

## Chapter 13: Development Management Standards

### 13.1 Introduction

The development management standards contained in this chapter shall be read in conjunction with the policies and objectives of previous chapters. In making a decision on any individual planning application, the Planning Authority is restricted to considering the proper planning and sustainable development of an area, having regard to the matters provided for in Section 34 of the Planning and Development Act, 2000 (as amended). This Chapter sets out the general development management principles and standards that will be applied by the Council to ensure that future development is in accordance with the policies and objectives set out elsewhere in this County Development Plan. Regard should also be had to Guidelines issued by the Minister under Section 28 of the Planning and Development Act, 2000 (as amended). Specific Planning Policy Requirements set out in Section 28 Guidelines apply, notwithstanding the objectives and requirements of this Development Plan, Local Area Plans or future variations. Future planning guidelines or amendments to existing guidelines will be considered in the assessment of planning applications.

### 13.2 Common Principles

#### 13.2.1 Universal Access

Part M of the Building Regulations sets out standards to ensure that buildings are accessible to and usable by everyone, including older people, people with disabilities and people with children. The Technical Guidance Document in relation to Part M provides guidance on the access requirements for public buildings and for residential dwellings. The Council will seek to encourage the implementation of best practice standards with regard to access in both indoor and outdoor environments.

An important element in achieving sustainability in the design of residential units is the ability of the design to accommodate the changing needs of a family. The guiding principle of accessibility shall be clearly demonstrated in development proposals.

#### 13.2.2 Compact Growth and Building Heights

The National Planning Framework (NPF) lists 'Compact Growth' as a National Strategic Outcome aiming to secure the sustainable growth of more compact urban and rural settlements supported by jobs, houses, services and amenities, rather than continued sprawl and unplanned, uneconomic growth. National Policy Objective 3c of the NPF states in this regard that at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, should be within their existing built-up footprints.

National Policy Objective 13 of the NPF advocates that planning standards should be flexibly applied in response to well-designed development proposals that can achieve urban infill and brownfield

development objectives in settlements of all sizes. The development management standards below relax general restrictions on building height, car parking and garden size in urban infill and brownfield sites subject to strict qualitative criteria and provided public safety is not compromised and the environment is suitably protected.

It is acknowledged that increasing prevailing heights has a critical role to play in addressing the delivery of more compact growth in our urban areas, making optimal use of the capacity of sites in urban locations where transport, employment, services or retail development can achieve a requisite level of intensity for sustainability. Chapter 7 of this Plan outlines two opportunity sites open for consideration for taller buildings in Tullamore in accordance with Specific Planning Policy Requirement (SPPR) 1 of Urban Development and Building Heights, Guidelines for Planning Authorities, December 2018 and which supports Tullamore's role as a Key Town in the Eastern and Midland Regional Spatial and Economic Strategy (RSES). In accordance with SPPR 2-4 of these Guidelines, the development management standards require the applicant to demonstrate an appropriate mix of uses, comply with stated development management criteria from the Guidelines, achieve minimum densities and provide an adequate mix of building heights and typologies in relation to 'taller' buildings.

### 13.2.3 Green Infrastructure

Existing Green Infrastructure (including green corridors) and ecosystems services should be identified at the initial stages of the planning process for a proposed development and should guide the design of an appropriate site layout. These may comprise linear open spaces along paths, water courses, planting or other natural features, and provide opportunities for walking and cycling, informal recreation, and biodiversity and wildlife migration. The landscaping plan submitted with an application should clearly illustrate how existing green infrastructure, and opportunities to create more linkages outside the site, have informed and been incorporated into the development layout. Green corridors are not considered to form part of the public open space provision of a development. The Planning Authority will encourage the protection of all mature trees and hedgerows, which occur on development sites and roads. Where possible, all trees, hedgerow and landscape features to be retained shall be identified in planning applications. Please see Table 4.16 in Chapter 4 Biodiversity and Landscape for a full list of native trees, plants and shrubs.



### 13.2.4 Permeability and Sustainable Mobility

National Policy Objective 27 of the National Planning Framework, ensures the integration of safe and convenient alternatives to the car into the design of our communities by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages. The Design Manual for Urban Roads and Streets (DMURS) was jointly published by the Department of Environment Community and Local Government and the Department of Transport, Tourism and Sport in 2013 (updated 2019). DMURS provides guidance relating to the design of urban roads and streets, with the overall aim of making urban areas safer through a shift in dominance from motor vehicles to pedestrians. These Guidelines apply to all developments which impact on urban roads and streets within the 60kph zone or less. The complementary publication ‘The Treatment of Transition Zones to Towns and Villages on National Roads’ by Transport Infrastructure Ireland should be consulted also in this regard. A key aim of this Plan is to promote compact, connected neighbourhoods based on street patterns and forms of development that will make walking and cycling, especially for local trips, more attractive, promoting sustainable travel movements and encouraging people to find alternative ways to travel reducing car dependency.

In accordance with the “Permeability Best Practice Guide” (NTA, 2015), the key principles for maintaining and providing permeability within the Plan area for the lifetime of the Plan are as follows:

- Origins and destinations, such as schools and shops, should be linked in the most direct manner possible for pedestrians and cyclists;
- Greater priority should be given to pedestrians and cyclists;
- The physical design of links should be fit for purpose in terms of capacity and security; and
- Junctions in urban and suburban areas should cater for pedestrians and cyclists safely and conveniently.

### 13.2.5 Crime Prevention through Design

A reduction in crime and anti-social behaviour can be achieved through the careful consideration of the building layout and the environmental design of a development. Consideration of how a proposed scheme may work and the early identification of areas of potential concern should be undertaken at the outset to identify any potential problems. Contact with the local Garda Crime Prevention Officer is advisable for larger developments.

### 13.2.6 Healthy Place Making

Successful areas are places where people want to live, work and visit. Quality design in our town and village centres assist in reinforcing and contributing to a sense of place and identity, indicating the main centres of activity, important street junctions, public realm and transport interchanges. Place making also has a strong economic dimension with vibrant attractive places to live very often enabling key economic conditions such as attracting and retaining talent and incentivising Foreign Direct Investment (FDI) and other forms of investment.

To achieve good urban design in developments, the 12 Urban Design Principles set out in the Urban Design Manual – A Best Practice Guide (2009) should be taken into account in designing schemes. These principles are context; connections; inclusivity; variety; efficiency; distinctiveness; layout; public realm; adaptability; privacy and amenity; parking; and detailed design.

The ‘Retail Design Manual’ (2012) and ‘Design Manual for Urban Roads and Streets’ (2013, updated in 2019) and the complementary publication The Treatment of Transition Zones to Towns and Villages on National Roads by Transport Infrastructure Ireland also provide comprehensive guidance in relation to enhancing the public realm.

Our open countryside also contributes to our sense of place. Much of the character and quality of Offaly’s open countryside derives from the range of traditional and vernacular buildings, and their use of local materials. These buildings are part of Offaly’s heritage and identity. The building of a new house in the open countryside should be a positive addition to the rural environment and not appear incongruous with or detract from its surroundings. Housing quality is important in order to secure positive health outcomes.

Key messages in relation to rural house design and siting contained in ‘Designing houses creating homes, a guide for applicants on the siting and design of new houses in the Offaly countryside’ (2008) are as follows;

*1. Site Location and Site layout*

Ensure that any new house fits into and enhances the landscape, rather than detracting from it, which also makes for a more comfortable and economic house.

*2. Scale and Form*

Ensure that the size of the house is in harmony within its site and surroundings, and that it is generally a combination of simple forms. Bolder forms or a modern design on a suitable site are also welcome.

*3. Design*

A house must be suitable to its rural area. Avoid urban or suburban designs, complex or monotonous designs. Traditional designs and particularly modern/contemporary design where appropriate are welcome.

*4. Materials, Finishes and Colours*

Avoid over-elaboration and aim for a small number of high quality materials and finishes.

*5. Roadside Boundary Treatments*

Making an entrance to a site can form the first and lasting impression of the overall design and it is something which must be given careful thought with an emphasis on retaining what is already there.

*6. Landscaping*

All possible efforts should be made to preserve, retain and integrate trees, hedgerows, walls and other landscape features. By conserving these patterns, it is easier to create a landscape sensitive solution.

#### *7. Sustainability and Energy Efficiency*

By designing and building a new house so that it will use as little energy as possible by minimising heat loss and increasing solar gain will ensure investment in a future proofed home.

### **13.2.7 Sustainable Design and Climate Action**

Layout and building design must conform to the highest possible standards of energy efficiency. Buildings should be designed to minimise resource consumption, reducing waste, water and energy use. Design shall optimise natural ventilation and minimise glare and excess solar gain, avoiding large areas of glazing and providing an appropriate balance between solid and void elements.

Roof top solar panels, geothermal energy and in certain instances, wall mounted solar panels, shall be incorporated at the design stage of developments where possible. Sustainably sourced materials and existing re-used/recycled materials shall also be used where possible. Measures which will allow occupants to adapt to the impacts of climate change are promoted within developments and include natural ventilation, summer shading, openable windows, the incorporation of living green roofs and walls, planting and trees, as well as the inclusion of sustainable urban drainage systems (SuDS) and permeable surfaces in adjoining spaces. Measures to mitigate and adapt to the impacts of climate change shall be appropriate to the landscape and architectural character of an area.

### **13.2.8 Compliance with Section 28 Ministerial Guidelines**

The Council has had regard to Ministerial Planning Guidelines published under Section 28 of the Planning and Development Act 2000 (as amended) in preparing the development management standards contained within this chapter.

### **13.2.9 Building Regulations**

All new dwellings must comply with the Building Regulations which set out standards for new build and workmanship on topics such as Part B (Fire Safety), Part F (Ventilation), Part L (Conservation of Fuel and Energy), and Part M (Access for People with Disabilities). A grant of planning permission does not necessarily mean that any proposed structure complies with the Building Regulations, given that the Planning and Building Regulations are independent of each other. It is important that the Building Regulations inform and direct the early design of any new structure as attempting to implement the Building Regulations at a later stage could significantly compromise any grant of planning permission.

## **13.3 Pre-planning Consultations**

Section 247 of the Planning and Development Act, 2000 (as amended) provides a formal procedure for applicants to seek pre-planning guidance from the Planning Authority in relation to their proposed

development. These consultations are mandatory in the case of residential developments of more than 10 housing units or non-residential developments comprising more than 1,000 square metres gross floor space.

The Planning Authority in general provides pre-planning consultations upon request and actively encourages such consultations prior to the lodging of a planning application. It should be noted that pre-planning discussions will not prejudice any subsequent decision made by Offaly County Council.

### **13.4 Enforcement**

To ensure that the integrity of the planning system is maintained and that it operates for the benefit of the whole community, the Council will take enforcement action in cases of unauthorised development, where it is appropriate to do so, consistent with the provisions of Part VIII of the Planning and Development Act 2000 (as amended). Under planning legislation any development which is not specifically exempt development requires planning permission and development which does not have that permission is unauthorised development, as is development which has been, or is being, carried out in breach of conditions specified in a planning permission. In carrying out its enforcement functions, the Council may issue Warning Letters and/or Enforcement Notices, or take injunctive proceedings pursuant to Section 160 of the Planning and Development Act 2000 (as amended).

### **13.5 Failure to Comply with Previous Permissions**

The Council may refuse permission for a development arising from past failures of the applicant to comply with any previous permission, where they are deemed to be of a substantial nature, and where it is appropriate to do so, having regard to the provisions of Section 35 of the Planning and Development Act 2000 (as amended).

### **13.6 Development Contributions**

The Council, taking into consideration the capital expenditure necessary for the provision of public infrastructure and facilities, will require the payment of general financial contributions in accordance with the Development Contribution Scheme to offset a portion of their costs. Developers may also be required to carry out works at their own expense to facilitate their development and these will be specified as a condition of their planning permission.

### **13.7 Bonds**

To ensure that developments undertaken by private developers are satisfactorily completed, developers will be required to give cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Council, for the satisfactory completion of developments and their ancillary services. This bond or security must be adequate to secure the completion of the development and must be in place before the applicable phase of development is commenced.

## 13.8 Assessments Required for Certain Projects

### 13.8.1 Appropriate Assessment

All plans or projects, including the Council's own proposals under Part 8 of the Planning and Development Regulations 2001 (as amended), unless they are directly connected with or necessary to the management of a Natura 2000 site, are required to be subject to screening for Appropriate Assessment, to determine if they are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects. Full Appropriate Assessment (i.e. a Natura Impact Statement) to ascertain whether the proposed development would adversely affect the integrity of a Natura 2000 site, must be carried out unless it can be established through screening that the plan or project in question will not likely have a significant effect on the Natura 2000 Site.

### 13.8.2 Environmental Impact Assessment

The Planning and Development Regulations 2001 (as amended), specifies mandatory thresholds above which Environmental Impact Assessment Reports (EIAR) are required in relation to types and scale of development proposals. Where it appears to the Planning Authority that a sub-threshold development proposal would be likely to have significant effects on the environment, a sub threshold EIAR will be required.

### 13.8.3 Flood Risk Assessment

The Council will have regard to the Planning System and Flood Risk Management Guidelines for Local Authorities (DEHLG and OPW 2009) when assessing planning applications. The key requirements for the management of development in areas at risk of flooding include:

- All development proposals within or incorporating areas at moderate to high risk of flooding will require site specific and appropriately detailed Flood Risk Assessments.
- All development proposals within or incorporating areas at moderate or high risk of flooding will require the application of the Development Management Justification Test in accordance with the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DEHLG and OPW, 2009).
- Any proposal that is considered acceptable in principle shall demonstrate the use of the sequential approach to inform the site layout and design of development. Proposals shall also demonstrate that mitigation and management measures can be put in place and that the development will not increase flood risk elsewhere.

#### **13.8.4 Other Assessments**

Other Assessments which may be deemed necessary for planning applications include:

- Traffic and Transport Assessment,
- Landscape Character Assessment,
- Visual Impact Assessment,
- Archaeological Assessment,
- Architectural Heritage Assessment; and
- Ecological Impact Assessment.

This list is not exhaustive.



## 13.9 Development Management Standards

DMS-01 Development Capacity .....	387
DMS-02 Density .....	388
DMS-03 Layout.....	388
DMS-04 Design of Streets .....	388
DMS-05 Housing Mix.....	389
DMS-06 Life Long Adaptability.....	389
DMS-07 Design Statement.....	389
DMS-08 Apartments .....	390
DMS-09 Building Heights .....	392
DMS-10 Urban Infill and Brownfield Development .....	393
DMS-11 Corner Site Development.....	393
DMS-12 Daylight, Sunlight and Overshadowing .....	394
DMS-13 Separation Distances/Overlooking.....	394
DMS-14 Space around Buildings .....	394
DMS-15 Side Windows.....	394
DMS-16 Refuse Storage and Bins.....	394
DMS-17 Landscaping and Boundary Treatment .....	395
DMS-18 Private Open Space Minimum Standards for Houses .....	395
DMS-19 Private Open Space Minimum Standards for Apartments.....	395
DMS-20 Private Open Space Reduced Standard – Housing for Older People .....	396
DMS-21 Public Open Space.....	396
DMS-22 Green Infrastructure Masterplan.....	397
DMS-23 Sustainable Urban Drainage Systems (SuDS).....	397
DMS-24 Surface Water Management.....	398
DMS-25 Riparian Zones.....	398
DMS-26 Bat and Swift Surveys/Mitigation .....	398
DMS-27 Part V.....	398
DMS-28 Phasing of Residential Developments.....	399
DMS-29 Taking in Charge .....	399
DMS-30 Naming of New Developments .....	399
DMS-31 Residential Energy Efficiency and Climate Change Adaptation Design Statement...	399
DMS-32 Childcare.....	400
DMS-33 Villages .....	401

DMS-34 Natural Heritage Features.....	401
13.9.2 Residential (Sráids).....	401
DMS-35 Scale of development.....	401
DMS-36 Design.....	401
DMS-37 Open Space .....	402
DMS-38 Trees / Boundaries .....	402
DMS-39 Footpaths .....	403
DMS-40 Street Lighting .....	403
DMS-41 Undergrounding of Cables .....	403
DMS-42 Access Points.....	403
DMS-43 Water Supply.....	403
DMS-44 On-site Wastewater Treatment .....	403
13.9.3 Residential (Open Countryside) .....	404
DMS-45 Site Size .....	404
DMS-46 Road Frontage.....	404
DMS-47 Building Line .....	404
DMS-48 Design and Siting.....	404
DMS-49 Log Cabins/Pods.....	404
DMS-50 Landscaping and Boundary Treatment .....	404
DMS-51 On-site Wastewater Treatment .....	405
DMS-52 Water Supply.....	405
DMS-53 Surface Water Drainage .....	405
DMS-54 Rural Infill development.....	405
13.9.4 Other Residential Development (Rural and Urban).....	406
DMS-55 Extensions .....	406
DMS-56 Family Granny Flats/Self-Contained Residential Unit.....	407
DMS-57 Domestic Garages/Stores.....	407
13.9.5 Commercial Developments.....	407
DMS-58 Retail .....	407
DMS-59 Retail Warehousing .....	408
DMS-60 Large Retail - Energy Efficiency and Climate Change Adaptation Design Statement. .....	408
DMS-61 Motor Fuel Stations and Service Areas .....	409
DMS-62 Commercial Development in the Open Countryside and Sráids .....	410

DMS-63 Home based economic activity .....	410
DMS-64 Hot Food takeaways.....	411
DMS-65 Betting Offices.....	411
DMS-66 Casinos .....	412
DMS-67 Public Houses and Nightclubs, Restaurants, Food Outlets .....	412
DMS-68 Drive Through Restaurants .....	413
DMS-69 Shopfronts and street frontage.....	413
DMS-70 Market/Casual Trading.....	414
13.9.6 Employment Uses .....	414
DMS-71 Industrial and Warehousing Developments .....	414
DMS-72 New Business and Technology Parks, Strategic Employment Zones and Rhode Green Energy Park .....	415
DMS-73 Individual units in Business and Technology Parks, Strategic Employment Zones and Rhode Green Energy Park .....	417
DMS-74 Energy Efficiency and Climate Change Adaptation Design Statement (Industrial, Warehousing, Business -Technology Park and Rhode Green Energy Park>1,000 m <sup>2</sup> ).....	417
DMS-75 Deposit/temporary storage units, clothes banks and commercial washing machines .....	417
13.9.7 Community Infrastructure, Facilities and Services .....	418
DMS-76 Community Facilities and Amenities.....	418
DMS-77 Education Facilities.....	418
DMS-78 Places of Worship.....	419
DMS-79 Health Centres/Services, Primary Health Centres, Medical Consultants and Veterinary Surgeries .....	419
DMS-80 Burial Grounds and Crematoriums .....	419
DMS-81 Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages and Sheltered Accommodation .....	419
13.9.8 Tourism and Recreation.....	420
DMS-82 Tourist Facilities .....	420
DMS-83 Caravan, Motorhomes, Glamping and Camping developments.....	421
DMS-84 Self-Catering Developments .....	421
13.9.9 Signage .....	421
DMS-85 Sign Licence .....	421
DMS-86 National Routes.....	422
DMS-87 Approach Roads to Towns and Villages .....	422
DMS-88 Roundabouts and Traffic Signalised Junctions.....	422

DMS-89 Outdoor Advertising Structures .....	422
DMS-90 Finger Post Signage .....	422
DMS-91 Commercial, business and industrial areas.....	423
DMS-92 Electronic Variable Messaging signs .....	423
13.9.10 Built Heritage .....	424
DMS-93 Protected Structures including development within view of or within the curtilage, attendant grounds and setting of Protected Structures.....	424
DMS-94 Architectural Heritage Assessment report.....	425
DMS-95 Architectural Conservation Areas (ACA) .....	425
DMS-96 Archaeological Sites .....	426
13.9.11 Transport and Infrastructure .....	426
DMS-97 Safe Sight Distances required for access onto National, Regional and Local Roads.	426
DMS-98 Distance from Junctions.....	427
DMS-99 Cycle Parking Standards .....	427
DMS-100 Cycle Parking Dimensions .....	428
DMS-101 Car Parking Dimensions .....	428
DMS-102 Car Parking Requirements.....	429
DMS-103 Car Free Developments.....	431
DMS-104 Electric Vehicle Charging Points.....	431
DMS-105 Traffic and Transport Assessments and Road Safety Audits.....	432
DMS-106 Flood Risk Assessments.....	432
DMS-107 Undergrounding of Services.....	436
13.9.12 Peatland Development .....	437
DMS-108 Peatlands.....	437
13.9.13 Energy and Communications .....	437
DMS-109 Wind Farms .....	437
DMS-110 Solar Farms.....	438
DMS-111 Telecommunications .....	440
13.9.14 Extractive Industries.....	440
DMS-112 Quarries and Ancillary Developments .....	440
DMS-113 Mining .....	442
13.9.15 Waste Management.....	445
DMS-114 Construction and Demolition Waste Management Plan .....	445
DMS-115 Waste Recovery/Disposition Sites .....	445

DMS-116 Land Reclamation/Drainage of Wetlands .....	446
DMS-117 Bring Banks and Recycling Facilities .....	446
13.9.16 Agricultural Development .....	447
DMS-118 Siting.....	447
DMS-119 Finishes.....	447
DMS-120 Protection of amenities.....	447
DMS-121 Piggeries and Intensive Poultry Units .....	448
13.9.17 Seveso Sites.....	449
DMS-122 Restrictions on Development.....	449

### 13.9.1 Residential (Towns and Villages)

<p><b>DMS-01 Development Capacity</b></p>	<p>The following considerations will be taken into account in the assessment of planning applications for residential developments;</p> <ul style="list-style-type: none"> <li>• An economical use of land and public services;</li> <li>• An appropriate density, scale and size relative to the site location and settlement strategy tier;</li> <li>• That the capacity of the physical and social infrastructure (for example, existing school capacity) can cater for the design population;</li> <li>• The adequacy of community facilities;</li> <li>• Adequate privacy and residential amenity for individual residential units;</li> <li>• The safety of proposed layouts and the capacity of the existing roads infrastructure to absorb future development;</li> </ul>
---	---

	<ul style="list-style-type: none"> <li>• Adequate provision for cycle and vehicular parking, open space, landscaping and planting.</li> </ul> <p>Phasing of development may be required where social and physical constraints are identified.</p>
DMS-02 Density	<p>The appropriate residential density of a site shall be determined with reference to;</p> <ul style="list-style-type: none"> <li>• Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009) and the accompanying Urban Design Manual (2009);</li> <li>• Sustainable Urban Housing: Design Standards for New Apartments 2020; and</li> <li>• the Urban Development and Building Heights Guidelines 2018;</li> <li>• the prevailing scale and pattern of development in the area.</li> </ul>
DMS-03 Layout	<p>The layout of a new residential development shall be designed to achieve the following;</p> <ul style="list-style-type: none"> <li>• A strong sense of identity and a sense of place;</li> <li>• Permeable layouts, with multiple connections to adjoining sites/estates for pedestrians and cyclists;</li> <li>• A good sense of enclosure;</li> <li>• Active frontage and supervised spaces;</li> <li>• All new developments should be designed to comply with Design Manual for Urban Roads and Streets, (2013 as updated in 2019) and the complementary publication The Treatment of Transition Zones to Towns and Villages on National Roads by Transport Infrastructure Ireland) in relation to the design and use of urban roads and streets; and</li> <li>• High quality green infrastructure provision and linkages.</li> </ul>
DMS-04 Design of Streets	<p>Applications for residential development shall ensure adherence to the design criteria set out in the:</p> <ul style="list-style-type: none"> <li>• Design Manual for Urban Roads and Streets (2013 as updated in 2019) and the complementary publication The Treatment of Transition Zones to Towns and Villages on National Roads by Transport Infrastructure Ireland which provide guidance in relation to the integrated design of roads and streets with a speed limit of 60 km per hour or less in towns and villages, and present a series of</li> </ul>

	<p>principles, approaches and standards that are necessary to create safe and successful residential streets as places; and</p> <ul style="list-style-type: none"> <li>• Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government’s Permeability Best Practice Guide (2015), which deals with permeability, connectivity and legibility.</li> </ul>
<p>DMS-05 Housing Mix</p>	<p>The Planning Authority requires all applications for residential development of 10 houses or more to contain a mix of house types, heights and sizes unless it can be demonstrated that there is a need for a particular type of unit and the proposed development meets the need. Apartments, duplexes, terraces, semi- detached, detached, people with disabilities and learning disabilities and older persons housing shall all be considered as possible elements of a housing mix.</p>
<p>DMS-06 Life Long Adaptability</p>	<p>Applications for all housing developments of 5 houses or more shall be accompanied by an Access Statement carried out in accordance with Appendix 6 of Buildings for Everyone: A Universal Design Approach (National Disability Authority, 2012).</p>
<p>DMS-07 Design Statement</p>	<p>A detailed design statement shall be prepared by professionals with expertise in areas such as architecture, urban design, landscape architecture and sustainable travel for residential developments in excess of 10 residential units in urban areas. The design statement shall:</p> <ul style="list-style-type: none"> <li>• Explain the design principles and design concept. Demonstrate how the twelve urban design criteria as per the Urban Design Manual - A Best Practice Guide (2009) have been taken into account when designing schemes in urban areas. Each of the twelve criteria is of equal importance and has to be considered in an integrated manner;</li> <li>• Outline how the development meets the Development Plan Objectives, and the objectives of any Local Area Plan or masterplan affecting the site;</li> <li>• Include photographs of the site and its surroundings. Include other illustrations such as photomontages, perspectives, sketches;</li> <li>• Ensure the scale of the proposed development is reflective of the settlement tier and character of the existing built environment;</li> <li>• Show consideration of retaining and integrating existing important natural and man-made features;</li> </ul>

	<ul style="list-style-type: none"> <li>• Outline detailed proposals for open space and ensure the provision of open space is designed in from the earliest stage of scheme layout design;</li> <li>• Outline a detailed high quality open space and landscape design plan including specifications, prepared by suitably qualified professionals;</li> <li>• Outline how Green Infrastructure integrates into the scheme; and</li> <li>• Show how the proposed development complies with the Design Manual for Urban Roads and Streets (DMURs), 2013 (as updated in 2019) and the complementary publication The Treatment of Transition Zones to Towns and Villages on National Roads by Transport Infrastructure Ireland in relation to street network, movement and place, permeability and legibility.</li> </ul>
<p>DMS-08 Apartments</p>	<p>Applications for apartment developments will be assessed having regard to the qualitative and quantitative standards contained within the Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities (2020), Quality Housing for Sustainable Communities (2007) and Sustainable Residential Development in Urban Areas (2009) or any subsequent revisions thereafter in these Guidelines, in relation to:</p> <ul style="list-style-type: none"> <li>• Location;</li> <li>• Appropriate mix;</li> <li>• Floor areas and room widths;</li> <li>• Dual aspect;</li> <li>• Floor to ceiling height;</li> <li>• Lift/stair access;</li> <li>• Storage provision (for general, refuse and bulky items);</li> <li>• Private and communal amenity space and playgrounds;</li> <li>• Security;</li> <li>• Communal facilities;</li> <li>• Car and bicycle parking; and</li> <li>• Adaptability.</li> </ul> <p>The design of new apartments should encourage a wider demographic profile which actively includes families with and without children,</p>



	<p>professionals and older people in both independent and assisted living settings.</p> <p>All applications should contain a Schedule of how the proposed apartments comply with the minimum required floor areas and standards contained in Appendix 1 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020).</p> <p>The following Specific Planning Policy Requirements from Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020) shall be adhered to for apartment developments;</p> <p><b>SPPR 1:</b> Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms.</p> <p><b>SPPR 2:</b> For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:</p> <ul style="list-style-type: none"><li>• Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;</li><li>• Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;</li><li>• For schemes of 50 or more units, SPPR 1 shall apply to the entire development.</li></ul> <p><b>SPPR 3:</b> Minimum Apartment Floor Areas:</p> <ul style="list-style-type: none"><li>• Studio apartment (1 person) 37 m<sup>2</sup></li><li>• 1-bedroom apartment (2 persons) 45 m<sup>2</sup></li><li>• 2-bedroom apartment (4 persons) 73 m<sup>2</sup></li><li>• 3-bedroom apartment (5 persons) 90 m<sup>2</sup></li></ul> <p><b>SPPR 4:</b> In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</p> <ul style="list-style-type: none"><li>• A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to</li></ul>
--	--

	<p>achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate;</p> <ul style="list-style-type: none"> <li>• In suburban or intermediate locations, it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme;</li> <li>• For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.</li> </ul> <p><b>SPPR 5:</b> Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</p> <p><b>SPPR 6:</b> A maximum of 12 apartments per floor per stair/lift core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , subject to overall design quality and compliance with building regulations.</p>
<p>DMS-09 Building Heights</p>	<p>On sites deemed suitable for consideration of taller buildings as set out in Chapter 7 of this Plan, planning applications shall include the following;</p> <ul style="list-style-type: none"> <li>• A masterplan and urban design statement prepared by professionals with expertise in areas such as architecture, urban design, building conservation, landscape architecture and sustainable travel/movement which provides for the highest standards of architectural quality, urban design and place making;</li> <li>• Confirmation that the minimum densities set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled Sustainable Residential Development in Urban Areas (2009) or any amending or replacement Guidelines have been achieved;</li> <li>• A significant mix of building heights and typologies, avoiding mono-type building typologies, particularly, but not exclusively;</li> <li>• An appropriate mixtures of uses, such as residential and retail, commercial, employment or community;</li> </ul>

	<ul style="list-style-type: none"> <li>• Visual impact assessment, including photomontages showing the proposal in all significant views affected; near, middle and distant, including the public realm and the streets around the base of the building. This will require methodical, verifiable 360-degree view analysis. The appearance of the building should be accurately rendered in a range of weather and light conditions including night-time views. Where there are concurrent proposals for other tall buildings, the potential cumulative effect of these should be addressed by the visual impact assessment;</li> <li>• In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and / or collision;</li> <li>• An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links;</li> <li>• An assessment that the proposal maintains safe air navigation;</li> <li>• Daylight and shadow projection diagrams; and</li> <li>• Relevant environmental assessment requirements, including EIA, AA and Ecological Impact Assessment, as appropriate.</li> <li>• Address Section 3.2 Development Management Criteria of the Urban Development and Building Heights Guidelines for Planning Authorities, December 2018.</li> </ul>
<p>DMS-10 Urban Infill and Brownfield Development</p>	<p>New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area.</p> <p>To maximise activity in town and village centres, the street edge should be lined with development that promotes a high level of activity and animation such as retail, commercial or other appropriate uses. To maximise the effectiveness of these uses, setbacks should be minimised (for example 0-3m) and a high frequency of entrances provided (for example every 5-10 metres). Higher levels of privacy are desirable where residential dwellings interface with streets. This may be provided via a small setback (for example 1-3 metres) which incorporates planted strip that defines public and private space. Greater flexibility in regard to setbacks may be needed in existing areas where they are defined by an existing pattern of building lines.</p>
<p>DMS-11 Corner Site Development</p>	<p>New corner site development shall have regard to:</p> <ul style="list-style-type: none"> <li>• Size, design, layout, relationship with adjacent properties;</li> </ul>

	<ul style="list-style-type: none"> <li>• Impact on the amenities of neighbouring residents;</li> <li>• The existing building line and roof profile of adjoining dwellings;</li> <li>• The character of adjacent buildings to create a sense of harmony;</li> <li>• The provision of active street frontages and dual frontage development in order to avoid blank facades and maximise surveillance of the public domain;</li> <li>• Side/gable and rear access/maintenance space; and</li> <li>• Level of visual harmony, including external finishes and colours.</li> </ul>
DMS-12 Daylight, Sunlight and Overshadowing	Where new dwellings are proposed very close to adjoining buildings and may impact upon the residential amenities of an adjacent property daylight and shadow projections will be required in accordance with the recommendations of Site Layout Planning for daylight and Sunlight: A Guide to Good Practice (BR 209, 2011) and BS 8206 Lighting for Buildings, Part 2, 2008: Code of Practice for daylighting or other updated relevant documents.
DMS-13 Separation Distances/Overlooking	A separation distance of a minimum of 22 metres between directly opposing rear first floor windows shall be observed but may be relaxed in village and town centre locations where high quality design is achieved and where alternative provision has been designed to ensure privacy.
DMS-14 Space around Buildings	A minimum distance of 2.5m for single storey, and 3m for two-storey buildings will be required to be maintained between the side walls of adjacent dwellings or dwelling blocks with each building having a minimum of 1 metre to the boundary. This standard may be relaxed where the dwelling incorporates a single storey structure to the side.
DMS-15 Side Windows	Generally, windows in the gable/side walls of dwellings will not be permitted where the windows would closely overlook the curtilage of an adjoining dwelling. Ground floor gable/side windows which are more than 6 metres from a properly screened common boundary may be permitted.
DMS-16 Refuse Storage and Bins	<p>All new residential schemes where a communal refuse storage area is proposed shall ensure that the bin storage areas;</p> <ul style="list-style-type: none"> <li>• Are located in convenient locations easily accessible by all residences;</li> <li>• Are located within 50 metres of all residences within the development but not located immediately adjacent to the front door or ground floor windows of residences;</li> </ul>

	<ul style="list-style-type: none"> <li>• Are well screened from public view and ventilated; and</li> <li>• Make provision for waste segregation and recycling for residences.</li> </ul>										
<p>DMS-17 Landscaping and Boundary Treatment</p>	<p>Landscaping and boundary treatment plans shall be submitted for residential development which include;</p> <ul style="list-style-type: none"> <li>• Planting schemes consisting of local native plant types and semi mature trees from the list contained in Table 4.16 in Chapter 4 of Volume 1 of this Plan;</li> <li>• Where sites contain mature trees and/or substantial hedgerows, a detailed tree and hedgerow survey shall be required clearly outlining the extent of what is to be retained and replaced. Any existing mature trees shall be protected during site development works and incorporated into the overall development design;</li> <li>• A coherent treatment for the boundaries of individual sites throughout a residential development;</li> <li>• In general, unless front gardens are stipulated open plan on planning application drawings, front boundaries shall be defined by capped walls or fences of a maximum height of 0.5 metres high in keeping with the house design. Mature hedging is also acceptable as a front boundary;</li> <li>• Side boundaries of rear gardens 1.8 metres to 2 metres in height and shall be formed by concrete block walls rendered and capped in a manner acceptable to the Council or concrete post and rail fencing.</li> <li>• Privacy strips to the front of residential development in town and village centres providing a buffer clearly defining the private domain and public realm and streets will be encouraged.</li> </ul>										
<p>DMS-18 Private Open Space Minimum Standards for Houses</p>	<table border="0"> <thead> <tr> <th style="text-align: left;"><i>Unit Type:</i></th> <th style="text-align: left;"><i>Minimum Requirement:</i></th> </tr> </thead> <tbody> <tr> <td>One bedroom</td> <td>48 m<sup>2</sup></td> </tr> <tr> <td>Two bedroom</td> <td>55 m<sup>2</sup></td> </tr> <tr> <td>Three bedroom</td> <td>60 m<sup>2</sup></td> </tr> <tr> <td>Four bedrooms or more</td> <td>75 m<sup>2</sup></td> </tr> </tbody> </table>	<i>Unit Type:</i>	<i>Minimum Requirement:</i>	One bedroom	48 m <sup>2</sup>	Two bedroom	55 m <sup>2</sup>	Three bedroom	60 m <sup>2</sup>	Four bedrooms or more	75 m <sup>2</sup>
<i>Unit Type:</i>	<i>Minimum Requirement:</i>										
One bedroom	48 m <sup>2</sup>										
Two bedroom	55 m <sup>2</sup>										
Three bedroom	60 m <sup>2</sup>										
Four bedrooms or more	75 m <sup>2</sup>										
<p>DMS-19 Private Open Space Minimum Standards for Apartments</p>	<p>The following minimum standards from Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020) (or any subsequent revisions to these Guidelines thereafter) shall apply;</p> <table border="0"> <thead> <tr> <th style="text-align: left;"><i>Unit Type:</i></th> <th style="text-align: left;"><i>Minimum Requirement:</i></th> </tr> </thead> <tbody> </tbody> </table>	<i>Unit Type:</i>	<i>Minimum Requirement:</i>								
<i>Unit Type:</i>	<i>Minimum Requirement:</i>										

	<table> <tr> <td>Studio</td> <td>4 m<sup>2</sup></td> </tr> <tr> <td>One bedroom</td> <td>5 m<sup>2</sup></td> </tr> <tr> <td>Two bedrooms (3 person)</td> <td>6 m<sup>2</sup></td> </tr> <tr> <td>Two bedrooms (4 person)</td> <td>7 m<sup>2</sup></td> </tr> <tr> <td>Three bedrooms</td> <td>9 m<sup>2</sup></td> </tr> </table>	Studio	4 m <sup>2</sup>	One bedroom	5 m <sup>2</sup>	Two bedrooms (3 person)	6 m <sup>2</sup>	Two bedrooms (4 person)	7 m <sup>2</sup>	Three bedrooms	9 m <sup>2</sup>
Studio	4 m <sup>2</sup>										
One bedroom	5 m <sup>2</sup>										
Two bedrooms (3 person)	6 m <sup>2</sup>										
Two bedrooms (4 person)	7 m <sup>2</sup>										
Three bedrooms	9 m <sup>2</sup>										
<p>DMS-20 Private Open Space Reduced Standard – Housing for Older People</p>	<p>A reduced minimum standard of private open space, below the standards laid out in DMO-18, will be accepted for 1 and 2 bedroom houses for older people, where it is demonstrated that the design of the dwellings is with older people in mind.</p>										
<p>DMS-21 Public Open Space</p>	<p>Public open space shall be provided in a residential development as follows:</p> <ul style="list-style-type: none"> <li>• In greenfield sites, the minimum area of public open space that shall be provided is 15% of the total site area;</li> <li>• In brownfield sites or large infill sites, the minimum area of public open space that shall be provided is 10% of the total site area;</li> <li>• In greenfield sites, public open space shall be provided within 150 metres walking distance of every house in a new residential development;</li> <li>• Public Open Space shall be integrated into the overall development and shall be appropriately located where it can be overlooked and all play areas supervised by surrounding residential development. Public open space shall not be positioned to the side or back of houses;</li> <li>• Areas with high gradients, areas liable to flooding or areas where infrastructure is located or otherwise impractical to function effectively as open space will not be acceptable for consideration as useable open space;</li> <li>• Narrow tracts of land (less than 10 metres in width) or other “incidental” or left over pieces of land shall not be considered as part of the useable open space provision in a residential development;</li> <li>• Natural features such as trees, hedgerows and wetland sites, should be retained, protected and incorporated into public open space areas;</li> </ul>										

	<ul style="list-style-type: none"> <li>• Public open space shall be provided in a form and layout which facilitates maintenance;</li> <li>• SuDs are not generally acceptable as a form of public open space provision except where they contribute in a significant and positive way to the design and quality of open space. Where the Council considers that this is the case, in general, a maximum of 10% of the total open space provision shall be taken up by SuDs;</li> <li>• For housing developments greater than 20 houses, a hierarchy of public open space incorporating different recreational and amenity uses such as sitting out areas, areas for small children to play and areas suitable for ball games, shall be provided;</li> <li>• Appropriate pedestrian and cycle linkages between open spaces should be provided; and</li> <li>• Provide green corridors in all new developments where the opportunity exists.</li> </ul>
<p>DMS-22 Green Infrastructure Masterplan</p>	<p>A Green Infrastructure Masterplan shall be prepared for applications of 20 houses or more, which addresses the following;</p> <ul style="list-style-type: none"> <li>• Retention and enhancement where possible of existing wetland habitat, hedgerow, woodlands, meadows and habitats of species protected under European legislation and National Wildlife Acts;</li> <li>• The creation of new green infrastructure assets such as public open space, green roofs, green walls, tree planting and natural pollination zones;</li> <li>• Increased and improved ecological corridor connectivity and pedestrian and cycle path linkages with existing green infrastructure assets in the area. Where a large site adjoins a green corridor, a public open space or an area of high ecological value, any new public open space on the site should be contiguous to same to encourage visual continuity and expansion of biodiversity which can assist in expanding the green infrastructure network; and</li> <li>• A consideration of existing flood risk areas, wetlands and proposed SuDs systems.</li> </ul> <p>Phasing proposals shall ensure that open space to serve units in a given phase is completed to the satisfaction of the Planning Authority, prior to the initiation of the succeeding phase.</p>
<p>DMS-23 Sustainable Urban Drainage</p>	<p>Applications for new developments shall include details of how SuDS have been satisfactorily incorporated into the design of the scheme. In addition, applications must demonstrate clearly how the incorporation of</p>

Systems (SuDS)	<p>SUDS can benefit the overall scheme or contribute to the area by an end use that:</p> <ul style="list-style-type: none"> <li>• Is functional to the scheme,</li> <li>• has an amenity value; or,</li> <li>• has a habitat creation value.</li> </ul>
DMS-24 Surface Water Management	<p>Surface water shall not be permitted to flow on to the public road. Accesses and road frontage should be designed in such a manner as to deal with surface water and ensure that it does not impact on the public road. Existing roadside drainage shall be maintained by the incorporation of a suitably sized drainage pipe. Each application shall be accompanied by design calculations or appropriate evidence to support the size of the pipe selected.</p> <p>Applications for substantial hard-surfaced areas must demonstrate methods of controlling and limiting surface water run-off such as;</p> <ul style="list-style-type: none"> <li>• Use of permeable paving/surfaces;</li> <li>• Bio-retention areas; and</li> <li>• Swales (which should be maintainable), such that rainfall is not directed immediately to surface drains.</li> </ul>
DMS-25 Riparian Zones	<p>A minimum 10 metre riparian buffer strip either side of all watercourses (measured from top of bank) shall be preserved free of development, with the full extent of the protection zone to be determined on a case by case basis by the Council, based on site specific characteristics and sensitivities. In all cases, adequate width to permit access for river maintenance shall be provided.</p>
DMS-26 Bat and Swift Surveys/Mitigation	<p>Planning applications for renovations, redevelopment or demolition of old buildings in town and village centres shall include a survey of existing numbers of swifts and swift/nests. Where swifts are shown to be present, specific mitigation measures during and after construction shall be proposed.</p>
DMS-27 Part V	<p>Details to be submitted with planning applications shall include;</p> <ul style="list-style-type: none"> <li>• How the applicant intends to discharge their Part V obligation as regards a selection of a preferred option from the options available under Section 96(3) of the Planning and Development Act 2000 as amended;</li> </ul>



	<ul style="list-style-type: none"> <li>• Details in relation to the housing units or land to be provided; and</li> <li>• Indicative costs, calculations and methodology.</li> </ul>
DMS-28 Phasing of Residential Developments	A phasing programme, which has regard to Recommendations for Site Development Works for Housing Areas (1998), is required for housing developments of 50 dwellings or more detailing proposals for completing roads, open space, public lighting etc. in line with house completions.
DMS-29 Taking in Charge	In order to facilitate the 'Taking in Charge' of residential developments by the Local Authority, developers shall engage with the relevant personnel in the Planning Authority with regard to the requirements of same to ensure compliance with appropriate standards and the Grant of Permission and ensure an orderly handover of services, roads, etc. on completion of the development. Individual wastewater treatment plants serving housing developments will not be taken in charge.
DMS-30 Naming of New Developments	Naming of streets and residential estates shall reflect the local place names and local people of note, heritage, language or topographical features as appropriate and shall incorporate old place names from the locality as much as possible and where appropriate shall be in Irish. In order to ensure the above and to avoid confusion and duplication, the naming of developments will require the prior agreement of the Planning Authority. Proposed names shall be submitted to the Planning Authority and agreed in writing prior to launching any advertising campaign for the development.
DMS-31 Residential Energy Efficiency and Climate Change Adaptation Design Statement.	<p>Development proposals for medium to large scale residential in excess of 10 residential units should be accompanied by an Energy Efficiency and Climate Change Adaptation Design Statement.</p> <p>The statement should detail how any on-site demolition, construction and long-term management of the development will be catered for and how energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme. Residential developments shall have regard to;</p> <ul style="list-style-type: none"> <li>• the requirements of the current Building Regulations Part L – Conservation of Fuel and Energy (2008 and 2011), and any other supplementary or superseding guidance documents.</li> <li>• the DECLG guidance document 'Towards nearly Zero Energy Buildings in Ireland - Planning for 2020 and Beyond', which promotes the increase of near Zero Energy Buildings (nZEB);</li> <li>• Criteria 5 and 9 of the DEHLG Urban Design – A Best Practice Guide (2009) which relate to efficiency and adaptability,</li> </ul>

	<p>or any subsequent revisions to these Guidelines or Regulations thereafter.</p> <p>Developers shall ensure that measures to up-grade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical, aesthetic or visual impact on the structure. They should follow the principles and direction given in the Department of Arts, Heritage and the Gaeltacht’s publication Energy Efficiency in Traditional Buildings.</p> <p>The author of an Energy Efficiency and Climate Change Adaptation Design Statement should be appropriately qualified or competent and shall provide details of their qualifications and experience along with the statement.</p>
<p>DMS-32 Childcare</p>	<p>All childcare facilities shall be provided in accordance with the Childcare Facilities: Guidelines for Planning Authorities (DEHLG). In particular, one childcare facility is generally required to cater for 20 places in developments of 75 houses, including local authority and social housing schemes, in accordance with DEHLG Guidelines. This standard may be varied depending on local circumstances</p> <p>The complete conversion of existing semi-detached and terraced dwellings within housing estates to childcare facilities is generally discouraged. The childcare use should remain secondary and the bulk of the house should be retained for residential purposes.</p> <p>In new housing estates, purpose built facilities are normally required; these are best located at or near the front of the estate.</p> <p>Safe access and sufficient convenient off-street car parking and/or suitable drop-off and collection points for customers and staff will be required.</p> <p>Developers shall generally be required to provide childcare facilities as part of Phase 1 of development.</p> <p>Planning applications for childcare facilities should include the following details:</p> <ul style="list-style-type: none"> <li>• Nature of the facility, for example, full day care, sessional, drop in, after school care;</li> <li>• Number and age range of children being catered for and number of staff;</li> <li>• Parking provision for both customers and staff;</li> <li>• Proposed hours of operation; and</li> </ul>

	<ul style="list-style-type: none"> <li>Open space provision in the form of play areas and measures for its management.</li> </ul>
DMS-33 Villages	<p>Residential developments shall have regard to and help to maintain and reinforce the form and character of the village concerned in terms of design, layout, finishing details, boundary makeup, landscaping etc. The resulting development shall be high in quality, with a differing scale and character more appropriate to its location and context rather than larger more homogenous urban scaled housing estates.</p> <p>In particular, roads which open up significant tracts of land relative to the existing size of the settlement should be assessed to ensure significant environmental effects to the environment are avoided and should be designed by suitably qualified professionals with strong Landscape Architecture and design input. Boundary treatments, footpaths and lighting should reflect the village’s rural character.</p>
DMS-34 Natural Heritage Features	<p>Residential developments, shall ensure, where possible, to retain valuable man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned, (for example: attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments etc.).</p>

### 13.9.2 Residential (Sráids)

DMS-35 Scale of development	<p>Residential development within Sráids will generally take the form of frontage/linear development with a site size of 0.5 acres.</p> <p>Individual proposals in Sráid settlements shall be predominantly single house, with limited scope for small scale multi house developments of up to 4 houses only. Where a multi-unit residential development (2 to 4 houses) is proposed within the boundary of a Sráid, the onus will be on the developer to justify the demand for housing proposed, and to provide a Design Statement.</p> <p>In circumstances where a street already exists or is appropriate and in the interests of protecting and enhancing the character of the Sráid, it may be appropriate to allow a street form.</p> <p>The Sráid Plan Guide which forms part of Volume 2 should be considered.</p>
DMS-36 Design	<p>All planning applications for houses within a Sráid shall refer to the Sráid Plan Guide contained in Volume 2 of this Plan and:</p>

	<ul style="list-style-type: none"> <li>• have and illustrate an understanding of the local building form and character.</li> <li>• be designed and laid out in a coherent and sympathetically integrated manner, which is commensurate with the size and scale of the Sráid.</li> <li>• ensure that where a Sráid (or part of) is characterised by interesting building layouts, plans and designs, that these features should be retained and complimented, rather than replaced with more ‘standardised’ development styles to ensure a varied character is maintained and to avoid typically suburban standardised developments.</li> <li>• retain valuable manmade and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned (for example; attractive stands of trees, mature hedgerows, stone walls, protected structures, recorded monuments etc.)</li> <li>• Provide sensitive landscaping, boundary treatment, footpaths, lighting new access roads which create a ‘rural’ rather than an ‘urban’ impression.</li> </ul> <p>Planning applications for 2 to 4 houses in Sráids shall be accompanied by a Design Statement designed by a suitably qualified professional with strong Landscape Architecture and design input.</p>
<p>DMS-37 Open Space</p>	<p>Where required, residential development schemes should incorporate sufficient good quality private and public open space in accordance with the requirements of DMO-18 and 21.</p>
<p>DMS-38 Trees / Boundaries</p>	<p>New development should ensure the protection of mature trees, hedgerows and the conservation of existing stone walls, and their integration into new development.</p> <p>Where the provision of new boundaries is required, these should comprise native hedgerow planting, or stone walls which consist of stone found in the locality.</p> <p>Where new development occurs, it should take into account the pattern of existing hedgerows and incorporate same into layouts or plant connecting hedgerows where hedgerow removal to facilitate development works is necessary.</p> <p>In the event that the removal of trees is deemed to be necessary, it will be conditional on replacement with appropriate species and at a ratio of at least two replacement trees for each single tree removed.</p>

DMS-39 Footpaths	It is a requirement for the incremental provision of footpaths on both sides of roads for each Sráid, through requirements for works as part of planning permissions granted, or by way of development contributions / special development contributions. In all cases, front boundaries shall be recessed to allow future provision of a footpath.
DMS-40 Street Lighting	Adequate lighting to be provided along all routes within the Sráid boundary, over time.
DMS-41 Undergrounding of Cables	Progressively underground overhead cables. In the case of new development, ducting will be required under new / upgraded roads and footpaths.
DMS-42 Access Points	Access points to be provided, where necessary, in the Sráid.
DMS-43 Water Supply	<p>The provision of a safe and reliable water supply is a requirement of development. Where a site is served by mains water, a connection must be made and a bored well is not permitted.</p> <p>If the water is supplied by a group water scheme, any planning application must be accompanied by a letter of consent to connection from the secretary of the scheme and in certain circumstances, the developer may be required to extend the main to the site.</p> <p>Where a bored well is necessary, details of separation distances from treatment systems can be obtained from the Environmental Protection Agency (EPA) 'Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses' (October, 2009). Private bore holes should comply with the Guidelines from Institute of Geologist of Ireland publication 'Water Well Construction'. (<a href="http://www.igi.ie">www.igi.ie</a>)</p>
DMS-44 On-site Wastewater Treatment	<p>Where public services in the form of water supply and sewerage mains are available (or likely to be), the developer will be required to connect to them.</p> <p>For individual on-site wastewater treatment systems, the standards and guidance on design, operation and maintenance of on-site wastewater treatment systems as set out in the Environmental Protection Agency (EPA) 'Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses' (October, 2009) or any later version that may be issued by the EPA during the lifetime of this Plan shall be complied with.</p>

### 13.9.3 Residential (Open Countryside)

DMS-45 Site Size	A minimum site size of 0.2 hectares (0.5 acres) is required to accommodate a dwelling in the open countryside.
DMS-46 Road Frontage	Dwellings in the open countryside shall provide a minimum of 30 metres road frontage unless on a case by case basis, it is desirable to maintain existing boundary or landscape features or in relation to back land sites that it can be demonstrated that there are no negative residential, visual amenity, traffic or landscape impacts.
DMS-47 Building Line	Dwellings shall not be located in front of established building lines unless the site is well set back from the public road and makes use of the topography and natural screening in the landscape safeguarding the residential amenities of nearby dwellings.
DMS-48 Design and Siting	All planning applications for single houses in the countryside shall demonstrate a high standard of siting and design in accordance with Offaly County Councils booklet 'Designing Houses, Creating Homes – A Guide for Applicants on the siting and design of new houses in the Offaly countryside'.
DMS-49 Log Cabins/Pods	Log Cabins and Pods or similarly designed structures are not vernacular typologies of the Offaly countryside and are only permitted in limited cases where a unique siting and landscape situation allows.
DMS-50 Landscaping and Boundary Treatment	<p>Boundary treatment and landscaping proposals for residential development in the countryside shall be in accordance with Section 6 of the Offaly County document 'Designing houses, creating homes – A guide for applicants on the siting and design of new houses in the Offaly Countryside';</p> <p>Hedgerows should be retained and reinforced and only removed where absolutely necessary for the achievement of sightlines ensuring safe entry and exit to a site. Where limited removal is required in order to meet with achievement of sightlines, new hedgerows consisting of species native to the area as listed in Table 4.16 in Chapter 4 of Volume 1 of this Plan shall be planted inside the line of visibility.</p> <p>The design of entrances to houses in the countryside shall be in keeping with its rural setting. Brick walls and ornamental features will be discouraged. Planning applications should be accompanied by details of the proposed entrance including details of gates, piers, wing walls etc. as well as of front boundary treatment.</p>

	<p>In the event that the removal of trees is deemed to be necessary, it will be conditional on replacement with appropriate species and at a ratio of at least two replacement trees for each single tree removed.</p>
<p>DMS-51 On-site Wastewater Treatment</p>	<p>Where public services in the form of water supply and sewerage mains are available (or likely to be), the developer will be required to connect to them;</p> <p>For individual on-site wastewater treatment systems, the standards and guidance on design, operation and maintenance of on-site wastewater treatment systems as set out in the Environmental Protection Agency (EPA) 'Code of Practice on Wastewater Treatment and Disposal Systems serving Single Houses' (October, 2009) or any later version that may be issued by the EPA, shall be complied with.</p>
<p>DMS-52 Water Supply</p>	<p>The provision of a safe and reliable water supply is a requirement of development. Where a site is served by mains water, a connection must be made and a bored well is not permitted.</p> <p>If the water is supplied by a group water scheme, any planning application must be accompanied by a letter of consent to connection from the secretary of the scheme and in certain circumstances; the developer may be required to extend the main to the site.</p> <p>Where a bored well is necessary, details of separation distances from treatment systems can be obtained from the EPA Manual referred to above. Private bore holes should comply with the Guidelines from Institute of Geologist of Ireland publication 'Water Well Construction'. (<a href="http://www.igi.ie">www.igi.ie</a>)</p>
<p>DMS-53 Surface Water Drainage</p>	<p>Surface water shall not be permitted to flow on to the public road from any rural residential site. Accesses and road frontage should be designed in such a manner as to deal with surface water and ensure that it does not impact on the public road. Existing roadside drainage shall be maintained by the incorporation of a suitably sized drainage pipe. Each application shall be accompanied by design calculations or appropriate evidence to support the size of the pipe selected.</p>
<p>DMS-54 Rural Infill development</p>	<p>Limited infill development shall be permitted in the open countryside where the proposed site shall coalesce the existing linear pattern of development and shall not be located at the end of a line of houses but on a small vacant gap site (enough to accommodate one dwelling only) within the existing linear/ribbon form of development subject to the following;</p> <ul style="list-style-type: none"> <li>• Compliance with Policy SSP-33 relating to ribbon development;</li> </ul>

	<ul style="list-style-type: none"> <li>• Wastewater treatment can be provided for the proposed dwelling in line with the EPA Code of Practice (2009) as may be updated in the future or the site is serviced by sewer;</li> <li>• The maintenance of the existing building line and established site frontages of adjacent dwellings;</li> <li>• Provision of a site area of a minimum size of 0.202 hectares (0.5 acres);</li> <li>• The house design proposed is in line with the advice contained in the following;             <ul style="list-style-type: none"> <li>• Landscape Sensitivity Areas contained in Chapter 7 of this Plan; and</li> <li>• Offaly County document ‘Designing houses, creating homes – A guide for applicants on the siting and design of new houses in the Offaly Countryside’.</li> </ul> </li> </ul> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
--	---

#### 13.9.4 Other Residential Development (Rural and Urban)

<p>DMS-55 Extensions</p>	<p>Proposed extensions shall:</p> <ul style="list-style-type: none"> <li>• In general, be subordinate to the existing dwelling in its size, unless in exceptional cases, a larger extension compliments the existing dwelling in its design and massing;</li> <li>• reflect the window proportions, detailing and finishes, texture, materials and colour unless a high quality contemporary and innovatively designed extension is proposed;</li> <li>• not have an adverse impact on the amenities of adjoining properties through undue overlooking, undue overshadowing and/or an over dominant visual impact; and</li> <li>• carefully consider site coverage to avoid unacceptable loss of private open space.</li> </ul> <p>Where new extensions are proposed very close to adjoining buildings and may impact upon the residential amenities of an adjacent property, daylight and shadow projections will be required in accordance with the recommendations of Site Layout Planning for daylight and Sunlight: A Guide to Good Practice (BR 209, 2011) and BS 8206 Lighting for Buildings,</p>
--------------------------	--



	Part 2, 2008: Code of Practice for daylighting or other updated relevant documents.
DMS-56 Family Granny Flats/Self-Contained Residential Unit	<p>Planning applications for the provision of accommodation for a dependant family member or relative comply with the following criteria;</p> <ul style="list-style-type: none"> <li>• Granny flat/unit shall be attached to the existing dwelling. The design of the granny flat should ensure that it is an integral part of the main dwelling unit capable of reintegration for single family use and from public view retains the appearance of a single dwelling unit;</li> <li>• Granny flat/unit shall be linked internally to the existing dwelling;</li> <li>• Separate access to granny flat/unit shall be avoided to the front elevation of existing dwelling; and</li> <li>• Should be capable of being served by on-site wastewater treatment or public sewer, and if not proposals should be submitted to accommodate the additional loading.</li> </ul>
DMS-57 Domestic Garages/Stores	<p>The development of a domestic garage/store for use ancillary to the enjoyment of the dwelling house will be considered subject to the following standards:</p> <ul style="list-style-type: none"> <li>• The garage/store shall have a maximum floor area of 100m<sup>2</sup> and a maximum height of 5 metres in the open countryside;</li> <li>• The maximum floor area and height of a garage/store in urban areas will be accessed on a case by case basis having regard to the size of the dwelling it serves, the rear garden size and potential to overshadow adjacent properties;</li> <li>• The design and external finishes of the domestic garage/store shall be in keeping with that of the dwelling house.</li> </ul> <p>The Council may consider exceptions to these criteria having regard to the need for the development and the characteristics of the site.</p>

### 13.9.5 Commercial Developments

DMS-58 Retail	The provision of new retail development shall be in accordance with Chapter 7 Retail and Town Centre Strategy and Regeneration, and DECLGs Retail Planning Guidelines (2012) and accompanying Retail Design Manual or any subsequent revisions or updates to these Guidelines thereafter.
---------------	---

	<p>Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre. All applications for retail developments at edge-of-centre or out-of-centre locations will be subject to the sequential test.</p> <p>Retail impact assessment and transport impact assessments may be required for significant retail development which due to their scale and/or location may impact on the vitality and viability of town and village centres.</p> <p>Proposals to amalgamate retail units will be carefully considered.</p> <p>All planning applications shall contain a design statement prepared in accordance with the 'Key Principles of Urban Design' as laid out in the 'Retail Design Manual, A companion document to the Retail Planning Guidelines for Planning Authorities', explaining why the particular design solution is considered the most suitable for particular site.</p> <p>Retail structures should avoid presenting blank frontages to streets. The frontage onto a street should represent the actual retail selling space, to facilitate access for pedestrians and animate the streetscape.</p> <p>Car parking shall be provided in a discreet, landscaped and well-screened environment, where practical, with a view to minimising its visual impact, particularly when viewed from approach roads.</p>
<p>DMS-59 Retail Warehousing</p>	<p>Applications for retail warehousing shall be limited to bulky goods and the criteria as described in the Retail Planning Guidelines 2012. The retail floorspace devoted to ancillary products should not exceed 20% of the total retail floorspace of the relevant retail warehouse unit.</p>
<p>DMS-60 Large Retail - Energy Efficiency and Climate Change Adaptation Design Statement.</p>	<p>Development proposals for all retail developments in excess of 1,000 m<sup>2</sup> of commercial floor space should be accompanied by an Energy Efficiency and Climate Change Adaptation Design Statement.</p> <p>The statement should detail how any on-site demolition, construction and long-term management of the development will be catered for and how energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme.</p> <p>Such developments shall have regard to;</p> <ul style="list-style-type: none"> <li>• the requirements of the current Building Regulations Part L – Conservation of Fuel and Energy (2008 and 2011), and any other supplementary or superseding Regulations or guidance documents.</li> <li>• the DECLG guidance document 'Towards nearly Zero Energy Buildings in Ireland - Planning for 2020 and Beyond', which promotes the increase of near Zero Energy Buildings (nZEB).</li> </ul>

	<p>New development proposals shall show energy efficiency is achieved through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology.</p> <p>The author of an Energy Efficiency and Climate Change Adaptation Design Statement should be appropriately qualified or competent and shall provide details of their qualifications and experience along with the statement.</p>
<p>DMS-61 Motor Fuel Stations and Service Areas</p>	<p>Development proposals will be required to demonstrate that noise, traffic, visual obtrusion, fumes and smells will not detract unduly from the amenities of the area and in particular from sensitive land uses such as residential development.</p> <p>Motor fuel stations should be of high quality design and integrate with the surrounding built environment. In urban centres, where the development would be likely to have a significant impact on the historic or architectural character of the area, the use of standard corporate designs and signage may not be acceptable.</p> <p>Forecourt lighting, including canopy lighting, should be contained within the site and should not interfere with the amenities of the area.</p> <p>The forecourt shop should be designed so as to be accessible by foot and bicycle, with adequate access for delivery vehicles. The safety aspects of circulation and parking within the station forecourt should be fully considered. Retailing activities should be confined to the shop floor area, except in the case of sales of domestic fuel, where some external storage may be permissible.</p> <p>The sale of retail goods from motor fuel stations should be restricted to convenience goods and only permitted as an ancillary small-scale facility. The net floor space of a fuel station shop shall not exceed 100 m<sup>2</sup>. Where permission is sought for a retail floor space in excess of 100 m<sup>2</sup>, the sequential approach to retail development shall apply.</p> <p>Workshops for minor servicing (for example, tyre changing, puncture repairs, oil changing) may be permitted in circumstances where they would not adversely impact the operation of the primary petrol station use and local amenities, particularly with regard to proximity to dwellings or adjoining residential areas.</p> <p>Motor fuel stations and service areas located on the National Road network will be assessed with regard to the Spatial Planning and National Roads Guidelines for Planning Authorities DoECLG, 2012 and NRA Service Area Policy 2014.</p> <p>The hours of operation of shops ancillary to service stations and the use of wall/window/door hatches for shop sales shall be controlled, having regard to the following;</p>

	<ul style="list-style-type: none"> <li>• The effects of noise, general disturbance, hours of operation, litter and fumes on the amenities of nearby residents; and</li> <li>• The need to safeguard the vitality and viability of convenience shopping areas in town centres and to maintain a suitable mix of retail uses.</li> </ul> <p>Car wash facilities will require a specific wastewater design proposal along with petrol interceptors and a discharge licence.</p>
<p>DMS-62 Commercial Development in the Open Countryside and Sráids</p>	<p>In assessing applications for commercial development in the open countryside and Sráids, the Council will have regard to the following:</p> <ul style="list-style-type: none"> <li>• The nature of the proposed use to be carried out, the hours of operation and the number of employees;</li> <li>• The effects on the amenities of adjoining properties;</li> <li>• The level of traffic generated by the proposed development; and</li> <li>• The generation, storage and collection of waste; and</li> <li>• The siting, layout and design should respect and enhance the rural setting and provide for satisfactory measures to assist integration into the landscape.</li> </ul> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
<p>DMS-63 Home based economic activity</p>	<p>Home based economic activity, defined as small scale commercial activity carried out by residents of a house, being subordinate and ancillary to the use of the house as a single dwelling unit will only be granted to the resident of the dwelling and will be restricted to use by the applicant. The change of use should not exceed 25% of the total floor area of the dwelling. Permission will not normally be granted for such changes of uses in apartments.</p> <p>Planning applications for home based economic activity shall contain the following details;</p> <ul style="list-style-type: none"> <li>• The nature and extent of the work;</li> <li>• The effects on the amenities of adjoining occupiers, particularly in relation to hours of work, noise and general disturbance;</li> <li>• Anticipated levels of traffic generated by the proposed development and the potential increased demand for parking;</li> </ul>

	<ul style="list-style-type: none"> <li>• Arrangements for the storage of refuse and collection of waste; and</li> <li>• Appropriate levels of screening / landscaping.</li> </ul> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
<p>DMS-64 Hot Food takeaways</p>	<p>The development of hot food takeaways will be strictly controlled and will not be permitted where;</p> <ul style="list-style-type: none"> <li>• It would contribute to a proliferation or an overconcentration of these uses resulting in the loss of retail and office frontage in town centres;</li> <li>• It would likely prove detrimental to amenities of nearby residential properties through noise, smell, litter, the visual amenity of the area, and/or give rise to traffic or car parking hazards, either individually or taken account of the potential cumulative effects with existing takeaways in the area; and</li> <li>• It is within a 200 metres radius of educational establishments and parks.</li> </ul> <p>In addition, planning applications shall include:</p> <ul style="list-style-type: none"> <li>• Opening/operational hours of the facility.</li> <li>• The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact;</li> <li>• Existing noise baseline levels, projected noise emissions levels at the boundaries of the site and noise insulation measures proposed;</li> <li>• Litter control measures; and</li> <li>• Details of façade design, advertising signage and lighting shall respect the character of the street and the buildings.</li> </ul> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
<p>DMS-65 Betting Offices</p>	<p>The Council seeks to avoid a concentration of betting offices in the core retail centres of towns and villages. In controlling the provision of betting offices, the Council shall have regard to the following, where appropriate:</p>

	<ul style="list-style-type: none"> <li>• The need to safeguard the vitality and viability of the defined retail area and to maintain a suitable mix of retail uses;</li> <li>• The number/concentration of such facilities in the area;</li> <li>• The effect on the amenities in the area arising from noise, hours of operation, litter and car parking.</li> <li>• Façade design, advertising signage and lighting which respects the character of the street and the building which the office forms part of; and</li> <li>• The maintenance of an open shop style frontage which permits views of the interior of the premises.</li> </ul> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
<p>DMS-66 Casinos</p>	<p>The location of casinos will be strictly controlled, having regard to the following, where appropriate:</p> <ul style="list-style-type: none"> <li>• The likely impact on the residential amenity of the area arising from noise, litter and hours of operation.</li> <li>• The number/concentration of such facilities in the area; and</li> <li>• The existing number of similar, non-traditional retail service outlets in core retail areas such as betting shops, off licences and takeaways.</li> </ul> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
<p>DMS-67 Public Houses and Nightclubs, Restaurants, Food Outlets</p>	<p>The following issues shall be taken into account in the assessment of applications;</p> <ul style="list-style-type: none"> <li>• Potential effects of the development on the amenity of nearby residents;</li> <li>• Opening/operational hours;</li> <li>• Existing noise baseline levels, projected noise emissions levels at the boundaries of the site and noise insulation measures proposed;</li> </ul>

	<ul style="list-style-type: none"> <li>• The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact;</li> <li>• Litter control measures; and</li> <li>• Façade design, advertising signage and lighting shall respect the character of the street and the buildings.</li> </ul> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
<p>DMS-68 Drive Through Restaurants</p>	<p>Drive through restaurants will only be considered in locations where the development will not interfere with the free flow of traffic or detract from the amenities of an area.</p>
<p>DMS-69 Shopfronts and street frontage</p>	<p>Shopfront design shall be in accordance with Offaly County Council leaflet ‘Guide to Shopfronts and Signs’ in relation to the maintenance of shopfronts and the basic principle around which successful new shopfronts should be designed.</p> <p>The Council will generally;</p> <ul style="list-style-type: none"> <li>• require that traditional shop front design and name plates over shop windows be preserved;</li> <li>• insist on externally lit/illuminated signs on shops fronts rather than internally illuminated or neon type signs. The use of flashing or interior illuminated signage will not be permitted;</li> <li>• encourage traditional hanging hand painted signs;</li> <li>• require shop front designs should be in keeping with the existing character of the area, especially in town centres and villages;</li> <li>• ensure that large areas of glass should be subdivided by vertical glazing bars and shop windows shall generally have a minimum stall riser height of 0.7 metres above ground level;</li> <li>• actively discourage the removal of features or alterations to existing shop fronts where they are considered to be of historical or architectural interest;</li> <li>• encourage a sympathetic well-designed modern intervention rather than an ill-proportioned imitation of a traditional shopfront; and</li> </ul>

	<ul style="list-style-type: none"> <li>demonstrate a degree of flexibility by providing for adaptation of standard retail design/format to accommodate retail development which is centrally or sensitively located.</li> </ul>
<p>DMS-70 Market/Casual Trading</p>	<p>In considering applications for such facilities in towns and villages, the Council will have regard to the following:</p> <ul style="list-style-type: none"> <li>The impact the market would have on town centre vitality and viability and retail policy provisions for that area.</li> <li>The likely impact on residential amenity, architectural conservation areas, protected structures, the general environment or existing shops;</li> <li>The capacity of the existing road structure to take any additional traffic generated by the proposal and parking requirements;</li> <li>Arrangements for customers'/traders' parking, servicing, storage, disposal and recycling of refuse and storage of stalls; and</li> <li>The Casual Trading Act of 1995 and specifically any Bye-Laws made by Offaly County Council under Section 6 of the Act.</li> </ul>

### 13.9.6 Employment Uses

<p>DMS-71 Industrial and Warehousing Developments</p>	<p>Industry and warehousing developments will be required to present a good quality appearance, for the site, which address the following;</p> <ul style="list-style-type: none"> <li>Individual buildings should exhibit a high quality of modern architectural design and finish;</li> <li>A landscaping plan shall be included with any planning application which details landscaped areas to the front of the building line and the provision of a buffer zone (minimum 5-10 metres) where the development adjoins another zoning or where it would impact on the amenities of adjoining land uses;</li> <li>Boundaries which are visible from a public road should be of a high architectural quality. Palisade fencing to the front of any building line shall generally not be permitted;</li> <li>Areas between the building and road boundary may include car parking spaces provided adequate screen planting is incorporated into the design proposal;</li> </ul>
---	---



	<ul style="list-style-type: none"> <li>• Adequate provision shall be made on the site for parking of vehicles, turning and circulation of vehicles, storage and stacking space. Storage and stacking areas shall be located to the rear of the building or, where such facilities are located at the side, provision for screening shall be made;</li> <li>• Any industrial or warehouse development shall not be injurious to the residential amenity of adjoining properties;</li> <li>• Incorporation of Sustainable Urban Drainage Systems (SuDS); and</li> <li>• Waste and recycling areas shall be covered, screened or enclosed from public view.</li> </ul> <p>Provision for future access to adjoining third party lands will be required where significant areas of land are being developed.</p> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
<p>DMS-72 New Business and Technology Parks, Strategic Employment Zones and Rhode Green Energy Park</p>	<p>Planning applications for new Business and Technology Parks and Strategic Employment Zones shall be brought forward in the context of a masterplan for the subject lands. The masterplan shall be consistent with the policies and objectives of the County Development Plan and shall include the following:</p> <ul style="list-style-type: none"> <li>• A Design Statement that ensures a strong visual presence for the park via high quality design and siting of buildings and which has regard to the sites location and neighbouring uses;</li> <li>• A comprehensive landscaping and boundary treatment plan for the overall site, with particular attention placed on boundaries facing public realm and roads;</li> <li>• A Green Infrastructure Plan which: <ul style="list-style-type: none"> <li>➤ Retains and enhances where possible existing wetland habitat, hedgerow, woodlands, meadows and habitats of species protected under European legislation and National Wildlife Acts;</li> <li>➤ Creates new green infrastructure assets such as public open space, green roofs, green walls, tree planting and natural pollination zones;</li> <li>➤ Increases and improves ecological corridor connectivity and pedestrian and cycle path linkages with existing green infrastructure assets in the area. Where a large site adjoins a</li> </ul> </li> </ul>

	<p>green corridor, a public open space or an area of high ecological value, any new public open space on the site should be contiguous to same to encourage visual continuity and expansion of biodiversity which can assist in expanding the green infrastructure network; and</p> <p>➤ Incorporates Sustainable Urban Drainage Systems (SuDS) such as ponds, bio-retention areas, detention basins, infiltration basins, filter strips, wetlands, swales and rain gardens.</p> <p>In addition, the following details shall be submitted with any planning application for new Business and Technology Parks and Strategic Employment Zones;</p> <ul style="list-style-type: none"><li>• Full details of the proposed uses(s), including industrial processes (where applicable) and hours of operation;</li><li>• Details of suitable access arrangements, internal roads layout, including details of footpaths, turning areas and loading bays.</li><li>• Permeability and pedestrian and/ or cyclist friendly environments with the overall site in accordance the NTA's Permeability Best Practice Guide (2015);</li><li>• Traffic Assessment as detailed in DMS-105;</li><li>• Vehicle and cycle parking provision in accordance which DMS-99 and DMS-102, in a discreet, landscaped and well-screened environment with a view to minimising its visual impact, particularly when viewed from approach roads;</li><li>• A Green Roof covering a minimum of 60% of the roof area shall be provided for roof areas greater than 300 m<sup>2</sup> unless a suite of complimentary or alternative "soft" SuDS measures as detailed above are proposed. A proposal that relies solely on attenuation storage systems and/ or permeable paving as an alternative to the provision of a Green Roof will not be acceptable). The minimum soil thickness shall be 2 to 4cm for a Moss/Sedum type of Extensive Green Roof and 10 to 15 cm for a grassed type of Extensive Green Roof.</li></ul> <p>Provision for future access to adjoining third party lands will be required where significant areas of land are being developed.</p> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
--	---

<p>DMS-73 Individual units in Business and Technology Parks, Strategic Employment Zones and Rhode Green Energy Park</p>	<p>The design and siting of individual units in Business and Technology Parks and Strategic Employment Zones shall comply with the principles of any Design Statement prepared as part as part of the masterplan for the overall site. In general,</p> <ul style="list-style-type: none"> <li>• Individual buildings should exhibit a high quality contemporary design and finish, within an agreed scheme;</li> <li>• Car and bicycle parking shall be provided in a discreet, landscaped and well-screened environment with a view to minimising its visual impact, particularly when viewed from approach roads; and</li> <li>• The building line on all principle road frontages should generally be not less than 15 metres from the road and there should be a minimum planted strip of a width of 5 metres on all principle road frontages.</li> </ul>
<p>DMS-74 Energy Efficiency and Climate Change Adaptation Design Statement (Industrial, Warehousing, Business Technology Park and Rhode Green Energy Park &gt;1,000 m<sup>2</sup>).</p>	<p>Development proposals for Industrial, Warehousing, Business and Technology Park developments in excess of 1,000 m<sup>2</sup> of commercial floor space should be accompanied by an Energy Efficiency and Climate Change Adaptation Design Statement.</p> <p>The statement should detail how any on-site demolition, construction and long-term management of the development will be catered for and how energy and climate change adaptation considerations have been inherently addressed in the design and planning of the scheme.</p> <p>Such developments shall have regard to;</p> <ul style="list-style-type: none"> <li>• the requirements of the current Building Regulations Part L – Conservation of Fuel and Energy (2008 and 2011), and any other supplementary or superseding Regulations or guidance documents.</li> <li>• the DECLG guidance document ‘Towards nearly Zero Energy Buildings in Ireland - Planning for 2020 and Beyond’, which promotes the increase of near Zero Energy Buildings (nZEB).</li> </ul> <p>New development proposals shall show energy efficiency is achieved through siting, layout, design and incorporate best practice in energy technologies, conservation and smart technology.</p> <p>The author of an Energy Efficiency and Climate Change Adaptation Design Statement should be appropriately qualified or competent and shall provide details of their qualifications and experience along with the statement.</p>
<p>DMS-75 Deposit/temporary storage units,</p>	<p>All applications of this nature will be assessed on a case by case basis having regard to the following;</p>

<p>clothes banks and commercial washing machines</p>	<ul style="list-style-type: none"> <li>• Proximity to residential areas;</li> <li>• The provision of an area of at least 10 metres by 4 metres;</li> <li>• Truck access and clearance heights;</li> <li>• A hard standing area and safe pedestrian walkway;</li> <li>• A vehicle set down area only with no permanent parking provision;</li> <li>• Suitable lighting and CCTV monitoring; and</li> <li>• Noise mitigation, screening and/or landscaping as considered necessary by the council.</li> </ul>
--	---

### 13.9.7 Community Infrastructure, Facilities and Services

<p>DMS-76 Community Facilities and Amenities</p>	<p>In assessing planning applications for leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities and other community orientated developments, regard will be taken of considerations such as:</p> <ul style="list-style-type: none"> <li>• Overall need in terms of necessity, deficiency and opportunity to enhance or develop local facilities;</li> <li>• Practicalities of site location in terms of relating to uses, impact on local amenities and ensuring safe access for pedestrians, cyclists, vehicles and safe public parking for cars and buses.</li> <li>• The potential multifunctional use of community facilities, including daytime and night-time usage;</li> <li>• Cater for all levels of disability;</li> <li>• Conformity with the requirements of appropriate legislative guidelines, for example, childcare facilities.</li> </ul>
<p>DMS-77 Education Facilities</p>	<p>Applications for educational provision shall comply with the requirements of technical guidance documents published by the Department of Education and Skills (see <a href="http://www.education.ie">www.education.ie</a>) and the Local Authority including 'Provision of Schools and the Planning System: A Code of Practice for Planning Authorities (DES, DEHLG, 2008).</p> <p>In the design of education facilities consideration should be given to provision of multi-campus and multi-use element with a flexible approach</p>

	<p>demonstrated to allow for different users at different times of the day and throughout the calendar year.</p> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
DMS-78 Places of Worship	<p>Planning applications shall contain details in relation to the seating capacity of the facility, hours of operation and a traffic assessment (including details of proposed parking provision).</p> <p>New or enlarged places of worship shall be located in places where they do not (i) create unacceptable traffic congestion, (ii) create car parking difficulties, (iii) cause a nuisance or detract from the amenities of existing residents or businesses.</p>
DMS-79 Health Centres/Services, Primary Health Centres, Medical Consultants and Veterinary Surgeries	<p>Planning applications should include details of proposed professional medical activities, proposed number of practitioners and support staff, parking provision and intended hours of operation.</p> <p>The location of New Health Centres/services, Primary Health Centres, Medical Consultants and Veterinary Surgeries is favoured in towns, villages and local centres, with good accessibility, however new facilities in other locations or a change of use from residential to health facilities will be considered where the privacy and amenity of adjacent occupiers is preserved and the proposal does not have a detrimental effect on local amenity by way of traffic congestion or noise. Adequate car parking/set down areas must be identified in such proposals.</p>
DMS-80 Burial Grounds and Crematoriums	<p>Proposals will be required to demonstrate a need for the development and that the proposal will not (i) create unacceptable traffic congestion, (ii) create car parking difficulties, (iii) cause a nuisance or detract from the amenities of existing residents or businesses.</p> <p>All proposals pertaining to crematoriums and/or crematoria should demonstrate compliance with appropriate legislative guidelines and provide details in relation to landscaping, storage, waste and groundwater.</p> <p>Hydrogeological surveys and monitoring of the groundwater may be required for cemeteries.</p>
DMS-81 Residential Care Homes, Retirement Homes, Nursing Homes, Retirement Villages and Sheltered	<p>The location of residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation is favoured in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need</p>

<p>Accommodation</p>	<p>to locate in the open countryside because of the nature of the care required can be clearly established.</p> <p>Applications for residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation consider and demonstrate the following:</p> <ul style="list-style-type: none"> <li>• The potential impact on residential amenities of adjoining properties;</li> <li>• Adequate provision of open space;</li> <li>• Provision of adequate parking facilities;</li> <li>• High standard of design and external finishes;</li> <li>• The size and scale of the proposal must be appropriate to the area;</li> <li>• A location within close proximity of high quality public transport links and the site should be well served by good footpath links; and</li> <li>• Compliance with Standards no. 2-7 of 'National Standards for Residential Care Settings for Older People in Ireland' (2016, Health Information and Quality Authority).</li> </ul>
----------------------	--

### 13.9.8 Tourism and Recreation

<p>DMS-82 Tourist Facilities</p>	<p>Tourist and recreation facilities, in particular accommodation, shall be generally located within towns and villages unless;</p> <ul style="list-style-type: none"> <li>• A comprehensive justification of the need for the development by its nature and space requirements to be located outside towns and villages, for example, golf courses, swimming, angling, sailing/boating, pier/marina development, water sports, equestrian and pony trekking routes, adventure/interpretative centres and associated ancillary uses, tourist related leisure facilities including walking and cycling;</li> <li>• Evidence that the proposed development will not have an adverse impact upon the scenic value, heritage value and the environmental, ecological or conservation quality of primary tourism asset(s) and its their general environment;</li> <li>• Evidence that potential environmental effects of a likely increase in tourists/tourism-related traffic volumes in particular locations/along particular routes have been considered and mitigation measures proposed. Such a consideration should include potential impacts on</li> </ul>
----------------------------------	--

	<p>existing infrastructure (including drinking water, wastewater, waste and transport) resulting from tourism proposals;</p> <ul style="list-style-type: none"> <li>• Compliance with development management standards set out in this chapter; and</li> <li>• Evidence that, where feasible, existing ruinous or disused buildings or existing heritage buildings have been re-used to maximum potential.</li> </ul> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
<p>DMS-83 Caravan, Motorhomes, Glamping and Camping developments</p>	<p>Caravan, motorhomes, glamping and camping developments shall address the following;</p> <ul style="list-style-type: none"> <li>• A high standard integrated design and layout linking pitches to well-located communal areas and on site facilities and amenities;</li> <li>• Compliance with the Regulations for Caravan and Camping Parks (Bord Fáilte 2009);</li> <li>• A detailed hard and soft landscaping plan for the overall site;</li> <li>• Mitigation plans for noise and litter; and</li> <li>• Details of wastewater disposal for the site.</li> </ul>
<p>DMS-84 Self-Catering Developments</p>	<p>Self-Catering developments shall address the following;</p> <ul style="list-style-type: none"> <li>• The layout of the development shall be of a high standard, incorporating well laid out communal open spaces, significant and appropriate landscaping maintaining existing site features such as hedgerow and trees, car parking provision, segregated waste storage and public lighting.</li> <li>• The design of units should be high quality and respect the character of the area in which they are located. Suburban type developments will not be favoured. Courtyard type developments will be particularly encouraged.</li> </ul>

### 13.9.9 Signage

<p>DMS-85 Sign Licence</p>	<p>A sign licence in accordance with Section 254 of the Planning and Development Act 2000 (as amended) is required where the sign is on or along</p>
----------------------------	--

	<p>a public road, while planning permission is required where the sign is on a private road / structure/land.</p>
<p>DMS-86 National Routes</p>	<p>Applications for advertisement structures along national routes outside 50 kph speed limits will generally not be permitted except for tourist attractions of national or regional importance. Applications for advertisement structures shall comply with the “Policy on the Provision of Tourist and Leisure Signage on National Roads” published by the National Roads Authority (or any such other relevant standards and legislation that may be enacted), Traffic Signs Manual published by Dept. of Transport and Section 3.8 of the Spatial Planning and National Roads Guidelines.</p> <p>All lettering, logos and symbols are subject to the approval of Offaly County Council. In general, the use of the standard brown background and white lettering will be preferred.</p>
<p>DMS-87 Approach Roads to Towns and Villages</p>	<p>Applications for advertisement structures along approach roads to towns and villages shall be permitted in finger post form and shall include only the business / facility name and distance information.</p> <p>A combined sign at the main entrance(s) to a settlement, of a suitable size and design may be considered, particularly if a settlement is a tourist destination, where there are a number of accommodation, dining, or visitor facilities. Any such structures that would interfere with traffic signs, sight lines or distract driver attention will not be permitted.</p>
<p>DMS-88 Roundabouts and Traffic Signalised Junctions</p>	<p>In general, advertisement structures will not be permitted at roundabouts and at traffic signalised junctions, at locations where they obstruct sight lines, compete with other traffic signs, give rise to confusion for road users or endanger traffic safety.</p>
<p>DMS-89 Outdoor Advertising Structures</p>	<p>Outdoor advertising structures, including trailer type structures, will not generally be permitted within the county, whether freestanding or attached to buildings. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted.</p> <p>Billboards or similar types of advertisements may be permitted in limited circumstances for a specified time period, where it can be demonstrated that the development will enhance the area, for example, by screening an unsightly site or derelict structure. The use of freestanding signs / advertising boards on or over the public footpath will not be permitted.</p>
<p>DMS-90 Finger Post Signage</p>	<p>The erection of fingerpost signs may require a sign licence in accordance with Section 254 of the Planning and Development Act 2000 (as amended) or</p>



	<p>planning permission from Offaly County Council and should comply with the following:</p> <ul style="list-style-type: none"> <li>• Directional signs for major tourist attractions and community purposes will be considered but product advertising will not be permitted;</li> <li>• Signs must have a standard size and colour; and</li> <li>• Signs which interfere with the Local Authority’s directional signs or which contribute to visual clutter will not be permitted.</li> </ul> <p>The Fáilte Ireland Guidelines for the Provision of Pedestrian Tourist Signage in Historic Towns are a useful guidance document in this regard.</p>
<p>DMS-91 Commercial, business and industrial areas</p>	<p>Advertising signs in commercial, business and industrial areas should meet the following criteria;</p> <ul style="list-style-type: none"> <li>• They are in character and harmony with their surroundings and if applicable buildings on which they are displayed – in terms of size, scale, materials, finishes, and colour;</li> <li>• The amenities of the area will not be impaired;</li> <li>• Traffic signs will not be obscured;</li> <li>• The safety and free flow of vehicular and pedestrian traffic is not interfered with;</li> <li>• They do not project above the skyline;</li> <li>• They do not interfere with windows or other features of the building façade;</li> <li>• They do not detract from the special interest or visual amenity of Protected Structures;</li> <li>• They would not lead to a cluttered appearance.</li> </ul> <p>Advance signs at the entrance to industrial estates etc. are more acceptable than a proliferation of separate stand-alone signs at each premises.</p>
<p>DMS-92 Electronic Variable Messaging signs</p>	<p>The use of electronic variable messaging signs commonly known as “VMS signs” shall be reserved strictly for use in roadwork activities, hazard information and or as part of an approved event traffic management plan. Advanced written consent of Offaly Council will be required prior to installation and usage of such signage.</p>

### 13.9.10 Built Heritage

<p>DMS-93 Protected Structures including development within view of or within the curtilage, attendant grounds and setting of Protected Structures</p>	<p>In general, applications for development that incorporate a protected structure shall comply with the detailed advice provided in the Architectural Heritage Protection Guidelines (2004, reissued by DAHG, 2011) and should be accompanied by the following documentation (unless amended by subsequent Guidelines or legislation);</p> <p><b>Public notices (i.e. newspaper notice and site notice)</b></p> <p>Where the application relates to development which would consist of or comprise the carrying out of works to a protected structure or proposed protected structure, an indication of that fact shall be included on the notices.</p> <p><b>Copies of Plans and Particulars</b></p> <p>Ten copies of all drawings, plans and accompanying documentation for an application relating to a Protected Structure or Proposed Protected Structure as copies of the application must be circulated to the prescribed authorities.</p> <p><b>Site plan</b></p> <p>A site plan showing the Protected Structure in its setting, the relationship of the structure to its curtilage, its urban or rural surroundings and the adjacent land in the ownership of the applicant.</p> <p><b>Drawings of the Existing Situation</b></p> <ul style="list-style-type: none"> <li>• Plans, sections, elevation and contextual drawings of the existing Protected Structure(s) and ancillary buildings, where relevant, at a sufficient scale to indicate the general arrangement of the structure.</li> <li>• Drawings as they exist of elaborate or detailed features like fireplaces, stairs, cornices or joinery at scales of 1:10 or 1:5 will be required where this will be directly impacted by the proposed works.</li> </ul> <p><b>Drawings of the Proposed Changes</b></p> <ul style="list-style-type: none"> <li>• Plans, sections, elevation and contextual drawings showing the proposed changes to the Protected Structure(s) and ancillary buildings, where relevant. Changes to be clearly hatched or highlighted. The preferred scale for such drawings is 1:50 or 1: 100.</li> <li>• Drawings of the proposed changes to elaborate or detailed features like fireplaces, stairs, cornices or joinery at an appropriate scale will be required where they will be directly impacted by the proposed works.</li> </ul>
--	--

	<ul style="list-style-type: none"> <li>• Detailed drawings outlining the impact and method of insertion of proposed partitions.</li> <li>• Detailed drawings of wall and roof junctions between the existing structure and any new extensions or link buildings where this is proposed.</li> </ul> <p><b>Justification for the Proposed Interventions</b></p> <p>A brief written statement should be submitted describing and justifying the proposed works and the philosophy that informs their methodology.</p> <p><b>Photographic Survey</b></p> <ul style="list-style-type: none"> <li>• Photographs should be submitted that are sufficient to describe the overall appearance of the exterior of the structure including all exposed sides, its setting and its relationship with surrounding structures.</li> <li>• Photographs should be submitted of any interior features that it is proposed to change. Internal photographs should be marked and numbered so that they can be related back to a survey drawing.</li> </ul>
<p>DMS-94 Architectural Heritage Assessment report</p>	<p>Where deemed necessary, the Planning Authority may require an Architectural Heritage Assessment report, prepared by a qualified and experienced conservation architect as described in Appendix B of the DEHLG Architectural Heritage Protection, Guidelines for Planning Authorities (2004 reissued by DAHG, 2011) which shall accompany planning applications for works to protected structures. This report shall:</p> <ul style="list-style-type: none"> <li>• Outline the significance of the building;</li> <li>• Include a detailed survey of the building, including a photographic survey;</li> <li>• Detail the proposed works it is intended to carry out; and</li> <li>• Contain a full assessment on the materials and method proposed to carry out these works, their impact on the character of the structure and the reversibility of the proposed works.</li> </ul> <p>The details required to be submitted will be dependent on the significance of the building and the nature of works proposed. All works to protected structures shall be carried out in accordance with best conservation practice.</p>
<p>DMS-95 Architectural Conservation Areas</p>	<p>The Council will require planning applications for developments in ACAs to be accompanied by an Architectural Heritage Assessment Report (as detailed in DMS-94) in order to assess the impact of the development on</p>

(ACA)	the ACA. The Council will normally only permit development proposals for new buildings, alterations, extensions and changes of use within or contiguous to an ACA where the proposal is sympathetic to the special character of the ACA and that the design is appropriate in terms of scale, height, density, layout, materials and finishes having regard to the advice contained within each ACA document.
DMS-96 Archaeological Sites	<p>Development in the vicinity of archaeological sites shall accord with the requirements of the Framework and Principles for the Protection of Archaeological Heritage, DAHG (1999) and shall be designed to have minimal impact on archaeological features. There is a presumption in favour of avoiding developmental impacts on archaeological heritage and of in-situ preservation of archaeological sites and monuments.</p> <ul style="list-style-type: none"> <li>• An Archaeological Impact Assessment and Method Statement will be required to support development proposals that have the potential to impact on archaeological features.</li> <li>• A Conservation Plan may be required for development in the vicinity of a site or monument, to ensure the ongoing protection of the monument and its setting.</li> <li>• A Visual Impact Assessment may be required for development proposals in the vicinity of upstanding remains.</li> </ul>

### 13.9.11 Transport and Infrastructure

DMS-97 Safe Sight Distances required for access onto National, Regional and Local Roads	<p>The following safe sight distances, shall be provided from vehicular entrances on the road network;</p> <ul style="list-style-type: none"> <li>• Local Tertiary Roads: 60 metres;</li> <li>• Local Secondary Roads: 90 metres;</li> <li>• Local Primary Roads: 120 metres;</li> <li>• Regional Roads: 150 metres; and</li> <li>• National Roads: 230 metres.</li> </ul> <p>As set out by design standards detailed in TII publications, sight distances shall be measured from a point 2.4 metres from the road edge at the proposed access to a point at the near edge of the approaching carriageway. The standard for local roads is at the discretion of the Planning Authority and may be reduced where it would not give rise to a specific traffic hazard.</p>
---	--

	DMS-97 standards apply only to locations other than those to where DMURS applies.	
<b>DMS-98 Distance from Junctions</b>	<p>New rural entrances should not be located within the following distances of junctions;</p> <ul style="list-style-type: none"> <li>• Local Road junction: 50 metres;</li> <li>• Regional Road junction: 100 metres;</li> <li>• National Road Junction: 150 metres.</li> </ul>	
<b>DMS-99 Cycle Parking Standards</b>	<b>Type of Development</b>	<b>Cycle Parking Standard</b>
	Apartment	1 space per bedroom, one for a studio. 1 visitor space per 2 apartments.
	Offices/Professional Services	10% of employee numbers or one space per 10 car spaces, whichever is greatest
	Retail Convenience and Comparison	1 stand per 100 m <sup>2</sup> publically accessible floor area
	Rail Stations	2.5% of daily boarders at station subject to a minimum of 10 stands
	Schools	Towns – 20% of pupil registration, or minimum of 20 places, whichever is the greater  Villages, Sráids and open countryside - 10% of pupil registration numbers, or minimum of 10 places, whichever is the greater
	Business and Technology Park	1 space per 200 m <sup>2</sup> floor area
	Industry/Manufacturing	1 stand per 400 m <sup>2</sup> floor area
Warehousing	1 stand per 400 m <sup>2</sup> floor area	

	Data Centre	1 stand per 800 m <sup>2</sup> floor area
	Conference Centre, Theatre	1 stand per 25 seats
	Hospital	1 stand per 5 no staff and 1 stand per 20 beds
	Primary/Health Care Centre, Clinic, Surgery	1 stand per 5 staff and 0.5 stands per consultancy room
	Church, places of public worship	1 stand per 20 seats
	Community Centre, Library, Museum	1 space per 100 m <sup>2</sup>
	Multi storey car park	1 stand per 20 parking spaces
DMS-100 Cycle Parking Dimensions	<p>Cycle stand dimensions shall be 2.0 metres x 1.0 metres and shall be placed at least 1.0 metres apart to provide access for all users and types of bike.</p> <p>All cycle parking to be provided shall be sheltered for retail, other commercial, and enterprise and employment uses.</p> <p>In residential developments without private gardens or wholly dependent on balconies for private open space, covered secure bicycle stands should be provided in private communal areas.</p> <p>It may be a requirement to provide showers, changing facilities, lockers and clothes drying facilities, for use by staff that walk or cycle to work. CCTV cameras or passive surveillance of car parks and cycle parks may be required for personal safety and security considerations.</p> <p>All cycle facilities in multi-storey car parks shall be at ground floor level and completely segregated from vehicular traffic. Cyclists should also have designated entry and exit routes at the car park and with minimum headroom of 2.4m to facilitate access by cyclists.</p> <p>Within larger new developments cycle routes shall link to the existing cycle network where possible and maintain a high degree of permeability through developments. Cycle Audits may be required in such developments.</p>	
DMS-101 Car Parking Dimensions	<p>Car parking bay: 5 metres x 2.5 metres;</p> <p>Car parking bay (disability / accessible space): 5 metres x 3.75 metres;</p> <p>Loading bay: 6 metres x 3 metres;</p> <p>Circulation aisles: 6 metres wide.</p>	

DMS-102 Car Parking Requirements	Land Use	Maximum Car Parking Provision
	House (outside town centre)	2 spaces per unit
	House (town and village centre location)	1 space per unit in town and village centres unless the Planning Authority is satisfied that DMS-103 applies.
	Apartment	1 space per unit + 1 visitor space per 4 apartments in suburban locations, towns and villages.
	Housing for Older People	1 space per unit
	Hotel/Guesthouse	1 space per bedroom plus 1 space per 25 m <sup>2</sup> gross floor area of function room/bar/restaurant/ meeting room space
	Hostel	1 space per 5 bedrooms
	Nursing Home/retirement village/sheltered accommodation	1 space per 4 beds
	Caravan/Camping site	1 space per pitch
	Convenience (including retail within motor fuel stations)	1 space per 20 m <sup>2</sup> gross floor area
	Comparison	1 space per 30 m <sup>2</sup> gross floor area
Retail Warehousing	1 space per 30 m <sup>2</sup> publically accessible floor area	
Showrooms	1 space per 100 m <sup>2</sup> gross floor area	

Cash and Carry	1 space per 50 m <sup>2</sup> gross floor area
Garden Centre	1 space per 50 m <sup>2</sup> publically accessible floor area
Non-retail service outlet (for example, hairdressers, beauticians, bookmakers)	3 spaces per 100 m <sup>2</sup> gross floor area
Bank/Financial Institution	1 space per 20 m <sup>2</sup> gross floor area
Lounge/Bar	1 space per 25 m <sup>2</sup> gross floor area
Restaurant/Café/Takeaway	1 space per 30 m <sup>2</sup> gross floor area
Function Room, Club	1 space per 25 m <sup>2</sup> gross floor area
Industry/Manufacturing	1 space per 50 m <sup>2</sup> gross floor area
Warehousing	1 space per 200 m <sup>2</sup> gross floor space
Offices/professional services	1 space per 20 m <sup>2</sup> gross floor space
Data Centre	1 space per 400 m <sup>2</sup> gross floor space
Conference Centre	1 space per 4 seats
Crèche/Childcare	1 space per 4 children plus 1 space per employee
Schools	2 spaces per classroom
Third Level	1 space per 2 staff and 1 per 15 students
Hospital	1.5 spaces per bed



	<table border="1"> <tbody> <tr> <td>Primary Care Centre, Clinic, Surgery and Group Medical Practices</td> <td>1 space per staff and 3 spaces per consulting room</td> </tr> <tr> <td>Libraries</td> <td>1 space per 30 m<sup>2</sup></td> </tr> <tr> <td>Theatre, Cinema</td> <td>1 space per 4 seats</td> </tr> <tr> <td>Leisure Centre</td> <td>1 space per 25 m<sup>2</sup></td> </tr> <tr> <td>Church or other place of worship</td> <td>1 space per 5 seats</td> </tr> <tr> <td>Funeral Home</td> <td>1 space per 20 m<sup>2</sup></td> </tr> <tr> <td>Stadium</td> <td>1 space per 10 seats and 1 coach space per 500 spectators</td> </tr> <tr> <td>Playing Fields</td> <td>15 spaces per pitch, plus a set down parking and coach parking to be decided on a case by case basis</td> </tr> <tr> <td>Sports club, gymnasium, fitness centre, swimming pool, tennis club</td> <td>1 space per 25 m<sup>2</sup> gross floor area</td> </tr> <tr> <td>Community Centre</td> <td>1 space per 25 m<sup>2</sup> gross floor area</td> </tr> </tbody> </table> <p>A minimum of 5% of car parking spaces shall be accessible spaces.</p>	Primary Care Centre, Clinic, Surgery and Group Medical Practices	1 space per staff and 3 spaces per consulting room	Libraries	1 space per 30 m <sup>2</sup>	Theatre, Cinema	1 space per 4 seats	Leisure Centre	1 space per 25 m <sup>2</sup>	Church or other place of worship	1 space per 5 seats	Funeral Home	1 space per 20 m <sup>2</sup>	Stadium	1 space per 10 seats and 1 coach space per 500 spectators	Playing Fields	15 spaces per pitch, plus a set down parking and coach parking to be decided on a case by case basis	Sports club, gymnasium, fitness centre, swimming pool, tennis club	1 space per 25 m <sup>2</sup> gross floor area	Community Centre	1 space per 25 m <sup>2</sup> gross floor area
Primary Care Centre, Clinic, Surgery and Group Medical Practices	1 space per staff and 3 spaces per consulting room																				
Libraries	1 space per 30 m <sup>2</sup>																				
Theatre, Cinema	1 space per 4 seats																				
Leisure Centre	1 space per 25 m <sup>2</sup>																				
Church or other place of worship	1 space per 5 seats																				
Funeral Home	1 space per 20 m <sup>2</sup>																				
Stadium	1 space per 10 seats and 1 coach space per 500 spectators																				
Playing Fields	15 spaces per pitch, plus a set down parking and coach parking to be decided on a case by case basis																				
Sports club, gymnasium, fitness centre, swimming pool, tennis club	1 space per 25 m <sup>2</sup> gross floor area																				
Community Centre	1 space per 25 m <sup>2</sup> gross floor area																				
<b>DMS-103 Car Free Developments</b>	The Council will consider the development of car-free developments on suitable small-scale sites within or adjacent to town centres which have high levels of public transport accessibility, have convenient and safe access to local shops and community facilities.																				
<b>DMS-104 Electric Vehicle Charging Points</b>	A minimum of 10% of the proposed car parking spaces required for the category of development listed in car parking standards contained in DMO-102 shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with																				

	<p>ducting for electrical connection points to allow for the future fit out of charging points.</p>										
<p>DMS-105 Traffic and Transport Assessments and Road Safety Audits</p>	<p>Developers will be required to provide a detailed Transport and Traffic Assessment (TTA), as carried out by competent professionals in this field, where new developments will have a significant effect on travel demand and the capacity of surrounding transport links in accordance with the thresholds set out in Tables 2.1, 2.2 and 2.3 of Traffic and Transport Assessment Guidelines (Transport Infrastructure Ireland, 2014).</p> <p>When preparing the TTA's regard should be had to the provision of the;</p> <ul style="list-style-type: none"> <li>• Traffic and Transport Assessment Guidelines (2014);</li> <li>• Design standards detailed in TII publications; and</li> <li>• Traffic Management Guidelines (Dublin Transportation Office and Department of Transport, 2019).</li> </ul> <p>Where a Transport and Traffic Assessment identifies necessary on and off-site improvements for the development to be able to proceed, the developer will be expected to fund the improvements by entering into a formal agreement with the Council.</p> <p>A Road Safety Audit shall be required for significant developments in accordance with the Road Safety Audit Guidelines (TII Publication).</p>										
<p>DMS-106 Flood Risk Assessments</p>	<p><b>Flood Zones and Appropriate Uses</b></p> <p>The table below indicates the types of land uses that are appropriate in each of the Flood Zones identified within the Plan area, in accordance with the 2009 Flood Risk Management Guidelines for Planning Authorities and Departmental Circular PL2/2014 (or any updated/superseding legislation or policy guidance).</p> <p>Where developments/land uses are proposed that are considered inappropriate to the Flood Zone, then a Development Management Justification Test and site-specific Flood Risk Assessment will be required in accordance with The Planning System and Flood Risk Management Guidelines 2009 (and as updated).</p> <table border="1" data-bbox="432 1760 1369 2024"> <thead> <tr> <th data-bbox="432 1760 611 1856">Flood Zones</th> <th data-bbox="611 1760 780 1856">Overall probability</th> <th colspan="3" data-bbox="780 1760 1369 1856">Planning implications for land uses</th> </tr> </thead> <tbody> <tr> <td data-bbox="432 1856 611 2024"></td> <td data-bbox="611 1856 780 2024"></td> <td data-bbox="780 1856 970 2024">Highly Vulnerable Development</td> <td data-bbox="970 1856 1160 2024">Less Vulnerable Development</td> <td data-bbox="1160 1856 1369 2024">Water Compatible Development</td> </tr> </tbody> </table>	Flood Zones	Overall probability	Planning implications for land uses					Highly Vulnerable Development	Less Vulnerable Development	Water Compatible Development
Flood Zones	Overall probability	Planning implications for land uses									
		Highly Vulnerable Development	Less Vulnerable Development	Water Compatible Development							

<b>Flood Zone A</b>	Highest	Inappropriate - if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
<b>Flood Zone B</b>	Moderate	Inappropriate - if proposed then Justification Test and detailed Flood Risk Assessment is required	Inappropriate due to climate change – if proposed then Justification Test and detailed Flood Risk Assessment is required	Appropriate – screen for flood risk
<b>Flood Zone C</b>	Lowest	Appropriate - detailed Flood Risk Assessment may be required	Appropriate - detailed Flood Risk Assessment may be required	Appropriate – screen for flood risk
<p>Note (refer to Flood Risk Management Guidelines 2009 and ‘SFRA for the Offaly County Development Plan 2021-2027’ for additional detail):</p> <ul style="list-style-type: none"> <li>• Highly Vulnerable Development – Houses, schools, hospitals, residential institutions, emergency services, essential infrastructure, etc.</li> <li>• Less Vulnerable Development – Economic uses (retail, leisure, warehousing, commercial, industrial, non-residential institutions, etc.), land and buildings used for agriculture or forestry, local transport infrastructure, etc.</li> <li>• Water Compatible Development – Docks, marinas, wharves, water-based recreation and tourism (excluding sleeping accommodation), amenity open space, sports and recreation, flood control infrastructure, etc.</li> </ul> <p><b>Site-Specific Flood Risk Assessments</b></p> <p>The detail of these site-specific FRAs will depend on the level of risk and scale of development but it is advised that The Planning System and Flood Risk</p>				

Management, Guidelines for Planning Authorities (DEHLG and OPW, 2009) (or any superseding document) and available information from CFRAM Studies, including existing and emerging CFRAMS mapping (including National Indicative Fluvial mapping) and the most up to date CFRAM Programme climate scenario mapping shall be consulted with to this effect. A detailed site-specific FRA should quantify the risks, the effects of selected mitigation and the management of any residual risks. The assessments shall consider and provide information on the implications of climate change with regard to flood risk in relevant locations.

#### **Structural and Non-Structural Risk Management Measures in Flood Vulnerable Zones**

Applications for development in flood vulnerable zones shall provide details of structural and non-structural risk management measures to include, but not be limited to specifications of the following:

##### *Floor Levels*

In areas of limited flood depth, the specification of the threshold and floor levels of new structures shall be raised above expected flood levels to reduce the risk of flood losses to a building, by raising floor heights within the building structure using a suspended floor arrangement or raised internal concrete platforms.

When designing an extension or modification to an existing building, an appropriate flood risk reduction measure shall be specified to ensure the threshold levels into the building are above the design flood level. However, care must also be taken to ensure access for all is provided in compliance with Part M of the Building Regulations.

Where threshold levels cannot be raised to the street for streetscape, conservation or other reasons, the design shall specify a mixing of uses vertically in buildings - with less vulnerable uses located at ground floor level, along with other measures for dealing with residual flood risk.

##### *Internal Layout*

Internal layout of internal space shall be designed and specified to reduce the impact of flooding [for example, living accommodation, essential services, storage space for provisions and equipment shall be designed to be located above the predicted flood level]. In addition, designs and specifications shall ensure that, wherever reasonably practicable, the siting of living accommodation (particularly sleeping areas) shall be above flood level.

With the exception of single storey extensions to existing properties, new single storey accommodation shall not be deemed appropriate where predicted flood levels are above design floor levels. In all cases, specifications

	<p>for safe access, refuge and evacuation shall be incorporated into the design of the development.</p> <p><i>Flood-Resistant Construction</i></p> <p>Developments in flood vulnerable zones shall specify the use of flood-resistant construction aimed at preventing water from entering buildings - to mitigate the damage floodwater caused to buildings.</p> <p>Developments shall specify the use of flood resistant construction prepared using specialist technical input to the design and specification of the external building envelope – with measures to resist hydrostatic pressure (commonly referred to as “tanking”) specified for the outside of the building fabric.</p> <p>The design of the flood resistant construction shall specify the need to protect the main entry points for floodwater into buildings - including doors and windows (including gaps in sealant around frames), vents, air-bricks and gaps around conduits or pipes passing through external building fabric.</p> <p>The design of the flood resistant construction shall also specify the need to protect against flood water entry through sanitary appliances as a result of backflow through the drainage system.</p> <p><i>Flood-Resilient Construction</i></p> <p>Developments in flood vulnerable zones that are at risk of occasional inundation shall incorporate design and specification for flood resilient construction which accepts that floodwater will enter buildings and provides for this in the design and specification of internal building services and finishes. These measures limit damage caused by floodwater and allow relatively quick recovery.</p> <p>This can be achieved by specifying wall and floor materials such as ceramic tiling that can be cleaned and dried relatively easily, provided that the substrate materials (for example, blockwork) are also resilient. Electrics, appliances and kitchen fittings shall also be specified to be raised above floor level, and one-way valves shall be incorporated into drainage pipes.</p> <p><i>Emergency Response Planning</i></p> <p>In addition to considering physical design issues for developments in flood vulnerable zones, the developer shall specify that the planning of new development also takes account of the need for effective emergency response planning for flood events in areas of new development.</p> <p>Applications for developments in flood vulnerable zones shall provide details that the following measures will be put in place and maintained:</p> <ul style="list-style-type: none"><li>• Provision of flood warnings, evacuation plans and ensuring public awareness of flood risks to people where they live and work;</li></ul>
--	--

	<ul style="list-style-type: none"> <li>• Coordination of responses and discussion with relevant emergency services i.e. Local Authorities, Fire and Rescue, Civil Defence and An Garda Síochána through the SFRA; and</li> <li>• Awareness of risks and evacuation procedures and the need for family flood plans.</li> </ul> <p><i>Access and Egress During Flood Events</i></p> <p>Applications for developments in flood vulnerable zones shall include details of arrangements for access and egress during flood events. Such details shall specify that:</p> <ul style="list-style-type: none"> <li>• flood escape routes have been kept to publicly accessible land;</li> <li>• such routes will have signage and other flood awareness measures in place, to inform local communities what to do in case of flooding; and this information will be provided in a welcome pack to new occupants.</li> </ul> <p><i>Further Information</i></p> <p>Further and more detailed guidance and advice can be found at <a href="http://www.flooding.ie">http://www.flooding.ie</a> and in the Building Regulations.</p>
<p>DMS-107 Undergrounding of Services</p>	<p>All services, including ESB, telephone and television cables shall be placed underground, where possible. Service buildings or structures shall be sited as unobtrusively as possible and must be screened.</p> <p>Proposals should demonstrate that environmental impacts including the following are minimised:</p> <ul style="list-style-type: none"> <li>• Habitat loss as a result of removal of field boundaries and hedgerows (right of way preparation) followed by topsoil stripping (to ensure machinery does not destroy soil structure and drainage properties);</li> <li>• Short to medium-term impacts on the landscape where, for example, hedgerows are encountered;</li> <li>• Impacts on underground and underwater archaeology;</li> <li>• Impacts on soil structure and drainage; and</li> <li>• Impacts on surface waters as a result of sedimentation.</li> </ul>

### 13.9.12 Peatland Development

<p>DMS-108 Peatlands</p>	<p>In the consideration of development on or adjacent to peatland areas, the following guiding principles should apply:</p> <ul style="list-style-type: none"> <li>• Consideration of the potential contribution of peatlands to climate change mitigation and adaptation including renewable energy production;</li> <li>• Consideration of habitats and species of environmental significance;</li> <li>• Consideration of the potential contribution of peatlands to an existing or proposed greenway / blueway / peatway network;</li> <li>• Consideration of the ecosystem services and tourism potential provided by peatlands;</li> <li>• Development of peatlands shall ensure that there are no negative impacts on water quality and hydrology;</li> <li>• consideration of existing and future rehabilitation measures including enhanced rehabilitation measures (i.e. drain blocking and rewetting);</li> <li>• Consideration of peatland stability;</li> <li>• Achieving of a carbon emissions balance; and</li> <li>• Incorporation of fire mitigation measures such as fire breaks or ensuring access points and routes are suitable for travel by emergency services.</li> </ul>
--------------------------	---

### 13.9.13 Energy and Communications

<p>DMS-109 Wind Farms</p>	<p>When assessing planning applications for wind energy developments the Council will have regard to;</p> <ul style="list-style-type: none"> <li>• the Wind Energy Development Guidelines for Planning Authorities, DoEHLG, (2006) and any amendments to the Guidelines which may be made; and</li> <li>• the Wind Energy Strategy Designations Map from the County Wind Energy Strategy showing areas identified as ‘Areas Open for Consideration for Wind Energy Developments’ and ‘Areas not deemed suitable for Wind Energy Developments’, and specific policy for wind development in these areas as outlined in Section 8 of the County Wind Energy Strategy;</li> </ul>
---------------------------	--

	<p>In addition to the above, the following local considerations will be taken into account by the Council in relation to any planning application;</p> <ul style="list-style-type: none"> <li>• Impact on the visual amenities of the area;</li> <li>• Impact on the residential amenities of the area;</li> <li>• Scale and layout of the project, any cumulative effects due to other projects and the extent to which the impacts are visible across the local landscape;</li> <li>• Visual impact of the proposal with respect to protected views, scenic routes and designated scenic landscapes and proposed Wilderness Areas as detailed in Chapter 4 of this Plan;</li> <li>• Impact on nature conservation, ecology, soil, hydrology, groundwater, archaeology, built heritage and public rights of way;</li> <li>• Impact on ground conditions and geology;</li> <li>• Consideration of falling distance plus an additional flashover distance from wind turbines to overhead transmission lines;</li> <li>• Impact of development on the road network in the area;</li> <li>• Impact of the development on radio observatories and broadcast communications in the area; and</li> <li>• Impact on human health in relation to noise disturbance (including consistency with the World Health Organisations 2018 Environmental Noise Guidelines for the European Region), shadow flicker and air quality.</li> </ul> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise. Where impacts are predicted to arise as a result of the development proposed, suitably detailed mitigation measures shall be proposed.</p>
<p>DMS-110 Solar Farms</p>	<p>The Council will consider the following factors in assessing a planning application for a solar farm;</p> <ul style="list-style-type: none"> <li>• The reuse of previously developed land such as brownfield land, contaminated land or industrial land and non-productive agricultural land in preference to productive agricultural land;</li> <li>• The proximity of the proposal to the electricity infrastructure such as substations and indicative proposals to connect to existing or proposed grid connections;</li> </ul>



	<ul style="list-style-type: none"><li>• The effect of glint and glare on landscapes, traffic and aircraft safety;</li><li>• The extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;</li><li>• The need for, and impact of, security measures such as lights and fencing;</li><li>• The visual impact of a proposal on heritage assets, designated sites and key views and prospects identified in Chapter 4 of the Plan;</li><li>• The potential impact on the ecological characteristics and features of the site and its sensitivity to the proposed changes arising from the construction, operation and decommissioning stages of a development. On a proposed site where a significant level of ecological impact is predicted an Ecological Management Plan may be used to mitigate against the predicted impact and/or a Natura Impact Statement if applicable;</li><li>• The potential to mitigate landscape and visual impacts through appropriate siting, design and screening with native hedges;</li><li>• The cumulative impact of the proposal with other ground mounted solar panels and wind turbines in the area;</li><li>• An appraisal of the existing roads infrastructure and the potential impact of the proposed development, including traffic numbers and movements during the construction, operation and decommissioning phases of the proposal should be carried out. Evidence of appropriate sight lines at the entrance to the development from public roads shall also be provided;</li><li>• Adequate drainage, surface water run-off and flooding mitigation. Where access tracks need to be provided, permeable tracks should be used, and localised SUDs, such as swales and infiltration trenches should be used to control any run off. Sites should be selected and configured to avoid the need to impact on existing drainage systems and watercourses. Culverting existing watercourses/drainage ditches should be avoided unless it is demonstrated that no reasonable alternatives exist and where necessary only temporarily for the construction period. The preparation of an outline Construction Environmental Management Plan setting out key environmental management controls for all phases of the development minimising impacts on existing drainage systems and watercourses may be required.</li><li>• Impact of the development on radio observatories and broadcast communications in the area.</li></ul>
--	---

	<p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise. Where impacts are predicted to arise as a result of the development proposed, suitably detailed mitigation measures shall be proposed.</p>
<p>DMS-111 Telecommunications</p>	<p>Planning applications relating to the erection of antennae and support structures shall be accompanied by:</p> <ul style="list-style-type: none"> <li>• A reasoned justification as to the need for the particular development at the proposed location in the context of the operator’s overall plans for the county having regard to coverage;</li> <li>• Details of what other sites or locations in the county were considered, and reasons why these sites or locations are not feasible;</li> <li>• Written evidence of site-specific consultations with other operators with regard to the sharing of sites and support structures. The applicants must satisfy the Council that a reasonable effort has been made to share installations. In situations where it not possible to share a support structure, the applicants will be encouraged to share a site or to locate adjacently so that masts and antennae may be clustered; and</li> <li>• Detailed proposals to mitigate the visual impact of the proposed development, including the construction of access roads, additional poles and structures. Where possible they should be located so as to benefit from the screening afforded by existing tree belts, topography or buildings. On more exposed open sites, the Council may require an alternative design or colour finish to be employed, unless where its use is prohibited by reasonable technical reasons.</li> </ul>

#### 13.9.14 Extractive Industries

<p>DMS-112 Quarries and Ancillary Developments</p>	<p>When assessing planning applications for quarry and ancillary developments, the Council will have regard to;</p> <ul style="list-style-type: none"> <li>• Section 261 and Section 261A of the Planning and Development Act, 2000 (as amended);</li> <li>• the Quarries and Ancillary Activities Guidelines 2004 and any amendments to the Guidelines which may be made, and</li> <li>• Environmental Protection Agency’s (EPA) publication ‘Environmental Management in the Extractive Industry (non-scheduled minerals)’ 2006.</li> </ul>
--	---

	<p>In addition to the above, all planning applications for quarry and ancillary developments, such as batching plants, crushing, screening, shall appropriately detail the environmental baseline of the area in which extraction is proposed, likely impacts and proposed mitigation measures relating to;</p> <ul style="list-style-type: none"><li>• Human health;</li><li>• Groundwater, surface water and important aquifers and compliance with the objectives of the Water Framework Directive;</li><li>• Natura 2000 sites (Special Areas of Conservation and Special Protection Areas), Natural Heritage Areas, proposed Natural Heritage Areas and other sites for environmental or ecological protection such as Statutory Nature Reserves, Ramsar Sites, Wildfowl Sanctuary and Biogenetic Reserves;</li><li>• Flora and fauna;</li><li>• Sensitive local receptors such as residences, Areas of High Amenity, Landscape Sensitivity Areas, Key Scenic Views and Prospects, and Key Amenity Routes as outlined in Chapter 4 of this Plan;</li><li>• Landscaping, berms and screening proposals;</li><li>• Local transportation network with particular reference to details of haul routes, trip movements and articulated lorry weights;</li><li>• Noise, vibration and dust emissions; and</li><li>• Archaeological and architectural heritage of the area.</li></ul> <p>Planning applications shall also include general details on the proposed development such as:</p> <ul style="list-style-type: none"><li>• Project description including:<ul style="list-style-type: none"><li>- Description of aggregate to be extracted or processed;</li><li>- Method of extraction and equipment to be used;</li><li>- Details of storage of materials and overburden;</li><li>- Total and annual tonnage of material extracted or processed;</li><li>- Details of any blasting;</li><li>- Fuel and chemical storage;</li></ul></li></ul>
--	---

	<ul style="list-style-type: none"> <li>- Floor levels showing depths of extraction.</li> </ul> <ul style="list-style-type: none"> <li>• Phasing programme for extraction and rehabilitation;</li> <li>• Restoration and after care proposals for the site (plans and section drawings), including long-term quarry face stability, long-term water pollution potential and control, removal of buildings, plant and machinery, fencing and security and a demonstration of how emerging biodiversity and habitats have been incorporated into proposals.</li> </ul> <p>In order to facilitate the sustainable development of the extractive industry, the Council will require the lodgement of a financial bond to ensure the satisfactory reinstatement of the site following the completion of extraction and the payment of an adequate contribution towards the upgrading or repair of the local road network.</p> <p>Traffic Assessments and Road Safety Audits may be required in accordance with DMO-105.</p> <p>Proposals for batching plants, crushing and screening on exhausted quarry sites are required to provide details on the source of aggregate and also the number of expected trips from source to plant and then from plant to offsite.</p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• The Council favours the use of existing licensed quarries over proposals for extraction from green field sites. There is a presumption against new quarry developments on the county's eskers.</li> <li>• The Planning Authority, may in certain instances, depending on the size and characteristics of the proposed development, require the preparation of a Natura Impact Statement, Environmental Impact Statement and other assessments as listed in Section 13.8 of this Chapter.</li> <li>• This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</li> </ul>
<p>DMS-113 Mining</p>	<p>When assessing planning applications for mineral extraction and processing of extracted minerals on site, the Council will have regard to;</p> <ul style="list-style-type: none"> <li>• EPA Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non-scheduled minerals) 2006; and</li> </ul>

	<ul style="list-style-type: none"><li>• Advice Notes on Current Practice (in the preparation of Environmental Impact Statements) 2003.</li></ul> <p>In addition to the above, all planning applications for developments of this nature, shall appropriately detail the environmental baseline of the area in which extraction is proposed, likely impacts and proposed mitigation measures relating to;</p> <ul style="list-style-type: none"><li>• Human health;</li><li>• Air quality;</li><li>• Noise and vibration;</li><li>• Climate;</li><li>• Groundwater, surface water and important aquifers and compliance with the objectives of the Water Framework Directive;</li><li>• Natura 2000 sites (Special Areas of Conservation and Special Protection Areas), Natural Heritage Areas, proposed Natural Heritage Areas and other sites for environmental or ecological protection such as Statutory Nature Reserves, Ramsar Sites, Wildfowl Sanctuary and Biogenetic Reserves;</li><li>• Flora and fauna;</li><li>• Soils and Geology;</li><li>• Sensitive local receptors such as residences, Areas of High Amenity, Landscape Sensitivity Areas, Key Scenic Views and Prospects, and Key Amenity Routes as outlined in Chapter 4 of this Plan;</li><li>• Landscaping, berms and screening proposals;</li><li>• Local transportation network with particular reference to details of haul routes, trip movements and articulated lorry weights;</li><li>• Noise, vibration and dust emissions; and</li><li>• Archaeological and architectural heritage of the area.</li></ul> <p>Planning applications shall also include general details on the proposed development such as:</p> <ul style="list-style-type: none"><li>• Details of exploration methodologies undertaken on site and the results of same;</li><li>• Upgrades required to transportation infrastructure, water and electricity supplies;</li></ul>
--	--

	<ul style="list-style-type: none"><li>• Description of minerals to be extracted and processed on site;</li><li>• Mining methods and equipment to be used;</li><li>• Stability and security of any open pits;</li><li>• Subsidence prediction and control;</li><li>• Details of storage of minerals and overburden;</li><li>• Potential for acid rock drainage or other in-mine pollution;</li><li>• Total and annual tonnage of minerals extracted or processed;</li><li>• Details of proposed blasting;</li><li>• Fuel and chemical storage;</li><li>• Floor levels showing depths of extraction;</li><li>• Phasing programme for extraction and rehabilitation;</li><li>• Restoration and after care proposals for the site (plans and section drawings), including site rehabilitation phasing and monitoring, long-term pit face stability, long-term water pollution potential and control, removal of buildings, plant and machinery, fencing and security and a demonstration of how emerging biodiversity and habitats have been incorporated into proposals.</li></ul> <p>In order to facilitate the sustainable development of the mineral industry, the Council will require the lodgement of a financial bond to ensure the satisfactory reinstatement of the site following the completion of extraction and the payment of an adequate contribution towards the upgrading or repair of the local road network.</p> <p>Traffic Assessments and Road Safety Audits may be required in accordance with DMS-105.</p> <p><b>Note:</b></p> <p>The Planning Authority, may in certain instances, depending on the size and characteristics of the proposed development, require the preparation of a Natura Impact Statement, Environmental Impact Statement and other assessments as listed in Section 13.8 of this Chapter.</p> <p>This list is not exhaustive and the Council may consider other requirements contained in the chapter on a case by case basis with planning applications should the need arise.</p>
--	--

### 13.9.15 Waste Management

<p>DMS-114 Construction and Demolition Waste Management Plan</p>	<p>A Construction and Demolition Waste Management Plan, prepared in accordance with the Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (Department of the Environment, Heritage and Local Government, 2006), and any updated version of these guidelines, shall be required as part of any planning application in excess of the following thresholds;</p> <ul style="list-style-type: none"> <li>• New residential development of 10 houses or more;</li> <li>• Developments including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250 m<sup>2</sup>;</li> <li>• Demolition/renovation/refurbishment projects generating in excess of 100 m<sup>3</sup> in volume, of Construction and Demolition waste;</li> <li>• Civil engineering projects producing in excess of 500 m<sup>3</sup> of waste, excluding waste materials used for development works on the site.</li> </ul>
<p>DMS-115 Waste Recovery/Disposition Sites</p>	<p>Planning applications for waste related facilities shall:</p> <ul style="list-style-type: none"> <li>• Ensure that the proposed development does not impact significantly upon Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), sensitive landscape areas, visual amenity, geology, heritage or cultural value, or areas at risk of flooding;</li> <li>• Detail the type, source and volume of waste material to be processed and its method of processing, including hours of operation and duration of permission sought;</li> <li>• Phasing programme showing the development in layout drawings and site sectional drawings for each phase of development including the restoration of the site;</li> <li>• Show by the submission of a Traffic and Transport Assessment indicating details of road access, sightlines / visibility, vehicle turning manoeuvres, parking areas, pull-in areas, the number and types of vehicles which will frequent the site, the carrying loads of vehicles, and haul routes and that the roads infrastructure in the area can accommodate the proposed development;</li> <li>• Submit evidence that the proposed development is in accordance with the requirements of the EU Water Framework Directive and associated River Basin Management Plans;</li> <li>• Ensure that environmental emissions such as noise, fumes, odours, dust, grit, vibration and lighting, along with controls and monitoring</li> </ul>

	<p>of same are adequately mitigated and do not impact significantly upon residences in close proximity to the proposed development;</p> <ul style="list-style-type: none"> <li>• Provide for adequate screening of the proposed development through the submission of detailed landscaping plans and boundary treatment proposals; and</li> <li>• Ensure that sufficient detail is submitted in relation to restoration and remediation measures following cessation of the proposed development, including a timeframe for implementation and anticipated finished landform.</li> </ul>
<p>DMS-116 Land Reclamation/Drainage of Wetlands</p>	<p>The Planning Authority will have regard to the draft Guidance for Planning Authorities on Drainage and Reclamation of Wetlands, or any amendment to those regulations in relation to planning applications for land reclamation or drainage of wetlands.</p> <p>In addition, planning applications for developments of this nature, will need to;</p> <ul style="list-style-type: none"> <li>• Ensure that the proposed development does not impact significantly upon Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), sensitive landscape areas, visual amenity, geology, heritage or cultural value, or areas at risk of flooding;</li> <li>• Detail the overall and annual quantities of materials to be brought on the site in tonnes;</li> <li>• Detail the nature of material including European Waste Catalogue (EWC) or List of Waste (LOW) codes all waste materials proposed for acceptance at the site;</li> <li>• Provide a phasing programme showing the development in layout drawings and site sectional drawings for each phase of development including the restoration of the site; and</li> <li>• Detail transportation impacts with particular reference to details of all haul routes, load size and trip movements.</li> </ul>
<p>DMS-117 Bring Banks and Recycling Facilities</p>	<p>All applications for bring bank and recycling facilities will be assessed on a case by case basis having regard to the following;</p> <ul style="list-style-type: none"> <li>• Proximity to residential areas;</li> <li>• The provision of an area of at least 10 metres by 4 metres;</li> <li>• Truck access and clearance heights;</li> </ul>



	<ul style="list-style-type: none"> <li>• A hard standing area and safe pedestrian walkway;</li> <li>• A vehicle set down area only with no permanent parking provision;</li> <li>• Suitable lighting and CCTV monitoring; and</li> <li>• Noise mitigation, screening and/or landscaping as considered necessary by the Council.</li> </ul> <p>Provision shall be made for ‘bring centres’ in large scale developments, except in exceptional circumstances and shall be provided for in accordance with the requirements of the Council’s Environment and Water Services Section.</p>
--	---

### 13.9.16 Agricultural Development

DMS-118 Siting	<p>In the construction and layout of agricultural buildings, the Council requires that buildings be sited as unobtrusively as possible and that the finishes and colours used, blend the development into its surroundings.</p> <p>New agricultural buildings shall be located within or adjacent to existing farm buildings, unless it has been demonstrated that the building must be located elsewhere for essential operational reasons.</p>
DMS-119 Finishes	<p>Appropriate roof colours for the exterior of agricultural buildings are dark grey, dark reddish brown or a very dark green. Where cladding is used, dark colours (preferably dark green, red or grey) with matt finishes will normally be required.</p>
DMS-120 Protection of amenities	<p>Proposed agricultural developments shall demonstrate that the proposal;</p> <ul style="list-style-type: none"> <li>• Will not result in a detrimental impact on the amenity of residential dwellings outside of the applicants landholding in relation to noise, smell, pollution or visual amenities;</li> <li>• Will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water;</li> <li>• Create a traffic hazard;</li> <li>• Makes proper provision for disposal of liquid and solid waste; and</li> <li>• Does not impact significantly upon Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), Areas of High Amenity, Landscape Sensitivity Areas, Key</li> </ul>

	<p>Scenic Views and Prospects and Key Amenity Routes, sites of heritage or cultural value, or areas at risk of flooding.</p>
<p>DMS-121 Piggeries and Intensive Poultry Units</p>	<p>In addition to the requirements of DMS-118, 119 and 120, proposed piggeries and intensive poultry units shall;</p> <ul style="list-style-type: none"> <li>• Detail methods for waste management including frequency and location of disposal relative to proposed unit;</li> <li>• Demonstrate the availability of sufficient land for land spreading by submitting maps showing the location of all spread lands;</li> <li>• Provide for management controls for slurry spreading which show: <ul style="list-style-type: none"> <li>- Spreading rates based on assessment of lands concerned;</li> <li>- Storage tank capacities with at least 6 months' winter storage;</li> <li>- Time of spread;</li> <li>- Distance from water-courses, with a minimum distance of 30 metres in all cases;</li> <li>- Distance from houses and public buildings, with a minimum distance of 100 metres except with the consent of the owner; and</li> <li>- Distance from European designated sites and the need for Appropriate Assessment.</li> </ul> </li> <li>• Include details of air pollution arising from the units and effluent storage, transportation and spreading;</li> <li>• Be accompanied by traffic management plans for significant developments following consultation with the Planning Authority; and</li> <li>• Include a statement outlining why a location on the landholding was deemed more appropriate to alternative options. If the Planning Authority considers a more appropriate location is available on the landholding, the application may not receive favourable consideration.</li> </ul> <p>This list is not exhaustive and the Council may consider other issues included in Environmental Impact Assessment Reports and/or Natura Impact Statement as applicable.</p>

### 13.9.17 Seveso Sites

<p>DMS-122 Restrictions on Development</p>	<p>In assessing proposals for development pertaining to or within close proximity to Seveso sites, the Planning Authority will have regard to:</p> <ul style="list-style-type: none"><li>• the provisions of the ‘Major Accident Directive’ (Seveso III) (European Council Directive 2012/18/EU) and any amendments to the Directive which may be made;</li><li>• the technical advice of the Health and Safety Authority;</li><li>• the need to maintain an appropriate safe distance of such establishments from residential areas, areas of public use, and areas of particular natural sensitivity, and will also consider the need to minimise risk to strategic infrastructure.</li></ul> <p>Developers are required to submit a detailed consequence and risk assessment with all Environmental Impact Statements and/or legislative licence applications for all Seveso sites. The extent of restrictions on development will be dependent on the type of risk present and the quantity and form of the dangerous substance present or likely to be present.</p>
--	--