consider local opportunities over the lifetime of the LAP.

7.2 Our Built, Social and Cultural Heritage

7.2.1 Built Heritage and Record of Protected Structures

There are a number of iconic structures in Roscrea that define the character of the town including:

- The ruins of the Cathedral Church, Round Tower and the high cross of St Crónán.
- Roscrea Castle Complex (dating from 1280's) including Damer house and formal gardens and fountain and restored mill displaying St Crónán's high Cross and pillar stone.

In addition to these features, much of the town's central streets date from the period after 1720 (Butler of Ormond estates fell) and later from the 19th century period when state institutions (boys national school, town gaol etc) were delivered in the town with streets such as Carroll's Row and Gaol Road. The TCDP in Volume 4 sets out a Record of Protected Structures for Roscrea and provisions and objectives for their protection and these are also mapped in Map number 2A.

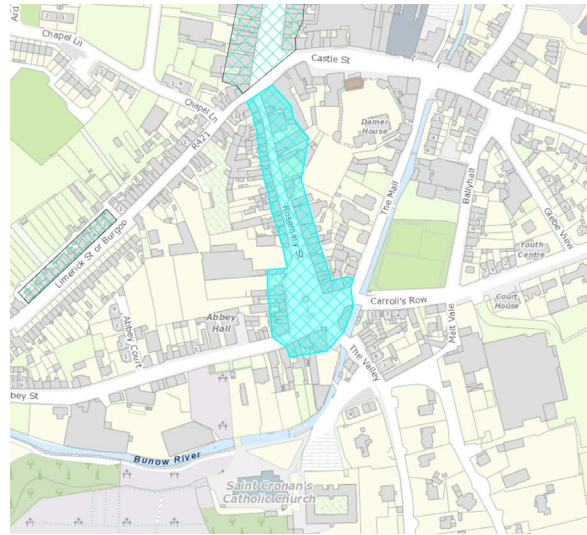
7.2.2 Architectural Conservation Areas

In order to preserve the character and identity of Roscrea, a number of Architectural Conservation Areas (ACAs) are designated in the town centre (Mapped on Map 2A).

1. Main Street ACA - this includes the length of Main Street, from the northern Y-junction of Grove Street and Green Street to junction with Castle Street, Limerick Street to the south.
2. Rosemary Street ACA - This ACA runs from the north end of Rosemary Street (where it joins Main Street) to Rosemary Square to the south.
3. Burgoo ACA - A terrace of sixteen three-bay, two-storey houses running along the western side of Limerick Street.
4. Bunker's Hill ACA - two long terraces of three bay, two-storey houses running along both sides of Bunkers Hill with gable-fronted elevations. Numbers 1-24 are located on the western side of the street and numbers 25-46 on the eastern side, with both sides comprising continual terraces.



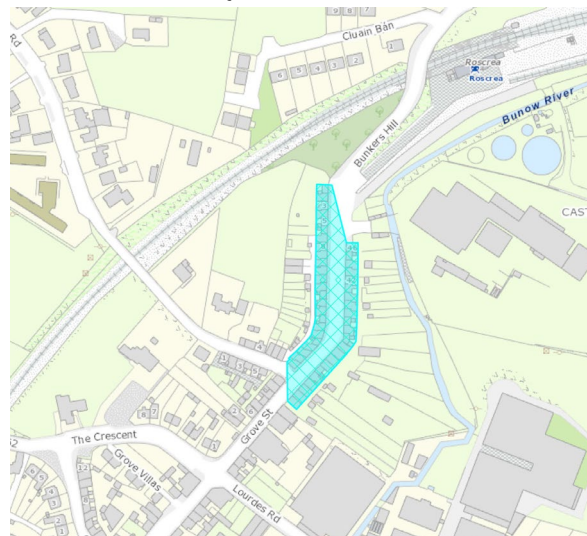
1. Main Street ACA



2. Rosemary Street ACA



3. Burgoo ACA



4. Bunker's Hill

Normal planning exemptions for works do not apply in an ACA as set out in Section 82(1) of the Act. This means that development to the exterior of a building in an architectural conservation area may require planning permission. The owner of a protected structure or structure/feature located within an ACA should seek advice before making any alteration to the interior or exterior. The Council will support new development that is sensitive to the special character and amenity of the relevant ACAs.

7.2.3 Archaeology

There are various entries to the Record of Monuments and Places (RMP) established under Section 12 of the National Monuments (Amendment) Act 1994. within and around Roscrea (Sheet No. 12 Archaeology RMP Tipperary NR), including:

- 10 (Town - the concentration of monuments in the Central Area including Townparks, Castleholding, Demense, Parkmore, Glebe),

- 13 (Watermill Possible Site – a cluster to the northwest of town at Clybanane),
- 12 (Architectural fragment at Birchgrove (Corbally)), and,
- 14 (Abbey – Sean Ross Corville).

The National Monuments Service applies different levels of protection to a monument depending on its significance. Universal protection is afforded to all monuments listed in the RMP. All entries on the list are known as ‘Recorded Monuments’. In addition, certain monuments are accorded a higher level of protection, and are recorded on the ‘Register of Historic Monuments’. The highest level of protection is afforded to ‘National Monuments’, i.e., monuments deemed to be of national significance. There are numerous sites and monuments found within the town’s Zones of Archaeological Potential ²⁴. Locations of sites and monuments are mapped on Map 2B.

7.2.4 Respecting Views/Streetscapes as part of new development

The consolidation and revitalisation of the compact growth area is a key focus of this LAP. However, new development should have consideration to how it can positively integrate with, and enhance the built fabric of the town. The following views and streetscapes should be given due consideration as part of the design process for new development:

- 1) Views into and out of the ACAs.
- 2) View from Main Street towards Round Tower
- 3) View from Castle Street towards St. Cronan’s Church
- 4) View from Main Street down Castle Street
- 5) View from The Mall towards Sacred Heart Convent
- 6) View from Carroll’s Row towards Franciscan Friary
- 7) View of Damer House from The Mall
- 8) View of Roscrea Castle from Rosemount
- 9) View of Damer House from Goal Road
- 10) View of Damer House from The Mall
- 11) View of Glebe House from The Mall
- 12) View of St. Cronan’s Church from Carroll’s Row
- 13) View of The Malting from Ballyhall
- 14) View of the Malting from The Mall
- 15) View looking up Abbey Street
- 16) View looking up Church Street towards St. Cronan’s Church

24 Archaeological Survey Database, National Monuments Service

7.2.5 Sean Ross Abbey

Sean Ross Abbey and its grounds are located approximately 2km south east of Roscrea town in an area defined by natural woodlands and peatlands. The main house comprises a detached four-bay two-storey over basement country house with five-bay side elevations, central breakfront and with bow to west elevation which was built c.1750. Sean Ross Abbey operated as a Mother and Baby home between 1931 and 1969 and was run by the Congregation of the Sacred Hearts of Jesus and Mary. In addition to the buildings at this location, there is also a cemetery and an “angels plot”.

The house and attendant grounds are registered as a protected structure under the TCDP and is included in the National Inventory of Architectural Heritage (NIAH) ref. 22401211. The NIAH refers to the main house, the walled garden, gardener’s house and entrance piers. There is a Zone of Archaeological Potential located centrally to the site proximate to two National Monuments, a religious Augustinian house (TN012-014001) and a graveyard (TN012-014002).

A committee was established by the Council following the publication of the ‘Final Report on the Commission of Investigation into Mother and Baby Homes’ (DCEDIY, 2021) to advise on the future of the complex. This Committee consists of Elected Members, officials and members of the local community. Given the history of Sean Ross Abbey and sensitivity surrounding burials, there is a need for due care in terms of the redevelopment of this site with particular reference to the burial sites, and this is now legislated for in the Institutional Burials Act 2022.



Figure 16: Sean Ross Abbey

Current and Future uses

The complex at Sean Ross Abbey is in private ownership. The HSE operate a care centre with an on-site school and accommodation at the site, and other parts of the complex are used for refugee

accommodation. The entire complex is zoned for ‘Community Services and Infrastructure’ and this enables a number of uses for the area as set out in Chapter 9.

It is important to protect the architectural, archaeological and social special interests associated with Sean Ross Abbey and its attendant grounds, and to respect the institutional past associated with this site, whilst also maintaining the buildings and grounds in active use. The complex is located within walking/cycling distance of the town and is scenic and of a high amenity due to its rich natural setting. It has the potential to positively contribute to the amenity of Roscrea.

The Mother and Baby Homes Commission of Investigation Final Report documents that, *‘Without complete excavation it is not possible to say conclusively that all of the children who died in Sean Ross are buried in the designated burial ground’*. In addition, the Institutional Burials Act 2022 allows for the excavation, recovery, and analysis of remains at any institutional sites where evidence emerges that there have been manifestly inappropriate burials. This will be paramount to the consideration of any proposal to develop this site in terms of construction, or use type and the Council may attach conditions to development as considered appropriate in the circumstances.

7.3 Policy and Objectives

Planning and Development Policy	
It is the policy of the Council to:	
Policy 7.1	Protect and conserve the integrity and ecological and biodiversity value of the River Bunnow as it runs through the town, and to maintain a riparian strip along the river free from development and of adequate width to permit maintenance. Development proposals within or adjacent to the river will be assessed to ensure the protection of water quality and river access.
Policy 7.2	Ensure the setting and character of Roscrea Castle, including the setting of Castle Street is safeguarded and enhanced in the assessment of new development proposals. Enhance connectivity and access in the historical centre as opportunities arise.
Policy 7.3	Require new development proposals to have regard to the architectural character and special value of the Roscrea ACAs, in accordance with the Architectural Heritage Protection, Guidelines for Planning Authorities (DEHLG, 2004).
Policy 7.4	Safeguard sites, features and objects of archaeological interest in Roscrea (in situ where practicable or as a minimum, preservation by record) included in the Record of Monuments and Places and sites.

Policy 7.5	The views and streetscapes as listed shall be given due consideration as part of the design process for new development to the satisfaction of the Council.
Policy 7.6	In considering future proposals at Sean Ross Abbey and its grounds, to: <ul style="list-style-type: none"> a) Protect the architectural, archaeological and social special interests associated with Sean Ross Abbey and its attendant grounds and to respect the institutional past associated with this site. b) Consider appropriate and active uses of the complex and to preserve the buildings and grounds for disuse and dereliction. c) Apply a precautionary approach (in line with the Institutional Burials Act 2022) to the application of measures to ensure the protection of unrecorded burials (where there is a possibility that unrecorded burials may have taken place), on foot of the publication of the Final Report of the Commission of Investigation into Mother and Baby Homes.

Planning and Development Objectives	
It is an objective of the Council to:	
Objective 7A	Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity and conservation value of the river corridor.
Objective 7B	Work in partnership with stakeholders and the local community in the delivery of projects for Roscrea Town in the Green and Blue Infrastructure Masterplan Roadmap for Tipperary Waterways (TCC, 2018) and the proposed Tipperary Greenway and trail Strategy and seek funding opportunities as they arise.
Objective 7C	Support and work with the local community in the development of blue and green infrastructure in the town and in the enhancement of the biodiversity, amenity and conservation value of the River Bunnow corridor.
Objective 7D	To proactively and collaboratively work with the landowners of Sean Ross Abbey to investigate ways that the Abbey and its grounds can be used in a manner respectful of its past and considerate of its future potential as an important part of the community and town of Roscrea.

8.0 Infrastructure, Energy and Utilities

Over the lifetime of this LAP, there will be continued investment in a sustainable network of physical strategic infrastructure and utilities to support sustainable socio-economic growth, and to protect the quality of the environment of Roscrea. This will be achieved through the identification of required infrastructure in collaboration with infrastructure providers, and continued investment in the right locations, and at the right time.

8.1 Energy Demand and Renewable Energy

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.

8.2 Water and Wastewater

Water services in towns are maintained and provided by Irish Water and the Council will require new developments to be served by existing waste water treatment facilities and public water supplies, where possible.

8.2.1 Roscrea Public Water Supply

The town is supplied from the Roscrea Regional Water Supply Scheme in the Eastern and Midlands Region. The Roscrea Regional Water Supply Scheme produces approximately 2,269 m³/day of water serving a population of 6,112, supplied by Niamh's Well, Shinrone, Roscrea and Glenbeha water treatment plants²⁵. Irish Water 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.

8.2.2 Roscrea Public Wastewater System

Irish Water 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,

²⁵ Regional Water Resources Plan: Eastern and Midlands (Irish Water December 2022)

with a current (2020) load of 6,773 (PE)²⁶. Irish Water 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 Connections Charging Policy²⁷.

8.3 Sustainable Surface Water Management

The Council and Irish Water 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. It is the policy of Irish Water 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.

The Council will require new development in Roscrea to provide separate foul and surface water drainage systems and to incorporate water sensitive urban design and nature-based SUDS. The provisions of 'Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas' (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review thereof, will apply.

8.4 Circular Economy and Waste Management

The closest municipal landfill site to Roscrea is Ballaghveny, Tipperary and there is a municipal Recycling Centre/Civic Amenity Site located in the town at the Dublin Road. There are approximately 135 Bring Banks in Tipperary with four of these located in Roscrea at the Garda Station, Civic Amenity site, Kennedy Park and St Anne's School. Tipperary has 80 clothes/textile receptacles at bring bank locations which are owned and managed by the local authority, two of these are located in Roscrea. Private waste collectors in the town provide a three-bin collection service, to enable householders to recycle as much as possible.

²⁶ Irish Water for Tipperary County Council (March 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.

²⁷ <https://www.water.ie/connections/information/charges/>

It is a key objective of the Council to support the sustainable management of waste and the reduction in the production of waste in Roscrea in line with the National Waste Management Plan for a Circular Economy (Government of Ireland, 2022) and associated guidance across the delivery of its services and in the management of new development.

8.5 Flood Risk Management

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. Both the risk from fluvial and pluvial flooding were considerations as part of the review of land zoning.

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 the OPW's Flood Hazard and Risk Mapping and any flood defences. 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)

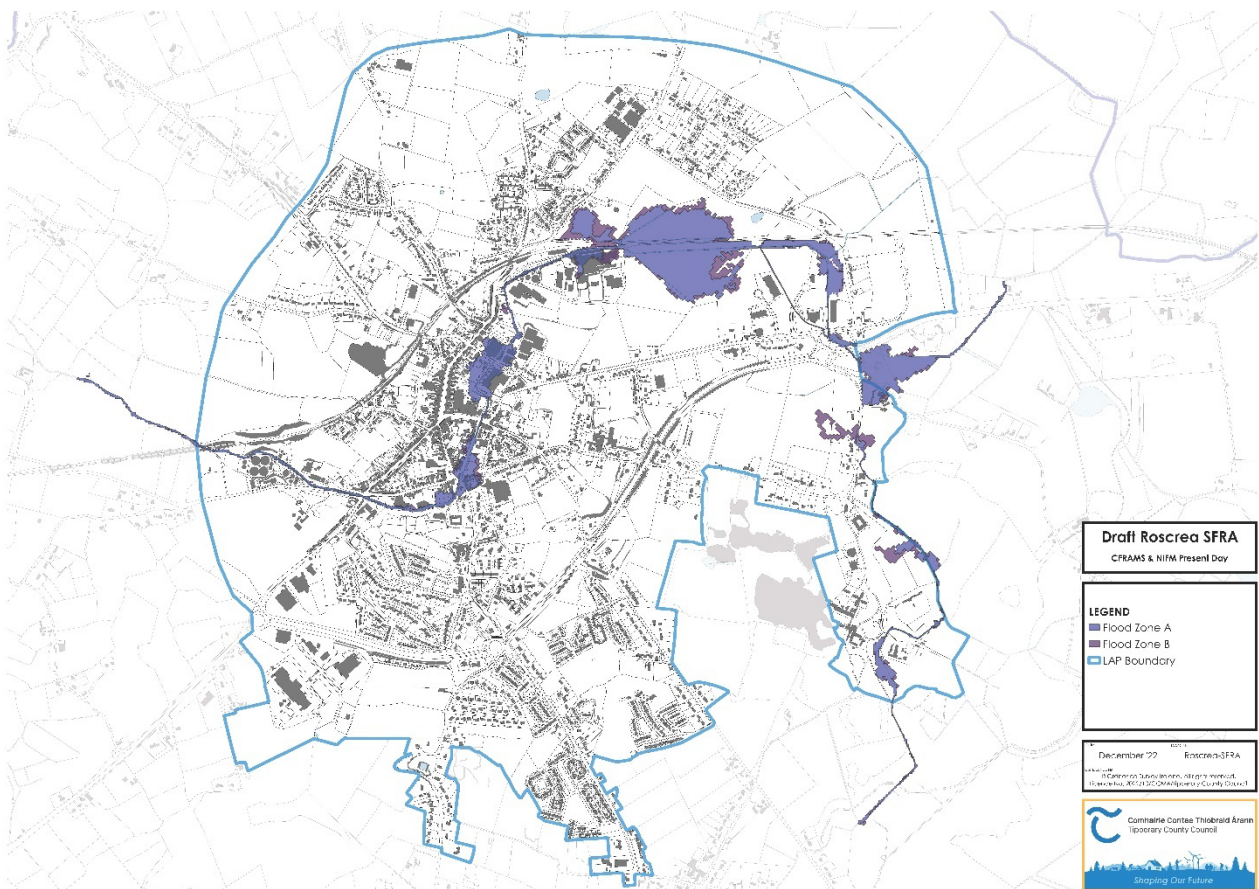


Figure 15: Flood Zones in Roscrea

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).

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).

8.6 Policy and Objectives

Planning and Development Policy	
It is the policy of the Council to:	
Policy 8.1	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
Policy 8.2	Require that all development proposals in Roscrea integrate SUDS, and nature-based 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.
Policy 8.3	Permit and encourage the use of renewable energy technologies in residential, commercial and community developments.
Policy 8.4	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: <ul style="list-style-type: none"> 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. b) Applications for development on previously developed lands within Flood Zones A or B, shall be subject to site specific flood risk assessment and

	<p>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 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 Systems and Flood Risk Management Guidelines (DEHLG, 2009).</p>
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Planning and Development Objectives	
It is an objective of the Council to:	
Objective 8A	In conjunction with Irish Water 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.
Objective 8B	To integrate a Nature-Based Solutions approach to SUDS, with a focus on biodiversity as part of new public realm and public sector development.
Objective 8C	Support the sustainable management of waste and enable a significant reduction in the production of waste in Roscrea, in line with the principles of the Waste Action Plan for a Circular Economy (DECC, 2021).

9.0 Land use Zoning Framework

The purpose of the land use zoning framework is to guide development to the right location and ensure that development takes places in a co-ordinated and coherent way, while protecting the built and natural environment of the town. The land use framework is underpinned by the SLA with a tiered approach to zoning in accordance with the NPF requirements and is informed by the Development Plan Guidelines for Planning Authorities (DHLGH, 2022).

Whilst the land use zoning framework will give an indication of the acceptability or otherwise of a particular use in particular areas, proposed development will also be assessed in terms of compliance with the policies set out in the TCDP and Development Management Standards²⁸ set out therein, the Planning Guidelines and local planning objectives of this LAP.

A general guideline of acceptability or otherwise of new development is provided, although the listed uses are not exhaustive. Factors such as density, height, massing, traffic generation, public health, design, visual amenity, potential nuisance by way of noise, odour and pollution etc. are also significant and relevant to the proper planning and development of the area and will be considered by the planning authority at planning application stage.

Table 9.1: Land-Use Objectives

Zoning	Objective	Description
UC	Urban Core: Provide for the development and enhancement of urban core uses including retail, residential, commercial, civic and other uses	Consolidate the existing fabric of the core/central areas of settlements by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a quality urban environment. The zoning emphasises compact growth objectives and priority for public transport, pedestrians and cyclists while minimising the impact of private car-based traffic.
RE	Regeneration: Provide for targeted enterprise and/or residential-led regeneration within the consolidation area on underused sites.	Specific underused areas of the town centre-built fabric with close physical links with the centre and targeted for significant redevelopment, consolidation and regeneration activity. New development shall be broadly in line with 'Urban Core' in nature with a focus on connectivity and linkages with the Urban Core.
RS	Existing Residential: Provide for residential development and protect and improve residential amenity.	Existing predominately residential areas allowing for the protection of existing residential amenity balanced with new infill development.

R1	New Residential: To provide for new residential development.	New residential areas/town extensions to ensure the provision of high quality and connected new residential environments. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
SR	Strategic Reserve Long-term strategic and sustainable development site.	Sites that may deliver housing within the subsequent plan period (unless a review of the current plan identifies a need for additional lands). (4.4.4 of the Guidelines).
E	Employment: To provide, improve and encourage general enterprise, business development and employment activity, including start up enterprises and tourism. Provide for distribution, warehouse, storage and logistics facilities where appropriate access to a major road network is available.	<p>Facilitate opportunities for compatible industry and general employment uses. General employment areas should be highly accessible, well designed, permeable and legible with a modest density of employees. Inappropriate intensive office uses at locations poorly served by public transport and the proliferation of retail or commercial uses requiring public access that are best located in mixed-use town core areas will not be acceptable.</p> <p>Facilitate logistics and warehouse type activity including storage, distribution and associated re-packaging of goods and products with a low density of employees. These uses have specific transportation requirements as they can generate considerable traffic volumes and should be located within a purpose built, well designated environment connected to the strategic road network.</p>
CSI	Community Services and Infrastructure: To provide and improve social and public facilities.	<p>Provide for and protect:</p> <ul style="list-style-type: none"> • civic, religious, community, health care and social infrastructure • educational facilities • transport and utilities infrastructure.
A	Amenity: To provide, preserve and enhance open space, biodiversity and amenity uses.	Protect sensitive, biodiverse and scenic locations from development that would adversely affect the environmental quality/sensitivity of these areas.
TE	Town Environs To provide for agricultural needs and to protect and enhance the rural environment and setting of the settlement.	These are areas that prioritise the protection of rural amenity and avoid harmful impacts of urban sprawl. Provide for and protect agricultural activities and rural -related business activities, which have a demonstrated need for a rural location and will not conflict with the future growth of the town.

The Zoning Matrix below lists examples of key land-use activities under each zoning objective. It is a guide (in principle) of the acceptability or otherwise of the specified land-uses in each zone:

Table 9.2: Zoning Matrix									
√: Permitted in Principle, O: Open for Consideration and X: Not Normally Permitted.									
Use Types	UC	RE	RS	R1	SR	E	CSI	A	TE
Abattoir	X	X	X	X	X	O	X	X	O
Agricultural Buildings/Structures	X	X	X	X	O	X	X	X	√
Betting Office/Amusement Centre	O	O	X	X	X	X	X	X	X
Caravan Park/Camping	X	O	X	X	O	O	X	O	O
Cash and Carry Wholesale	O	X	X	X	X	O	X	X	X
Community Facility	√	√	O	O	O	√	√	O	O
Childcare	√	√	O	√	X	O	√	X	X
Night Club	√	O	X	X	X	O	X	X	X
Cinema	√	O	X	X	X	O	X	X	X
Doctor/Dentist/Healthcare practitioner	√	O	O	O	X	O	X	X	X
Educational/School	√	O	O	O	X	X	√	X	X
Funeral Home	O	O	X	X	X	O	X	X	X
Crematorium	X	X	X	X	X	O	X	X	X
Garden Centre	X	O	X	X	X	O	X	X	O
Halting Site / Traveller Accommodation	X	O	O	O	X	X	O	X	X
Haulage/Bus/Truck Park	X	X	X	X	X	√	X	X	X
Health Centre (public)	√	O	O	O	X	O	O	X	X
Hotel	√	O	O	O	X	O	X	X	X
Industrial – General	X	X	X	X	X	O	X	X	X
Industrial - Light	X	X	X	X	X	√	X	X	X
Motor Sales Outlet	X	X	X	X	X	O	X	X	X
Office	√	√	X	X	X	O	X	X	X
Parks/Playgrounds	√	√	√	√	O	O	√	√	O
Petrol Station	X	X	X	X	X	O	X	X	X
Places of Worship	√	√	O	O	X	X	√	X	X
Public House	√	√	X	X	X	X	X	X	X
Sports/Leisure Facilities	√	√	O	O	O	O	X	O	X
Refuse Transfer Station	X	X	X	X	X	O	X	X	X
Residential	√	√	√	√	X	X	X	X	O
Restaurant	√	√	O	O	X	O	X	X	X
Retail Warehouse	X	O	X	X	X	O	X	X	X
Retirement/Nursing Home	√	√	O	√	X	O	X	X	X
Shop – Neighbourhood	√	√	O	O	X	O	X	X	X
Supermarket (circa 1500sqm)	√	O	X	X	X	X	X	X	X
Take-Away	O	O	X	X	X	X	X	X	X
Veterinary Surgery	O	O	O	O	X	O	X	X	O
Warehousing	X	X	X	X	X	√	X	X	X