



Comhairle Contae Thiobraid Árann
Tipperary County Council



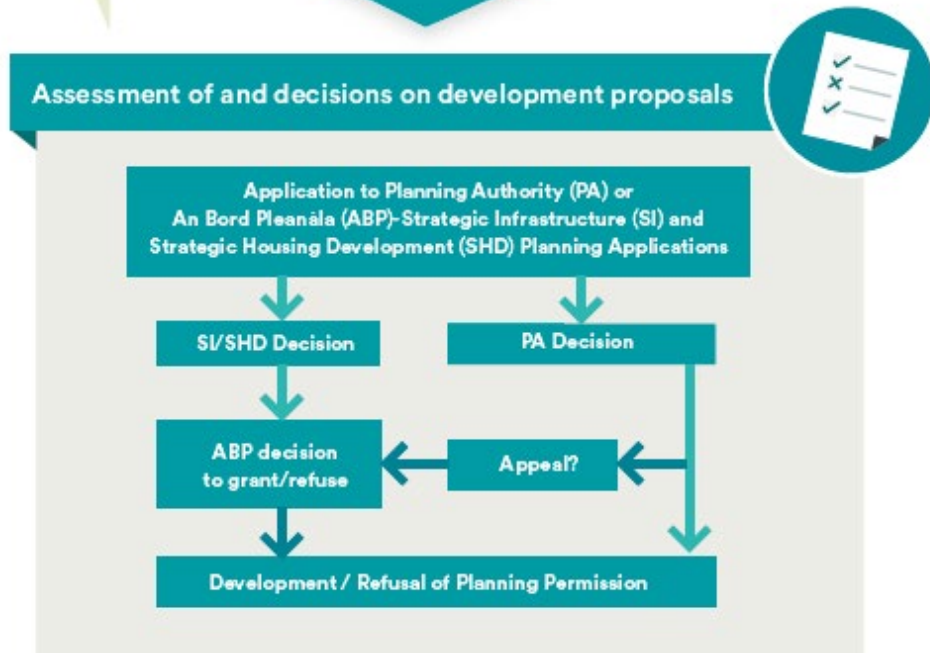
Planning Permission – getting it right the first time

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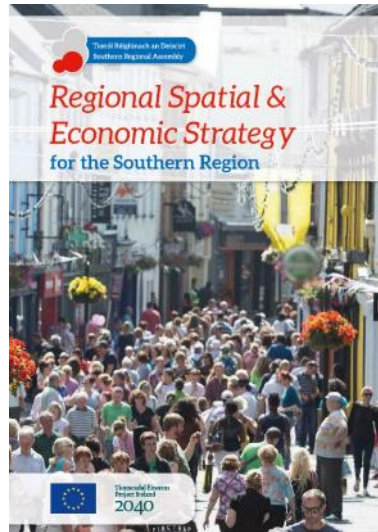
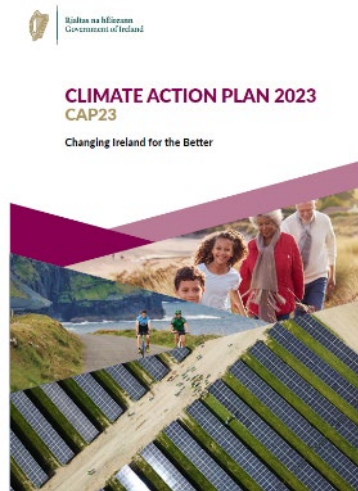
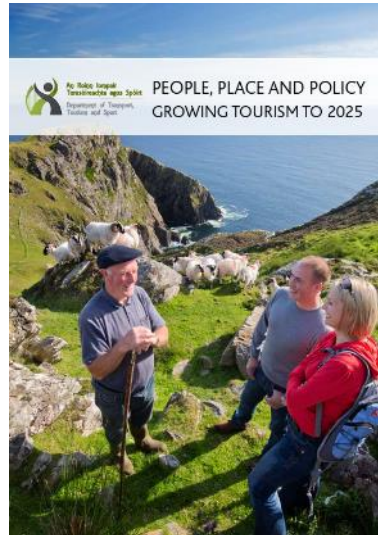
22nd May 2023

Irish Planning System

An Overview



National/Regional Policy



- Project Ireland 2040: National Planning Framework
- Department of Transport, Tourism and Sport's Policy Document People, Place and Policy Growing Tourism to 2025
- Climate Action Plan 2023
- Ministerial Guidelines
- Regional Spatial & Economic Strategy.
 - Regional Policy Objectives e.g. RPO 50, RPO 53, RPO 54

Diversification

It is an objective to further develop a diverse base of smart economic specialisms across our rural Region, including innovation and diversification in agriculture (agri-Tech, food and beverage), the marine (ports, fisheries and the wider blue economy potential), forestry, peatlands, renewable energy, tourism (leverage the opportunities from the Wild Atlantic Way, Ireland's Ancient East and Ireland's Hidden Heartlands brands), social enterprise, circular economy, knowledge economy, global business services, fin-tech, specialised engineering, heritage, arts and culture, design and craft industries as dynamic divers for our rural economy.

Tourism

It is an objective to:

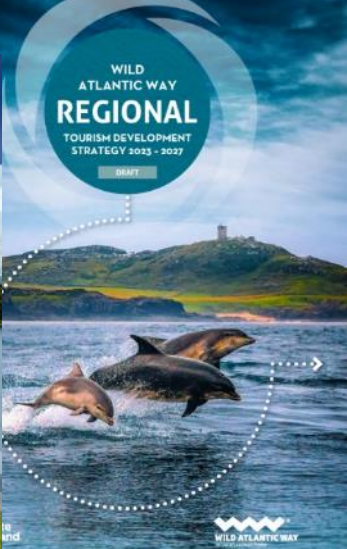
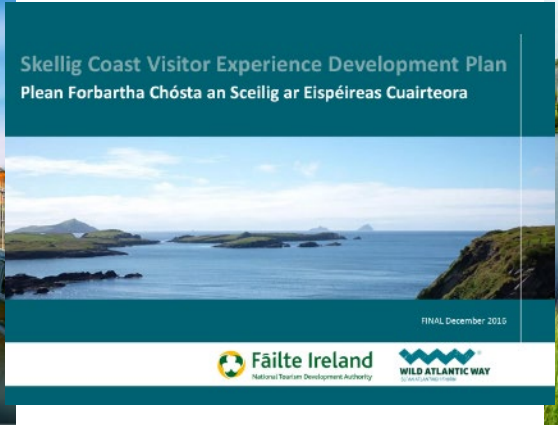
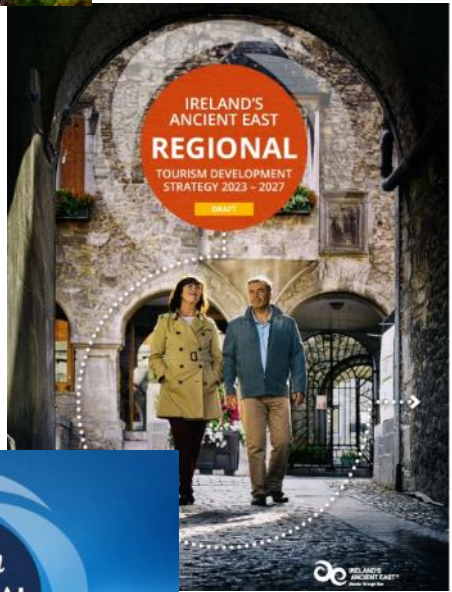
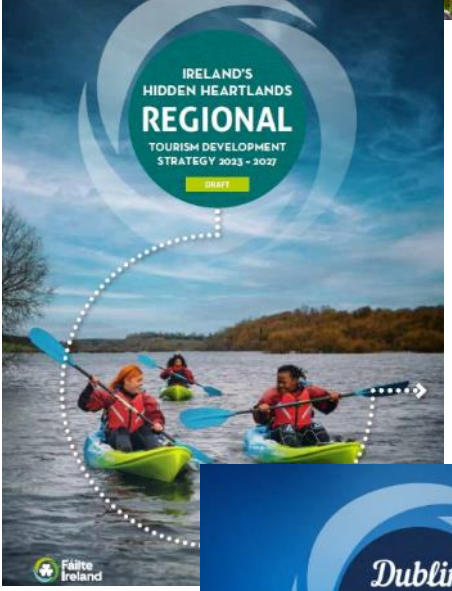
- a. Enhance provision of tourism and leisure amenity to cater for increased population in the Region including recreation, entertainment, cultural, catering, accommodation, transport and water infrastructure inter alia;
- b. Promote activity tourism subject to appropriate site selection and environmental assessment processes;
- c. Sustainably develop the road network and public transport services and facilities for improved visitor access, longer dwell times due to improved connectivity to ports and airports and tourism growth;
- d. Sustainably develop walking and cycling trails opening greater accessibility to the marine and countryside environment by sustainable modes and promote the sustainable designation and delivery of Greenway and Blueway Corridors.
- e. Facilitate appropriate tourism development and in particular a National Greenways, Blueways and Peatways Strategy, prioritising sustainable projects that achieve maximum impact and connectivity at national and regional level;
- f. Identify and map catchment areas concerning Culture, Heritage and Tourism of regional significance/scale. Such catchments should have the potential to deliver small-scale economic development and using wider local services such as Post Offices and local public transport.
- g. Support the relevant authorities in the development of specific monitoring protocols for visitor pressure to ensure that tourism activities are maintained within sustainable limits for the European sites in the Region.

Tourism and the Environment

Development of new or enhanced tourism infrastructure and facilities should include an assessment of the environmental sensitivities of the area including an *Environmental Impact Assessment (EIA)*; *Appropriate Assessment (AA)* and *Strategic Flood Risk Assessment (SFRA)* if required in order to avoid adverse impacts on the receiving environment. Where such tourism infrastructure or facilities are developed, the managing authority/agency should ensure that effective monitoring protocols are put in place to monitor and assess the ongoing effect of tourism on sensitive features with particular focus on natural, archaeological and built heritage assets.

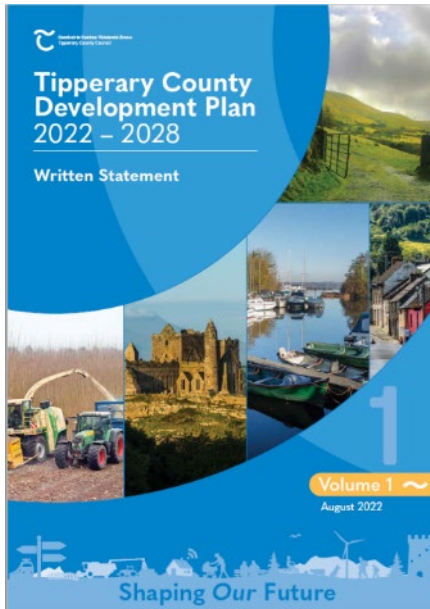
Tourism Plans/Strategies

Policies and Objectives



Local Policies and Objectives

- County Development Plan
- County Tourism Plan/Strategy
- Local Economic and Community Plan
- Individual Project Plans



Planning Objectives Example

Objective 4 - D

It is the objective of the Council to support opportunities for co-operative clustering/networks of economic and social specialties in rural settlements for example, sustainable energy communities, activity based and cultural tourism, nature-based solutions, local food production etc, thereby supporting a sustainable rural economy in Tipperary.

Planning Policy Example

Policy 7 - 4 It is the policy of the Council that.....

b) New small-scale retail development outside of settlement boundaries will be facilitated in exceptional circumstances only, where it is demonstrated to the satisfaction of the Council that it is ancillary to a tourism or recreational use, is ancillary to an on-farm diversification business, or where it is retailing a product produced on site and directly to the public.

Planning Policy for Tourism Development

It is the policy of the Council to:

- | | |
|-------|--|
| 9 - 1 | Encourage and support tourism development, including accommodation and related facilities, to locate within existing settlements, subject to normal planning and environmental considerations, where they can support compact growth and regeneration, provision of services and the general economic vitality of settlements. New development will be required to relate sympathetically to the scale, capacity and level of development and facilities in the settlement. |
| 9 - 2 | In assessing proposals for tourism development, including accommodation, at locations outside of settlement centres, to consider proposals on a case-by-case basis, having regard to;

(a) The nature and scale of the proposal in the context of its setting,
(b) The specific need for the development to locate in the rural area and not within a settlement,
(c) Demonstration that the development is compatible with the protection of the environment, including lakeshore and riparian habitats.
(d) The environmental conditions and sensitivities, scenic amenity, availability of services and the cumulative impact of such developments on the environment. |
| 9 - 3 | Encourage all new tourism related development proposals to:

(a) Maximise energy efficiency through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology.
(b) Support best-practice environmental management including energy efficiency, waste management, biodiversity and sustainable transport. |

Planning Permission

One Piece in the Puzzle

- Financial Planning and Business Case
- Legal Agreements
- Grants
- Environmental Regulation



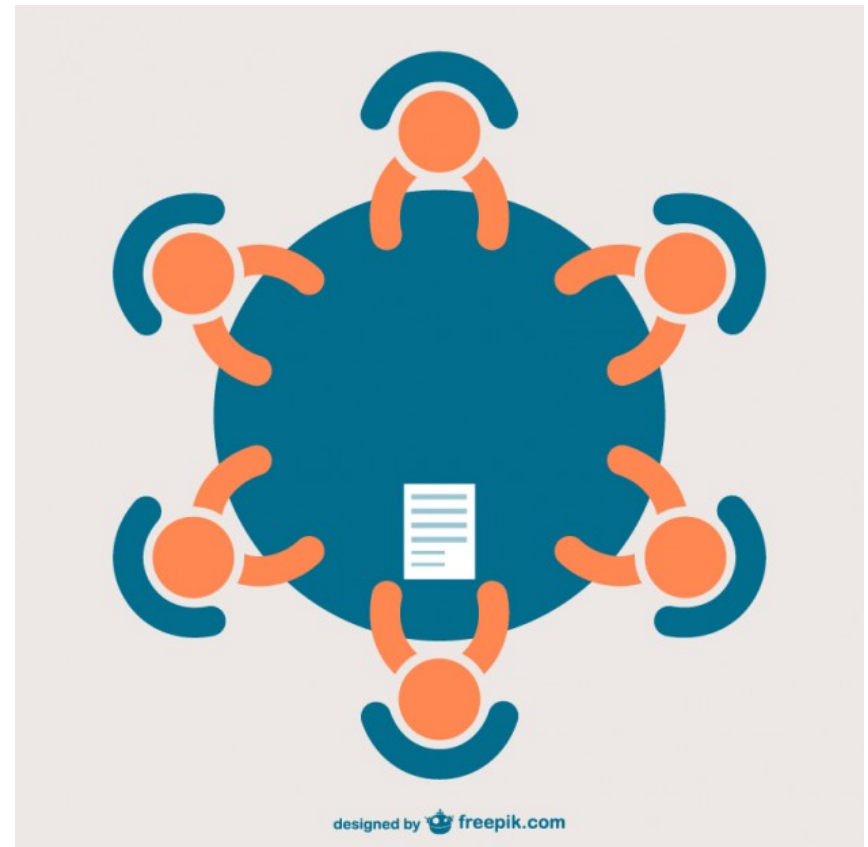
Steps



- **Who** is required?
- **What** needs Planning?
- **Where** can you get help?
- **When** do we do it?
- **How** can we help?
- **Why** do we do it?

Who - you and your Agent?

- Get the right agent for the right job.
- You may need more than one i.e. Architect, engineer, ecologist, planner, archaeologist etc.
- Communication between you/your agent and the Local Authority may include
 - Planners
 - Roads Engineers
 - Scientists
 - Conservation Architects
 - Heritage/Biodiversity Officers
 - Local Enterprise Officers
 - others





What Planning Permission is required for Tourism Developments?

Planning and Development Act, 2000, as amended
Planning and Development Regulations, 2001 as amended.

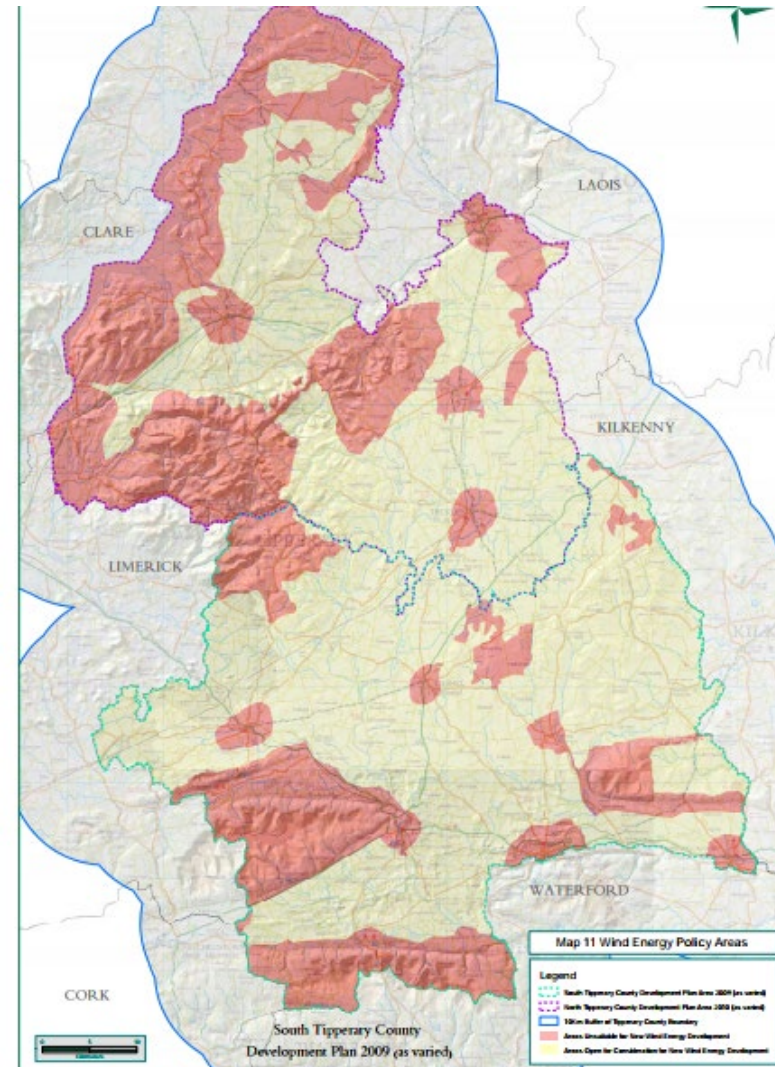
- Development includes the carrying out of works (building, demolition, alteration) on land or buildings and the making of a material (i.e. significant) change of use of land or buildings.
- Planning permission from the Local Authority/An Bord Pleanála is required for any development of land or property unless the development is specifically **exempted** from this need.

Where - meet the planning officer in advance of submitting my planning application?

- Large and complex development proposals are invited to attend planning office for pre-planning meeting (by appointment).
- Free of charge and informal and non-prejudicial.
- No obligation to proceed with the development.
- Guidance will be given, but a definite indication of planning success cannot be provided.
- It is useful to have preliminary drawings and specifications of project to assist in discussions with planning officers and other local authority staff.

When - Considerations for Local Authorities

- Ministerial Guidelines
- County Development Policy
- Tourism Strategy
- Evidence of need for facility
- Roads Safety
 - traffic and sightlines
- Management of facility
 - Noise, Waste, etc
- Visual Impact
 - Amenity Areas, Landscape Character Areas
- Heritage
 - RPS, architectural and archaeological
- Public Health
 - water, wastewater, etc
 - EPA Manuals, private or public
- Environmental Impact Assessment (EIA)
- Habitat Directive Assessment (HDA)
 - Natura 2000 Sites - SPAs, SACs,
 - Flora, fauna and habitats



How does the process of a planning application work?

- Submit valid planning application and the timeline is commenced.
- Objections and submissions accepted by the Planning Authority (first 5 weeks).
- Planning authority must decide to grant, refuse or request further details before the end of week 8.
 - If further details requested, the applicant has 6 months to respond (unless extended), and planning authority must make decision or clarify information within 4 weeks once further details are received (Note: EIA/NIS – 8 weeks).
- Appeal
 - 4 weeks grace is to facilitate an appeal to An Bord Pleanála.
- Final grant issued 4-5 weeks after decision to grant permission.
 - Development contributions.

Why? - Legal requirements for applications

- Planning and Development Act, 2000 as amended
 - Planning and Development Regulations, 2001 as amended.
 - Articles 17 to 24 - Content of planning applications generally
- | | |
|---|---|
| <ul style="list-style-type: none"><input type="checkbox"/> Letter of consent of owner,<input type="checkbox"/> planning application form<input type="checkbox"/> application fee,<input type="checkbox"/> site and newspaper notices<input type="checkbox"/> site location and layout scaled maps<input type="checkbox"/> scaled plans, floor plans and elevations and sections<input type="checkbox"/> wastewater treatment - evidence of the suitability of the site<input type="checkbox"/> right of way<input type="checkbox"/> access/entrance details | <ul style="list-style-type: none"><input type="checkbox"/> sightlines<input type="checkbox"/> north point on all plans<input type="checkbox"/> features of adjoining sites<input type="checkbox"/> Other documents<ul style="list-style-type: none">• EIAR/NIS• Surveys – bats/birds/etc• Conservation/Heritage Impact Assessment• Archaeology Impact Assessment• Management Plans - Roads/Waste/Security• Needs/Justification report• Planning Policy compliance report |
|---|---|

Key Messages

- Do your research.
 - Demand/Need for your proposed development
 - Policy for your area
- Get the right agent.
- Identify the right site.
- Talk to your neighbours.
- The Planning Authority is there to help you.

Make it easy for someone to say Yes to.

Thank !!
You..

