



**Oifig an
Rialaitheora Pleanála**
Office of the
Planning Regulator

Rural Settlement and Local Authority Plan-Making – Practical Advice

Anne Marie O'Connor
Deputy Planning Regulator



How should the development plan successfully respond to the strategic policy context?



Evidence based approach



Co-ordinated with Core Strategy & Housing Strategy (NPO 20)



Policy framework for areas under urban influence (NPO 15 & 19) – map and ‘local need’ criteria



Regeneration of rural villages & alternatives (NPO 16 & 18b)



Environmental and planning criteria (Guidelines)

Core Strategy & Housing Strategy



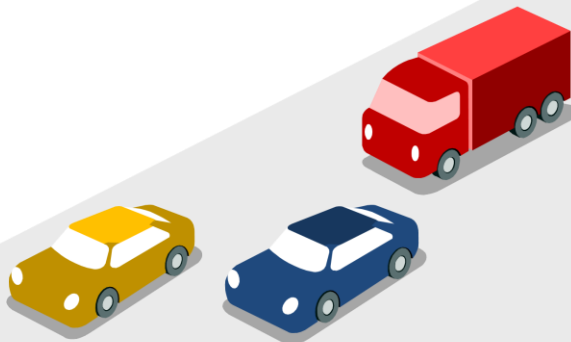
Use of HNDA and Core Strategy to project the need for single housing in the countryside (NPO 20.)

Focus on the sustainable development of rural areas, managing growth of areas under strong urban influence to avoid over-development, while sustaining vibrant rural communities (NPO 15)



Sustainable Settlement & Transport Strategy

Car-dependant development



Total homes needed

HST



HNDA



Core Strategy



Housing Strategy



Rural Housing Need

Tenure & Specialist

Evidence based approach

Data



Policy
Framework



Local
knowledge



Example – Draft Laois County Development Plan

VILLAGES POP <500 AND OPEN COUNTRYSIDE (12 units/ha)					
As above	36,173	26.25%	38,794	2,621	1,578

[11] This figure includes an approximation of **100** rural one off dwellings per annum over the lifetime of the Plan. Refer to Section 6.2 of the Laois Draft Housing Strategy and Housing Needs Demand Assessment for analysis of rural one off dwellings

NPO 19 – Areas under urban Influence

Rural Housing Map

Identify areas under urban influence & elsewhere

Avoid a 'patchwork approach' with multiple categories/ lots of small rural area designations


Option to 'layer' planning and environmental constraints

Local Needs Criteria

Areas under urban influence - Economic or social need criteria + planning and environmental criteria

Elsewhere – mainly planning and environmental criteria

Identification of Areas under urban influence

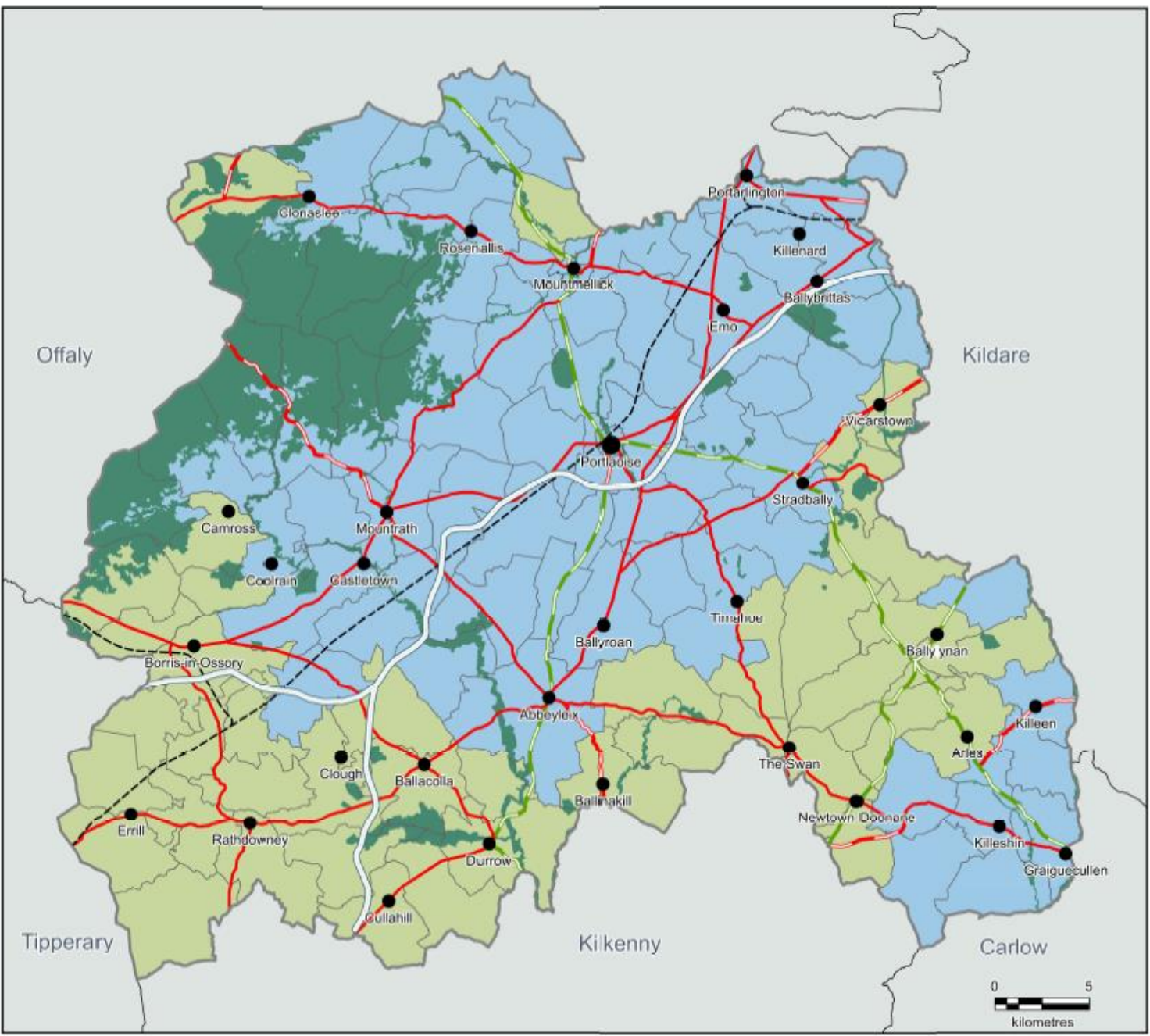
- 
- Proximity to cities and towns or to major transport corridors with ready access to urban areas
 - High levels of commuting pattern (CSO data)
 - Areas with high population growth in the County (CSO data)
 - Ready access to a good road network with ready access to the larger urban areas to urban areas
 - Urban centres beyond the County boundary

DRAFT LAOIS COUNTY COUNCIL
COUNTY DEVELOPMENT PLAN
2021-2027



Legend:

- Areas Under Strong Urban Influence
- Structural Weak Areas
- Areas of Sensitivity [Natura 2000 Network]
- Village
- Motorway
- National Secondary Roads
- Strategic Regional Roads
- Regional Roads
- Railway Routes
- County Boundary
- DED Boundaries



**MAP 4.1 - RURAL
AREA DESIGNATIONS**



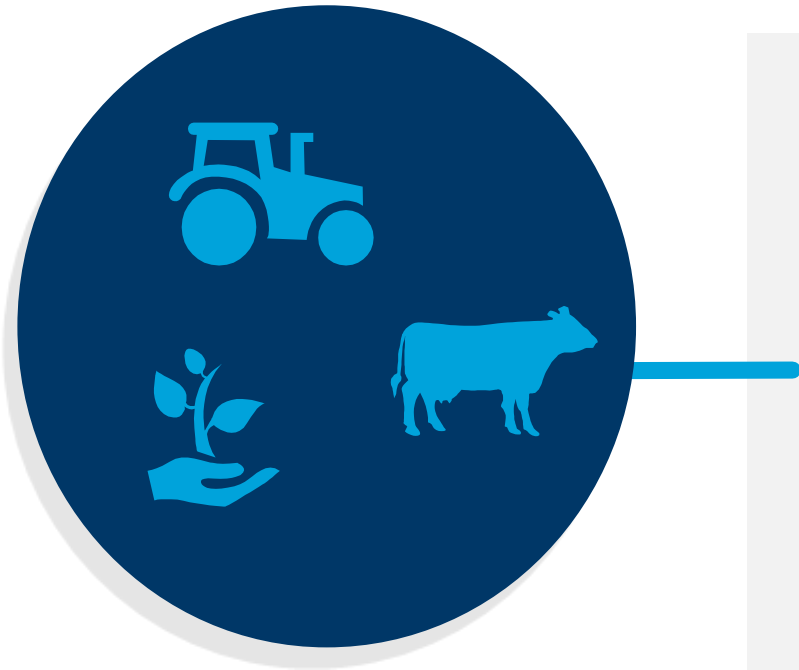
**LAOIS COUNTY COUNCIL
FORWARD PLANNING SECTION**

Drawn: Bryan Scully	Checked: David O'Hara & Clodhna Scanlon	Approved: Angela McEvoy
------------------------	---	----------------------------

PRODUCED BY LAOIS COUNTY COUNCIL'S FORWARD PLANNING SECTION UNDER COPYRIGHT AGREEMENT FROM ORDNANCE SURVEY OF IRELAND. ALL RIGHTS RESERVED. LICENCE NO. 20202500MALACB/COUNTYCOUNCIL



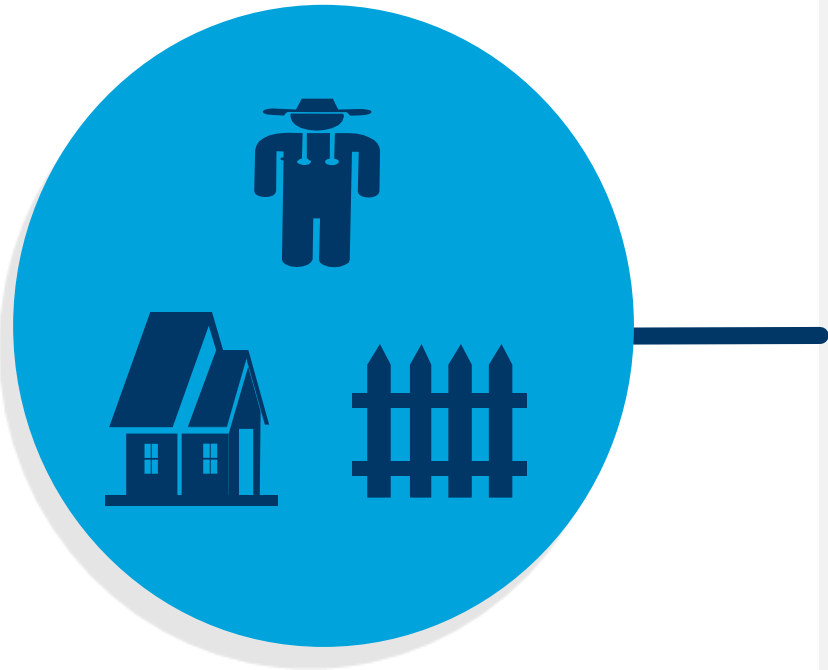
Rural Housing Criteria - Economic Need



Employed full-time in rural-based activity such as farming, horticulture, forestry, bloodstock or other rural-based activity in the area

Employment is intrinsically linked to the rural area with a functional need to reside permanently in the rural area close to their place of work – control: provided that they have never owned a house in a rural area.

Rural Housing Criteria - Social Need



- Persons who have lived a substantial period of their lives in the local rural area – Controls: minimum no. years, maximum distance, never owned a rural house
- Returning emigrants –Controls
- Permanent home (*ie* not holiday or second home)
- Other specific criteria (eg separation or divorce) - Controls

..... Having regard to the viability of smaller towns and rural settlements

NPO 16 – Regeneration & Alternatives



NPO 16 & 18 – Regeneration & Alternatives



Targeted measures to support regeneration



Address vacant premises and deliver sustainable reuse



Place making - Creating attractive places to live, work and visit

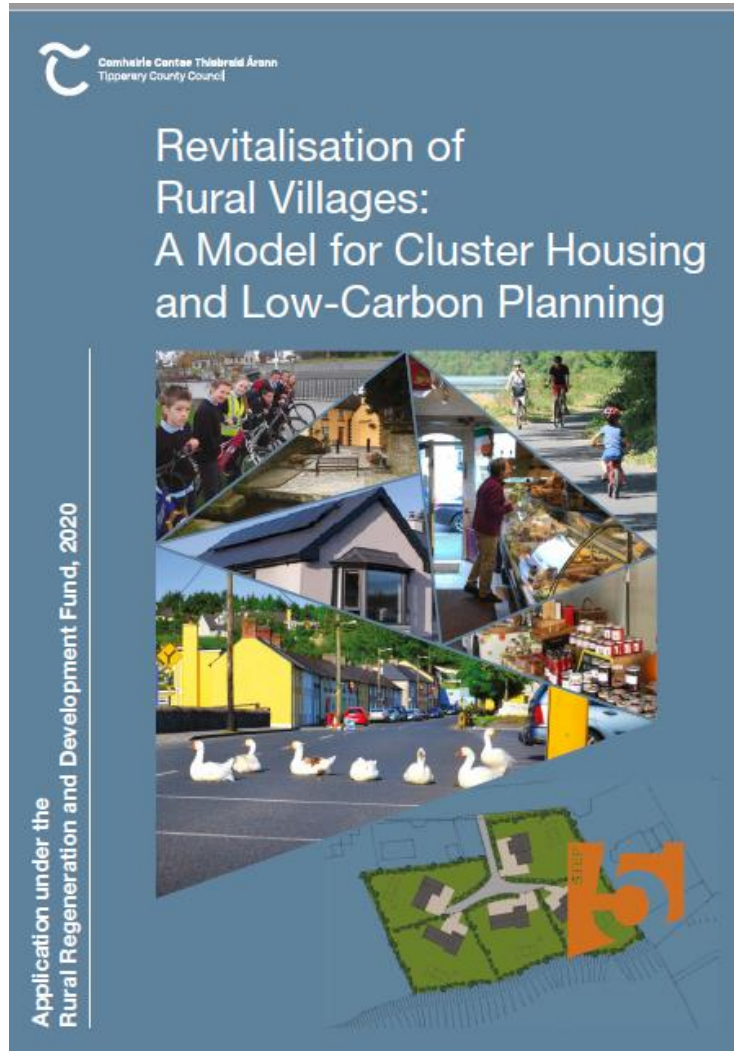


Alternatives – Serviced Sites and village clusters



Using available funding mechanisms - Rural Regeneration and Development Fund (€1bn)

Proactive approach - Kilsheelan Serviced Sites Project



Successful **RRDF funding** application

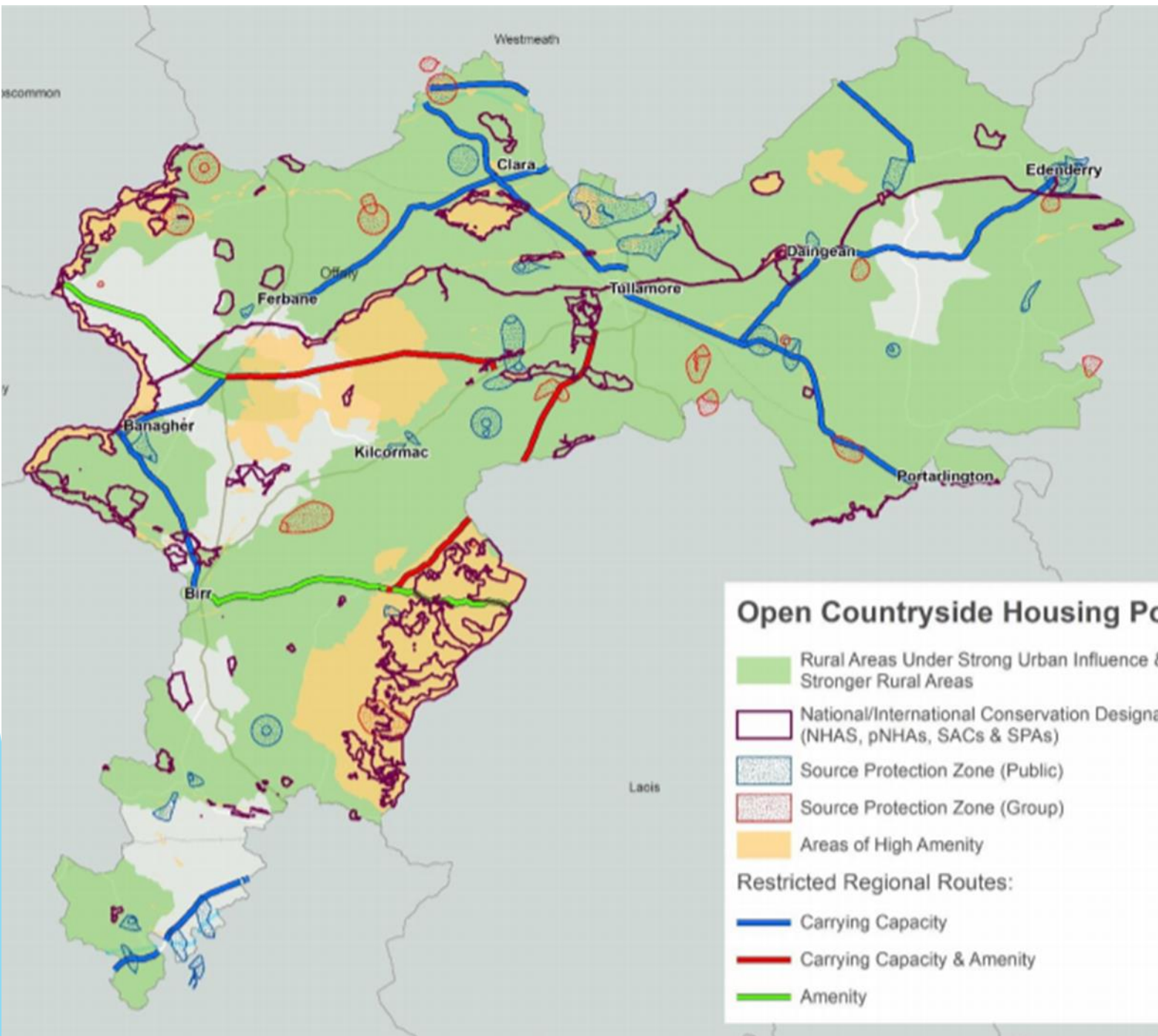
Tipperary County Council: Roads, footpaths, lighting, services, and design and development of open space

Partnership: with Tidy Town Group for maintenance of open spaces and amenity areas

Irish Water: Close liaison with IW Spatial Planning Section in relation to wastewater treatment (letter of support for funding application)

Planning & Environmental Criteria

-  **Siting and design** – Local Design Guides
-  Potential erosion of **landscape character**
-  **Road safety/traffic** - *Spatial Planning and National Roads, Guidelines for Planning Authorities 2012*
-  **Water quality** – EPA Code of Practice
-  **Human health** – Source Protection Zones
-  **Ecology & biodiversity**
-  **Heritage** – archaeology



Draft Louth County Development Plan
2021 - 2027

Rural Policy Zone Map

LEGEND

Rural Policy Zone

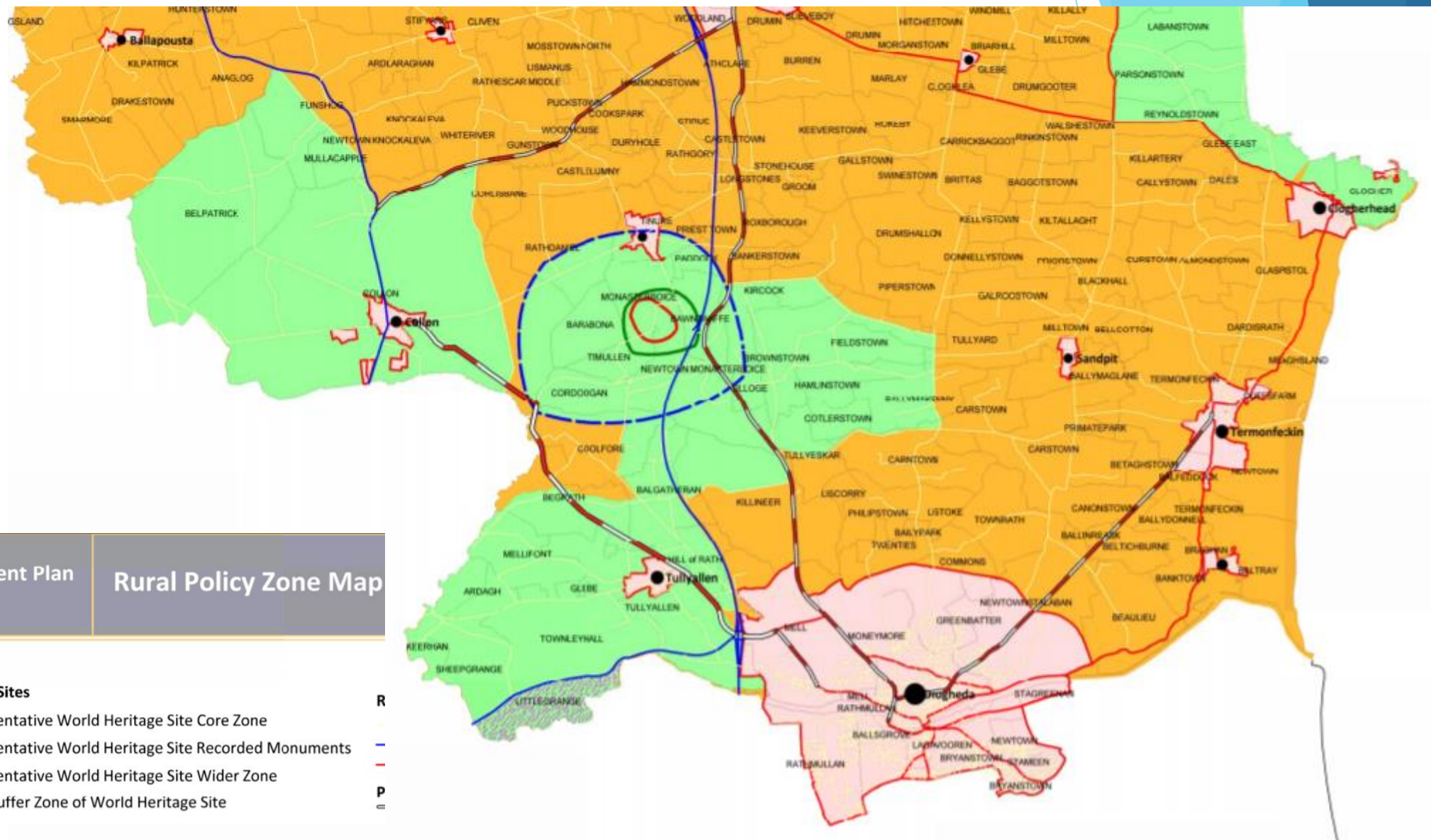
- Rural Policy Zone 1
- Rural Policy Zone 2

- Settlement Boundary

Heritage Sites

- Tentative World Heritage Site Core Zone
- Tentative World Heritage Site Recorded Monuments
- Tentative World Heritage Site Wider Zone
- Buffer Zone of World Heritage Site

R
P
=



Re-cap

Strong balanced approach to the management of urban generated housing in open countryside

Avoid

- X** Over-spill development from urban areas – direct urban generated housing to areas zoned and identified for new housing development in the city, town and villages
- X** Ribbon development

Support

- ✓ Revitalised rural towns and villages
- ✓ Sustainable compact growth targets

Protect

- ❖ Rural environment – water quality, biodiversity, landscape amenity
- ❖ National investment in infrastructure
- ❖ Rural resource for rural communities