

Minutes of Meeting of Planning & Emergency Services Strategic Policy Committee held on Tuesday 19th April 2016 at 10.00a.m. in Cashel-Tipperary Municipal District Offices, Rosanna Road, Tipperary Town.

Present: In the Chair - Cllr. Denis Leahy
Councillors – John Carroll, Michael O’Meara, Martin Browne.

Matthew Mounsey, Tom Gallahue.

In Attendance: Karl Cashen, Director of Services
Brian Beck, Senior Planner
Caroline Conway, Senior Executive Planner
Clare Lee, Executive Planner
Brian Clancy, Administrative Officer
Liz McGrath, Staff Officer

Apologies: Dave Carroll, Chief Fire Officer
Nuala O’Connell, Senior Executive Planner

1. Minutes of last meeting held on 1st March 2016

The minutes of the previous meeting were proposed by Cllr.M. Browne, seconded by Tom Gallahue and agreed.

2. To consider Draft Taking in Charge Policy for Residential Developments

Brian Beck, Senior Planner, gave a presentation on a Draft Taking in Charge Policy for Residential Developments which was circulated and replied to queries raised. He was anxious to incorporate the comments or suggestions of the SPC into the document. The Planning Section is working through the historic estates to progress as many as possible but there is a legacy of some 300 estates. Planning applications will be submitted again to build new estates and we need to ensure we don’t encounter the same problems we had in the past. A key message for developers and the Council is to discuss taking in charge as part of pre-planning consultations to give time certainty going forward. Cllr. D. Leahy stated the draft policy did not address public lighting which is the bane of every resident in an estate abandoned by the developer. Brian Beck stated that many members had identified this problem but the legislation is clear that the Council cannot only take over just public lighting. If public lighting only is taken over Tipperary Co. Council may be left with the responsibility of completing the estate at substantial cost giving the developer/receiver perhaps the option of walking away. Tom Gallahue stated the cost of the bond is a big problem for developers as insurance companies aren’t giving them and if the developer has to put cash up front little will happen. He welcomed the proposal that bonds be calculated per linear metre as opposed to cost per unit. Brian Beck stated that freeing up of bonds had been discussed with the Department of Community, Environment & Local Government. A bond insurance scheme had been suggested. The design of water/wastewater works will

have to be agreed with Irish Water and a bond will not be required for such works as the developer will pay Irish Water. Tom Gallahue stated that the time limit for rollover of bonds should be short once initial phase of development is completed. Brian Beck stated that rollover of bonds is at the discretion of the Council but works must be completed satisfactorily. Cllr. J. Carroll stated that the cost of bonds is stopping builders going ahead with developments but taxpayers have to be safeguarded and the legislation is not in place to tie down electricity suppliers in relation to obligation to maintain public lighting for the safety and security of residents. Cllr. J. Carroll proposed and Cllr. M. Browne seconded that the draft Taking in charge policy be forwarded to the full Council with a recommendation for approval with a form of wording addressing the issue of public lighting to be included.

3. Variation No. 3 of North & South Tipperary County Development Plans: Renewable Energy Strategy

Brian Beck, Senior Planner, introduced Clare Lee, Executive Planner who gave a presentation on the Tipperary Renewable Energy Strategy 2016 and she replied to queries raised. Renewable Energy includes geothermal, biomass, wind & solar energy etc. The adoption of a Renewable Energy Strategy is not mandatory but becomes so once adopted as a Variation of the County Development Plans for the county. CAAS and Fehilly Timoney were appointed as Consultants to prepare a Renewable Energy Strategy to include Wind Energy Strategy and Landscape Character Assessment. Pre-draft consultation took place in May-July 2015 and 144 submissions were received. A Habitats Directive Assessment (HDA) and Strategic Environmental Assessment (SEA) were deemed to be required. A draft Renewable Energy Strategy was prepared. It was agreed to place the Draft Renewable Energy Strategy on public display as Variation Numbers 3 of the North and South Tipperary County Development Plans and submissions are invited from 22nd April to 23rd May 2016. Members' Workshops were held on 7th March, 4th April and 11th April 2016. Following completion of the public consultation programme, a Chief Executive's Report will be prepared on the submissions received and circulated to the Elected Members in June 2016 for their consideration. The Chief Executive's Report and proposed Variation of the North and South Tipperary County Development Plans will be presented for the Members' consideration at the July Monthly Meeting.

Cllr. J. Carroll stated that a huge amount of work had been done on this Strategy which includes not only wind energy but hydro, biomass and solar initiatives, all of which should be used to meet our 2020 targets in this area. Tom Gallahue stated that grants for provision of PV panels should be made available. Kar Cashen stated and it was agreed to revert to the SPC in relation to the Renewable Energy Strategy following the public consultation period.

4. Date of next meeting

The next meeting of the Planning & Emergency Services SPC for 2016 will be held on Tuesday 21st June 2016 in the Cashel-Tipperary Municipal District Offices, Rosanna Road, Tipperary Town. Cllr. Carroll suggested and it was agreed that Airtricity would be requested to send a representative to attend this meeting.

This concluded the business of the Meeting.

