

Chapter 08 Development Management Guidelines

'While the primary focus of this chapter is on development management as a process, the underlying objectives of that process is to contribute towards a sustainable and high quality environment'



8.0 Development in Towns and Villages

As outlined in chapter 3, County Monaghan has a traditional pattern of dispersed settlement in rural areas together with a network of towns and villages. These towns and villages act as residential, service and retail centres for their surrounding hinterland. To ensure that these settlements are strengthened in accordance with the principles of the NSS, appropriate new residential, service and employment developments should be located within the defined limits of each village or town.

Towns and villages have their own character, as a result of their historic origins and growth, each in a unique location. Some towns and villages have been deliberately planned, others have slowly evolved, but their modern form has usually been achieved gradually in a series of small changes. Financial restrictions, lack of machinery and reliance on local materials have often constrained the degree of change in the past, but have contributed to our heritage of distinctive buildings and places. The builders of settlements may not have always been concerned with aesthetics; however, their responses to the natural environment often resulted in the design of settlements in which the relationship between landscape and built form was, and remains, aesthetically pleasing.

In appropriate circumstances, local guidance will be produced, whether for particular areas, sites or types of development, in order to encourage good design. Ways in which design of public areas could be improved may be identified through development of local plans. It is also important to protect listed buildings and the setting of listed buildings as they are the foundation of local architectural heritage.

In all settlements it will be planning policy to seek attractive frontages which maintain the scale and integrity of the settlement and its streetscapes. The development of inappropriate and alien building designs will be resisted.

Each settlement needs to be viewed at the human scale. An attractive and interesting streetscape is essential to the well being of residents and visitors alike. New development should therefore minimize visual, functional and physical disruption and enhance or create interest in the village.

8.1 New Development

Development is necessary to adapt the fabric of settlements to present and future needs and to ensure the economic well being of the local community. New development can impact on a settlements quality and character. The character and interest of towns and villages depend on factors such as

street patterns, the location and type of open space, as well as the scale, architectural quality, detailing and materials of individual buildings.

Special attention should be paid to the entrances of towns and villages, to the visual and physical links, landmarks, together with the views and spaces within settlements. Careful consideration should also be given to the treatment of form and space, the massing and arrangement of buildings and the spaces within and around them. Insensitive development which disrupts the scale and rhythm of a streetscape in a village will be resisted.

Development will not normally be approved where important views would be unduly interrupted or seriously prejudiced or lost. Development on the top of drumlins or on high exposed lands will therefore be restricted to protect locally important views and landmarks.

This Planning Authority does not wish to be prescriptive about architectural style. It does however consider that the development of new buildings should be seen as an opportunity to enhance an area through imaginative and high quality design, which results in a building that enhances streetscape and improves the image of towns and villages.

New developments do not have to directly imitate earlier styles, but should be designed with respect for their context. Therefore while development of a gap site in a traditional streetscape may require a very sensitive design approach to maintain the overall integrity of the area, in many cases high quality contemporary designs, sympathetic and complementary to the existing character of the area may be preferable.

A settlement's identity can also be as much a result of its setting, within the surrounding countryside, as with the quality of buildings contained within. Landscapes around settlements have a special role to play in maintaining the distinction between town and country, in preventing coalescence between adjacent built up areas and in providing a rural setting to the built up area. Applications for development in the countryside in the immediate vicinity of any defined settlement limit, or on a site, which clearly mars the distinction between the open countryside, and the built up edge of the settlement will consequently be resisted.

Strategic Policies for New Development in Towns & Villages

TV 1.	The proposed use of any new development should be compatible with the sites location and adjoining uses. An initial assessment should consequently be carried out to establish the principal uses in the surrounding area, the appropriateness of a diversity of uses and the desirability of introducing a proposed development which may alter the balance of uses.
TV 2.	New development should provide high standards of amenity both in terms of the environment which the development creates and in terms of the effect it has on neighbouring properties. New development should enhance the amenity of towns and villages.
TV 3.	The appearance of new buildings can play a major part in the overall character and quality of an area. Design also shapes the image of a settlement and is consequently extremely important. There is no simple definition of what constitutes good design. A new building should however respond to sites characteristics and that of its immediate area, and make a positive contribution to the urban environment.
TV 4.	New development on the edges of towns and villages which mars the distinction between the open countryside and the built up edge of the settlement shall be restricted.
TV 5.	Insensitive development which disrupts the scale and rhythm of the townscape will be discouraged. Development should reflect existing plot widths and heights. Replacement of existing two or three storey buildings by a single storey building will generally not be permitted.
TV 6.	New development should maintain the established building line and should minimise visual and physical disruption of the streetscape. In this context the development of filling stations with forecourts and canopies will be discouraged where these require the set back of the established building line.
TV 7.	The majority of roofs should pitch back from the street. Ridge heights may vary and can introduce variety. The use of blue black roof tiles or slates is desirable in villages and towns, especially in Architectural Conservation Areas.
TV 8.	Window patterns should have a vertical emphasis and respect the traditional proportions of a building. Existing door and window openings should be retained where possible on original facades. New development should avoid the use of long blank surfaces and long horizontal runs of shop fascias. Elevational modelling should be used to achieve traditional window proportions and appearance of narrow plot width. Attention should be given to the quality of detailing at pedestrian level.

Strategic Policies for New Development in Towns & Villages (cont.)

TV 9.	The council recommends the use of materials of a similar texture or colour as traditional materials. Use of inappropriate materials in an unrestrained manner can detract from the quality of an area. Existing stone facades should be retained. Plastering of stone facades is not acceptable and would constitute a material alteration of the character of the building. Replacement windows should be of similar style, design and material as the original windows.
TV 10.	Development on the top of drumlins or on elevated or exposed lands shall be restricted to protect locally important views and landmarks.
TV 11.	All new development in towns and villages should be satisfactorily serviced.
TV 12.	Contemporary designs will be encouraged where they make a positive contribution to the setting of a town or village
TV 13.	Where necessary, applications for development should be accompanied by landscaping proposals as detailed in policy RD 17
TV 14.	Promote the protection and conservation of the existing habitats within Towns and Villages

8.1.1 Alterations and Extensions

All alterations and extensions to buildings should normally respect the scale, form, detailing and materials of the original building. The degree of sensitivity will vary according to the quality of the building and the visual importance of the area. Alterations to a protected structures and buildings within ACAs should comply with policies ENV 27 - 33 of this plan, together with the Architectural Heritage Protection Guidelines for Planning Authorities, 2005 (DoEHLG). Any alteration/extension on a building adjacent to a protected structure or within the curtilage of a protected structure must be particularly sensitive in its design.

8.1.2 Shop Fronts

Shop fronts are particularly vulnerable to commercial pressures for their replacement and the piecemeal downgrading of the character of a streetscape. A good shop front enhances its surroundings, a bad one debases them. Every shop front should make a positive contribution to a street.

In general, the planning authority will encourage developers to retain all existing traditional shop fronts in towns and villages. In ACAs (or proposed ACAs) traditional shop fronts must be retained and reinstated. Replacement shop fronts in these areas should be designed and detailed in an appropriate manner, so that the ground floor relates satisfactorily to

the elevational design of the upper parts of the building. The design of a new shop front should not detract from the character of the rest of the building. This does not mean that the design of a new shop front should be an imitation of past styles. A sympathetic well-designed modern proposal will usually be preferable to an ill-proportioned imitation of a traditional shop front.

Appropriate displays inside first floor windows above shops are often acceptable and can help to create lively and attractive shopping streets. Advertising and signage on all buildings shall comply with policy and guidance in section 8.2

Sensitive flood lighting of buildings can bring added visual interest to an area after dark. It is particularly appropriate to floodlight landmarks buildings such as churches, theatres, and fine examples of architecture.



New Development, Glaslough

8.1.3 Security Screens

The installation of security shutters may require a grant of planning permission. The appearance of one or more closed shutters on a street can be damaging to both the character of the buildings and the appearance of the street itself. Where there is a need for enhanced security, the Planning Authority will encourage the use of perforated shutters and/or internal shutters behind the window display. External steel roller shutters are generally not suitable for use on historic shop fronts or on the fronts of buildings within an Architectural Conservation Area. Externally mounted shutters require large shutter boxes and side channels which are

difficult to accommodate successfully on a facade without detriment to the building and its setting. Roller shutters should therefore be contained within the shop front and behind the fascia. Roller Shutters should also be painted to compliment the overall front facade of the building.

8.1.4 Canopies

The fitting of a canopy to the front of a building requires a grant of planning permission. As canopies are likely to detract from a street scene and detrimentally impact on the character of a village or town, they will only be permitted in exceptional circumstances.

Policies for Shop Fronts

SF 1.	Where possible, all traditional shop fronts should be retained to protect the character of a settlement
SF 2.	Traditional shop fronts within ACAs must be retained and reinstated
SF 3.	Replacement shop fronts in ACAs should be designed and detailed so that the ground floor relates satisfactorily to the elevational design of the upper parts of the building
SF 4.	The design of a new shop front should not detract from the character of the rest of the building. A sympathetic well-designed modern proposal will usually be preferable to an ill-proportioned imitation of a traditional shop front.
SF 5.	Advertising and signage on all shop fronts will comply with policies A1 - A11
SF 6.	Internally illuminated plastic fascia will be discouraged. External illuminated lighting may be permitted where this will not detrimentally impact on the amenity of the building or streetscape.
SF 7.	Only where required, roller shutters should be perforated, a colour to compliment the facade and contained within the shop front and behind the fascia
SF 8.	External steel roller shutters will not be permitted.

Advertising & External Lighting

8.2 Advertising

Outdoor advertisements can play a vital role for both industrial and commercial enterprise. However, the display of advertisements, at inappropriate and sensitive locations, can result in a loss of visual amenity and may constitute a danger to public safety.

Advertisements can affect the appearance of the building, structure or place where they are displayed. A good building can contribute to a sense of pride and of place. Its appearance or its setting which can however be spoiled by a poorly designed or insensitively placed sign or advertisement.

All advertising must be appropriate in terms of the character of the town or village within which they are located. The

relationship of the proposed display to the surrounding buildings and the environment generally is also an important consideration.

Poster advertising will normally only be considered acceptable in predominantly commercial and industrial areas, where the character and scale of the buildings are such as to accommodate the scale of this type of display, without adverse affect on visual amenity.

Advertising signs will generally not be permitted along roads in rural areas outside the boundaries of towns and villages except those considered exempted development or those which relate to heritage or tourist attractions. Signs can be a major distraction to road users and can frequently result in the creation of a traffic hazard. The planning authority will operate a licensing system for all signage and advertising on public roads.

The main purpose of advertisement control is to ensure that outdoor advertising will contribute positively to the appearance of an environment within which it is located.



Policies for Advertisements

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| A1. | Advertising signs will not be permitted in areas where they are likely to cause a visual distraction to motorists, obscure or compete with road signs, interfere with sight lines or detract attention at a junction |
| A2. | The erection of advertising signs and free standing hoardings along National Routes will not be permitted |
| A3. | Signs will not generally be permitted in rural or residential areas, on or near buildings of historic importance/architectural merit, in amenity areas or where they would interfere with protected views |
| A4. | Signs that are attached to buildings are preferable to free standing hoardings, especially outside the curtilage of the site. The use of box type signs and projecting signs should be avoided. Back lighting of individual letters is preferred to spotlighting or internal illumination |
| A5. | Advertising signs should be sympathetic in design and colour both to their surroundings and to the building on which they are displayed |
| A6. | The size and scale of advertising signs should not conflict with existing structures in the vicinity. Signs should not interfere with windows or other features of a facade or project above the eaves or roofline |
| A7. | Signs should be integrated into the streetscape and should not be visually intrusive |
| A8. | Signage above the first floor sill level will be resisted to avoid clutter |
| A9. | All external lighting shall be cowled and directed away from the public roadway |
| A10. | Limited spot lighting of landmark buildings will be permitted |
| A11. | The use of Irish language on shop fronts shall be encouraged |

Finger Post Signs

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| A12. | The Council consider that fingerpost signs may be acceptable as an alternative to advertising signs where such signs may detract from amenity or create a traffic hazard |
| A13. | The use of finger posting will be restricted to giving advance notice of tourist attractions, accommodation and other suitable businesses |
| A14. | Finger post signs shall not be used for product advertising |

Finger Post Signs (Cont.)

A15.	Signs will only be permitted where premises are located away from the main traffic routes in rural areas
A16.	Signs should, if possible, be located at the nearest junction
A17.	Finger-posting will not be permitted where they give rise to confusion for road users or if they endanger traffic safety
A18.	Signs will not be permitted where they detract from areas of amenity or interfere with views and prospects

Housing Developments

8.3 Housing Developments

Housing developments can be defined as a residential scheme for two or more dwellings, which are dependant on communal services (e.g. roads, water, sewerage etc). Housing developments will not be permitted in the open countryside outside the defined limits of settlements.

Policy for Housing Developments

HG1.	All planning applications for housing developments shall have regard to the standards set out in the DOEHLG Residential Density Guidelines for Planning Authorities, September 1999.
HG2.	All housing developments shall be constructed in accordance with DOE Recommendations for Site Development Works for Housing Area, 1998, Standards for Private Housing Developments, 2001, Monaghan County Council and Traffic Management Guidelines 2004.
HG3.	All planning applications for housing developments shall comply with the Roads Details in Chapter 6 and Access Standards in outlined in sections 8.12 - 8.15.

8.3.1 Housing Densities

In accordance with the provisions of the Residential Density Guidelines for Planning Authorities, Monaghan County Council shall encourage higher residential densities in appropriate locations, subject to appropriate qualitative safeguards, which ensure that the highest quality of residential environment is achieved. Higher density residential developments will be encouraged within and close to town & settlement centres, where the higher densities reflect the character of the area; the design is of high quality; and the development is on lands that can be serviced.

The Planning Authority acknowledges that there is an increasing demand for the provision of larger detached

dwellings on substantial plots within the planned limits of settlements. To accommodate this need the Planning Authority has zoned areas of low density housing where densities in excess of 6 residential units to the acre (15 dwellings per hectare) will be prohibited.

Where a single developer proposes to develop a portion of land which is zoned for both low and higher density housing, the location of the low density housing within the overall site may be adjusted, where in the opinion of the Planning Authority this is necessary to achieve a better quality of development and living environment. The percentage of the overall site dedicated to the low density housing zoning should not however be reduced. Similarly, open space and / or services should not be concentrated in one portion of the

site in order to reduce the density in one area, so that greater numbers of units can be located in the remainder of the site. In all cases the onus will be placed on the developer, through the requirement to submit a comprehensive concept statement (as required in paragraph 8.3.2 of the plan), to prove that the relocation of the low density housing zoning on the site is in the interests of the proper planning and sustainable development of the area.

Within designated villages, residential density should be reflective of the character of the settlement.

That village of Inniskeen will be subject to low density guidelines as with Tier 5 settlements.

Tier 5 Villages

Within Tier 5 villages, residential density should be reflective of the character of the settlement. Consequently it is anticipated that the residential densities in these settlements should not normally exceed 6-8 dwellings per acre.

In Tier 5 villages, residential developments will normally be restricted to individual dwellings or developed in accordance with a master plan that proposes separate architectural identities for small groups of up to 40 dwellings as part of a larger development that enhances and is in keeping with the character of the village and which may be delivered on a phased basis. In order to prevent piecemeal development and to secure the orderly development of the settlement, the Planning Authority shall consider applications by a single developer for the totality of that developers land holding at that location for developments in excess of 40 dwellings, where accompanied by a master plan and where the following restrictions apply;

- The submitted master plan clearly identifies each phase in development, with a maximum in each phase of 40 no. dwellings
- Each consecutive phase shall not be commenced until it has been substantiated to the Planning Authority that at least 80% of the residential units in the previous phase have been completed and sold
- No more than 40 dwellings in each development shall be constructed within a single calendar year
- The village has sufficient infrastructure capacity
- The provision of the required recreational areas/facilities shall be provided on a phased basis over the life of the development

8.3.2 Housing Design and Layout

The Planning Authority wishes to secure a high standard of design in all new housing developments, and aims to ensure that residential developments are sustainable while providing attractive places to live. Developers shall therefore be required to produce a high quality of design, layout and landscaping for all new residential developments, which has emerged from a careful analysis of the sites location, its context and the specific characteristics of the site. This analysis, which clearly outlines the design process behind the scheme, in the form of a Concept Statement³⁴ shall be submitted to the Planning Authority with planning applications for all new housing developments. Planning permission will only be permitted where the applicant has clearly demonstrated in the analysis that the proposed development will provide a quality and sustainable residential environment. The site plan or layout of a residential development should therefore be clearly linked with the concept statement and follow its general principles.

8.3.3 Local Neighbourhood Facilities

The provision of local neighbourhood facilities is considered essential in all areas of large scale housing development. Their provision helps foster a sense of community, limits pressure on existing services and facilities, and restricts the potential number of traffic movements.

The need for the facilities will be assessed by the Planning Authority and will be dependant on the scale of the development proposed and the existing level of provision of facilities in the area. They should be integrated into the overall design of the scheme, easily accessed and well designed, and should not impact on the amenity of adjoining residents.

Where a number of developments are proposed adjacent to each other, developers are encouraged to provide a design solution that integrates the facilities into the overall development of the area.

These facilities shall be provided at the expense of the developer.

³⁴ The Concept Statement shall outline the overall design concept and objectives for the site and shall include a conceptual site layout plan. The level of detail required will depend on the nature, scale and location of the proposed development, but should include a consideration of the context and characteristics of the site, information on any special designations, details of infrastructural needs (including community facilities), and an explanation of the rationale behind the final design

Policies for Housing Developments

In addition to the requirements of the Residential Density Guidelines for Planning Authorities, all proposals for residential development shall;

HG 4.

Respect the character of the surrounding area and the amenities of neighbouring properties.

HG 5.

Reflect the best local traditions in terms of design, form, mass and finishes

HG 6.

Make adequate provision for public and private open space areas, which are usable, safe and integrated into the development. This open space will be strategically located within the development so that it is automatically policed by overlooking houses. In large residential developments the Planning Authority may in addition require developers to provide further recreational facilities such as playing pitches, all weather surfaces, changing facilities etc. The nature and scale of recreational provision should be reflective of the scale of the residential development proposed and should comply with the table below.

House No.	10% open space	15% open space	Formal play area	Playing pitch	Rec. changing facilities
Brownfield	✓				
0 – 40	✓	✓			
40 – 150	✓	✓	✓		
150 - 200	✓	✓	✓	✓	
> 200	✓	✓	✓	✓	✓

The identified thresholds are approximate, and the Planning Authority may require the provision of areas / facilities where the number of dwellings proposed in a development falls marginally below the threshold. Generally recreational areas / facilities should be provided directly by the developer. However where the planning authority is satisfied that open space / facilities are already available for residents, or where the proposed development is so small that their provision would not be reasonable or useful, the Council may impose conditions accepting the payment for the improvement of existing recreational facilities and/or the provision of alternative recreational facilities, in lieu of direct provision

Where a developer is proposing a development of less than the units indicated above, and where they are, have previously, or propose in the near future, to carry out separate developments in the vicinity, the Planning Authority shall determine the need for recreational facilities based on the total number of units in all of the developments combined. This shall also apply where the developer is working in concert with others.

Policies for Housing Developments

HG 7.

Provide appropriately designed crèche facilities in all developments of approximately 75 No units or more (the crèche shall be provided in accordance with the requirements of the DOEHLG Childcare Facilities Guidelines for Planning Authorities, 2001). Where a developer is proposing a development of less than 75 No units, and where he / she is, has previously, or proposes in the future to carry (an) other separate development(s) in the vicinity, the Planning Authority shall determine the need for a crèche based on the total number of units in all of the developments combined. This shall also apply where the developer is working in concert with others.

HG 8.

Ensure adequate provision of local neighbourhood facilities.

HG 9.

Retain existing natural features such as trees and hedgerows, as part of the development, unless where the applicant demonstrates that it is in the interests of public health and safety to remove them or provides compelling evidence that their removal is in the interests of providing a better quality residential environment.

HG 10.

Incorporate a network of safe and convenient pedestrian and cycle routes which links the housing to open spaces and communal facilities within the development, and where reasonably possible, those located outside the site boundaries.

HG 11.

Be designed to deter crime and promote personal safety.

HG 12.

Be satisfactorily serviced. Services shall be located underground and in easily accessible locations for future maintenance. Public lighting shall be provided by the developer in accordance with the specifications of the ESB at the time of commencement of the development



Policies for Housing Developments (cont.)

HG 13.

Make adequate and appropriately sited provision for the parking and turning of vehicles, including utility vehicles and fire tenders.

HG 14.

All planning applications for housing developments should be accompanied by landscaping proposals as detailed in policy RD 17

HG 15.

Development that would result in the loss of existing open space provision within residential areas will only be permitted where:

- The open space can be enhanced through the redevelopment of a small part of the site
- Alternative provision of equivalent benefit is made elsewhere.
- There would be an overall community gain from the development and the particular loss of open space will have no significant unacceptable affect on local open space provision or the amenity and character of the area.

All new housing developments shall require the following ducting for future provision of broadband and services:

2 No. 110mm diameter Upvc pipes from the entrance of the Estate along the main reservation of the Estate access roads. These ducts are to be chambered at the start point, finish point, at every change in direction and at intervals no greater than 250 metres. The chamber size is to be 1,200mm x 600mm. Where possible, the duct network should be designed as resilient which may require the laying of ducts at either side of the road.

A single duct branch connection is to be extended off the spine duct network described above to each individual dwelling. A 600 x 600mm chamber shall be installed along this duct at each group of four houses. From this chamber 128mm sub-duct shall extend into each dwelling to a point near the consumer unit. The length of sub-duct is not to exceed 100 metres. (Draw ropes to be included).

The design of the network described above is to be presented to the Local Authority for approval prior to commencement of work onsite.

8.3.4 Taking in Charge of Estates

To ensure the satisfactory completion of housing developments a bond of an insurance company or other security by a body approved by the Council, or a cash deposit of a minimum of €2,000 per residential unit (updated in accordance with the wholesale price index) will be required. This guarantee shall remain in place until the development is completed to the satisfaction of the Council, upon which time the estate will be taken in charge in accordance with the provisions of Section 180 of the Planning and Development Act 2000.

8.3.5 Naming of Housing Developments

All planning applications for housing developments should include proposals for the naming of the development upon completion. The proposed name shall be in bi-lingual format OR Irish only and should reflect local place names, town lands, cultural features in the area etc. The use of non-traditional or non-local names should be avoided. Names for all new housing developments are subject to the agreement of the Council following consultation with Coiste Logainmneacha.

Rural Housing

8.4 Rural Housing

The drumlin landscape of Monaghan creates a unique intimate rural environment that is different from the rest of the country. It is however a sensitive landscape and whilst buildings generally form only a small part of this rural environment their effect is out of proportion to their size. The quality of development in the countryside therefore cannot be compromised.

Selecting an appropriate site is one of the most important decisions to be made in planning for a sustainable and sensitive development.

Traditionally house builders made effective use of the aspects and features of the landscape, paying special regard to the influence and impact of the weather. Shelter took precedence over the need for views out of the site. Houses were sited on the lower slopes of hills to ensure shelter from the wind, and advantage was also taken of existing trees

and hedgerows. Buildings were naturally integrated into the landscape, were more easily heated and overall the development was more sustainable.

It is essential that any new dwelling reflects the traditional form of development in the countryside and does not attempt to impose alien or urban standards in the rural environment

Policies on Rural Housing Design

RD1.

It is a policy of the Council to prepare and implement a Design Guide for Rural Housing in County Monaghan



A well integrated dwelling in the countryside

Policies on Rural Housing Standards

A new dwelling in the countryside must comply with the following;

RD2.

The site and/or location of the dwelling within the site should be selected to maximise the benefits of shelter and sunshine.

RD3.

The building should relate to the landscape rather than the sky. Visually prominent locations such as hilltops, and elevated exposed sites should therefore be avoided.

RD4.

The building should not break any ridgeline or shore line.

RD5.

The site should use clearly identifiable and established boundaries, such as trees, buildings, slopes or other natural features, which separate the site from the surrounding countryside, and offer a suitable degree of enclosure.

RD6.

Development should follow the contours of the site and should sit naturally into it. The building should integrate into rather than be imposed on the landscape, extensive excavation and/or removal of natural vegetation should therefore be avoided.

The design of a building will help to determine its impact on the countryside. The most successful designs and those that integrate best into the countryside, are those which use simple shapes, forms and materials which are reflective of the vernacular. For example, the traditional dwelling in Monaghan usually had had a linear plan form, with returns

located to the rear. The roof was constructed with full gables and chimneys were located along the ridge line. The elevations had a greater proportion of solid than void, and windows had a vertical emphasis. This design when combined with the use of simple materials, ensured that the dwelling integrated successfully into the countryside.

Policies on Rural Housing Standards

RD7.	The size, scale and mass of the building should reflect the traditional form of buildings in the area. Large monolithic designs sit uneasily in the rural landscape and should be avoided.
RD8.	Simple forms look best in the landscape and should be employed. Alien or urban features such as non linear plan forms and mansard roofs, should be avoided.
RD9.	Fenestration should have a vertical emphasis. Where it is proposed to employ large horizontal windows, picture windows or patio doors, these should be located on elevations not visible from the public domain.
RD10.	"Off the peg" catalogue house designs that take no cognisance of specific site conditions or regional characteristics, are difficult to integrate sensitively into the landscape and generally appear alien in the countryside, and should be avoided.
RD11.	Materials used should relate to those of adjoining development and other buildings visually linked to the development. The use of combinations of materials, excessive ornamentation, or non traditional materials should be avoided.
RD12.	The Planning Authority will encourage the use of environmentally friendly materials, produced from renewable resources. Concrete, stone, plaster and timber from renewable forests are acceptable and sustainable.
RD13.	Garages should be located behind the building line of the proposed dwelling, and should be reflective of it in terms of design and finishes. The scale of the garage should reflect its proposed use. Where the proposed garage is in excess of 80 sq metres, the onus will be placed on the applicant to justify what reasonable domestic use would necessitate the size of the garage proposed. Car ports which are visible from the public domain will not be permitted

Residential Dwellings and Agricultural Buildings

Dwellings shall not normally be permitted within 100 metres of an intensive agricultural building(s)³⁵. A dwelling for someone employed in agriculture on the holding, or by a member of his or her immediate family³⁶ may be considered as the exception to this policy.

Dwellings may be permitted within 100 metres of a non intensive agricultural building, where either of the following apply;

- (a) The dwelling is for someone employed in agriculture on the holding, or by a member of his or her immediate family, or
- (b) Where the owner and occupier (as applicable) of the agricultural building(s) has provided written consent to the

Planning Authority, agreeing to the construction of the dwelling within 100 metres of his / her agricultural building (s). In such cases the written consent shall be signed by both parties and witnessed by a solicitor or other similar person.

It should be noted, that where planning permission is granted for a dwelling for an individual within 100 metres of an agricultural building under the above exceptions, a condition restricting occupancy to the applicant and his successor and heirs shall be attached to any grant of permission.

Where the agricultural use of the building has been clearly abandoned, the requirement for the 100 metre buffer shall not apply. There will be a general presumption by the Planning Authority that the use of an agricultural building has not been abandoned unless proven contrary. It should be noted that the onus to prove that the agricultural use has been abandoned shall rest with the applicant.



³⁵ For the purposes of this policy an agricultural building is considered to be a building used or last used and likely to be used in the future for agricultural purposes. Intensive agriculture includes the keeping of cattle, pigs, poultry, mushrooms and any slurry or agricultural waste facility

³⁶ For the purposes of this policy, immediate family shall be as defined in Policy RH1 of this plan

8.4.1. Landscaping

Good landscape design is essential to building successfully in the rural area. New buildings should take advantage of existing trees and hedgerows as they provide shelter and

help integrate the new dwelling into the landscape. In addition to reducing its visual impact, appropriate planting and boundary treatment will enhance the appearance of a new house, will create attractive outdoor areas and provide privacy.

Policies on Rural Housing Standards	
RD 14.	Existing trees and hedgerows soften the visual impact of any new development, give shelter and maturity to the site, and should be retained
RD 15.	Proposed planting should use native fast growing species such as ash, oak, hazel, blackthorn, holly, etc in preference to imported species such as leylandii and Castlewellan Gold.
RD 16.	Careful consideration should be given to roadside boundary treatments and access. The disruption of existing boundary features should be avoided. Trees, hedgerows, stone walls and earthen embankments are an attractive part of the rural scene and should be retained. Where these have to be removed to provide the required sight distance, they should be reinstated behind the sight lines. The removal of excessive amounts of roadside vegetation should be avoided
RD 17.	All planning applications for development in the countryside should be accompanied by detailed proposals for site works and landscaping. These details should as a minimum include the following information; the number, species, location, height at planting, height at maturity, age to maturity and an implementation timescale for all proposed planting; a survey of all existing vegetation on site indicating their species, height and condition, together with detailed information on the number of plants to be removed / lopped / topped etc.
RD 18.	The use of inappropriate or ornate boundary treatments, gates and pier which incorporate concrete balustrades, brickwork, block work, or other unsympathetic materials should be avoided.

8.4.2. Access

The location and design of an access to a new dwelling can have a significant effect on its impact on the countryside. The following policies shall apply to all new dwellings.

Policies on Rural Housing Standards

RD 19.

Access should be taken from existing lanes where practical.

RD 20.

New access roads should run alongside existing hedgerows and should follow the natural contours of the site. Sweeping driveways should be avoided.

8.4.3 Rural Character

It is acknowledged that a carefully sited and well designed dwelling can add to the amenity of the rural environment. The cumulative impact of a number of buildings on both the visual amenity of the countryside and the rural environment generally can however, be significant.

Parts of the county have already experienced a significant erosion of the rural character as a result of intensive development. The Planning Authority shall continue to resist intensive development in unserviced areas where it

would cause a detrimental change to the character of a rural landscape.

Each application should be considered on its own merits. The threshold of the number of buildings that can be accommodated without a detrimental impact on the rural character will depend on a number of factors including; the existing number of buildings in the area and how they visually relate to each other; the number of extant planning permissions, the sensitivity of the landscape; together with the nature, scale and design of the proposed development.

Policies on Rural Housing Standards

RD 21.

The Council will resist the intensive development of dwellings in unserviced areas where they would detrimentally alter the rural character of the area

8.4.4 Ribbon Development and Infill

The Council, in accordance with the guidance given in the DoEHLG *Sustainable Rural Housing Guidelines for Planning Authorities*, will resist ribbon development, primarily on grounds of visual amenity, reinforced on occasions by road safety reasons. Where a proposed development would create or extend ribbon development, planning permission will be refused.

The Sustainable Rural Housing Guidelines defines ribbon development as 5 or more houses on any one side of a given 250 metres of road frontage. The ribbon may not have a uniform building line, and buildings set back from the road, staggered or at an angle to the road will also be considered as ribbon development, where they are visually linked.

Any dwelling that fulfils the criteria laid out in policy NAR2 for a replacement dwelling shall be considered as a 'house' in the definition of ribbon development as laid out in the *Sustainable Rural Housing Guidelines*.

- (i) Where four or more houses plus a derelict dwelling or a derelict non-domestic building exist within a 250m frontage on one side of a public road, and have done

for a period of at least 10 years (that is mushrooms, poultry, and agricultural buildings); a dwelling house on the site of the derelict building will be permitted for a family member, subject to the entire derelict building being demolished. A residency condition to apply.

- (ii) The infilling of gaps between houses will not normally be permitted. Exceptionally however, where there is a small gap, sufficient to accommodate a single dwelling only, in an otherwise substantially and continuously built up frontage, planning permission may be granted.
- (iii) 'A relaxation of Ribbon Development policy on regional and local roads will be considered where planning permission is sought on the grounds of meeting the housing needs of a landowner or a member of his/her immediate family where no other suitable site is available on the entire landholding (family homestead). The Planning Authority will apply an occupancy condition for a period of 7 years'

For the purposes of section (iii) *previous page*, the following definitions will apply:

Housing Need – Housing need shall be established where the applicant meets one of the policies RH 1 – RH7 as outlined in section 3.5.1 of the Development Plan.

Ribbon Development – is 5 or more houses on any one side of a given 250 metres of road frontage where they are visually linked.

No other suitable site is available on the landholding – in assessing a planning application, the Planning Authority will consider all lands within the ownership of the applicant and/or their immediate family. A dwelling will only be granted where there are no alternatives available.

Policy on Ribbon Development	
RD22	The Council will resist development that would create or extend ribbon development

8.4.5. Renovations and Extensions to Dwellings

Renovations, alterations and extensions can radically alter the external appearance of a dwelling in the countryside. Proposals to renovate, rehabilitate or extend existing buildings will be considered on their individual merits with the primary consideration normally being design.

In considering proposals for the renovation or extension of buildings, attention will be given to the form, proportion, design and materials of the development, in relation to the

original building and the effect on its setting and surroundings. Strict control will be exercised in assessing applications for all alterations to listed buildings. There will however be a sufficient degree of flexibility for alterations to non-listed buildings, to allow for the introduction of modern facilities, while at the same time ensuring the basic character of the property is maintained.

Extensions to buildings should normally be confined to the rear or at least important facades, and any extension should be of a height and form, which is in scale with the existing building and its setting.

Policies for Renovations and Extensions to Dwellings	
RD23.	All new works should reflect the character, form, materials and design of the existing dwelling.
RD24.	Extensions should normally be subordinate in size to the existing dwelling and be located to rear or side..
RD25.	Extensions should not overshadow or overlook neighbouring properties or result in over development of the site.
RD26.	House extensions to provide accommodation for elderly or dependant relatives should be attached to the existing property via an internal link.

8.5. Effluent Treatment

Wastewater treatment systems should be located, constructed and maintained to the highest standards to ensure minimal impacts on water quality.

Policies for Effluent Treatment	
Accordingly, all proposals involving the installation of an on site wastewater treatment system must;	
RD27.	Be accompanied by a Site Characterisation Form (available from the Planning Section of the Council) which has been properly completed by a suitably qualified person.
RD28.	Be certified by a competent person that installation has been carried out in accordance with the manufacturers or Planning Authority's specification.
RD29.	Be in accordance with the requirements of the; EPA Wastewater Treatment Manual, Treatment Systems for Single Houses, 2000; and NSAI SR6.1991, Septic Tank Systems, Recommendations for Domestic Effluent Treatment and Disposal from Single Houses.
RD30.	Where remedial works are necessary to ensure compliance with the above requirements, and where these do not in themselves necessitate planning permission, the works shall be done prior to the carrying out of the T and/or P test(s), and before the submission of the formal planning application for the proposal.
RD31.	All treatment systems shall be Agreement certified and have a minimum site area of 0.2 hectare

8.6. Development on National Routes

The National Road network contributes significantly to the economic prosperity of the county and of the state as a whole, by providing safe and efficient links between the principal towns, airports, seaports and Northern Ireland. It is a policy of the Council to severely restrict access onto these main traffic routes in order to facilitate the safe and efficient movement of traffic through the county.

The Council does however recognise that a number of circumstances exist where exceptions should be made to allow the creation of a new access or the intensification of use of an existing access onto a National Route.

Developments granted under policies NAR1 – NAR6 shall where practical and reasonable use existing access points onto the national route. In all cases permission will only be granted where the applicant has clearly demonstrated that access cannot reasonably be obtained from a minor road.

The above exceptions will only apply where the proposal

does not conflict with any other policies outlined in this plan, and the access can be constructed without creating a traffic hazard.

When considering proposals for the development of new dwellings with access onto a National Route, the Planning Authority shall have regard to the planning history of the holding, or land that previously formed part of it. Planning permission will not normally be granted for a new dwelling under policies NAR 1, 3, or 4 where there are existing available houses or development opportunities on the holding, or if any houses or sites have previously been disposed of.

Where the Council proposes granting planning permission under policy NAR 1, 3 or 4, a condition restricting the occupancy of dwelling for a minimum period of seven years shall be applied.

The Council will severely restrict the creation of new accesses or the intensification of use of an existing access in speed transition zones onto National Roads between the 50 km/hr and 60 km/hr limits.

Policies for National Roads

The Council will prohibit the creation of a new access or the intensification of use of an existing access onto National Routes in the general speed limit area, except in the following circumstances;

NAR1.	Where a new dwelling is proposed for a farmer ³⁷ working on a farm, or by a member of his / her immediate family, and where there are no alternative sites on the farm reasonably accessible from a minor road.
NAR2.	Where a new dwelling is proposed to replace an existing dwelling which was in use or last used as a dwelling house; has not been changed to a dwelling house from another use without planning permission; has not been vacant for a period in excess of 10 years prior to the date of submission of a planning application; shall exhibit the essential characteristics of a dwelling house and be reasonably intact. The new dwelling shall be accessed via the existing access which served the dwelling to be replaced, unless where its relocation would remove a traffic hazard.
NAR3.	Where a residence is required to facilitate site specific and compelling special domestic or personal circumstances, where genuine hardship would result if planning permission were refused. In these circumstances the onus will be placed on the applicant to justify why other temporary solutions such as a mobile home or an extension to existing property cannot be considered. Planning permission will only be granted for a permanent structure, such as a dwelling, where the compelling circumstances are likely to be long term (i.e. in excess of 7 years)
NAR4.	Where a new dwelling is required to serve the site specific essential needs of an existing rural based agricultural, commercial or industrial enterprise where access cannot be obtained from a minor road. The onus will be placed on the applicant to clearly demonstrate the site specific need which makes it essential for a dwelling to be located at the existing enterprise. In these circumstances the dwelling should be located adjacent / with in the perimeter of the existing premises.
NAR5.	Where the development proposed is of an industrial or commercial nature, where it is tied to a fixed resource, and where it is of significant economic benefit to the county or state, and where access cannot be obtained from a minor road.
NAR6.	Where a new access is proposed to eliminate an existing traffic hazard through the replacement of an existing sub standard access, where there is no additional development proposed.
NAR7.	Limited extensions to an existing authorised use

³⁷ A farmer is considered to be an individual working on a farm where he/she derives a minimum of 50% of their income from farming on the farm, or are employed for a minimum of 50% of their working time on the farm

8.7 Agricultural Development

Policies for Agricultural Developments

The Council will normally give favourable consideration to non-exempted and necessary agricultural, horticultural and forestry development in rural areas where;

AGR1.	The development is for agricultural, horticultural or forestry purposes and is necessary for the running of the farm or enterprise.
AGR2.	The proposal is appropriate in terms of scale, location and design, and does seriously impact on the visual amenity of the area or on the natural or man made environment. In all cases the development should be sited so to as to benefit from any screening provided by topography or existing landscaping
AGR3.	The proposal is located within or adjacent to existing farm buildings, unless where the applicant has clearly demonstrated that the building must be located elsewhere for essential operational or other reasons.
AGR4.	The development is not located within 100 meters of any residential property not located on the holding, unless with the express written consent of the owner of that property, and where it will not result in an unacceptable loss of residential amenity by reason of noise, smell, pollution, general disturbance etc.
AGR5.	The development will not result in a traffic hazard.
AGR6.	The development will not result in a pollution threat to sources of potable water, water courses, aquifers or ground water.

All planning applications shall include a completed application form for agricultural developments (available from the Planning office).



8.8 Wind Farms

Proposals for wind farms or groups of wind turbines (including an associated ancillary development) will be assessed in respect of their implications for the visual, ecological and historic landscapes; the implications for agriculture; hydrology and geomorphology and the safety and amenity of local residents.

Particular regard will be had to the degree of visual intrusion and noise disturbance to be expected, and the proximity of existing infrastructure such as power lines, railways and roads where public safety implications will be assessed. Consideration will also be given to possible loss of amenity through disturbance during site construction; shadow flicker when turbines are operating and possible electro magnetic interference with communications, including television reception.

Policies for Wind Farms

WF1

When considering planning applications for wind turbines, or wind farms, the Council shall have regard to the policies laid out in the DoEHLG's *Wind Energy Development Guidelines*, 2006.

All applications for installations with more than 5 No. wind turbines or having a total output greater than 5 megawatts must be accompanied by an Environmental Impact Assessment (EIA). The requirement for an EIA to be submitted

for developments with a lesser number of turbines or output will be based on the likely significant environmental effects of the proposal.



8.9 Telecommunications

Telecommunications are an essential part of the local and national economy as well as being central to everyday life. The need to accommodate telecommunications systems

must be balanced against a requirement to protect the environment. It is consequently a policy of the Council to facilitate development involving telecommunications, which require planning permission, provided that it does not detrimentally impact of the natural or man made environment or on the character of its setting.

Policies for Telecommunications

TM1

All proposals for telecommunication apparatus shall be assessed against the policies laid out in the DoEHLG's Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, 1996.

TM2

Masts or other apparatus shall not generally be permitted in areas of Primary or Secondary Amenity, in Architectural Conservation Areas or on or near Protected Structures.

TM3

Masts or other apparatus shall be designed and located so as to limit any visual impact. They should where possible be located so as to benefit from the screening afforded by existing tree belts, topography or buildings. On more obtrusive sites the Council may require alternative designs of mast to be employed, unless where its use is prohibited by reasonable technical reasons.

TM4

Where considered appropriate, masts and antennae should be coloured or painted so as to be less visually intrusive.

TM5

To prevent the retention of obsolete equipment and to monitor the condition of the installation in the interest of visual amenity, planning permission will in appropriate cases be granted for a maximum period of 5 years.

8.10 Industry

The Council is committed to the encouragement and facilitation of economic development in the county. In considering proposals which would have significant job creation benefits the Council must also consider the broader environmental impacts of the development.

Lands that are currently used or were last used for industrial purposes are a valuable resource that should be protected. Planning permission will only be granted for a change of use or for the redevelopment for other uses, where it has been clearly demonstrated to the satisfaction

of the Planning Authority, that the loss of industrial lands is justified on grounds of amenity, operation, economic benefit to the county or to secure the future of a building of historic or architectural merit.

Planning permission may be granted for the redevelopment of derelict mushroom, poultry and pig units within 2.5 km of a town or village for light industrial units subject to relevant planning policy and guidelines including road access, integration of buildings into the environment, impact on surrounding land uses, disposal of storm water and waste water, potential for noise nuisance etc.

Policies for Industry

ID1.	All proposals for industrial development shall be of a high specification and compatible with the character of the surrounding area and adjacent land uses, especially housing. A 10 - 20 metre wide landscape buffer, which may include screening and or acoustic barriers, shall be required between industrial and other incompatible uses. The nature, scale and form of the buffer will vary, but will be dependant on the likely impacts that the industrial development may have on adjoining use.
ID2.	All buildings should be of a scale, design and finishes appropriate to its location. Considerations contained in policies RD 3, 4, 6, 11, 12, 14, 15, 16, 17 & 18 shall also apply to industrial development.
ID3.	Development which seriously impacts on the visual amenity of the area or on the natural or man made environment shall be resisted.
ID4.	The proposal must deal satisfactorily with all emissions, including effluent, noise, odour, light etc.
ID5.	All areas of external storage shall be adequately screened from the public domain
ID6.	Industrial development shall not generally be permitted in areas of Primary or Secondary Amenity, in Natural Heritage Areas, in Architectural Conservation Areas or on or near Protected Structures or Monuments
ID 7	Industrial development should generally be located in or adjacent to settlements where infrastructure has been provided and in line with the principles of sustainable development.
ID 8	<p>Permission will be granted for small scale indigenous industrial development in the rural area outside settlements, where there are no alternative sites within the boundaries of a nearby settlement or an established employment area, which are available, and which can be reasonably and practically developed. Development proposals shall meet all the following criteria</p> <ul style="list-style-type: none"> • It would not generate traffic of a type or amount inappropriate for rural roads or require improvements which would damage the character of rural roads in the area • It provides adequate access, car parking and manoeuvring areas • It respects the scale and nature of activity in the locality • It will not harm the character or appearance of the countryside • It will not harm the character or setting of local settlements or the amenity of local residents • It proposes buildings of good design which blend into the landscape through its design, siting, landscaping and use of materials • Provision is made, where appropriate, for external storage which is adequately screened from the public road and adjoining residential properties
ID 9	Permission shall normally be granted for the expansion of existing industrial uses where the development complies with the criteria laid out in policy ID 8

Policies for Industry (Cont.)

ID 10

To protect the continued operation and intensification of established industry in rural areas outside the town boundaries from the encroachment of incompatible uses such as new residential developments, which may prejudice the on-going operation and viability of these industries



Lakeland Dairies, Lough Egish

8.10.1 Extractive Industries

All developments should have regard to and comply with the Environmental Protection Agency's Environmental Management Guidelines, Environmental Management in the Extractive Industry (Non-Scheduled Minerals), 2006.

All applications for extractive industries which exceed the thresholds laid out in Schedule 5, Part 2.2 of the Planning and Development Regulations 2001 shall be accompanied by an Environmental Impact Assessment. The requirement for an EIA to be submitted for other sub threshold developments will be based on the likely significant environmental effects of the proposal.

Policies for Extractive Industry

EI 1.

All proposals for quarrying shall be assessed against the policies laid out in the DoEHLG's Quarries and Ancillary Activities - Guidelines for Planning Authorities, 2004.

EI 2.

Extractive industrial development shall not generally be permitted in areas of Primary or Secondary Amenity, in Natural Heritage Areas, in Architectural Conservation Areas or on or near Protected Structures or Monuments, unless where the Council is of the opinion that the need for the resource outweighs the environmental impact, having regard to the scarcity or otherwise of the mineral resource. In all circumstances the Council will balance the case for a particular quarrying operation against the need to protect the environment.

8.11 Car Parking Requirements

All developments shall be required to provide adequate provision within the site for servicing of the proposal and for the parking and manoeuvring of vehicles associated with it. The minimum parking requirement shall be calculated in accordance with the standards as laid out in Table 8.1

below. Where the parking standards shown in table 8.1 do not cover the type of development proposed, the requirement shall be calculated relative to the most appropriate standards. If there is a dispute about the parking requirements of a particular development, it should be determined using a recognised database such as TRICS³⁸.

Table 8.1 Car Parking Requirements for all Developments

Development type	Minimum parking space requirement	Additional Requirements
Dwelling (1 - 4 bed)	2.0 spaces per unit	
Dwelling (5 - 6 bed)	4.0 spaces per unit	
Apartment (1 & 2 bed)	1.5 spaces per unit	
Apartment (3 & 4 bed)	2.0 spaces per unit	
Nursing home / Hospital	1.0 space per patient bed	Parking for ambulances and service lorries
Health Centres / Surgeries / Clinics	1 space per Doctor, Dentist or Vet plus 2 spaces per consulting room	Health centres must provide 1 No ambulance space. Veterinary practices must provide adequate spaces and turning areas for larger vehicles with trailers
Sheltered accommodation for the elderly or people with disabilities	0.25 space per bed	Parking for ambulances and service lorries
Retail & Banks	1 space per 15 sqm of GFA ³⁹	Facilities are required for the parking and turning of vehicles servicing the development
Retail Warehousing	1 spaces per 30 sqm of GFA	Facilities are required for the parking and turning of vehicles servicing the development
Office / Financial & Professional Services	1 space per 25 sqm of GFA	
Schools	1 space per teaching staff and 1 space per classroom	Facilities are required for pick up and set down for cars and buses
Libraries / Galleries / Museums	1 space per 30 sqm GFA	

³⁸ Trip Rate Information Computer System; JMP Consultants London Ltd

³⁹ GFA – Gross Floor Area

Development type	Minimum parking space requirement	Additional Requirements
Cinemas / Theatres / Bingo Halls	1 space per 5 seats	
Leisure Centres / sports clubs	1 space per 50 sqm of NFA ⁴⁰	
Place of Worship	1 space per 5 seats	
Hotel / Motel / Guesthouse	1 space per bedroom plus requirement for other areas (e.g. bar, restaurant)	Facilities are required for pick up and set down areas for cars and coaches
Bars / Lounge / Disco	1 space per 10 sqm of NFA	
Restaurants	1 space per 10 sqm of NFA	
Petrol filling station	2 spaces per pump plus requirement for other uses	
Car wash	5 waiting spaces per site without interference to other spaces or the public road	
Take away / Drive through	1 space per 3 sqm of NFA. Minimum length of drive through queue should accommodate 10 No. cars without interference to other spaces or the public road	
Industry	1 space per 50 sqm of GFA	Facilities are required for the parking and turning of vehicles servicing the development
Storage / Distribution	1 space per 200 sqm GFA	Facilities are required for the parking and turning of vehicles servicing the development
Showrooms	1 space per 50 sqm of NFA	Facilities are required for the parking and turning of vehicles servicing the development

- See Appendix 11 for Details of parking layouts
- Minimum parking space dimensions shall be 5 x 2.5m
- Minimum width of circulation lanes shall be 6.0 metres

⁴⁰ NFA – Net Floor Area i.e. the area dedicated for the sale and display of goods, check out, counters, circulation areas, packing zones, fitting rooms and information areas but excluding toilets, stores and staff areas

Policies for Parking

PK 1.	Where developments incorporate more than one land use that are functioning simultaneously (e.g. a public house with a restaurant) the combined figures applicable to both will apply. Conversely where a mixed use development is proposed where it can be reasonably shown that the different uses operate at different times, the Council may apply flexibility in the calculation of the parking requirement.
PK 2.	Where the applicant cannot provide dedicated parking spaces, or can only provide the required number in part, the Council may accept a financial contribution in respect of the shortfall in the number of spaces. This will however be at the discretion of the Council, and is likely only to apply to town centre locations where the Council has provided, or intends to provide additional public car parking spaces.
PK 3.	Where in-curtilage parking is proposed in residential developments on driveways, which by virtue of their length can accommodate two or more cars parked end to end, no more than two of these spaces shall be counted towards the parking requirement.
PK 4.	In residential developments, garages shall only be counted towards parking provision where they are large enough to accommodate both cars and an area for general storage. Alternatively, an area for general storage may be provided elsewhere within the curtilage of the dwelling.
PK 5.	In exceptional circumstances, the Council may at their discretion accept a reduced parking requirement, where the applicant has clearly demonstrated that this would not impact on traffic safety, and where it is considered to be in the interests of the proper planning and sustainable development of the area.
PK 6.	Parking provision shall be located within or immediately adjacent to the site of the proposed development
PK 7.	Planting and landscaping of all car parks shall be required
PK 8.	In addition to the requirements of table 8.1, all developments shall provide 1 No additional parking space for people with disabilities, for every 25 No. spaces provided (in all instances this requirement should be rounded up). Each disabled space shall have minimum dimensions of 5.0 x 3.5 metres.
PK 9.	Where a retail/commercial or other development is proposed which requires the development of car parking facilities, provision will also be made for the secure parking of bicycles

Roads Access Standards

8.12 Road Access Standards

A well designed access is important for the safety and convenience of all road users - those proceeding on the public road as well as those using the access. When the council considers proposals for a new access or the intensification⁴¹ of use of an existing access, it will normally have a number of requirements to promote safety and avoid excessive delay. These requirements are outlined in this section.

It is the Council's policy to grant planning permission for development involving the creation of an access and / or

the provision of visibility splays, only where the applicant is able to demonstrate control or the reasonable prospect of acquiring control of any land required for the provision of any access and / or visibility splays. Planning applications involving third party land must be accompanied by a written legal agreement between all parties.

8.12.1 Sight Distances for a New Access to Single Dwellings on Non Urban Roads

In respect of single dwellings or two dwellings with a shared access, the minimum visibility standards as set out in the table below shall apply on non urban roads.⁴²

Table 8.2 Minimum required sight distances for access for single dwellings onto non urban roads

Road Category	Sight distance (y) as per NRA, DMRB ⁴³	Height over ground	Distance back from edge of carriageway (x)
National Routes	215m	1.05m	4.5m
Regional	150m	1.05m	3.0m
Local Class 1	100m	1.05m	3.0m
Local Class 2	80m	1.05m	3.0m
Local Class 3	50m	1.05m	3.0m
Local Class 3 (cul de sac)	35m	1.05m	3.0m

Sight Distances for New Access (other than single dwelling).

The sight distances shall be measured to the near side edge of the carriageway in both directions from a height of 1.05m - 2.0m above the ground and from point 3.0m - 4.5m (see table 8.2) back from the edge of the road.⁴⁴

Where more than two dwellings access onto a private lane sight distances will be provided in accordance with the DMRB

A site entrance on a Regional and Local roads will be assessed on the basis of assumed reasonable road speed in the vicinity. Sight distance requirement will be determined in accordance with the following table.

Table 8.3 Road Speeds and Sight Distance

	Minimum Stopping Sight Distance MSSD				
Speed (kph)	40	55	64	80	100
Speed (mph)	25	30	40	55	60
MSSD (metres)	50	80	100	150	215

⁴¹ Intensification is considered to occur where a proposed development would increase the traffic flow using an access by 5% or more

⁴² An urban road is a road which is in a built up area with a speed limit of 60kph or less

⁴³ Design Manual for Roads and Bridges (DMRB)

⁴⁴ Range is to allow for vehicle type (car/lorry) and classification of public road (National Route/Local Road etc.) (see table 8.2)

8.12.2 Visibility from the access road for all forms of development

Note: Throughout this section the access is referred to as the minor road, and the public road which it joins is called the priority road.

Good visibility is essential to enable drivers emerging from the minor road to see and be seen by drivers proceeding along the priority road.

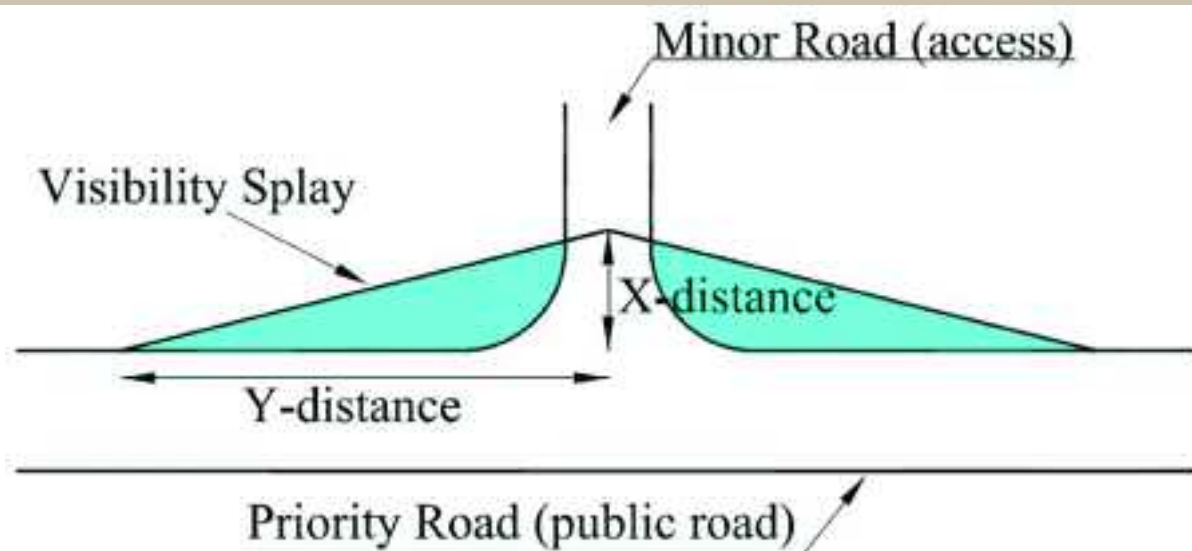


Figure 8.1: Visibility splays

Visibility is required over the shaded area shown in Figure 8.1. The x distance is measured along the centre-line of the minor road from the edge of the running carriageway of the priority road. The y-distance is measured along the near edge of the running carriageway of the priority road from the centre-line of the minor road. Where the access is on the outside of a bend, an additional area will be necessary to provide splays which are tangential to the road edge as shown in Figure 8.2.

When the minor road is relatively busy and traffic on the priority road is fast, a greater x-distance is required to allow

drivers on the priority road to see in good time vehicles approaching the give way or stop line of the minor road. In addition, when the minor road is busy, a greater x-distance is necessary to allow more than one emerging vehicle to accept the same gap in priority road traffic, thus reducing delay and frustration for emerging drivers. If there is any dispute about the predicted minor road access traffic flows, it shall be determined by reference to a recognised data-base such as TRICS, or failing that by a direct survey of a similar existing development over an acceptable period

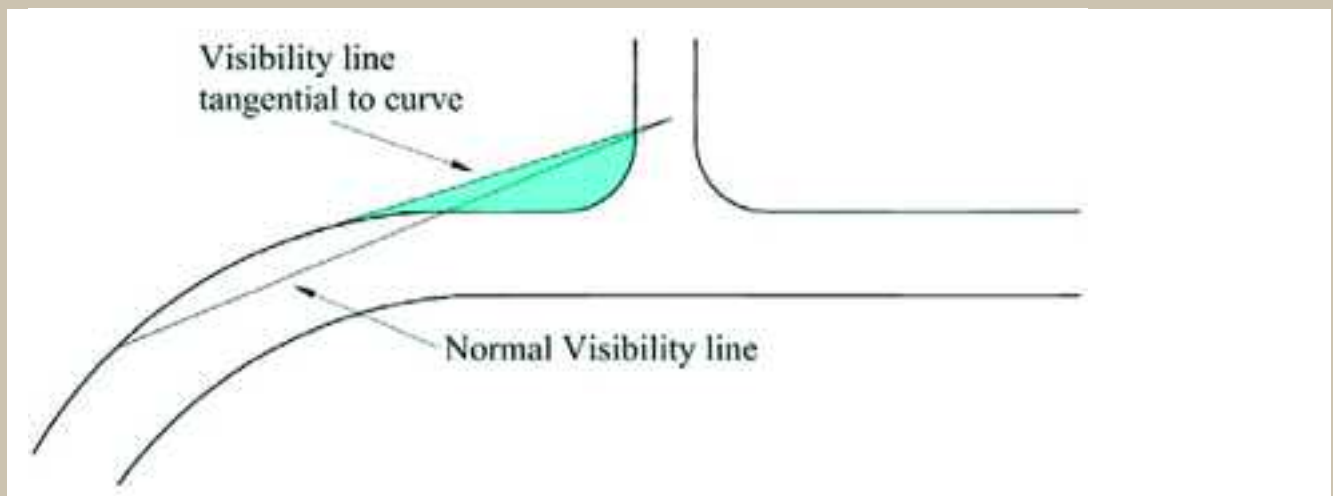


Figure 8.2: Visibility splays for Access on the Outside of a Bend

The normal requirements for the priority road distance or y-distance are set out in the DMRB. They depend on the speed of traffic on the priority road, the volume of traffic on both the priority road and the access, and the judgment which the Local Authority makes in any given case about road safety matters.

In the case of a new access, x- and y- distances must be adjusted as necessary to allow for any planned road improvements.

8.12.3 Visibility on the Priority Road

Forward and rear visibility as shown in Figure 8.3 is also required to provide inter-visibility between vehicles using the minor road and those proceeding along the priority road. In particular, a vehicle waiting on the priority road to turn right into the minor road must be able to see oncoming traffic and be seen by following traffic. Forward visibility depends on the same factors as y-distance as calculated in the DMRB requirements for single dwellings on non urban roads and shown in table 8.2. (As laid out in sections 8.12 & 8.13)

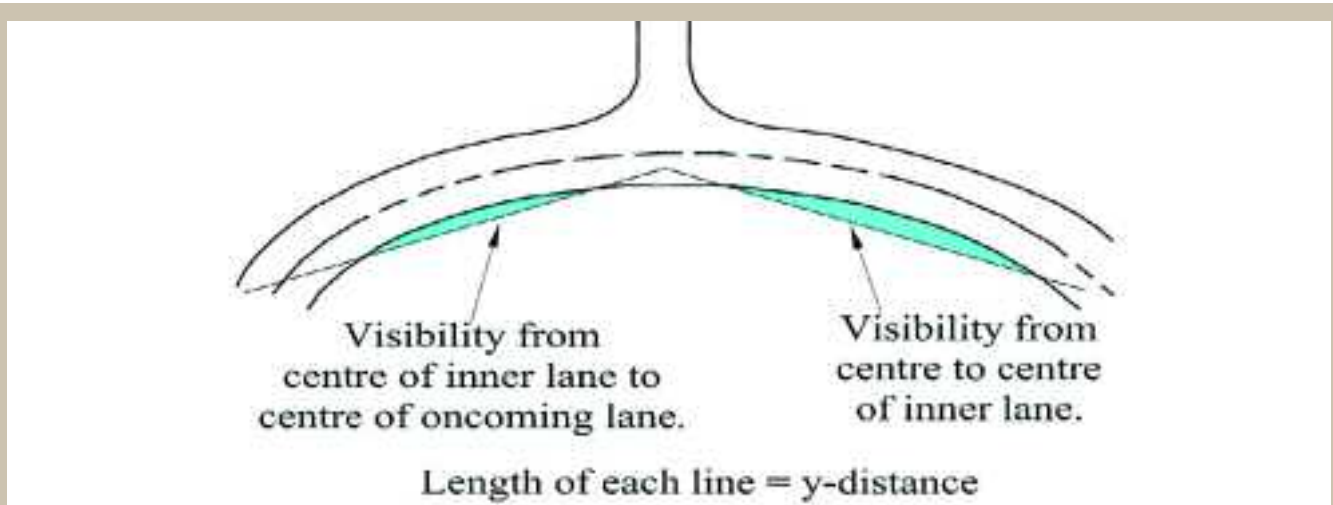


Figure 8.3. Forward Visibility Requirements

8.12.4 Other Visibility Requirements

Visibility in a vertical plane must normally be provided from a driver's eye height of 1.05m to 2.00m to an object height between 0.26m and 2.0m. The visibility plane for accesses for single dwellings on non urban local roads shall be at a drivers eye height 1.05 to object height of 1.05m. This is explained further in figure 8.4.

The area within visibility splays (both those beside the minor road and those required for forward visibility) must be cleared to provide a surface no higher than 260mm above the level of the adjacent carriageway. Minor departures from this requirement, such as the retention of a sin-

gle slender pole or column, may be permitted at the discretion of the Local Authority as long as visibility or road safety is not affected. Once provided, visibility splays must be retained permanently clear. In this regard it is recommended that any trees and shrubs should be planted at least 3m to the rear of the visibility splay to allow for future growth. However, where there is existing hedge/bank or where amenity is a consideration, a hawthorn or natural species hedge may be required 0.5m behind the visibility splay to maintain the character of the rural area. To reduce the impact of an access on the countryside, its location and design must be carefully considered and existing access, including lanes, should be used where possible.

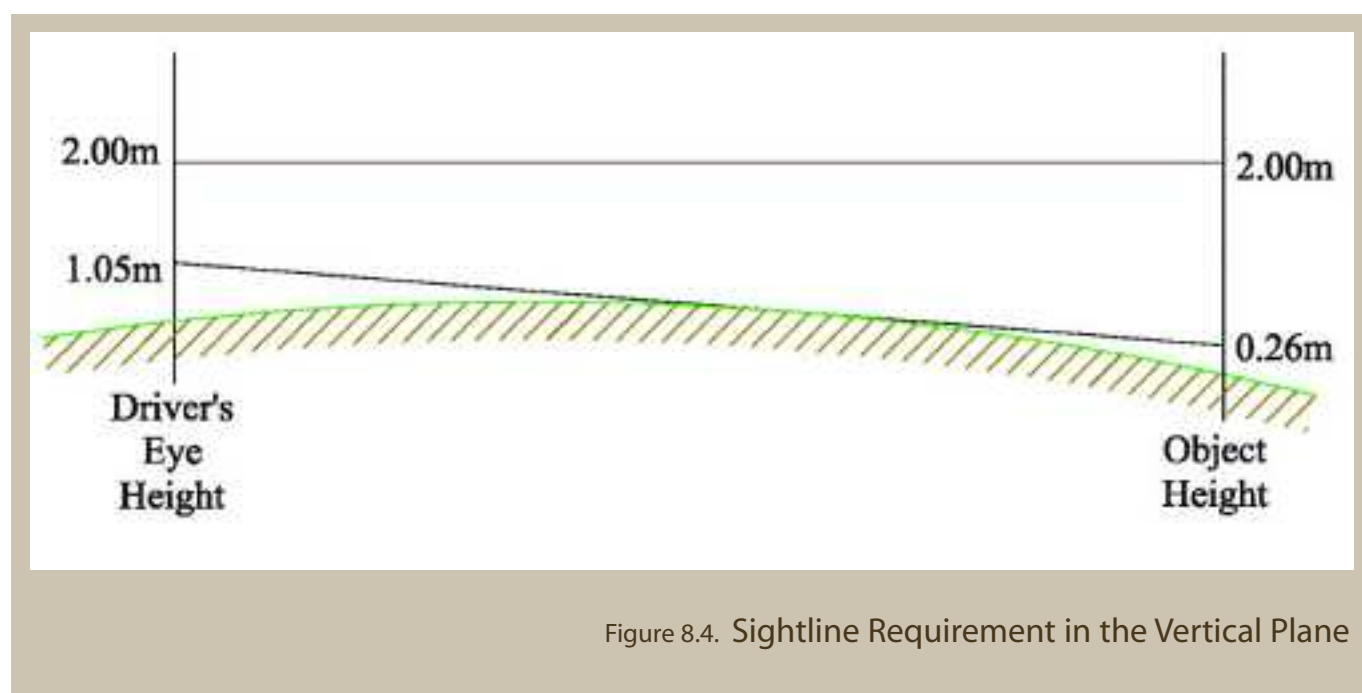


Figure 8.4. Sightline Requirement in the Vertical Plane

8.12.5 Location of Accesses

Where a site is at the junction of two public roads the access should normally emerge onto the minor road as shown below in Figure 8.5. This concentrates turning movements at a single point on the major road.

If a dwelling access is located near a junction, visitors might park their vehicles on the priority road and obstruct junc-

tion visibility. To reduce this risk, dwelling accesses should not normally join a priority road within the y-distance of a junction. However, as a relaxation on urban roads, dwelling accesses should not, as far as possible, join a priority road within the first 2/3 of the y distance (see Figure 8.5). An alternative may be the provision of at least double the in-curtilage parking standard to give additional spaces for visitors off the priority road.

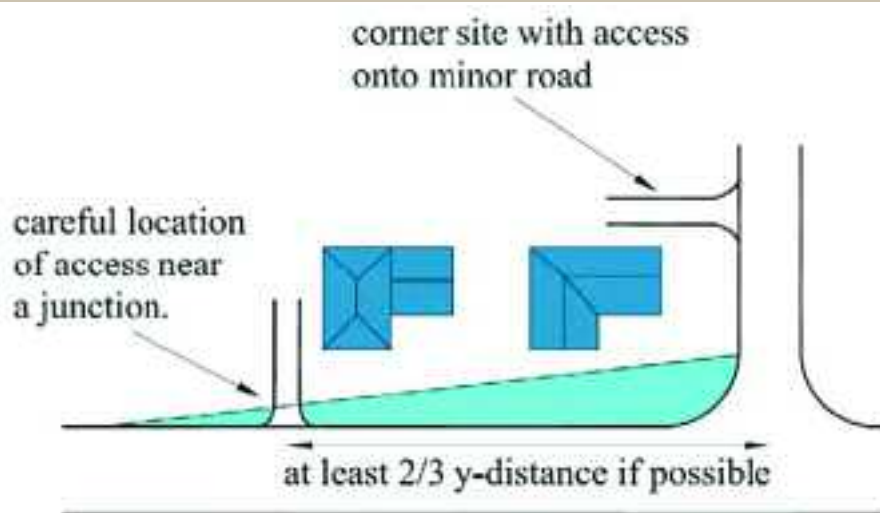


Figure 8.5: Location of Accesses near a junction

8.12.6 Access Details

Accesses shall be constructed in accordance with details laid out in appendix 8

8.13 Traffic and Transport Assessments

A Traffic and Transport Assessment (TTA) assesses the effect a development will have on the existing infrastructure around the development site. It estimates the additional vehicle trips generated by the proposed development to determine whether the existing road network can cope with the extra demand generated by the development.

A TTA may also look at whether existing and proposed transport facilities are adequate for the proposed development, such as internal and external footpaths, parking facilities, public transport facilities (bus stops etc.) and cyclist provision, as well as junction operation capacity

TTAs are required when specific thresholds are exceeded as shown in the *Guidance note : Traffic and Transport Assessments* in appendix 9

8.14 Road Safety Audits

A Road Safety Audit (RSA) is a process for assessing the safety of new schemes on roads. It will examine the safety of a proposed scheme from all road users point of view: Drivers, motorcyclists, pedestrians and cyclists etc. A safety audit will highlight potential safety issues, and will make recommen-

dations on how to improve the situation. Road Safety Audits must be carried out in accordance with the NRA DMRB in relation to all planning applications involving a new entrance onto a National Primary Road or a change to the existing layout of National Primary Roads:

- HD 19/01 Road Safety Audits;
- HA 42/01 Road Safety Audit Guidelines.

Further information on RSAs is available in the Guidance Note: Road Safety Audits shown in appendix 10.

8.15 Pedestrian Footpaths

Where a development is proposed within or adjacent to the defined development limit of a town or village, the developer shall be required to provide a pedestrian footpath along the entire site frontage. In addition, where it is considered that proposed development would result in significant pedestrian traffic movements (i.e. developments involving 5 or more dwellings or equivalent), it shall be a requirement of the developer to provide a pedestrian footpath and public lighting which links the development to the existing footpath network or to the nearest community/social facility within the settlement as considered appropriate. The detail and specification of the footpath and lighting shall be agreed with the Planning Authority OR alternatively, the developer shall provide a full financial contribution in respect of this infrastructure provision where considered appropriate by the Planning Authority