

Chapter 1: Introduction

1.1 Content

This Offaly County Development Plan is a land use plan and overall strategy for the proper planning and sustainable development of the functional area of County Offaly over the 6-year period 2021-2027. Not later than 4 years after the adoption of this Development Plan, the Council is required to review it and commence the preparation of a new Development Plan.

The County Development Plan is presented in two volumes, namely;

- *Volume 1 - Written Statement*

This comprises the written text and indicates the development policies, Core Strategy and mandatory and discretionary objectives for different policy areas addressed by the Development Plan. In the interests of clarity, any reference to a policy or objective in the text of this County Development Plan, shall be construed as an 'objective' for the purposes of the Planning and Development Act 2000 (as amended), and the Planning and Development Regulations 2001 (as amended).

- *Volume 2 - Settlement Plans*

This comprises land use plans for all the settlements in County Offaly, excluding Edenderry and Portarlinton which have Local Area Plans. Following the implementation of the Local Government Reform Act 2014, this Development Plan incorporates the areas formerly within the administrative areas of Tullamore Town Council and Birr Town Council. Zoning maps are included for Tullamore and Birr, however new Local Area Plans will be made for these settlements after the adoption of this County Development Plan.

1.2 Accompanying Strategies

This Development Plan is accompanied by a number of separate assessments / strategies. They have been undertaken in parallel with the preparation of the Plan. An iterative process has been followed whereby each revision of the Plan has been informed by the assessments. They constitute;

- *Appropriate Assessment (AA) Screening Report and Natura Impact Report (NIR)*

AA is a focused and detailed impact assessment of the implications of a plan or project on European Sites designated for habitats or species. AA is required by the EU Habitats Directive as transposed into Irish law through the Planning and Development Act 2000 (as amended). The screening report determined that the implementation of this County Development Plan was likely to have a significant effect on European Sites. Accordingly, a NIR was compiled. The findings of the AA are included in the NIR that accompanies the Plan. That report provides a clear understanding of the likely consequences of the Plan on European Sites. All AA recommendations have been integrated into the Plan. The

emerging conclusion of the AA is that the Plan will not affect the integrity of the European Sites, alone or in combination with other plans or projects.¹

- *Strategic Environmental Assessment (SEA)*

SEA is the formal, systematic evaluation of the likely significant effects on the environment of implementing a plan or programme before a decision is made to adopt it, in this case the County Development Plan. SEA is required by the EU SEA Directive as transposed into Irish law through the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) as amended. The findings of the SEA are included in the SEA Environmental Report that accompanies the Plan. That report provides a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Plan. All SEA recommendations have been integrated into the Plan.

- *Strategic Flood Risk Assessment (SFRA)*

SFRA is an assessment of flood risk and includes mapped boundaries for Flood Risk Zones, taking into account factors including Catchment Flood Risk Management Plan data, site walkovers and flood risk indicators. SFRA is required under 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. All SFRA recommendations have been integrated into the Plan.

- *Record of Protected Structures (RPS)*

A Protected structure is a structure that is considered to be of special interests from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Details of all Protected Structures in County Offaly are entered in the Record of Protected Structures accompanying this County Development Plan.

- *Housing Strategy including a Housing Need Demand Assessment (HNDA)*

The purpose of the Housing Strategy is to ensure that the overall supply of housing in County Offaly is sufficient to meet the needs of the existing and future population of the county. The Housing Need Demand Assessment is a robust evidence base undertaken to correlate and accurately align future housing requirements. This in turn informs housing policies, social and affordable housing requirements and the Core Strategy.

In addition to the above assessments, an Ecosystems Services Approach was taken in the preparation of the Plan (see Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy sub-section 2.1.5).

¹ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be:
(a) no alternative solution available,
(b) imperative reasons of overriding public interest for the Plan to proceed; and
(c) adequate compensatory measures in place.

- *Wind Energy Strategy*

The Wind Energy Strategy will guide the development of wind energy developments in the county up to 2027. This Strategy builds upon its predecessor contained in the previous Offaly County Development Plan 2014-2020 and takes account of new and updated legislation, policy and guidelines at international, European, national and regional levels.

1.3 Profile of County Offaly

1.3.1 Location

County Offaly is located strategically within the centre of Ireland and within the province of Leinster and shares boundaries with counties Meath, Kildare, Laois, Tipperary, Galway, Roscommon and Westmeath. While there are three regions in the Republic of Ireland as depicted below, they do not operate in isolation from each other and there are many complementing and connecting assets between the regions. County Offaly is located within the Eastern and Midland Region, yet it bounds the two other regions; the Northern and Western Region, and the Southern Region. Tullamore is the county town and the administrative centre of County Offaly. Under the Regional Spatial and Economic Strategy (2019), Tullamore is designated as a Key Town.

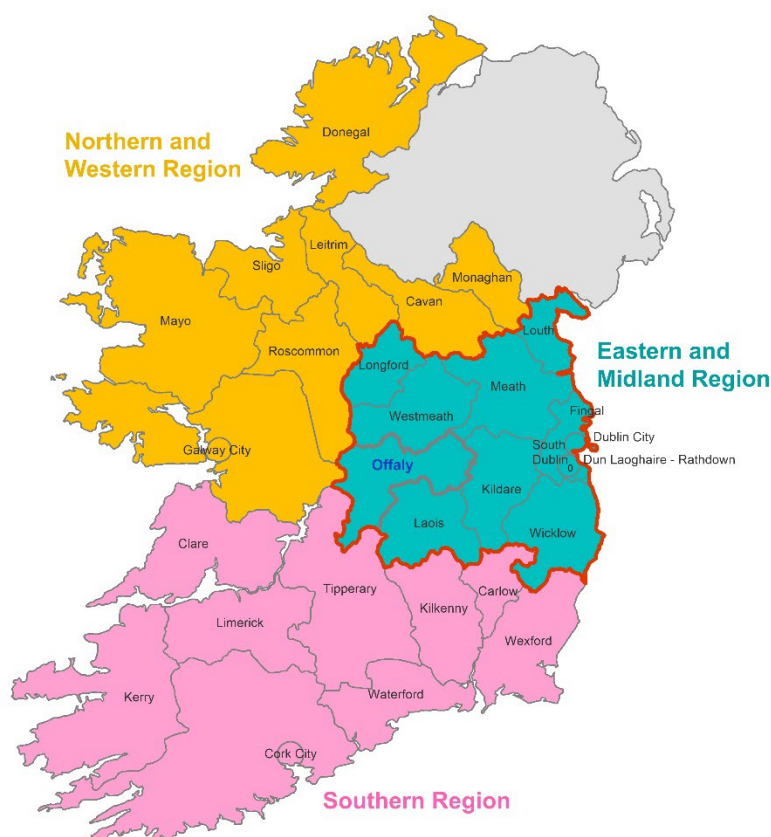


Figure 1.1 Regional Assembly Areas

1.3.2 Population

The county's population was 77,961 in the 2016 census, having increased from 76,687 persons in the 2011 census. There are 35,294 persons residing in urban Offaly, and 42,667 in rural Offaly². This equates to a 45% urban 55% rural split. 79% of the rural population (33,506 persons) reside in the open countryside or a Sráid, whilst the remaining 21% of the rural population reside in a Village of fewer than 1,500 persons.

1.3.3 Physical Features

Offaly's land extent is approximately 493,985 acres (199,981 hectares). It is primarily a county of flat and undulating lands, with the exception of the Slieve Bloom Mountains situated to the south west of the county. Approximately one fifth of the county comprises peatlands, and the majority of the remainder of the land is in agricultural / forestry use. A comprehensive system of eskers also exists, mainly concentrated in the northwest and centre of the county; the most comprehensive and visually dominate being the Eiscir Riada which more or less runs in a continuous line from Shannonbridge via Clonmacnoise, Clara and Durrow and onwards into County Westmeath. Other significant landscape features include the River Shannon and its Callows which runs along the western county boundary, its tributary the River Brosna, the Grand Canal which traverses the county from east to west, important archaeological and historical landscapes such as Clonmacnoise, Durrow and the extinct volcano Croghan Hill. County Offaly also has a well-developed network of towns and villages. The county is well served by strategic road and rail access.

1.4 Preparation of the Development Plan

The content of this County Development Plan aligns with international, European, national, regional and local policy and legislation, in addition to Ministerial Guidelines / policy Directives.

Sustainability is at the heart of planning. Since 2015, Ireland has been a signatory for the United Nations Sustainable Development Goals (SDGs) as outlined in Figure 1.2 and which frame national agendas and policies to 2030.

² According to the Central Statistics Office the definition of 'rural' includes smaller settlements of fewer than 1,500 people and individual dwellings in the countryside, whilst 'urban' refers to settlements above 1,500 population.



Figure 1.2 United Nations Sustainability Goals

The Plan has been informed by Project Ireland 2040 which includes (i) the National Planning Framework (NPF) and (ii) National Development Plan (NDP), in addition to being informed by the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region (2019).

Figure 1.3 below sets out the planning policy hierarchy from a national level down through a regional level to a local level.

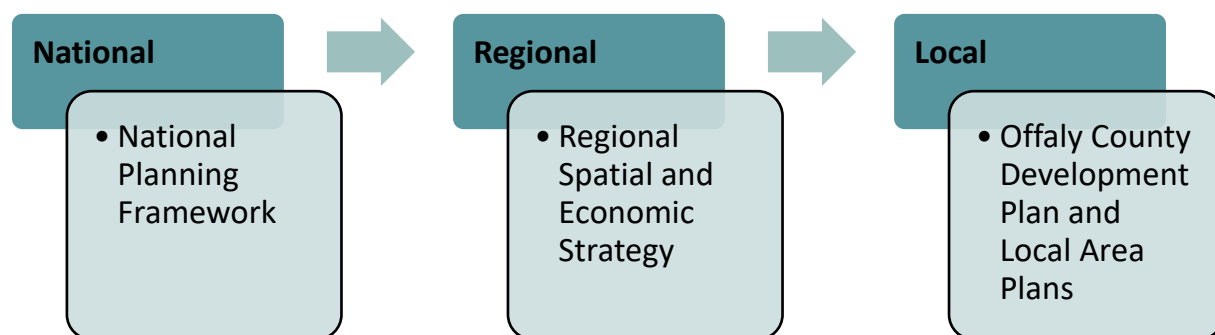


Figure 1.3 Planning Policy Hierarchy

National Planning Framework

The NPF is the overarching planning policy for the state (published in February 2018 under Project Ireland 2040) and contains 10 National Strategic Outcomes (NSOs) and 75 National Policy Objectives (NPOs). There is significant alignment between the UN SDGs and the NPFs NSOs. This planning framework sets out where development and investment should be guided to shape the national, regional and local spatial development in economic, environmental and social terms to 2040. The ambition of the NPF is to create a single version, shared set of goals for every community across the country. These goals are expressed as National Strategic Outcomes which are indicated below in Figure 1.4, which will influence the future development of County Offaly and the policies and objectives of this County Development Plan.



Figure 1.4 National Strategic Outcomes of the National Planning Framework

Regional Spatial and Economic Strategy

The principal statutory purpose of the Regional Spatial and Economic Strategy (RSES) is to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the Eastern and Midland Region. The future development of the county will be shaped by the Regional Policy Objectives (RPOs) as outlined in Figure 1.5 and the Settlement Strategy for the Eastern and Midland Region as outlined in Figure 1.6 and Table 1.1.

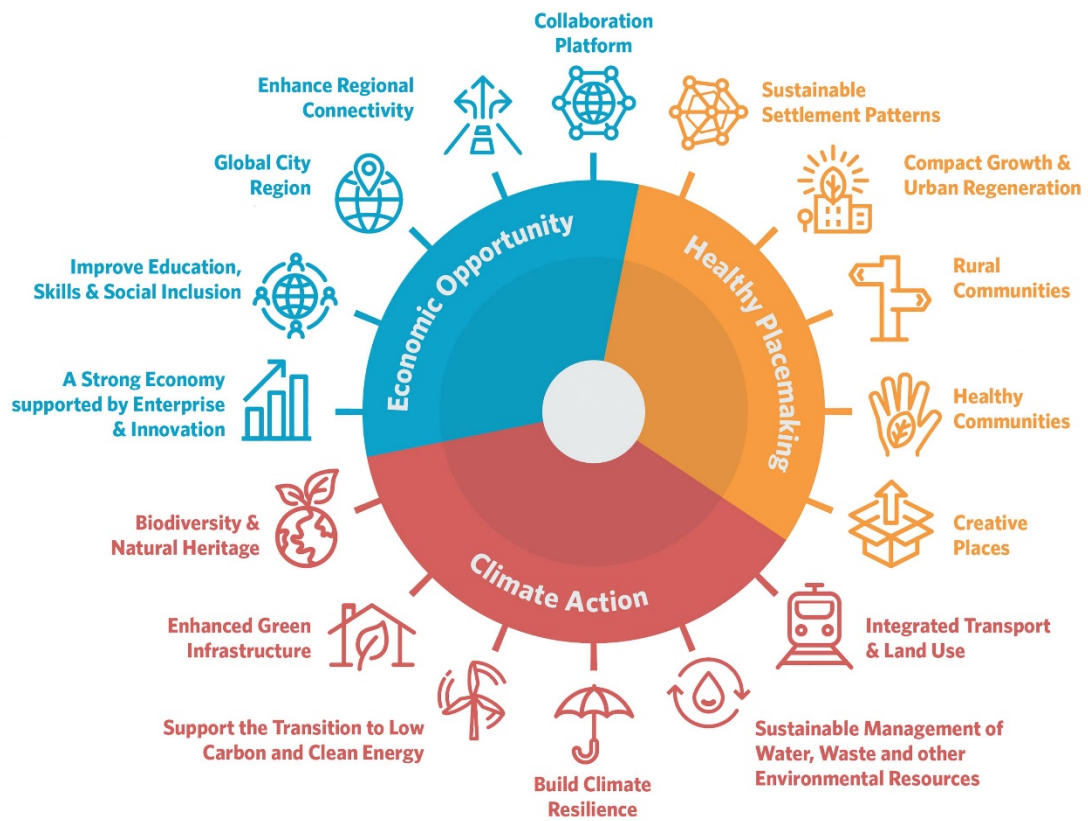


Figure 1.5 Regional Strategic Outcomes of the Regional Spatial and Economic Strategy for the Eastern and Midland Region (Source EMRA)



Figure 1.6 Settlement Strategy of the Eastern and Midland Region (Source EMRA)

Table 1.1 Settlement Strategy for the Eastern and Midland Regional Assembly

Settlement Typology	Description	Settlement
Dublin City and suburbs	International business core with a highly concentrated and diversified employment base and higher order retail, arts, culture and leisure offer. Acts as national transport hub with strong inter and intra-regional connections and an extensive commuter catchment.	Dublin City and suburbs.
Regional Growth Centre	Large towns with a high level of self-sustaining employment and services that act as regional economic drivers and play a significant role for a wide catchment area.	Drogheda, Athlone, Dundalk.
Key Towns	Large economically active service and / or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.	Tullamore, Longford, Mullingar, Portlaoise, Bray, Maynooth, Swords, Navan, Naas, Wicklow-Rathnew, Graiguecullen (Carlow).
Self-Sustaining Growth Towns	Have a moderate level of jobs and services- includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.	To be defined by development plans.
Self-Sustaining Towns	Have high levels of population growth and a weak employment base which are reliant on other areas for employment and / or services and which require targeted 'catch up' investment to become more self-sustaining.	To be defined by development plans.
Towns	Have local service and employment functions.	To be defined by development plans.
Rural	Smaller Towns, Villages and the wider rural region.	To be defined by development plans.

Consultation

Consultation and participation with members of the public, community groups, elected members, Strategic Policy Committee, and prescribed authorities, state and government agencies has contributed towards the content of the County Development Plan through an Issues Paper, public consultation events, council meetings, Strategic Policy Committee meetings and the receipt of written submissions / observations.

1.5 Strategic Vision and Objectives

Strategic Vision

To create a sustainable and competitive county that supports the health and wellbeing of our people and places, from urban to rural, with access to employment opportunities supported by high quality housing and physical, social and community infrastructure for all, in a climate resilient manner and with respect for our biodiversity.

The County Development Plan presents an opportunity to shape the future growth of Offaly to plan for and support the sustainable long-term development of the county. The Plan aims to build on our previous successes and to strengthen our strategic advantages as a county, to ensure that we utilise the strengths of our citizens, communities, built and natural heritage, infrastructure and tourism to their full potential.

The Strategic Objectives of the county are to:

- (i) Plan for a population increase in County Offaly during the plan period of 9,239 persons.
- (ii) Consolidate settlements to avoid undesirable and inefficient sprawl. This will be achieved through targeting a significant proportion of future development on infill/ brownfield/ underutilised sites within the existing built-up footprint of all settlements in accordance with the principle of Compact Growth set out in the National Planning Framework.
- (iii) Ensure better alignment between the location of population growth and employment growth. This will allow settlements to become more self-sustaining, sustainable and balanced rather than based on long distance commuter driven activity.
- (iv) Reduce car dependency, and increase the use of sustainable mobility such as walking, cycling and public transport through planning for and encouraging integrated transportation and landuse.
- (v) Direct a significant proportion of the county's development and population growth into Tullamore a Key Town as designated in the Regional Spatial and Economic Strategy in order to build up its critical mass and fulfil its role as a key growth driver of the county and midland region.
- (vi) Reverse the decline / stagnation of towns and villages through renewal and regeneration, and create healthy place-making by improving the attractiveness, quality, design, viability, vibrancy

and liveability of the county's settlements. Also to manage urban generated growth in Rural Areas under Strong Urban Influence and Stronger Rural Areas.

- (vii) Protect and enhance Offaly's natural assets of clean water, biodiversity, landscape, green infrastructure, heritage and agricultural land.
- (viii) Provide high quality housing of a sufficient scale, mix, tenure, sequence and density, located in optimum locations and aligned with adequate infrastructure, services and amenities.
- (ix) Make more efficient use of key resources such as land, water, energy, waste and transportation infrastructure.
- (x) Create a competitive business environment supporting economic development, job creation, tourism and prosperity for all.
- (xi) Achieve transition to a competitive, low carbon, climate resilient and environmentally sustainable economy. This should be facilitated through reducing the need to travel, by integrating land use and sustainable modes of transport, and by reducing the use of non-renewable resources. In line with this, promote active and healthy lifestyles through increased opportunities for walking, cycling and active sport recreation.
- (xii) Encourage inclusive and active sustainable communities based around a strong network of community facilities and amenities.
- (xiii) Contribute, as practicable, towards achievement of the 17 Sustainable Development Goals of the 2030 Agenda for Sustainable Development as outlined in Figure 1.2.

Set out in Table 1.2 are the main County Strategic Outcomes which feed from three high level key principles. These key principles reflect the key principles listed in the RSES³, namely healthy placemaking, climate action and economic opportunity:

- Healthy Placemaking is focused on promoting people's quality of life through the creation of healthy and attractive places to live, work, visit and study in.
- Climate Action recognises the need to enhance climate resilience and to accelerate a transition to a low carbon economy recognising the role of natural capital and ecosystem services in achieving this.
- Economic Opportunity develops from creating the right conditions and opportunities for the county to realise sustained economic growth and employment that ensures good living standards for all.

The County Strategic Outcomes are knitted throughout this plan.

³ Section 2.3 of the RSES

Table 1.2 Three Key Principles and supporting County Strategic Outcomes

Healthy Placemaking	Climate Action	Economic Opportunity
<ul style="list-style-type: none"> - Compact growth; - Liveable settlements; - Regeneration; - Attractive places; - Sustainable communities; - Protect and enhance heritage, landscape and biodiversity; - High quality housing in optimum locations; - Sustainable settlement patterns; - Avoid inefficient sprawl; - Sequential provision of housing and infrastructure; - Appropriate development of Opportunity Sites; - Develop infill, brownfield, vacant, derelict and underutilised buildings and land; - Promote social integration; - Higher densities; - Permeability; and - Universal and life time adaptable design. 	<ul style="list-style-type: none"> - Transition to a low carbon society; - Reduce green house gas emissions; - Compact growth; - Green infrastructure; - Sustainable mobility; - Strategic connectivity and accessibility; - Integrate land use and transportation; - Increase opportunities for walking and cycling; - Reduce car dependency; - Manage urban generated rural growth; - Self-sustaining rather than long distance commuter driven activity; - Cease peat fired electricity generation; - Electric vehicle charging infrastructure; - Sustainable urban drainage systems; - Afforestation; - Co-working hubs; - Green technology; - Renewable energy; - Circular bioeconomy; - Flood risk management; - Pollinator friendly and drought resistant plants and trees; and - Water conservation. 	<ul style="list-style-type: none"> - Support Athlone Regional Growth Centre; - Direct significant development into Tullamore Key Town; - Strategic Employment Zones in Tullamore; - Opportunity Sites; - Tullamore as a conferencing hub; - Social enterprises; - Renewable energy; - Co-working hubs; - Green jobs; - Catch-up job creation in Edenderry and Portarlinton; - Better education (includes 3rd level) & skills - Clustering of products; - After-use of peatlands and antecedent sites; - Digital technologies; - On-farm diversification; - Appropriate retail development; - Appropriate infrastructure provision; - Protect natural resources on which tourism is based; - Tourism - Capitalise on I-LOFAR in Birr; and - Rhode Green Energy Park and Ferbane Food Campus.

1.6 Statement outlining compliance with Section 28 of the Planning and Development Act 2000 (as amended)

Pursuant to Section 28 of the Planning and Development Act 2000 (as amended), Offaly County Council is required to append a statement to the Offaly County Development Plan 2021-2027 to include information which demonstrates the following:

- (i) How the planning authority has implemented the policies and objectives of the Minister contained in the guidelines when considering their application to the area or part of the area of the Development Plan, or
- (ii) If applicable, that the planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the development plan, to implement certain policies and objectives of the Minister contained in the guidelines when considering the application of those policies in the area or part of the area of the development plan and shall give reasons for the forming of the opinion and why policies and objectives of the Minister have not been so implemented.

The following table demonstrates how the Offaly County Development Plan 2021-2027 implements applicable Ministerial Planning Guidelines issued under Section 28 of the Act.

Table 1.3 Compliance with applicable Ministerial Planning Guidelines issued under Section 28 of the Act

Section 28 Guidelines	Offaly County Development Plan 2021-2027
Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)	The preparation of the Plan has had regard to this guidance document. A Natura Impact Report was prepared and accompanies the Plan.
Strategic Environmental Assessment (SEA) Guidelines (2004)	The preparation of the Plan has had regard to these Guidelines. Strategic Environmental Assessment was initiated with the preparation of an SEA Environmental Report accompanying this plan.
Architectural Heritage Protection – Guidelines for Planning Authorities (2004), as updated (2011)	Chapter 4 Biodiversity and Landscape and Chapter 10 Built Heritage addresses the natural and built heritage, and conservation. Policies and objectives contained within this Plan have had regard to various legislative provisions and policy guidance documents, including, the Planning and Development Act 2000 (as amended), Architectural Heritage Protection – Guidelines for Planning Authorities 2004, (as updated 2011) and the National Inventory of Architectural Heritage (NIAH). The Plan provides policies and objectives relating to the protection and conservation of the Architectural and Archaeological Heritage. It is accompanied by a Record of Protected Structures. The Plan

Section 28 Guidelines	Offaly County Development Plan 2021-2027
	includes an objective to investigate the feasibility of designating additional Architectural Conservation Areas during the Plan period.
Implementing Regional Planning Guidelines – Best Practice Guidance (2010)	Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy sets out policies and objectives to ensure that the Core Strategy requirements of the Plan are consistent with national and regional policy (National Planning Framework 2018, Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019) as required by the 2010 Guidance document (which refers to the former documents National Spatial Strategy 2002-2020, and Midland Regional Planning Guidelines 2010-2022).
Childcare Facilities: Guidelines for Planning Authorities (2001) as updated by Circular letter PL3/2016 (2016)	<p>Chapter 9 Social Inclusion, Community and Cultural Development and Chapter 12 Land Use Zoning Objectives and Chapter 13 Development Management Standards address the issue of Childcare Facilities. Chapter 9 includes policies which set out the most appropriate locations for childcare facilities in addition to policies which have regard to the recommendations and requirements of the Childcare Facilities: Guidelines for Planning Authorities (2001).</p> <p>Chapter 13 sets out the appropriate locations and development management standards regarding the provision of childcare facilities and advises that planning applications will be considered having regard to compliance with the Childcare Facilities Guidelines.</p>
Development Management Guidelines (2007)	Chapter 13 Development Management Standards has been prepared having reference to the Development Management Guidelines.
Development Plan – Guidelines for Planning Authorities (2007)	The Development Plan Guidelines for Planning Authorities have informed the preparation of this Development Plan. The Plan also sets out the planning framework for the future development of each of the settlements and rural areas which is informed by national and regional planning policy.
Quarries and Ancillary Activities (2004)	Chapter 5 Economic Development Strategy and Chapter 4 Biodiversity and Landscape set out the policies and objectives for the extractive industry. Chapter 13 Development Management Standards refers to the Guidelines and states the issues to be addressed in development proposals for quarries.
Provision of Schools and the Planning System (2008)	Policies and objectives contained in Chapter 9 Social Inclusion, Community and Cultural Development address education provision in the county.

Section 28 Guidelines	Offaly County Development Plan 2021-2027
Retail Planning Guidelines (2012)	Chapter 7 Retail and Town Centre Strategy and Regeneration refers to the Guidelines and sets out the retail policies and objectives of the Development Plan.
Sustainable Rural Housing Guidelines (2005)	Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy sets out the rural housing policies for the county. These policies incorporate the recommendations of the Guidelines. Chapter 2 of the Plan also contains a Rural Area Types Map for County Offaly.
Sustainable Residential Development in Urban Areas (2009)	The Guidelines have been considered in the context of Chapter 13 Development Management Standards and also Chapter 7 Retail and Town Centre Strategy and Regeneration to encourage the provision of high quality design and density in the settlement areas of County Offaly in accordance with the Guidelines.
The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009)	A Strategic Flood Risk Assessment (SFRA) has been carried out for County Offaly having regard to the Guidelines. The SFRA document accompanies the Plan and identifies areas of flood risk by reference to data available from a number of sources. Policies and objectives in relation to flood risk are included in Chapter 3 Climate Action and Energy.
Spatial Planning and National Roads Guidelines (2012)	Chapter 8 Sustainable Transport Strategy contains a specific policy which restricts development affecting national primary and secondary roads, outside urban speed limits in accordance with the 2012 Guidelines.
Wind Energy Development Guidelines (2006 and draft 2019)	Chapter 3 Climate Action and Energy and also the Wind Energy Strategy has been formulated having regard to the Wind Energy Guidelines. Chapter 3 of the Plan contains a positive supporting statement. The Wind Energy Strategy includes a map titled ‘Wind Energy Strategy Designations’ which identifies locations open for consideration for wind energy development. In addition, Chapter 13 Development Management Standards requires all planning applications for wind energy turbines or wind farms be assessed against the Wind Energy Guidelines.
Development Contribution Schemes – Guidelines for Planning Authorities (2013)	Chapter 13 Development Management Standards refers to the Guidelines, which is designed to assist planning authorities to achieve, through their development contribution schemes, a balance between the costs of the services provided and the need to support economic activity and renewal.

Section 28 Guidelines	Offaly County Development Plan 2021-2027
National Landscape Strategy for Ireland 2015-2025	Chapter 4 Biodiversity and Landscape notes the National Landscape Strategy for Ireland 2015-2025 which recognises the importance of landscape protection and its interconnectivity with biodiversity and climate change. It identifies the need for national and regional landscape character assessments to provide a framework for comprehensive and consistent local (county) landscape character assessments. Once the necessary national and regional landscape character assessments and maps are in place in addition to guidance on local landscape character assessments, the Council will carry out a comprehensive County Landscape Character Assessment to ensure a consistent approach.
Sustainable Urban Housing Design Standards for New Apartments	Chapter 13 Development Management Standards refers to these Guidelines which provides guidance including specific planning policy requirements on apartment developments.
Guidance Note on Core Strategies (2010)	Chapter 2 Core Strategy, Settlement Strategy and Housing Strategy, states that the Core Strategy has been guided by the content of these guidelines, in particular the making of the Core Strategy Table and Core Strategy Map.
Design Manual for Urban Roads and Streets (2013) as updated in 2019 and complimentary TII publication The Treatment of Transition Zones to Towns and Villages	Chapter 8 Sustainable Transport Strategy and Chapter 13 Development Management Standards address these Guidelines / Publications and how they provide practical design measures to encourage more sustainable travel patterns in urban areas and best practice in the design of street networks and individual streets.
Urban Development and Building Heights – Guidelines for Planning Authorities (2018)	Chapter 7 Retail and Town Centre Strategy and Regeneration addresses sites that could be considered for taller buildings and the requirements at planning application stage on this sites.
Tree Preservation – Guidelines for Planning Authorities	Chapter 4 Biodiversity and Landscape states that the Council aims to protect individual trees, groups of trees or woodland, which are of environmental and/or amenity value. This can be done so with a Tree Preservation Order (TPO) that can be made through the development plan process or a separate TPO process under Section 205 of the Planning and Development Act 2000 as amended. The existing Tree Preservation Orders are set out in the plan.
Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities	Chapter 5 Economic Development Strategy states that the Council recognises the importance of achieving a balance between facilitating the provision of telecommunications services in the

Section 28 Guidelines	Offaly County Development Plan 2021-2027
	interests of social and economic progress and protecting residential amenity and environmental quality. The Council will have regard to the Department of the Environment, Community and Local Governments Guidelines on Telecommunications Antennae and Support Structures and Circular Letter PL07/12 (Telecommunications Antennae and Support Structures) in assessing development proposals.
Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017)	Chapter 3 Climate Action and Energy has had regard to various national plans, policies and strategies that relate to renewable energy and climate change.
Quality Housing for Sustainable Communities – Design Guidelines (2007)	Chapter 13 Development Management Standards has had regard to the Guidelines.
Housing Supply Target Methodology for Development Planning (2020)	The Core Strategy Table in Chapter 2 and the Housing Strategy (including Housing Need and Demand Assessment) which forms part of the County Development Plan have been informed by these Guidelines in incorporating national and regional population and housing projections.