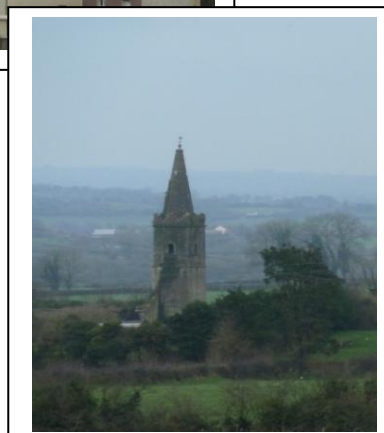


Caherconlish Local Area Plan 2012-2018



January 2013
Extended until December 2022



Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

In accordance with the provisions of the Planning and Development Acts 2000 – 2011, Section 20 (4A) this Local Area Plan came into effect on 21st January 2013, four weeks from the date of its adoption by elected members of Limerick County Council on the 17th December 2012.

On 24th November 2017 Limerick City & County Council extended the duration of the Caherconlish Local Area Plan 2012 – 2018 for a further five years, until December 2022.

Table of Contents

Structure of the Plan	1
Chapter 1: Introduction	3
1.1 What is the Caherconlish Local Area Plan (LAP)?	3
1.2 Plan Area	3
1.3 The Review Process	4
1.3.1 Steps involved in the preparation of the LAP	4
1.3.2 Strategic Environmental Assessment (SEA)	5
1.3.3 Appropriate Assessment	5
1.3.4 Flood Risk Assessment	5
1.4 Planning Context	6
1.4.1 National Planning Context	6
1.4.2 Regional Planning Context	6
1.4.3 County Planning Context	7
1.4.4 Other Planning Guidelines	7
Chapter 2: Context	8
2.1 Geographical Context	8
2.2 Historic Evolution	12
2.3 Natural and Built Environment	12
2.4 Functions	13
2.5 Demographic and Socio-economic Context	14
2.5.1 Population	14
2.5.2 Age Profile	14
2.5.3 Employment	15
2.5.4 Education	17
2.5.5 Travel Patterns	18
Chapter 3: Plan Strategy	21
3.1 Policy Context	21
3.2 Vision Statement	21
3.3 Strategic Policy	21
3.4 Evaluation of 2008 Caherconlish LAP	22
3.5 SWOT Analysis	23
3.6 Population Targets and Zoning Requirements	24
3.6.1 Population Targets	26
3.6.2 Land Currently available for housing development	27
Chapter 4: Housing	28
4.1 Introduction	28
4.2 Residential density, design, mix and phasing	28
4.3 Serviced and low density sites	29
4.4 Infill Development - Residential	30
4.5 Social Housing	30
4.6 Traveller Accommodation	31

Chapter 5: Economic Development	32
5.1 Introduction	32
5.2 Enterprise and Employment zoned land	33
5.3 Small-scale business in residential areas	34
5.4 Retail and commercial development	34
5.5 Mixed use	36
Chapter 6: Transport	37
6.1 Introduction	37
6.2 Movement and accessibility	38
Chapter 7: Infrastructure	40
7.1 Introduction	40
7.2 Water Supply	40
7.3 Foul Sewerage	40
7.4 Surface Water Drainage	41
7.5 Flood Risk Management	41
7.6 Waste Management	43
7.7 Energy and Electricity	43
7.8 Access to Broadband and Telecommunications	44
Chapter 8: Environment and Heritage	45
8.1 Introduction	45
8.2 Built Environment	45
8.2.1 Protected Structures	45
8.3 Archaeological Heritage	46
8.4 Natural Environment	48
8.5 Protected Views and Vistas	49
8.6 Climate Change	50
Chapter 9: Community and Recreation	51
9.1 Introduction	51
9.2 Community and Recreation	51
9.3 Education and Childcare Facilities	52
9.4 Health Facilities	53
Chapter 10: Urban Design	54
10.1 Introduction	54
10.2 Derelict and Vacant sites	55
10.3 Caherconlish Opportunity Areas	57
Chapter 11: Land Use Zoning	70
11.1 Purpose of Land Use Zoning	70
11.2 Non Conforming Uses	71
11.3 Land Use Zoning Categories	71
11.4 Land Use Matrix	73

Appendices

Appendix 1: Maps

Map 1	Zoning Map
Map 2	Amenity Map
Map 3	Protected Structures Map
Map 4	Predictive Flood Zones

Appendix 2:	Flood Risk Assessment
Appendix 3	SEA/AA Screening Report
Appendix 4	Protected Structures and List of Traditional Building Materials found in County Limerick
Appendix 5	Recorded Monuments
Appendix 6	Glossary and Abbreviations

List of Tables

Table 3.1	SWOT Analysis of Caherconlish	23-24
Table 3.2	Additional population, residential units and zoned land requirements	26
Table 3.3	Residential units and land requirements by 2018	26
Table 3.4	Residential land required and zoned	27
Table 11.1	Total Zoned Lands	70-71
Table 11.2	Caherconlish Land Use Zoning Matrix 2012 – 2018	74

List of Figures

Figure 1.1	Location of Caherconlish	4
Figure 1.2	Hierarchy of Spatial Planning Policies	5
Figure 2.1	Map of Caherconlish, 1839	9
Figure 2.2	Map of Caherconlish, 1923	10
Figure 2.3	Map of Caherconlish OSI 2010	11
Figure 2.4	Aerial Photograph of Caherconlish, 2006	11
Figure 2.5	Example of a Protected Structure	13
Figure 2.6	Population trend experienced by Caherconlish West ED and town 1996 – 2011, CSO Census of Ireland	14
Figure 2.7	Age Profile of Caherconlish West ED Census 2006	15
Figure 2.8	Persons aged 15 years and over in Caherconlish West ED by principal economic status, Census 2006	16
Figure 2.9	Persons at work by industry Caherconlish West ED Census 2006	17
Figure 2.10	Persons aged 15 years and over by education completed Caherconlish West ED, Census 2006	18
Figure 2.11	Place of work of residents of Caherconlish West ED by percentage of total of those with fixed place of work and not working from home, CSO 2006 POWCAR	19
Figure 2.12	Persons aged 5 years + by means of travel to work/school Caherconlish West ED	20
Figure 4.1	View of Council housing development, Oaklawn, Gragane	31
Figure 5.1	Part of Caherconlish town centre – Barrack Street	36
Figure 8.1	Old church of Ireland	47

Figure 8.2	Castle site	47
Figure 8.3	Mature trees along R513 south of the town	49
Figure 8.4	River Groody from L5094 looking south	49
Figure 8.5	View of Caherconlish church and town from L5090	49
Figure 8.6	View along High street	50
Figure 8.7	Groody looking north from L5094 , town centre	50
Figure 9.1	Caherconlish Community Centre	52
Figure 9.2	Caherconlish National School	52
Figure 10.1	Vacant buildings and dead frontages in the town	56
Figure 10.2	Opportunity Areas Map	57
Figure 10.3	Survey of Town Square	58
Figure 10.4	Photo, looking west across north of square	58
Figure 10.5	Photo, view into main green looking east	58
Figure 10.6	Town Square Development potential	60
Figure 10.7	Photo of south-east of Town Square	61
Figure 10.8	South-east of Square, potential infill (illustration)	61
Figure 10.9	The main green of the Square, Existing	61
Figure 10.10	The main green with potential planting and footpath	61
Figure 10.11	Survey map, Barrack street and the Groody backlands north of the Square	61
Figure 10.12	Photo, Barrack street at junction with the L5096	62
Figure 10.13	Barrack street north of the Square development potential	63
Figure 10.14	Photo, View of vacant site 'Easy-Buy' Barrack street	64
Figure 10.15	Illustration of possible new infill development, Easy-Buy site	64
Figure 10.16	Location map The Castle site	65
Figure 10.17	Map showing guidelines for Castle site	67
Figure 10.18	Looking south into Castle site from High street	67
Figure 10.19	Castle site following possible landscaping	67
Figure 10.20	Location of Catholic church car park, High street	68
Figure 10.21	Photograph of Catholic church and car parking area off High street	69
Figure 10.22	Illustration of possible landscape improvements	69
Figure 10.23	Map showing site and possible landscape Improvements	69

Structure of the Plan

Chapter 1 Introduction

This section introduces the Caherconlish LAP 2012 – 2018, and the statutory context which informs the LAP.

Chapter 2 Context

This Chapter describes the geographical location of the town: its historical evolution, present day function and an overview of the socio-economics and demographics of the town, specifically population, age profile, employment, education and travel patterns.

Chapter 3 Plan Strategy

This Chapter outlines the Council's vision statement for the development of the town, and the consequent strategic objective to achieve the vision statement. A SWOT analysis of the town is undertaken bearing in mind the issues identified by the various stakeholders who made submissions during the non-statutory pre-draft stage. Importantly, this Chapter sets out the reasoning behind the allocation of zoning and objectives of the LAP based on population projections. These population projections are detailed in Variation No. 1 to the Limerick County Development Plan 2010 – 2016.

Chapter 4 Housing

Chapter 4 sets out the requirements of the Council regarding any proposed residential development. This discussion includes the requirements of the Limerick County Development Plan, residential density, design, housing mix and phasing, infill development, social housing and traveller accommodation.

Chapter 5 Economic Development

This Chapter outlines the labour market in Caherconlish based on the 2006 census figures, skills, and education which effects employability. The census returns of these characteristics are not yet available from the 2011 census. The Chapter discusses lands zoned for enterprise and employment, mixed use, small-scale businesses in residential areas and commercial and retail development in the town and tourism.

Chapter 6 Transport

This Chapter briefly describes national and regional transport policy and how it informs the Councils local transport objectives for the town.

Chapter 7 Infrastructure

This Chapter briefly deals with water services infrastructure including water supply, waste water treatment, storm water drainage, flood risk management, waste management, energy and electricity and access to broadband and telecommunications.

Chapter 8 Environment and Heritage

This Chapter deals with archaeological, architectural, the natural and built heritage. Topics discussed include Recorded Monuments and Protected Structures, the natural environment and climate change.

Chapter 9 Community and Recreation

Chapter 9 looks at provisions made by the Plan for education, health facilities, open space and community infrastructure.

Chapter 10 Urban Design

Chapter 10 gives a brief overview of the Council's requirements for the design of future buildings and places. Four character areas are identified as having potential for development.

Chapter 11 Land Use Zoning

This Chapter describes the purpose of the various land use zones of the Plan.

Chapter One : Introduction

1.1 What is the Caherconlish Local Area Plan (LAP)?

The Caherconlish Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick County Council's planning policies for the town of Caherconlish. This plan replaces the Caherconlish LAP 2008 - 2014. The aim of the LAP is to establish a framework for the planned, coordinated and sustainable development of the town of Caherconlish, including the conservation and enhancement of its natural and built environment over the next six years and beyond. The LAP provides guidance as to how this development can be achieved, what new developments are needed, where public and private resource inputs are required, and guidance for development proposed in the plan area.

The plan builds on the review of the Caherconlish LAP 2008 - 2014, taking into account recent key development trends and national, regional and local policy developments.

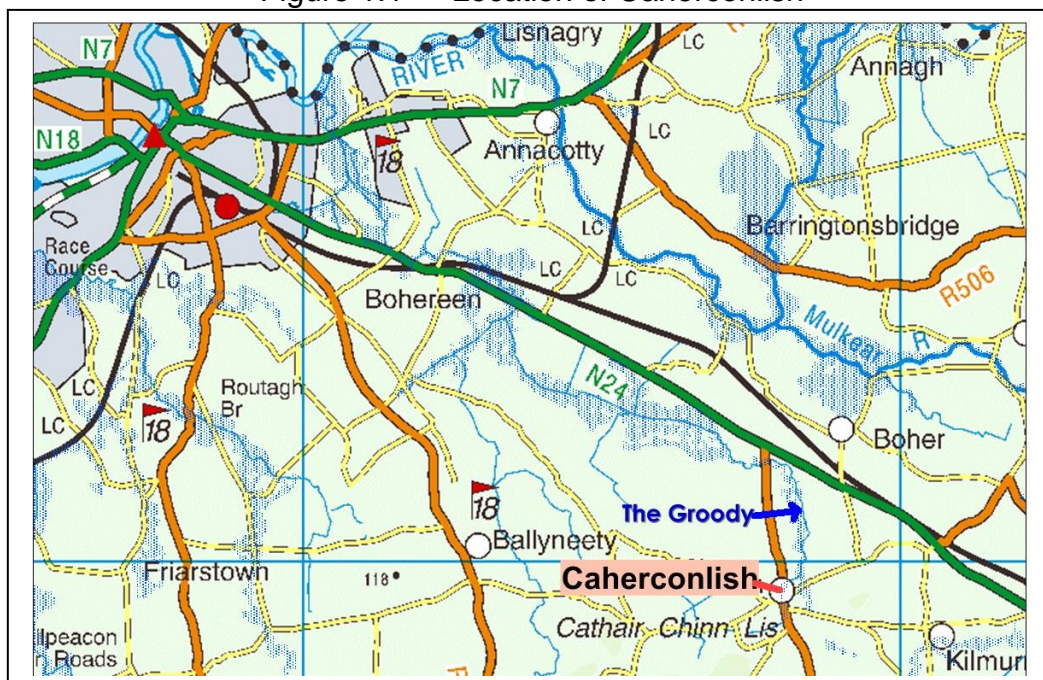
All planning applications in the town of Caherconlish will be measured against the contents of this LAP and the current Limerick County Development Plan.

The Caherconlish LAP must be read in conjunction with the Limerick County Development Plan 2010 – 2016. Unless otherwise stated, the general development plan policies, objectives and development management standards still apply to the area.

1.2 Plan Area

The Caherconlish LAP covers approximately 0.9 square kilometres in area and falls into the Caherconlish West Electoral Division (ED). It contains parts of the townlands of Caherconlish, Hundredacres East, Knockatancashlane, Templemichael, Boskill and Gragane. The boundary of the LAP contains the entire contiguous built up area of the town and includes other lands as well, and is broadly defined by the 50 kph speed limits applying on each of the roads and intervening lands and field boundaries. It is located approximately 10 km south-east of Limerick city.

Figure 1.1 Location of Caherconlish



Not to scale

1.3 The Review Process

1.3.1 Steps involved in preparation of the plan

The review of the Local Area Plan commenced on the 14th February 2012 with the publication of an issues paper entitled 'Proposed Caherconlish Local Area Plan 2012 – 2018 – First Issues'. Its intention was to prompt discussion on local issues at pre draft stage. Copies of the issues paper and an invitation to make a submission were sent to local community and voluntary agencies in the area. A public meeting was held in the area in early March.

The proposed Plan went on public display at County Buildings, area offices, libraries and on the internet at www.lcc.ie from 23rd June 2012 to 7th August 2012. Again, written submissions were invited. At the end of the public consultation period a Manager's Report on any issues arising during the public consultation phase was prepared and submitted to the Members of the Council. Following the elected members consideration of the Manager's Report, the Council decided to materially amend the proposed local area plan, a further period of four weeks public consultation on these material alterations took place from 13th October to 12th November 2012. A further Managers Report on submissions regarding proposed amendments was then prepared for the Councillors who, having considered the report, made the new local area plan on 17th December 2012.

Responsibility for making a local area plan rests with the elected members of the Planning Authority.

1.3.2 Strategic Environmental Assessment (SEA)

The EU Directive on Strategic Environmental Assessment (SEA) requires all European Union member states to systematically evaluate the likely significant effects of implementing a plan or programme prior to its adoption. The Plan does not fall within the thresholds for which a Strategic Environmental Assessment (SEA) is mandatory. The Plan was screened in line with “Implementation of SEA Directive (2001/42/EC): Assessment of Certain Plans and Programmes on the Environment - Guidelines for Regional Authorities and Planning Authorities” to determine whether or not a SEA would nevertheless be appropriate. After consultation with the Environmental Authorities it was determined by the Council that a full Environmental Report was not required. See Appendix 3 for SEA screening.

1.3.3 Appropriate Assessment (AA)

In accordance with Articles 6(3) and 6(4) of the Habitats Directive the Planning Authority undertook an Appropriate Assessment Screening Report of the plan which found that the plan would have no significant effects on Natura 2000 sites.

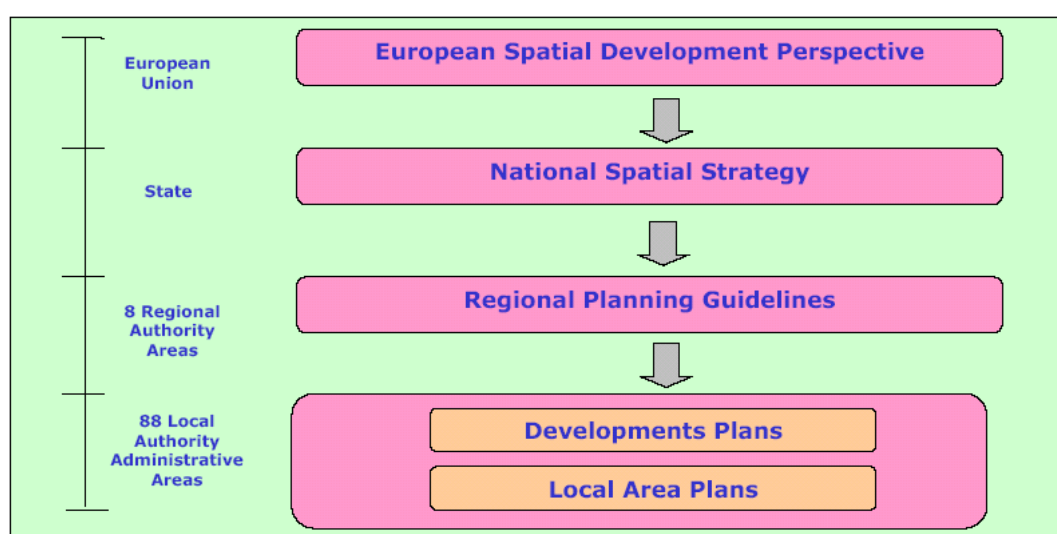
1.3.4 Flood Risk Assessment

A Stage One Flood Risk Assessment has been undertaken in support of the Caherconlish LAP. See Appendix 2- Flood Risk Assessment. The information gathered has informed the Land Use Zoning Map included in this LAP. The LAP has adopted the precautionary approach and lands which have been identified as potentially at risk to flooding have been zoned for uses which are not considered vulnerable.

1.4 Planning Context

In accordance with the Planning and Development Acts 2000 – 2011 the Local Area Plan has been informed by a hierarchy of national, regional, and local spatial planning policies. See Figure 1.2 below.

Figure 1.2 Hierarchy of Spatial Planning Policies



A summary of some of the provisions of relevant guidelines and policy documents are outlined below.

1.4.1 National Planning Context

1.4.1.1 National Spatial Strategy 2002 - 2020

The National Spatial Strategy for Ireland (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic and physical development and population growth between regions. Its focus is on people, on places and on building communities. The National Spatial Strategy concentrates on a number of specific regions and their development by identifying Gateway settlements throughout the country which are to be used to support geographically balanced growth in the regions outside of the Greater Dublin Area. Caherconlish is considered to play a complementary role to the development of the Limerick – Ennis - Shannon Gateway as outlined in the Mid West Regional Planning Guidelines.

1.4.1.2 National Development Plan 2007-2013

The National Development Plan (NDP) identifies investment funding for significant projects in sectors such as health services, social housing, education, roads, public transport, rural development, industry, and water and waste services. The NDP is designed to strengthen and improve the international competitiveness of the Country so as to support continued, but more balanced, economic and social development in line with the NSS.

1.4.2 Regional Planning Context

1.4.2.1 Mid West Regional Planning Guidelines 2010 - 2022

This document has been prepared in accordance with the overall policy frameworks established by the National Spatial Strategy and the National Development Plan 2008-2013. It sets clear objectives and targets to guide County Development Plans and Local Area Plans within the region, specifically in relation to future population, settlement strategy and development distribution and infrastructure investment priorities in line with the NDP 2007-2013. The Regional Planning Guidelines provide a wider area approach to the development of County Limerick. These guidelines look at Limerick in its regional context and identifies sub-regions or 'zones', with the core area of the region incorporating the Limerick Shannon Gateway. Caherconlish is located in zone 8.

1.4.2.2 Mid-West Area Strategic Plan (MWASP)

A strategic planning, land use and transportation strategy for the Mid-West region has been adopted by the elected members of Limerick County Council on September 2012. Its preparation was overseen by the County Councils of Limerick, North Tipperary, Clare and Limerick City Council. MWASP provides for a comprehensive integrated plan for Land Use Planning and Transportation in the Mid-West Region over the next 30 years.

1.4.2.3 Retail Strategy for the Mid West Region 2010 - 2016

This strategy was prepared in 2010 on behalf of Counties Limerick and Clare and Limerick City Council. It addresses the retail needs, opportunities and issues of the Mid-West region and sets out an integrated strategic framework for retail planning in the Mid West over the period to 2016.

1.4.2.4 Joint Housing Strategy 2010 – 2017

The Housing Strategy has been prepared in accordance with Part V of the Planning and Development Acts 2000-2010 and covers the functional areas of Limerick County Council, Limerick City Council and Clare County Council.

A critical objective of the Housing Strategy is to ensure the provision of housing for the existing and projected future populations in accordance with the principles of proper planning and sustainable development. The housing strategy also aims to provide an equitable level of social housing and social integration.

1.4.3 County Planning Context

1.4.3.1 Limerick County Development Plan 2010 – 2016

The Limerick County Development Plan 2010-2016 is the 'parent' document for this Caherconlish LAP, and thus the LAP is made in accordance with the policies and objectives as set out in the County Development Plan.

The Limerick County Development Plan 2010 – 2016 sets out the Council's policy to steer future development in the County based on a settlement hierarchy reflecting settlement function. It outlines population targets and zoning requirements for settlements for the years 2016 and 2022 which must be incorporated into LAPs.

The settlement structure for County Limerick which is set out in the County Development Plan designates Caherconlish as a Tier 4 settlement. Tier 4 settlements generally have a population of over 400 people and cater for the daily and weekly needs of their inhabitants, and of the surrounding hinterland. These settlements also provide a range of employment opportunities and services appropriate to their size and function.

1.4.4 Other planning guidelines

Planning Authorities are required to take account of any policies and guidelines issued by the Minister. For a comprehensive list of other policy documents taken into account in preparing this plan refer to chapter 1 in the Limerick County Development Plan 2010 – 2016.

Chapter 2 Context

2.1 Geographical Context

Caherconlish is located approximately 10 kilometers (6 miles) southeast of Limerick City. The town is located just to the south of the main Limerick to Waterford National Primary Road, (N24), which is one of the main tourist and traffic routes serving the East and South-East of the county as well as other settlements in County Tipperary. The town is sited predominantly on the east side of the River Groody which flows in a south-north direction (see Fig. 1.1, also Figs. 2.3 and 2.4)

Irrespective of its geographical proximity to the City, the settlement of Caherconlish is located within a rural area defined by the Limerick County Development Plan 2010 as an 'Area of Strong Agricultural Base'.

2.2 Historic Evolution

The name 'Cathair Chinn-Lis' is interpreted as 'the stone fort at the head of the lios or earthen fort', which implies a pre-Norman origin. It is suggested that there may have been an early Christian monastic site in the vicinity. A date of 1199 is given for the commencement of the castle. It was held by Theobald Walter le Botiller in 1214. Between 1285-7 '*Cathair-cind-lioss*', described as 'rampart-guarded solid stone' with vaulted towers and drawbridge, was stormed and burned by Turlough O'Brien. The settlement survived this and was recorded in 1300 as among the top four assessed for taxation by Edward I in Co. Limerick. The town received a murage grant for 20 years in 1358. Caherconlish was described in the 19th century as being once 'a walled town containing four castles, and an extensive college, the site of which is still called "the College Field"'. The four castles may have been fortified town houses, or mural corner towers and/or gates.

The town declined in the late middle ages. The seventeenth Civil Survey records in the townland of Caherconlish, 'a castle in repaire'. In 1690, King William camped at Caherconlish on his way to Limerick as did General Ginkle, in 1691. In the 18th century Caherconlish profited from its position in the estate of the Wilsons. It had *circa* 100 houses, although over half were poor cabins, it had 9 two storey houses, 5 public houses, 7 petty groceries, a Church of Ireland church, a female school, a post office, police barracks and quarterly fairs.

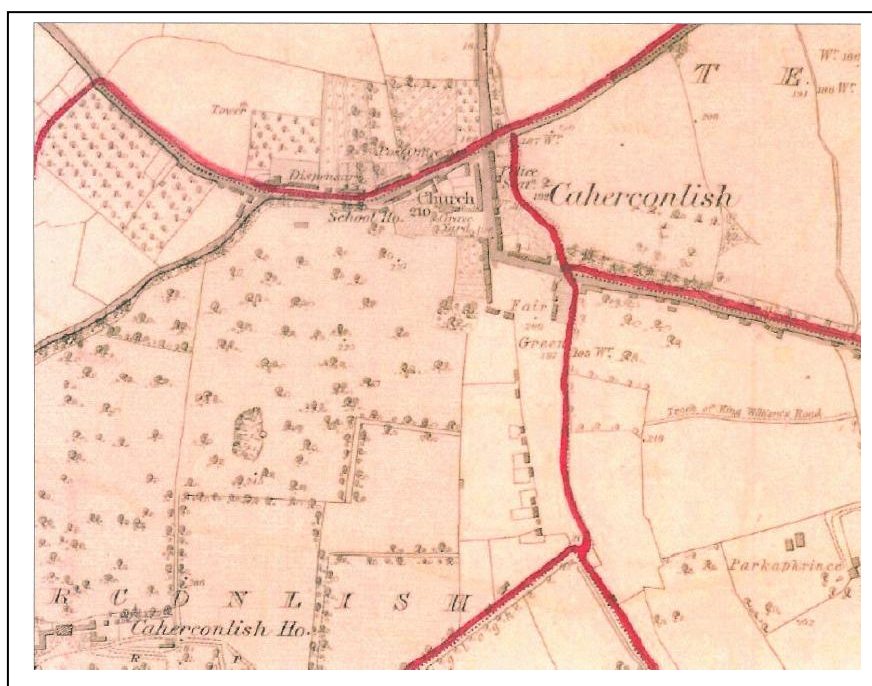
In 1780 the medieval Church was rebuilt complete with steeple and a distinctive fish-shaped weather vane and even though it is unused and in ruins today it is still a prominent feature elevated above the Main Street of the town.

Despite the town's medieval origins the current fabric of the town can be drawn principally from the 19th Century and later. While historically the town benefited from being located on the main Limerick to Tipperary road the main present day function is as a service centre for its inhabitants and hinterland.

The following maps illustrate the evolution of the town into its current form. Figure 2.1 shows the position of the town along the north-eastern edge of the demesne of Caherconlish house. The Fair Green was an elongated area to the south of the lawn defined by houses on its west side and the road to the east.

By the late 19th century the Fair Green had been infilled to a considerable extent- the main road ran through the middle of it. A new constabulary barracks was at the southern end of the former Fair Green. A formal square was marked out at its northern end. A new creamery defined the southern end of this square. A new Church of Ireland had been constructed by 1871 on a site between the square and the Constabulary barracks (refer to Figure 2.2).

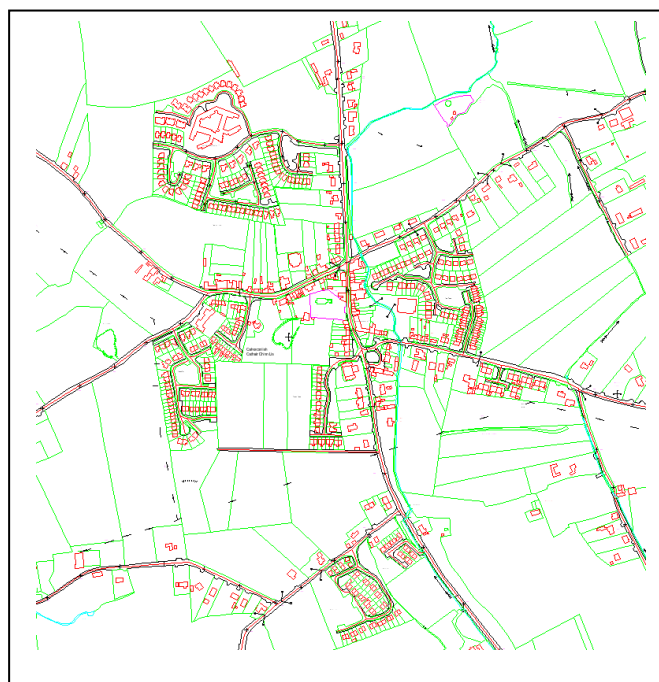
Figure 2.1 Map of Caherconlish, First Ordnance Survey edition 1839.



Not to scale

During the first half of the 20th century, the mid-19th century town expanded northwards along the Limerick road through developments undertaken mainly by Limerick County Council, as well as to the east and west. A new National School was constructed to cater for the expanding population and the Council built a Library. A new Catholic church was established by the 1960s, replacing the church of Inch St. Lawrence which was to the north-west. Part of the present day church in Caherconlish itself was a former dancehall.

Figure 2.3 Map of Caherconlish OSI December 2010



Not to scale

Figure 2.4 Aerial Photo of Caherconlish, 2006



Not to scale

2.3 Natural and Built Environment

The town is situated along the river Groody which flows here in a south-north direction. The town is on the edge of a plain to the north, and a rolling landscape to the south. The hills do not follow any obvious pattern, and are accounted for mainly by the action of erosion and faulting on extrusive volcanic rock, conglomerates, and limestone.

The landscape is predominantly a pastoral agricultural landscape of enclosed fields and hedgerows, with copses and stands of mature deciduous trees in the immediate vicinity of the town and stone walls surviving from the demesne of Caherconlish house and also around Brookville house. The river Groody itself is another locally important feature. There are no habitats considered of national importance in the town or immediate vicinity.

The town contains few physical remains of its early historical origins. These include a mound to the west of the church. The only surviving structure from medieval times is the church, now in ruins, in the centre of the town. A spire was attached in the eighteenth century when it functioned as an Anglican church. This spire is an important landmark in the town's skyline. The church and the associated graveyard are also conspicuous with respect to the centre of the town.

The town was important in medieval times. Research carried out by the Urban Archaeological Survey defined the extent of the medieval settlement. This area was then included as a Recorded Monument, classified as a Historic Town.

The town core consists for the most part of late eighteenth and nineteenth century buildings. Caherconlish house is no longer extant though there are a few detached structures from the eighteenth and nineteenth century in and around the town, as well as the terraced buildings which for the most part characterize the town core itself.

There are 7 Protected Structures within the LAP boundary. In addition to these protected structures there are two structures listed in the National Inventory of Architectural Heritage (NIAH). There are 9 recorded monuments the locations of which have been identified in the Local Plan Area of the town. Refer to Appendix 5.

There is some vacancy of properties throughout the town, on High street, Barrack street, and around the town square. Some of these buildings are highly visible due to their scale having large street frontages, or their location within the town, in particular the square. Collectively and often individually the vacant buildings contribute to the town's neglected appearance.

Figure 2.5 Example of a Protected Structure, the former Constabulary Barracks, Caherconlish.



2.4 Functions

Caherconlish is typical of a small urban settlement located in a predominantly rural area. The town performs an important civic and service function with a concentration of civic amenities including a church, a national school and a community centre. These provide services not only for the resident population but also for a much wider rural and parish based population. The town provides a relatively high concentration of urban dwellings in a compact area, and services such as pubs, small retailers and local economic activity concentrated along Main Street (Barrack Street) and High Street.

There are no manufacturing enterprises and only a handful of small repair/craft type workshops in the town and immediate surrounds, the latter of which includes a joinery just outside the Local Plan area and an ironworks on the town square.

The town's relationship with the surrounding rural area is important both for the town itself and for the wider community. The town provides convenience retail services, education, civic facilities, housing. However the connection to the agricultural economy of the hinterland has declined in importance even if the town itself has grown. For example the creamery has closed, there is a veterinary clinic but this specialises on treatment of small animals. It is important to acknowledge that Caherconlish accommodates a large proportion of people who commute to Limerick City.

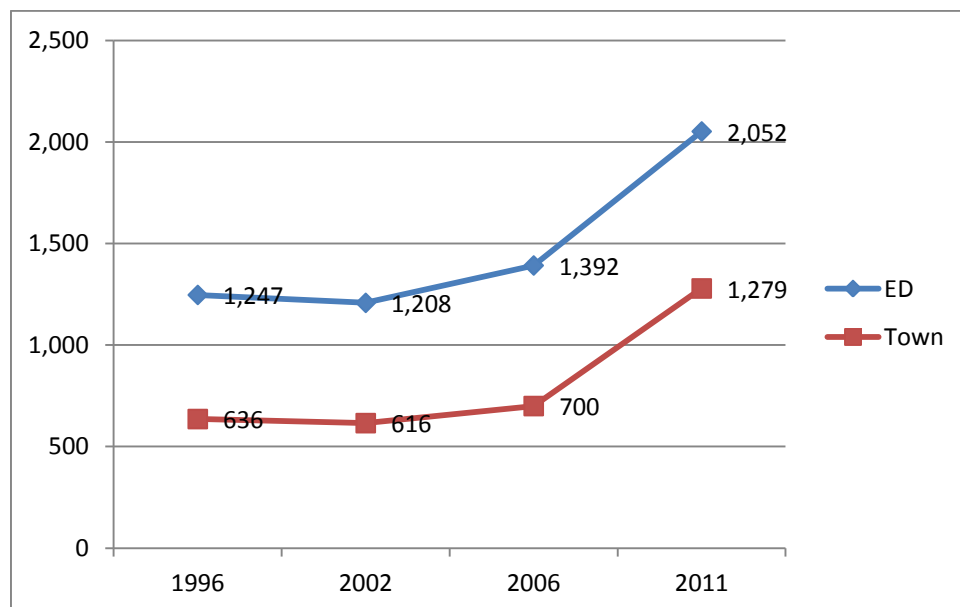
2.5 Demographic and Socio-economic Context

The most up to date data available for the demographic profile of Caherconlish is, with the exception of the overall population number itself, from the 2006 Census. This is because the returns from the 2011 Census were not yet available for any of the variables being measured for Electoral Districts or small towns such as Caherconlish when the LAP was being prepared.

2.5.1 Population

The total population for Caherconlish town according to the 2011 census is 1,279. The graph below indicates the total population trend experienced by Caherconlish West ED, which Caherconlish town is part of, for the period 1991 – 2011. The town grew by 82.79% between 2006 and 2011 and this growth is very pronounced. Most of this growth occurred during a strong development phase between 2005 and 2008.

Figure 2.6 Population trend experienced by Caherconlish West Electoral Division (ED) and town, 1991 – 2011, CSO Census of Ireland



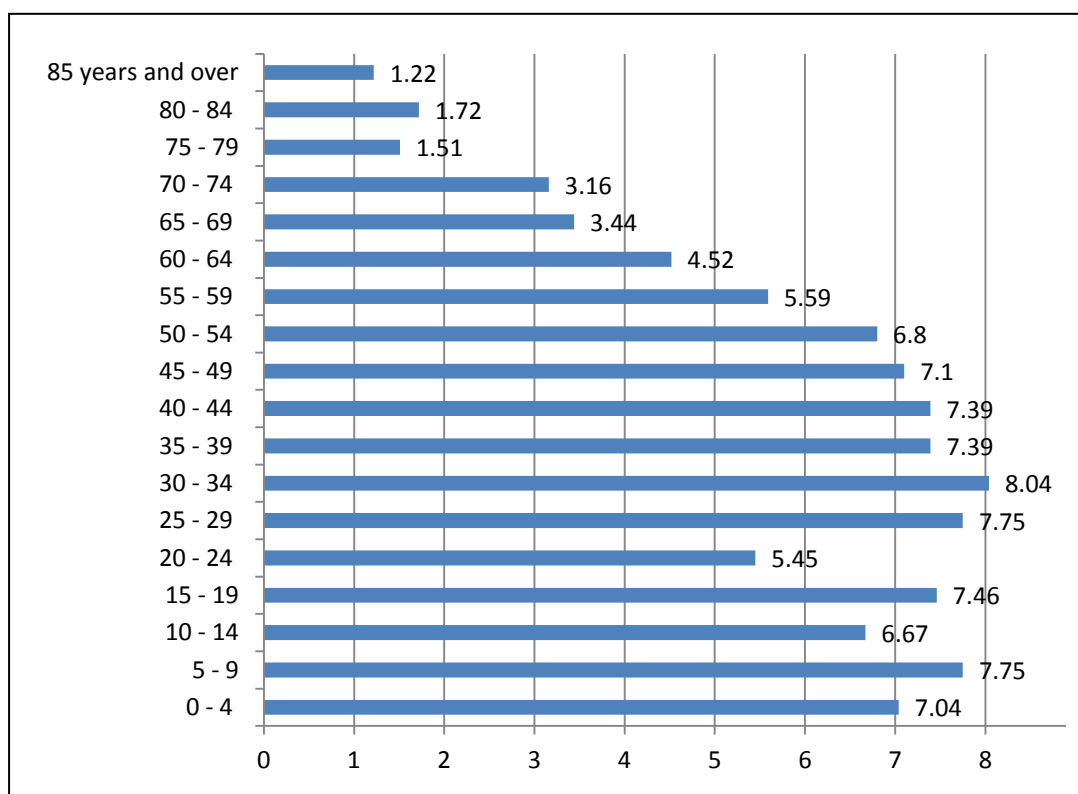
2.5.2 Age profile

The graph below depicts the age structure of the Caherconlish Electoral Division in 2006. This demonstrates that Caherconlish has a relatively young population with 21.46% of the total population under the age of 15 years. This age group is also 31.8% of the working age population, bringing the young

age dependency ratio in line with the national average. Another pronounced characteristic of Caherconlish is the number of adults from 25 years up to 49, ie at the stages of household formation: 524 or 37.67% belong to this age category. This is a significant increase over the equivalent in 2002 of 427. The proportion of people of 65 and over to the total population in 2006 is 11.05%, in line with the national average.

This age structure has implications in terms of housing provision, the size of the workforce, demand for education facilities, recreation amenities, and health services.

Figure 2.7 Age Profile, Caherconlish West ED, Census 2006, Age groups as percentages of total population



2.5.3 Employment

Figure 2.8 describes the economic status of people living in Caherconlish West ED at the time of the census in 2006. According to the 2006 census the active workforce in Caherconlish West ED was 659, or 47% of its total population of 1,392. The numbers of unemployed were 56, and the unemployment rate in the ED was approximately 5% which was just below the then county rate at 6%. However, it is envisaged that the 2011 Census will indicate that employment has decreased as jobs have been lost since 2006 across a range of sectors on which people were reliant. It is not unlikely that in line with national trends, unemployment could be 15% of the active workforce

of Caherconlish West ED. The workforce in Caherconlish in the meantime will have increased since 2006 along with its population.

Figure 2.8 Persons aged 15 years and over by principal economic status, Caherconlish West ED, Census 2006

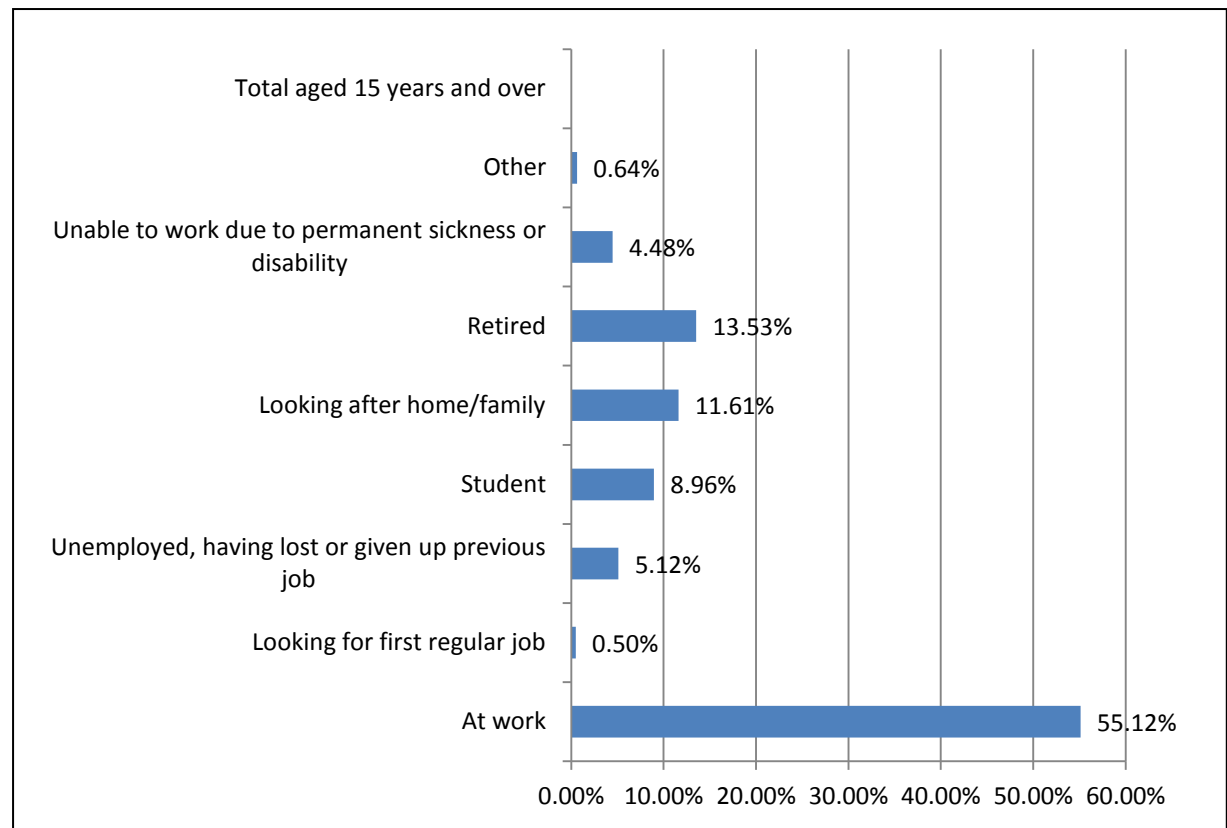
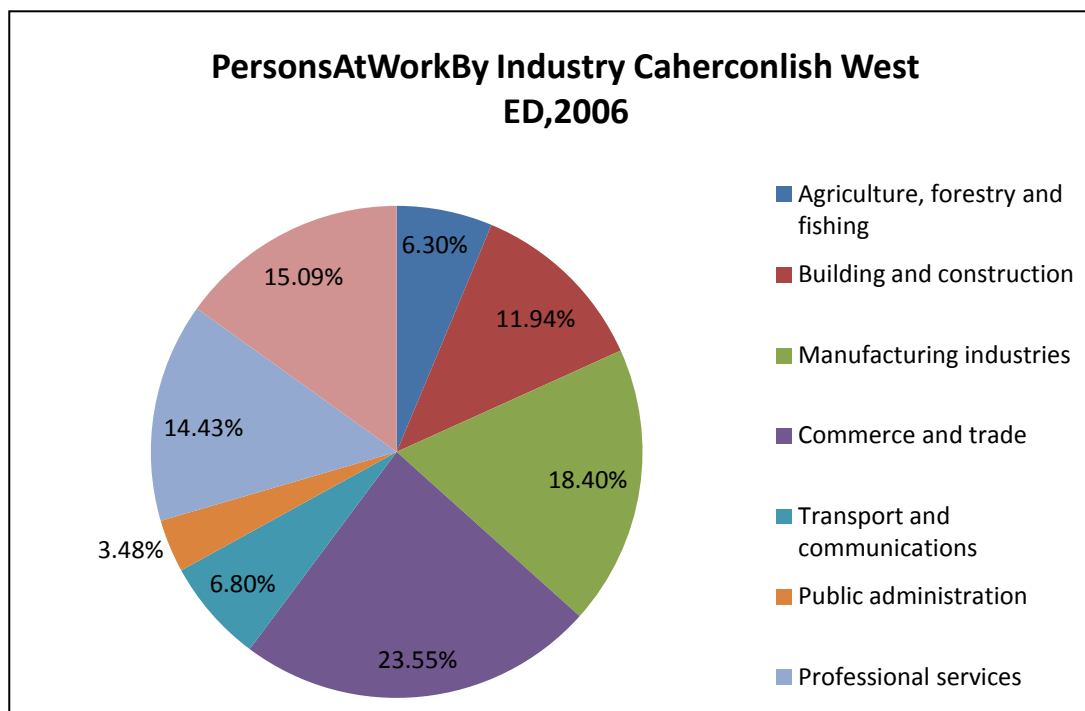


Figure 2.9 shows the percentages of those who were employed in 2006. This gives an indicator of how vulnerable the workforce is to the economic downturn that has occurred since 2006.

In total manufacturing employment accounted for 18.4% of the active workforce in employment, at 111. This is close to the county average of 19.15% and above the national average of 12.6%.

The numbers employed in construction 11.9% was similar to the county average at 11.32% and the national average at 11.5%. Employment in the latter sector has sharply reduced as a result of the recent economic downturn. Employment in manufacturing has reduced in Limerick due to the large scale redundancies at Dell, knock on impacts on sub-suppliers, and the difficulties with indigenous industry generally. Commerce and trade, which accounted for 23% of employment in 2006, will also have suffered due to its reliance on spending power.

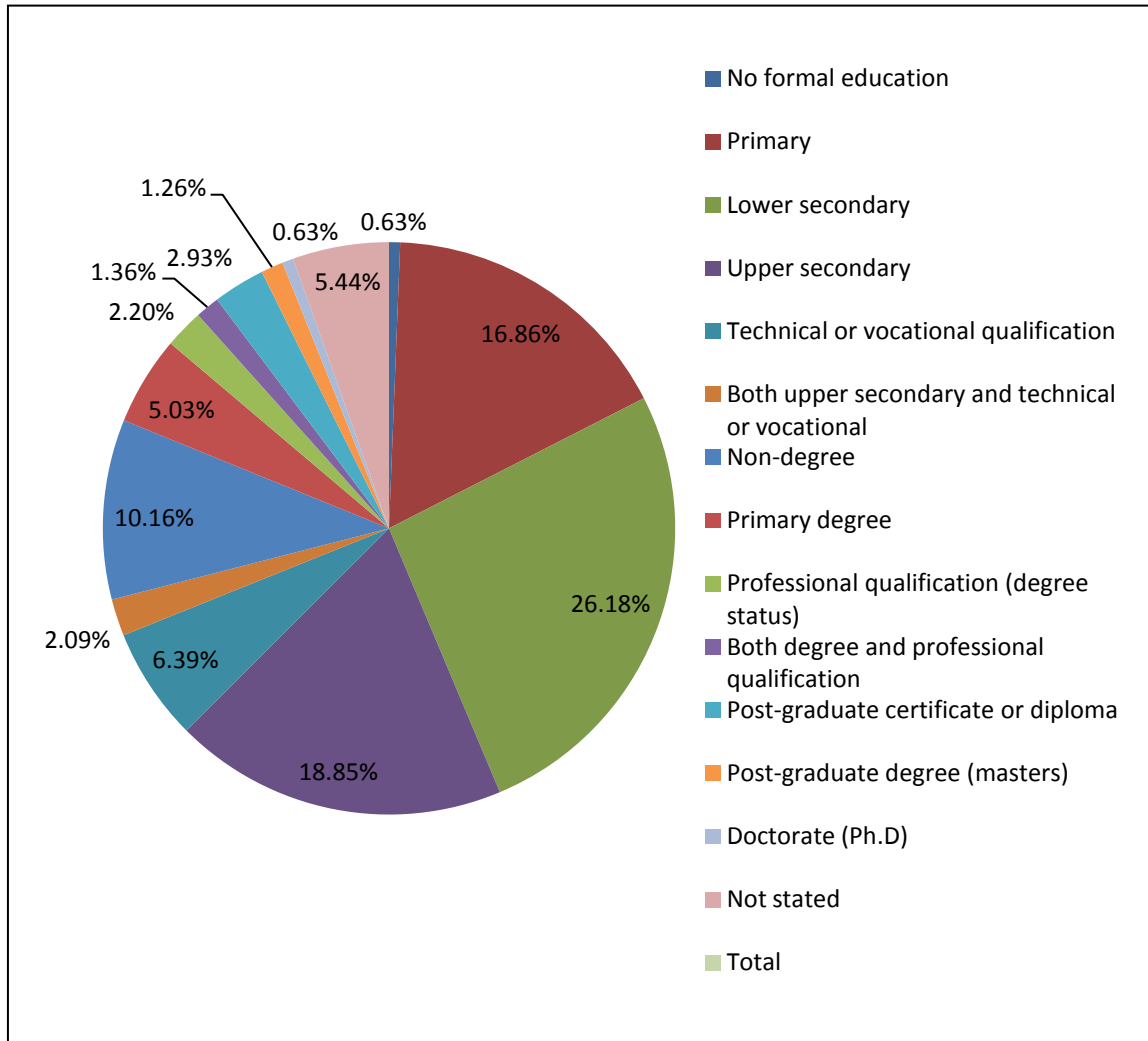
Figure 2.9 Persons at work by industry, Caherconlish West ED, Census 2006



2.5.4 Education

Analysis of the 2006 census shows that 18.85% of those over 15 years of age had completed the leaving certificate, bringing it closely in line with the national average which is 19.64%. 8.48% of those over the age of 15 years had a technical or vocational qualification. A greater number of males completed this level of education (51) than females (30) which may reflect the number of males that entered into apprenticeships in the construction sector. Approximately, 13.4% of the population completed a university degree or higher. This compares with 14.18% for the county and 18.5% nationally.

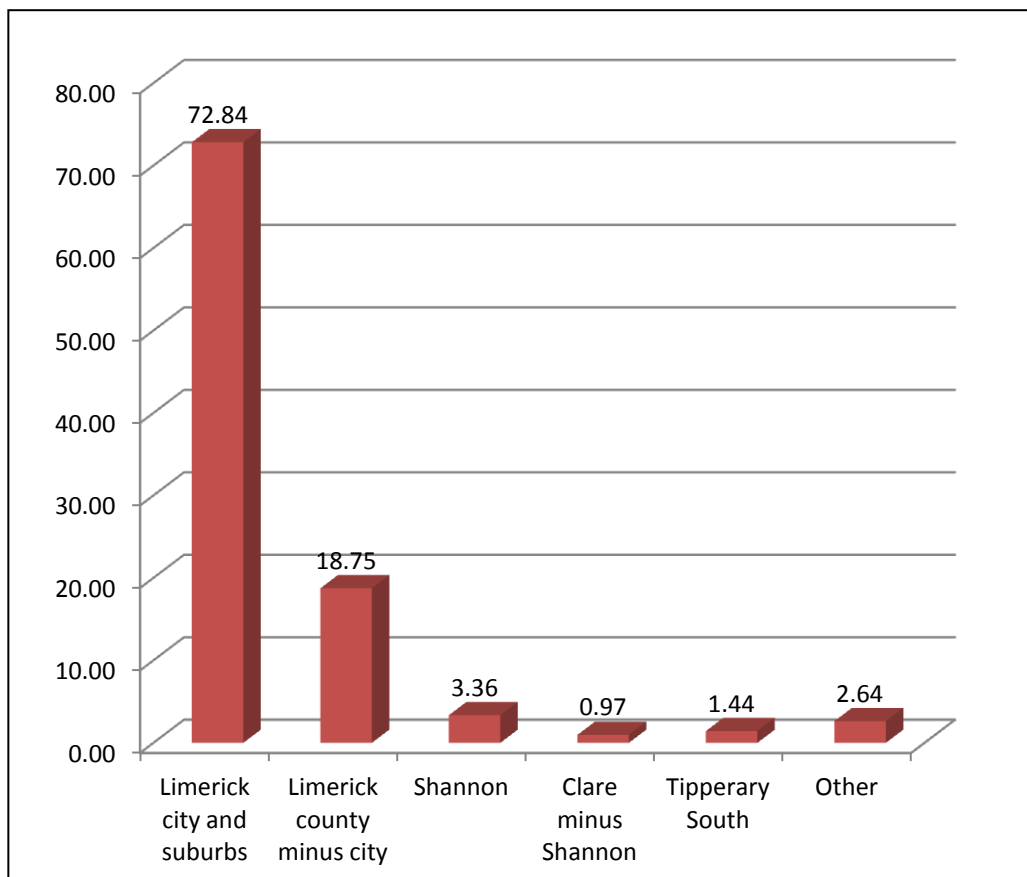
Figure 2.10 Persons aged 15 years and over by education completed, Caherconlish West ED, Census 2006



2.5.5 Travel Patterns

At only 10 km from Limerick City, Caherconlish is within easy commuting distance of Limerick City and its environs. Figure 2.11 shows the places of work of persons with a fixed place of work not from home who live in Caherconlish West ED, the total number being 416. 303, or over 70% of these persons, work in Limerick City and environs.

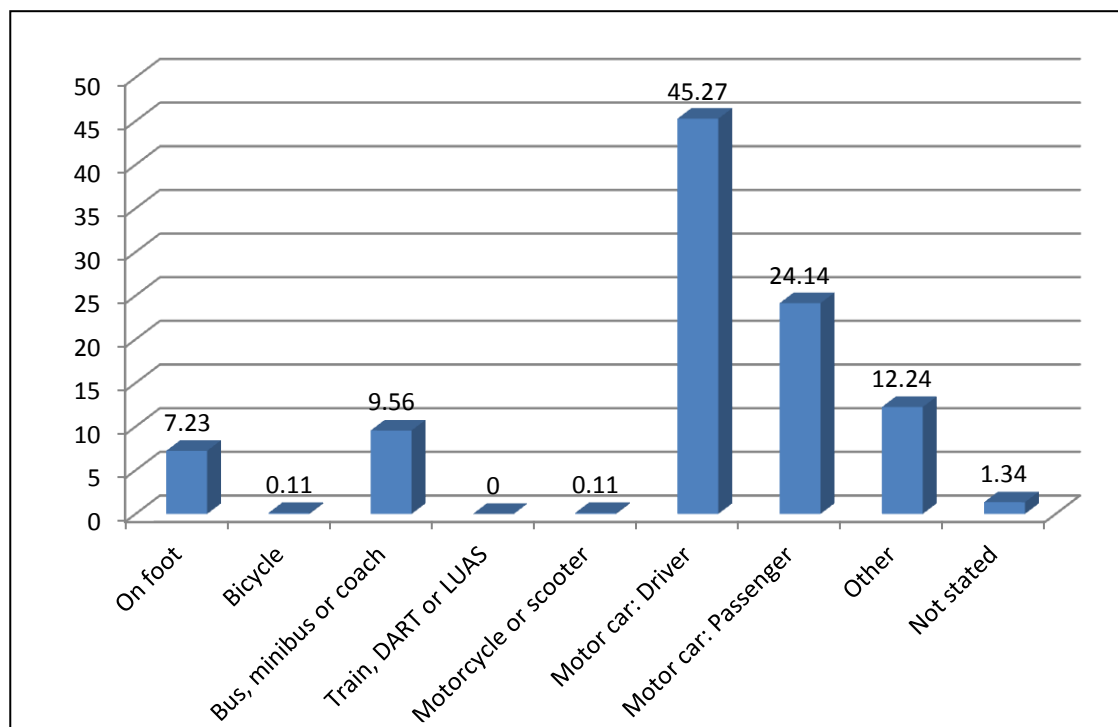
Figure 2.11: Place of work of residents of Caherconlish West ED by *percentage of total of those with fixed places of work and not working from home* (CSO 2006: Place of Work Anonymised Records POWCAR)



The above graph clearly depicts the importance of Limerick City and environs as a place of work for the residents of Caherconlish ED.

The following graph illustrates the means of travel used by people to get to work, school or college. In broad terms, 70% of people use private motor transport for these daily journey types; only c 10% use public transport, and only c 7% go by foot or bicycle. The proportion of those who use private motor transport is somewhat lower than the county average, (at c76%) but the same as the State.

Figure 2.12 Percentage of persons aged 5 and over by means of travel to work, school or college, Caherconlish West ED, Census 2006.



Chapter 3 Plan Strategy

3.1 Policy Context

The Caherconlish LAP 2012 – 2018 is made in accordance with the objectives as set out in the Limerick County Development Plan (CDP) 2010-2016.

The CDP contains the Council's policy to guide future development in County Limerick. This guidance includes placing towns and villages in a settlement hierarchy determined by the population of the settlement, and existing infrastructure and services. The settlement hierarchy reflects the development role of each settlement within the county. Caherconlish is a Tier 4 settlement providing a wide range of services for its inhabitants and its hinterland. The County Development Plan also outlines the population projections for Caherconlish town up to 2016 and 2022. These projections are referred to as the core strategy in the CDP¹.

3.2 Vision Statement

It is the long term vision of the Council that Caherconlish functions efficiently as a place where people can and want to live, work, and visit, and which fosters an authentic sense of place.

To achieve this vision Caherconlish must develop in a manner that protects its rich cultural and natural heritage, accommodates a vibrant and balanced community, and provides good employment opportunities and quality local services and amenities. Good transport links are important, including improvements to public transport services to provide a genuine alternative to the car. Building on the existing strengths of the settlement it is imperative that all stakeholders maximise any development opportunities in the town to secure progression and improved quality of life.

3.3 Strategic Policy

S1 Sustainable Development

It is the policy of the Council to support the sustainable development of Caherconlish.

S2 Compliance with the Limerick County Development Plan

It is the policy of the Council to ensure all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan, 2010 – 2016 as varied and the objectives of this local area plan.

In order to achieve strategic policy S1 this Local Area Plan focuses on:

¹ Refer to Limerick County Development Plan 2010 – 2016 as amended Variation No.1, Chapter 2, Core Strategy and Chapter 3, Urban and Rural Settlement Strategy.

- (a) Rationalising the residential land use in the town to comply with the County Development Plan core strategy aims;
- (b) Ensuring development accommodates envisaged housing need and diversity to sustain vibrant, socially balanced communities;
- (c) Ensuring that land use zones and objectives provide for adequate social and recreational facilities, to meet the identified requirements for such facilities and in tandem with the further growth of Caherconlish;
- (d) Enhancement and development of the town centre;
- (e) Ensuring that the town develops in a way that protects and enhances the integrity of the town's natural, built and cultural heritage;
- (f) Ensuring that there is adequate infrastructure in place to support the required development of the town, while protecting the environment, human health and safety and quality of life;
- (g) Promote improvements to achieve inclusive access and design quality in the public realm.

3.4 Evaluation of the 2008 Caherconlish LAP

It is important to assess the strengths and limitations of the 2008 – 2014 Caherconlish LAP and to determine what planning policies are relevant to the future development of the town.

The 2008 LAP made generous provision for new housing. This was reflective of the demand for residential development that was evident at the time of preparation of the 2008 Plan. In total 35 hectares of land was zoned in which housing would 'generally be permitted'. 6.1 hectares of this has been developed since, leaving 28.9 hectares remaining of land zoned and available for residential development.

Despite the generous provision that was made for housing in the 2008 Local Area Plan, there have been few significant developments by the public, private and voluntary sector since the adoption of the 2008 LAP.

New residential development in the town had already peaked by the time the Plan was adopted in January 2008. Only 21 houses have been built since January 2008 and all in that year.

Since the adoption of the Plan, only two developments of a commercial or community nature have occurred. These are:

- The building of a 76 bed nursing home; and
- 22 associated sheltered homes, within the large housing scheme in Hundredacres East.

Both these developments are completed but vacant.

There have been no developments in relation to:

- 1) The development of the site earmarked for the primary school.
- 2) The development of the western distributor road.

It is important to place the lack of progress in the context of the decline in the property market that has occurred since 2008, the downturn in government

expenditure, and the dependence of the western distributor road on 'planning gain' from private development in situ.

Positive developments that have occurred since the adoption of the 2008 Local area Plan include the cleaning up of the graveyard around the old church of Ireland by the community council. This old church has been made safe by the Council in 2010, and a condition survey and consolidation methodology is to be commissioned this year.

There are a number of developments for which there is outstanding planning permission as follows:

- 1) A community playground beside the community centre.
- 2) A primary health care centre in the north of the town.
- 3) A housing development off the Carrigareely road, for 101 housing units.
- 4) A housing development for 10 dwelling units in Gragane.
- 5) Planning permission for 3 serviced sites in Caherconlish townland.

3.5 SWOT Analysis

The following table sets out the main strengths, weaknesses, opportunities and threats as identified through public consultation at the pre-draft stage and the site appraisals undertaken as part of the plan preparation process.

Table 3.1 SWOT Analysis of Caherconlish

Strengths	Weaknesses
<ul style="list-style-type: none"> • Proximity to Limerick city, and Shannon Airport and location on the national and regional road network. • Proximity to Hospital for secondary and adult education, and for primary health care services in Shannon Doc. • Has a diverse range of local services and facilities, including primary school, clinic, and community centre • Increasing population and a relatively young population • Has a strong history of community development and a vibrant local voluntary sector • Elements of built fabric and traditional streetscape 	<ul style="list-style-type: none"> • Vacancy and neglect of buildings throughout the town. • Lack of space for expansion of primary school to meet demand. • The lack of quality public open spaces in the town. • Traffic congestion • Lack of employment opportunities in the town with no enterprise centre and a contracted retail base. • Increasing unemployment and possible out-migration in the prevailing economic conditions.

Opportunities	Threats
<ul style="list-style-type: none"> • Greenfield sites could potentially be made available for small and medium sized employment and development activity in the north side of town. • Attractive elements to townscape and that could be improved for public amenity eg The old church and grounds and the town square. • Opportunities for redevelopment of derelict, vacant and brownfield sites. • The river could be developed as a natural amenity. • There is scope for new community uses given size of community and role of town within the wider community. 	<ul style="list-style-type: none"> • Continued piecemeal development on the periphery. • Continued vacancy and neglect of buildings and properties having a contagion effect. • Traffic congestion and local traffic safety problems. • Commuter based profile of the town • No progress in relation to primary school facilities • Impacts of unemployment and age selective out-migration on morale.

3.6 Population Targets and Zoning Requirements

3.6.1 Population Targets

The core strategy of the Limerick County Development Plan 2010-2016 as varied outlines population targets for county Limerick, which were allocated by the DoECLG at national level and distributed at regional level by the Mid West Regional Authority. The Mid West Regional Planning Guidelines 2010-2022 have allocated a population target of an additional 32,800 people for county Limerick up to the year 2022.

Each settlement is allocated a specific population target in the Core Strategy of the County Development Plan as varied. The amount of land to be zoned in Local Area Plans is generally based on the population targets as set out in the Core Strategy. However in the case of Caherconlish the 2011 census figure indicated that this figure has already been reached.² In order to maintain the integrity of the Core Strategy additional growth should only be phased and accommodated where it can consolidate the town as a local employment and service centre within Tier 4 and in accordance with infrastructure capacity. Provision is made for 305 additional people by 2022. This is the number

² The Core Strategy was prepared in advance of the 2011 Census returns. The population target in the Core Strategy was for 1,005 people by 2022, or 305 people in addition to the 700 people recorded in the 2006 Census. Such has been the extent of growth in the interim that the population of Caherconlish was already 1,279 in 2011 according to the Census.

provided for in the Core Strategy and is in proportional terms modest for a town of this size.

The population of the town is 1,279 (Figure 2.6, Chapter 2) according to the 2011 Census. This figure reflects the scale of development that has occurred since the 2006 census. As previously noted in Chapter 2, the size of the town has increased by over 80% in the decade since 2000, and most of this expansion occurred in the three year period from 2005 to 2008.

Growth within the town will be limited and phased to allow the town to develop coherently as a local employment and service centre at the top of Tier 4 within the prevailing infrastructure constraints. The population targets and their setting within the Core strategy, as refined due to the 2011 census returns, are shown in Table 3.2. The wastewater treatment system was upgraded in 2007 and was planned with a capacity of 2,500 Persons Equivalent (PE). It is assumed that the domestic contribution should be 1,450 persons equivalent (P.E). There is limited assimilation capacity in the stream to absorb treated effluent and this places a restriction on the capacity of the plant to take significant further increases in loads.

Having regard to the pace of development which occurred between 2005 and 2008 and the constraints on the sewerage infrastructure, this plan proposes a conservative growth within the plan period.

The growth allocated for the life of the plan, ie phase one development is based on the sewerage capacity available, and to comply with the Core strategy in the manner stated in Table 3.2. The allocated growth is for 170 people in phase one, representing the amount of growth to be achieved by 2018. It is estimated that the sewerage plant has capacity to accommodate approximately 170 additional people, bringing the total up to 1,450 persons domestic load. Based on an average household size of 2.7, 63 additional housing units are required by 2018.

The total land required to accommodate the additional population is based on the following:

- 20% of the houses will be serviced sites at a density of 10 units per hectare adding 50% to allow for an element of choice = 1.89 hectares.
- 80% of the houses will be new residential at a density of 22 units per hectare adding 50% to allow for an element of choice = 3.44 hectares.

The 2022 land requirement, ie phase 2 zoned land, is to accommodate 135 additional residents, which is the remainder of the balance between 170 additional residents in phase one and the 2022 population target of 305. The 2022 land requirements are based on the difference between the 2022 and 2018 zoned land requirements assuming an average household size of 2.7.

Table 3.2- Additional population, residential units and zoned land requirements

Year	2006 population base (CSO)	2011	2016 projections	2018 projections	2022 targets
Population Core Strategy, estimates and targets	700	795*	891	929	1,005**
Total population and targets adjusted for 2011 CSO returns		1,279	1,400	1,449	1,584***
Additional housing units required (cumulative)			45	63	113
Zoned land in hectares, required including headroom (ha) in cumulative totals				5.33	9.56

* This is an estimate derived from the Core Strategy, which was prepared prior to the 2011 Census. All estimates are based on the assumption that the population growth will progress evenly from 2006 to the 2022 population target.

** This is the population target for which provision was made in the Core Strategy. By subtracting from this the figures in the relevant columns for previous years one can derive the additional population to be accommodated over given time periods. Therefore 1,005 minus 700 is equal to 305 additional population to be accommodated from the year 2006.

*** The additional population in the Local Area Plan over the 2006 base is 884. This is over twice that which was provided for in the Core Strategy, but most of this growth occurred between 2006 and 2011. 305 additional people are to be accommodated up to 2022 that is the same number as provided for in the Core Strategy, allowing the town to grow by 24% over eleven years.

Table 3.3 Residential unit and land requirements by 2018

	A	B	C
	Residential Development Area	Serviced sites	Total required (A+B)
Additional units required	50	13	63
Additional area required- including headroom (ha.)	3.44	1.89	5.33

3.6.2 Land Currently Available for Housing Development

This LAP proposes a reduction in the amount of land zoned for residential development from that contained in the 2008 Caherconlish LAP in order to accommodate the population targets set out in the Regional Planning Guidelines for the Mid West Region, 2010-2022 and the Limerick County Development Plan, 2010-2016. Under the 2008 Caherconlish LAP there is approximately 28 hectares of undeveloped land zoned for residential purposes, which could accommodate nearly 500 dwellings. Table 3.4 outlines the amount of land in hectares that is zoned in this LAP in each phase. A total of 5.33 hectares are zoned as phase one, which is expected to meet the population target for the plan period.

Table 3.4 Residential land- required and zoned

	2018 zoned land required (ha.)	2022 zoned land required (ha.)	Zoned land	
			Phase 1	Phase 2
New Residential	3.44	2.73	3.58	2.7
Residential Serviced Sites	1.89	1.5	2.09	1.74
Total	5.33	4.23	5.67	4.44

Chapter 4 Housing

Strategic Policy for Housing

Policy H1 It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of Caherconlish town and to ensure that all residents can enjoy a safe and accessible environment.

Policy H 2 It is the policy of the Council that quality shall underpin all new development by creating and maintaining a sense of place and local distinctiveness in established and new development areas.

4.1 Introduction

Based on the population and household projections in Chapter 3, 5.33 hectares of zoned land is required to accommodate the population target of 170 persons by 2018. 3.58 hectares of land has been zoned 'Residential Development Area – Phase 1' in this Plan. 2.09 hectares of land is zoned for 'Residential Serviced Sites', which will accommodate 10 units to the hectare while the 'Residential Development Area' zoned land is envisaged to accommodate a density of 22 units to the hectare. Phase two will only be permitted when at least 50% of the housing in phase 1 has been completed.

Chapter 3, Objective SSO01 in the County Development Plan outlines the Council's requirements for development within tier 4 settlements. The Council's objective is to ensure that development is in proportion to the pattern of existing development as close to the town centre as possible. It also requires that the town grows in a sequential, compact manner and avoids leap frogging of development. Within tier 4 settlements generally no one proposal for residential development shall increase the existing housing stock by more than 15% within the lifetime of this LAP.

4.2 Residential density, design, mix and phasing

Future residential development is required to be of a good quality design, accommodate a mixture of house types and integrate with the existing town. To assess future proposals for residential development, developers will be required to submit as part of the planning application, detailed design briefs, sustainability statement and social infrastructure assessment (SSSIA) as required by the County Development Plan.

Objective H1: New Housing

It is an objective of the Council, on serviced land that is zoned 'Residential Development Area', to facilitate residential development in accordance with the principles and guidelines of the 'Sustainable Residential Development in Urban Areas' (May 2009), the accompanying Urban Design Manual, 'Quality Housing for Sustainable Communities' (DEHLG, 2007) and the policies, objectives and Development Management Standards contained in the Limerick County Development Plan, 2010-2016 as varied.

Objective H2: Residential Density, design, mix and phasing

It is an objective of the Council to:

- a) Ensure that proposals for residential development are planned coherently through the use of design briefs, master plans for larger landholdings, sustainability statements and social infrastructure assessments and any other supplementary documents deemed necessary by the Council.
- b) Promote the concept of a 'compact district' by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.
- c) Require an average gross density of 22 units to the hectare on 'New Residential' zoned sites within the plan area.
- d) Ensure that the density of housing in any one location is appropriate to the housing type.
- e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.
- f) Ensure compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.
- g) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in New Residential zoned Areas Phase 1 is completed, and to integrate with phase one schemes to which they are adjacent.

4.3 Serviced and low density sites

Residential serviced sites offer an alternative to the option of un-serviced sites in the open countryside for those wishing to build and design their own houses. Their urban setting reduces the cost of servicing these sites and also means that residents have more convenient access to shops and other facilities. The sites should be large enough to offer the advantages commonly associated with rural sites, namely the capacity to have control over the design of one's own house and to have generous private amenity space. The size of sites, their location and number are dictated by the over-riding need to keep the town compact. Serviced sites should be no less than 0.1 hectare each in size, but may be larger depending on the site configuration or the house size.

Objective H3: Serviced and low density sites

It is an objective of the Council to:

- a) Promote lower density serviced sites in specified edge of town locations zoned 'Residential Serviced Sites', of no less than 0.1 hectares each. Larger sites than these will generally be required for houses exceeding 250 square metres or where the sites are of awkward configuration.
- b) Require a master plan/design brief for all serviced and low density sites and encourage within this, a high standard of design. The master plan will show the overall layout, infrastructure, services and landscaping for the whole of the serviced site development.

4.4 Infill Development – Residential

The Council will encourage infill development in the town centre, and the adaptation of existing vacant and under-used buildings for residential use.

Objective H4: Infill Development, Restoration and Town Renewal

It is an objective of the Council to

- a) Promote the appropriate restoration of existing buildings for residential, office, workshop, or retail uses in the town centre that are vacant or underused.
- b) Encourage living in the town centre by the promotion of residential uses over businesses and rehabilitation of vacant properties for residential purposes.
- c) Promote sensitive infill developments on sites in the town centre that are not developed and are not required for access to backlands.
- d) Ensure that in any proposed alterations to the streetscape of the town centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscape.
- e) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements. Such proposals should in general be part of larger master plans involving contiguous plots.
- f) Have regard to the guidance on opportunity areas in Chapter 10 of this Local Area Plan.

4.5 Social Housing

The Council seeks to provide social housing to meet the needs identified in the Joint Housing Strategy for the administrative areas of Limerick City and County Councils and Clare County Council (2010-2017). All relevant lands zoned for residential development or a mix of uses including residential will be subject to the requirements of Part V of the Planning and Development Acts, 2000 to 2011 in relation to the provision of social housing. The Council will engage in discussions with developers prior to the formal planning process to negotiate details of the operation of Part V of the Planning and Development Acts 2000 to 2011. It will ensure that there is proper balance and integration of tenures in any given area. In this regard the Council will take into account the

needs and preferences for housing in this area, but will ensure there is not an over-preponderance of social housing in any one development area.

Objective H5: Social Housing and Joint Housing Strategy

It is an objective of the Council in compliance with Objective HOU O2 of the County Development Plan, as varied, to

- a) Require that developers comply with Part V of the Planning and Development Acts, 2000 to 2011.
- b) Require developers to provide social housing on all lands zoned for residential use, in accordance with the 'Joint Housing Strategy for the Administrative Areas of Limerick City and County Councils and Clare County Council' and any subsequent document.

Figure 4.1 View of Council housing development ,
Oaklawn, Gragane, in south Caherconlish



4.6 Traveller Accommodation

Limerick County Council has prepared and adopted a Traveller Accommodation Programme for the period 2009-2013 to meet the existing and projected needs of travellers in the County. Objective HOU O9 of the Limerick County Development Plan, 2010-2016 as varied outlines Limerick County Council's objective to provide housing accommodation for the Traveller Community in accordance with the Traveller Accommodation Programme and any subsequent document.

Chapter 5 Economic Development

Strategic Policy for Economic Development

Policy ED 1 It is the policy of the Caherconlish LAP to zone dedicated areas for economic development recognising Caherconlish as an important local employment and service centre, in accordance with the settlement hierarchy of the County Development Plan.

5.1 Introduction

The town of Caherconlish is a service centre for its own community and a rural hinterland. Businesses and services in the town are detailed previously in section 2.4 of this Plan. Services include retail, pubs, restaurants, community and professional services.

There is no manufacturing/industrial facility operating in the town. As noted in Chapter 2, Section 2.5.5, the town is predominantly a commuter town, with over 70% of the workforce with a fixed workplace not at their home working in Limerick city and environs.

There are a number of former ground floor commercial/retail premises vacant on High street, Barrack street and the square. A preliminary assessment has found approximately 37% of ground floor units on Barrack Street to be vacant (6 out of 16). This is not including 3 vacant properties on Barrack street facing the Town Square.

Policies and objectives in the current County Development Plan that are of relevance to land use planning in relation to economic activity in Caherconlish, include:

- a) a general policy to complement the aims of the settlement strategy by facilitating a hierarchy of employment centres;
- b) a commitment to work pro-actively with development agencies to secure an adequate range of locations for enterprise at key locations throughout the County;
- c) an objective to support small manufacturing businesses through the Business Support Unit, a development company set up by the County Council and County Enterprise Board for this purpose, and
- d) an objective to assist in area based renewal projects in urban and renewal areas selected for their potential for renewal and sustainable development.

In relation to retail, the County Development Plan is committed to the implementation of the Joint Retail Strategy for the Mid-West Region 2010-2016, as amended by the elected members.

There is adequate scope in the existing town centre, to meet the envisaged convenience retail needs of the community. Priority should be given to the town centre as a location for retail business, but this must be coupled with

improvements in public parking provision. It is important that sufficient land is zoned within the town to strengthen its service function.

5.2 'Enterprise and Employment' Zoned Land

Caherconlish doesn't have any significant local employment in manufacturing or in internationally traded services. Small settlements such as Caherconlish have an important potential to accommodate community based enterprise centres in serviced sites where there is good access and a pool of local skills. In this regard the town is well placed in respect of the national road network.

A total of 6.24 hectares of land was zoned for enterprise and employment in the 2008 Caherconlish LAP in one large green-field site in the townland of Knockatancashlane. This site remains in agricultural use. It is proposed both to increase the overall quantum of land zoned for enterprise and employment and to increase the choice of sites.

It is considered prudent to continue the same zoning objective for most of this site, and to add another site also in the northern part of the town, to provide choice and increase the prospects of development. The former site will be reduced from 6.24 hectares to 5.62 hectares to bring the western boundary in line with the outer boundary of the existing built up area set by the Ceol na hAbhann housing scheme. The latter site will be 2.44 hectares in size, on a field to the east of the R513 and bound on its west and north by the Groody. Therefore in total there will be 8.06 hectares of land zoned for 'enterprise and employment' in two sites instead of 6.24 hectares in one site.

The latter site avoids areas of flood risk. Improvement of the junction between the L5096 and the R513 and the upgrading of the L5096 between the entrance to the site and the junction will be required prior to its development to accommodate HGVs without compromising traffic and pedestrian safety.

These lands are envisaged to facilitate such economic development uses as outlined in the Mid West Regional Planning Guidelines for rural areas, such as internationally traded services and ICT including software; small workshop type enterprises, such as food, furniture or crafts that can use local resources and exploit niche markets.

Developments at these locations should refer to the Development Management Guidelines for Industrial/Commercial Development in Section 10.6 of the Limerick County Development Plan. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale.

Objective ED 1: Economic Development Proposals

It is the objective of the Council to permit proposals for new industrial and enterprise development or extensions to existing industrial development in appropriately zoned areas, where it can be clearly demonstrated that the proposal:

- (a) is located on appropriately zoned land;
- (b) is appropriate to the respective area in terms of size and the type of employment generating development to be provided;
- (c) would not result in adverse transport effects;
- (d) would have no significant detrimental effect on the surrounding areas or on the amenity of adjacent and nearby occupiers; and
- (e) can be serviced efficiently and economically.

Objective ED 2: Development of enterprise and employment land east of the R513

It is the objective of the Council to ensure that development of these lands will be subject to improvement of the junction between the L5096 and the R513 and the upgrading of the L5096 between the entrance to the site and the junction including provision for pedestrians.

Objective ED 3: Boundary Treatment

It is the objective of the Council to ensure that where industrial, enterprise or distribution activities are proposed sufficient land shall be reserved around site boundaries, in both individual sites and industrial parks to accommodate landscaping to soften the visual impact and reduce the biodiversity loss of the development thereby improving the quality of the environment.

5.3 Small-scale businesses in residential areas

Proposals for planning permission for small-scale business from people working in their own homes will be considered based on the scale and nature of operations. Uses which might negatively impact on residential amenity such as the repair of vehicles will not be permitted in a residential area. The level of customers/callers will also be taken into account. Any proposals for small scale businesses in residential areas shall comply with Section 10.6.2 of the County Development Plan.

5.4 Retail and Commercial Development

The Joint Retail Strategy for the Mid-West Region 2010 – 2016 was adopted by Limerick County Council elected members on the 1st November 2010. The Limerick County Development Plan, 2010-2016 incorporates the policy recommendations of the Retail Strategy as they apply to County Limerick.

The Strategy's primary purpose is to ensure that adequate provision is made for new retail development in the most appropriate locations and that excessive provision of retail space is avoided in the county. The central key objective arising from the Retail Strategy is to support the "town centre first" approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres.

Policy ED 15 (1) of the County Development Plan, which applies to 'neighbourhood and town centres' is applicable to Caherconlish. The policy seeks 'to support the provision of modern convenience goods stores...which enable these centres to meet the day to day needs of their local catchment population.'

In Caherconlish town centre there are a range of businesses including two convenience shops, a filling station, four pubs, one cafe and two restaurants. There is a post office and a credit union. There are no other banks and there are no comparison shops. The function of these businesses is very important locally. In order to protect the vitality and viability of the town centre new retail developments will only be permitted on lands which are zoned as town centre. Caherconlish has significant potential for retail expansion by occupying vacant units in the town centre along Barrack street and High Street, and by the redevelopment of sites to the south and east of the town square.

Objective ED 4: Retail Development

It is the objective of the Council to promote the vitality and viability of Caherconlish as a retail service centre and to improve the quantity and quality of retail provision in the town by:

- (a) Emphasising the core retail/commercial area is the primary retail location.
- (b) Encouraging the upgrading and expansion of existing retail outlets and the development of new outlets within the town centre.
- (c) Ensuring that proposals with significant retail development elements comply with the provisions of the Joint Retail Strategy and the Retail Planning Guidelines 2012 in reference to site suitability and the sequential approach.
- (d) Ensure that proposals at ground floor level within the town centre are restricted to shopping and closely related uses such as banking. Storage use will not be permitted as the primary use in this location.
- (e) Encouraging the use of upper floors in retail premises for commercial or residential use.
- (f) Enhancing the physical environment of the town centre as a location for shopping and business through measures aimed at improving conditions for pedestrians.
- (g) Encourage the retention of traditional shop fronts to enhance the streetscape.

Figure 5.1 Part of Caherconlish town centre– Barrack Street looking south



5.5 Mixed Use

There is only one site zoned for mixed use purposes within the LAP. This is on the R513, north of the town. The site is zoned for this purpose to reflect the proposed use of the site as a medical centre, planning permission for which was granted in 2011. It is important that no use would be permitted on this site that would undermine the town centre's primacy as a retail centre. In this regard retail uses will not be permitted on the site.

Objective ED 5: Development of mixed use lands

It is the objective of the Council to allow for mixed uses in the location specified in Appendix One, Map One, except for retail uses. Any development of mixed use lands shall demonstrate that the proposal:

- (a) Would have no significant adverse affects on the amenities of adjacent occupiers.
- (b) Would not result in adverse transport impacts.
- (c) Would respect the prevailing development grain, scale and built form in the design and scale of development.

Chapter 6 Transport

Strategic Policy for Transport

Policy T1 It is the policy of the Council to improve accessibility; reduce dependence on private car transport and encourage the use of energy efficient forms of transport and alternatives to the private car.

6.1 Introduction

The town experiences traffic congestion, principally from through traffic using the regional road the R513 between Limerick and Mitchelstown which forms the main axis of the town. The R513 is a convenient means of access from Limerick city to Cork; and in which traffic can connect at Mitchelstown, with the national Cork Dublin motorway. Caherconlish is only 2 km south of the junction of the R513 with the N24, the main Limerick- Waterford national route.

The problems of traffic congestion are exacerbated by inadequate parking and set down spaces, principally in relation to the town centre along the regional road and also close to the primary school.

The Government's policy 'Smarter Travel: A Sustainable Transport Future', the Mid-West Regional Planning Guidelines 2010-2022, the Limerick County Development Plan 2010 – 2016 as varied, and the 30 year Mid-West Area Strategic Plan (MWASP) all point in the direction of improving existing transport infrastructure and designing new infrastructure that will make non-car transport modes more attractive. At a national level, 'Smarter Travel' has as a target that by 2020 the percentage of those traveling to work by car will decrease from 65% to 45%. It recommends a range of actions, many to be implemented through the National Development Plan.

The aim to significantly reduce reliance on the car is a particular challenge in Caherconlish where, as noted in Chapter 2 of this Plan the majority of journeys to work, school or college are by private car. The dependence on the private car appears to closely reflect, or be reflected by the poor frequency and choice of public transport services, with no commuter train services in the vicinity, and only two convenient bus services a day into Limerick city. These services are provided by Bus Eireann. Rural Bus operates two services that pass through Caherconlish once a week, but there is no client demand for these services.

6.2 Movement and accessibility

The Council is committed to the development of a coherent network of quality access routes and facilities reflecting the requirements of personal safety, choice, and convenience to services and amenities. The network should facilitate access for all, should be socially inclusive and facilitate sustainable travel patterns, promoting a modal shift away from the car, particularly for short journeys. Consequently the layout of new development schemes and traffic improvement schemes should incorporate the following elements:

- a) A matrix type network in preference to a network with long cul-de-sacs, giving priority to the pedestrian and cyclist. Regard shall be had to design guidance in the DEHLG Urban Design Manual 2009 in respect of the design and incorporation of cul-de-sacs where due to site specific constraints they are preferable; and pedestrian and cycle routes should be through routes even where roads for motorcars are not.
- b) Careful consideration shall be had to the context of the site, the existing features of the site, and the intended uses of the site in the design of any new development, to deliver a street network and hierarchy that is functional with respect to movement but also creates a sense of place. Shared surfaces should be used where possible in access roads, ie those roads at the lowest level of the street hierarchy, wherever possible to allow these roads to function as places.

Objective T1: The development of a new road network

It is the objective of the County Council to

- a) facilitate access to backlands by seeking the provision of new roads and improvement of roads and junctions as part of the planning application process as outlined on Map 1.
- b) improve the junction between the L5096 and the R513, and as part of the works involved,
 - i) secure the provision of a footpath to rectify the absence of same along the L5096 between Whitethorns and Barrack street.
 - ii) establish suitable pedestrian crossing points at the junction

It should be noted that the alignment of the new roads in the plan is indicative only and they shall definitely be aligned as part of the detailed design and development process. Similarly, the location of junctions is indicative only and the exact position for construction purposes will be dependent on detailed design.

Objective T2: Network of pedestrian and cycle facilities

It is an objective of the Council to encourage walking and cycling as the more convenient, popular and safe method of movement in Caherconlish; to facilitate the provision of an attractive and coherent network of off-road footpaths and cycle facilities and to enhance permeability. This will be achieved by the following measures:

- (a) A pedestrian network will be encouraged where identified in Appendix 1, map 2 linking existing and new residential areas to each other and to amenity areas and to provide connections to the town centre.
- (b) Secure cycle parking facilities will be sought at appropriate locations as opportunities arise.
- (c) Combined off-road footpath and cycle-way links will be encouraged in the public open space network along corridors where indicated in Appendix 1, map 2 linking existing and proposed residential areas to each other and to the town centre and providing an alternative means of accessing key neighbourhood facilities.
- (d) All pedestrian and cycle ways will be appropriately lit and their corridors designed and managed with the security and safety of the public as priorities.

Objective T3: Measures in support of public transport

It is an objective of the Council to facilitate measures to develop public transport infrastructure within Caherconlish as part of the development of networks to adjacent settlements and Limerick City.

The Council will work in liaison with local development agencies and transport providers, to ensure that public transport is made a more attractive and feasible option for a range of people on regular journeys. As part of this the Council will seek to identify and promote a suitable location for bus set down area along the main bus route.

Objective T4: Improvements to existing road network and parking

It is an objective of the council to encourage the provision of off street public parking areas. It is important that all parking areas and bays:

- a) are suitably located depending on the role they are likely to have, given land uses and other parking areas in their immediate proximity ; and
- b) they are appropriately designed and managed, to make efficient and safe use of space, integrate them into the landscape and to provide adequate security.

Chapter 7 Infrastructure

Water services, energy, telecommunications and waste

Strategic policy for Infrastructure

Policy IN 1 It is the policy of the Council to provide for adequate water, and sewerage facilities in Caherconlish; and raise awareness of energy efficiency, and waste management including the minimisation, re-use, recycling/recovery of waste.

7.1 Introduction

A key consideration for the development of the town is the availability and quality of infrastructure. Infrastructure and land use should be managed and developed together while protecting the environment for future generations. The Council's infrastructural investment in the town since the adoption of the 2008 LAP has been improvement works to Market Square under the Urban Renewal Scheme.

7.2 Water Supply

The town's water supply is currently provided from an existing groundwater source to the north-east of the town and a main water supply pumped out from Limerick. There are sufficient water resources available to supply the existing and predicted needs of the area.

Objective IN 1: Water supply and storage

It is an objective of the Council to:

- (a) Facilitate improvements to the existing water supply system to cater for the needs of an expanding population.
- (b) Ensure that development proposals provide adequate water infrastructure to facilitate proposed development.

7.3 Foul Sewerage

The upgrade of the sewerage treatment plant was completed in 2007 under the Serviced Towns and Towns Initiative in partnership with a private developer. The upgrade is designed for a Population Equivalent (PE) of 2,500 to the year 2015. The projected domestic load is 1,450 by 2015. It is important that development be phased and monitored for its impact on service capacity. The plant discharges to the River Groody which is classed as having poor status under the Water Framework Directive. However this is due primarily to agricultural pressures in the upstream catchment and they are being addressed through a programme of farm surveys.

Objective IN 2: Sewerage facilities

It is the objective of the Council to:

- (a) Ensure adequate and appropriate waste water infrastructure is provided for prior to further development to avoid any deterioration in the receiving waters. In this regard, account shall be taken of outstanding permissions, in assessing likely impact. Development proposals will be assessed against the assimilative capacity of the Groody river as data and flow records from the hydrometric station become available.
- (b) Ensure that development proposals provide adequate waste water infrastructure to facilitate the proposed development. This includes the separation of foul and surface water through the provision of separate sewerage networks.
- (c) Minimise the requirement for pumping of sewage.

7.4 Surface Water Drainage

Surface water drainage dealing with storm water is an issue in the town. The combined sewer network takes both storm water and foul water to the treatment plant which can cause serious strain on the treatment of effluent due to overflows caused by large volumes of rain. All proposals will have to give consideration to the issue and the Council will assess accumulative effects of proposals.

Objective IN 3; Surface water disposal

It is the objective of the council to:

- (a) Require that all applications for development demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and where feasible provided.
- (b) Require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall in order to establish whether the existing surface water drainage systems can accommodate an additional discharge generated by a proposed development(s).
- (c) Require applicants to investigate the potential for the provision of porous surfaces where car parking and hard landscaping is proposed.
- (d) Protect the surface water resources of the plan area, and in individual planning applications by requesting the provision of sediment and grease traps, and pollution control measures where deemed necessary.

7.5 Flood Risk Management

The Council is committed to managing flood risk in accordance with the principles set out in Government guidance 'The Planning System and Flood Risk Management' (DEHLG and OPW, Nov.2009).

A stage 1 flood risk assessment has been prepared for Caherconlish and is included as appendix 2 of this Local Area Plan. OPW preliminary flood risk indicative maps are available for Caherconlish under the OPW's CFRAM study. Maps and additional analysis were available from JBA, a company that specialises in flooding matters

Those maps indicate that a significant area of land, including part of the town centre and undeveloped land north-east of the town, is in Flood Zone A. Most development is considered vulnerable to flooding. As a response to this issue the LAP designates most of the undeveloped land considered at risk from flooding as open space and recreation, and will also require a riparian maintenance strip along the river. This zoning will provide a buffer between development and the river.

The Planning Authority will require applications in areas at risk of flooding to be supported by a comprehensive flood risk assessment. All flood risk assessments should have regard to national flood hazard mapping, predicted changes in flood events resulting from climate change and the River Shannon Catchment Flood Risk and Management Plan Studies (CFRAM) when completed by the OPW.

Objective IN 4: Flood Risk Management

It is an objective of the Council to:

- a) Implement the recommendations of the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on 'The Planning System and Flood Risk Management Guidance Documents (November 2009)', and any subsequent guidelines.
- b) Require any development proposal in a location identified as being subject to flooding to:
 1. Carry out a flood risk / catchment analysis for the development to assess the likely level of flood hazard that may affect the site to the satisfaction of the Council;
 2. Design the development to avoid minimum flood levels, incorporating building design measures and materials to assist evacuation and minimise damage to property from flood waters;
 3. Demonstrate that the proposal will not result in increased risk of flooding elsewhere, restrict flow across floodplains, where compensatory storage / storm water retention measures shall be provided on site; and
 4. Proposals should have provision to reduce the rate and quantity of runoff i.e. minimisation of concrete surfaces and use of semi permeable materials and include adequate measures to cope with the flood risk, e.g. sustainable drainage systems.
- c) Have regard to the Office of Public Works Planning Policy Guidance in the design and consideration of development proposals; and

- d) Preserve riparian strips free of development and ensure adequate width, to permit access for river maintenance. The width of strips required for maintenance of the river shall not be less than 7 metres to allow machinery to access the river.

For areas with pre-existing uses that are deemed to be at risk of flooding only limited development such as extensions or modifications to the existing structures or dwellings will be permitted. Such development shall be limited in scale and be accompanied by appropriate flood risk assessment justifying such development.

The 'development management justification test' and the 'plan – making justification test' as detailed in The Planning System and Flood Risk Guidance document will guide Council responses to development proposals in areas at moderate or high risk of flooding.

7.6 Waste Management

In Caherconlish there are no bring banks. The nearest bring bank is located in Caherline, 3 km to the south in the same parish.

Objective IN 5: Provision of composting facilities

It is an objective of the Council to ensure developers provide new housing with effective composting facilities by applying suitable planning conditions to new residential development.

Objective IN 6: Shared bin spaces

It is an objective of the Council to require all commercial and residential developments to be provided with adequate internal and external space for the correct storage of waste and recyclable materials. This is particularly important in relation to shared bin spaces such as apartment developments. In such cases the following must be provided for:

- (a) Adequate space must be given for waste to be segregated and stored in an appropriate manner.
- (b) A multi-occupancy development will require a designated, ventilated waste storage area of sufficient size which allows for the segregation of waste.
- (c) New and redesigned commercial buildings and apartment complexes should have waste facilities designed in a manner that waste can be collected directly from them and where possible waste and recyclables should not have to be collected on the street or at the front of the premises.

7.7 Energy and Electricity

Caherconlish is served by the ESB distribution network and the town itself is served by 10KV overhead electricity lines. The Council will work with Limerick-Clare Energy Agency to improve energy conservation and renewable energy use.

7.8 Access to Broadband and Telecommunications

It is important that adequate broadband service infrastructure is installed at the appropriate time into new development schemes

Objective IN 7 Broadband

It is the objective of the Council to ensure that all new development proposals where relevant, incorporate broadband service infrastructure on an open access basis.

The Planning Authority's goal is to achieve a balance between facilitating the provision of mobile telecommunications services in the interests of social and economic progress and sustaining residential amenities, environmental quality and public health. When considering proposals for telecommunication masts, antennae and ancillary equipment, the Council will have regard to the DEHLG document 'Telecommunications Antennae and Support Structures' (DEHLG 1998) and any subsequent advisory document issued by the DECLG.

Chapter 8 Environment and Heritage

Strategic policy for Environment and Heritage

Policy EH 1 It is the policy of the Council to ensure that the archaeological, architectural, natural and built heritage of Caherconlish is protected.

Policy EH2: Compliance with Limerick County Development Plan

It is the policy of the Council to ensure that all proposals for development shall comply with the policies, objectives and development management guidelines of the Limerick County Development Plan, 2010-2016 in relation to environment and heritage and the objectives outlined below. In respect of archaeological assessments required under the Development Management Guidelines 10.10.2 Limerick County Development Plan 2010-2016 as varied, it should be noted that the assessments, where appropriate, should address the known and potential for underwater cultural heritage **in all watercourses**.

8.1 Introduction

The protection of the built, historic and natural environment is a keystone to the sustainable development of a town. Conservation and preservation relates to buildings and land and the Council is concerned with the protection and enhancement of both. As settlements develop the demands on the environment, both natural and manmade, become greater. The role of the Council is to balance the two – preservation of a high quality environment while satisfying economic and social needs.

8.2 Built Environment

8.2.1 Protected Structures

In the interests of safeguarding the cultural and built heritage, several structures have been identified for their contribution to the architectural heritage in the town and have been designated as 'protected structures' under section 51 of the Planning and Development Acts 2000- 2011. These structures are included in an abstract from the Record of Protected Structures (R.P.S.) set out in Appendix 4 of this Plan. This list of structures is an abstract from the Record of Protected Structures, which is a statutory document maintained by Limerick County Council as part of the County Development Plan. As the Planning Act allows a Planning Authority to make additions to or deletions from the RPS the most recent edition of the RPS contained in the County Development Plan should be consulted. Exempted development regulations are not applicable to such structures where the proposed development would materially affect the character of the structure or any element of the structure which contributes to the architectural heritage.

Owners or occupiers of Protected Structures are encouraged to make use of the facility available to them by way of S57 of the Planning and Development

Acts. This allows the Planning Authority to provide them with a statement that sets out clearly those works that would be deemed to be exempted development and those works that would require planning permission.

In the past funds were available from Limerick County Council in the form of Conservation Grants to ensure the restoration and conservation of these buildings in an appropriate manner that reflects and respects the original detailing and construction. Information on any future funding available can be received from the Conservation Officer, Limerick County Council.

Objective EH 1: Protected Structures

It is the objective of the Council to protect structures entered onto the Record of protected structures, or listed to be entered onto the Record and to encourage their appropriate re-use and restoration. The Council shall resist;

- a) Demolition of protected structures, in whole or in part;
- b) Removal or modification of features of architectural importance;
- c) Development that would adversely affect the setting of the protected structure.

8.3 Archaeological Heritage

Caherconlish is classified as a historic town (LI014-079001) in the Record of Monuments and Places. There are a further 9 individual monuments within the town as well as another five which are historically documented but whose precise location has been lost and a roadway known as King William's Road which is located just outside the boundary of the LAP. All of the 9 monuments are contained within the boundary of the historic town as shown on the accompanying map in Appendix 5. The location of each archaeological monument is provided in the Record of Monuments and Places which is maintained and up-dated by the Archaeological Survey of Ireland, a branch of the National Monuments Service. The 1994 amendment to the National Monuments Act established the Record of Monument and Places on a statutory basis with a set of maps and a catalogue of sites. Copies are available for public consultation in the Council's Planning Department and in all the county libraries. Under the provisions of the National Monuments Act Section 12, 1994 Amendment any person proposing **any works** (this includes exempted development) 'at or in relation to such a monument' has to give written notification two months in advance to the Minister for the Department of Arts, Heritage and the Gaeltacht. Sites continue to be discovered, **some** of those found subsequent to the publication (1997) have been included in the Site and Monuments Database which is available on the website www.archaeology.ie. Since 2004 where proposed works are within or adjacent to sites in public (Local Authority or State) ownership or guardianship they may require Ministerial Consent, the National Monuments Service, Department of Arts, Heritage & the Gaeltacht should be consulted in advance. Proposed developments and/or works, dredging schemes etc. within or in the vicinity of watercourses have the potential to impact on previously unrecorded wrecks or small craft that may be over 100-years old and which are therefore protected under the National Monuments

(Amendment) Act 1987. The Underwater Archaeological Unit of the National monuments Service, Department of Arts, Heritage & the Gaeltacht shall be consulted in advance of any works on the Groody. Under Section 14 of the National Monuments (Amendment) Act 2004, proposed development or works within or in the vicinity of archaeological monuments in Local Authority or State ownership or guardianship may require authorisation in the form of Ministerial Consent to proceed and the National Monuments Service, Department of Arts, Heritage & the Gaeltacht shall be consulted in this regard in advance of site works.

Objective EH 2: Archaeology

It is the objective of the Council to:

- (a) seek the preservation (in situ, or at a minimum, preservation by record) of all known sites and features of historical and archaeological interest. This is to include all the sites listed in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994.
- (b) protect and preserve (in situ, or at a minimum, preservation by record) all sites and features of historical and archaeological interest discovered subsequent to the publication of the Record of Monuments and Places.
- (c) ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument.
- (d) the area of a monument and the associated buffer area shall not be included as part of the open space requirement demanded of a specific development by should be additional to the required open spaces, and
- (e) if appropriate, where such a monument lies within a development, a conservation and/or management plan for that monument shall be submitted as part of the landscape plan for that development



Figure 8.1 Old Church of Ireland church



Figure 8.2 The Castle Site with the church spire in background

8.4 Natural Environment

Caherconlish is set within the Agricultural Lowlands Landscape Character Area as determined by the Limerick County Development Plan 2010-2016. As noted earlier in this Local Area Plan, in Section 2.3, there are locally important wildlife features and habitats. These are a legacy of the historic managed landscapes of the demesne, the enclosed fields and farms, and the river Groody which runs close to the town, south to north. There are a number of attractive mature trees, both individually and parts of larger stands and groups, to the south of the town, along the Groody, and also in the town square. A number of field boundaries within the plan area, while lacking mature impressive trees, nonetheless form an essential part of the natural fabric of the area.

There are no nature designations in the town.. The Groody is perhaps the most important natural feature of the town, and is also important in that it is a tributary of the Shannon and therefore feeds the Lower Shannon Special Area of Conservation (SAC). Nonetheless no part of the Groody is designated as part of this SAC at any point. The closest designated site to Caherconlish is the Lower Shannon SAC at a tributary river of the Shannon, the Mulkear, where it runs its course 3.6 km to the north of the town. However this is not located downstream of the river Groody which swings westwards shortly after leaving the town, to join the Shannon river itself and the Lower Shannon SAC only some c13 kilometres downstream from the town. The plan review is unlikely to have any effects on designated sites outside the town especially as the overall development footprint of the town will be reduced through rationalized zoning patterns.

Objective EH3: Tree Protection and Nature Conservation

It is the objective of the Council to protect mature trees except where their removal is specifically sanctioned in the Opportunity Areas in the Local Area Plan. Development that requires the felling or harming of such trees shall not normally be permitted unless otherwise supported by a tree survey report establishing that the subject trees are of no ecological or amenity value. Such report shall be undertaken by a suitably qualified and competent person.

Objective EH4: Designated Sites and Nature Conservation

It is the objective of the Council to:

- a) Protect the integrity of the downstream Lower River Shannon Special Area of Conservation(SAC) site, through the establishment of buffer zones around the river.
- b) Ensure that appropriate waste water infrastructure is provided in advance of new developments thus ensuring that discharges to the river are within correct environmental limits.

No projects which will be reasonably likely to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives arising from reduction in

species diversity, shall be permitted on the basis of the plan (either individually or in combination with other plans or projects).

In terms of general nature conservation, the Council will protect undesignated habitats such as notable trees and hedgerows and ponds/wetlands and other natural features of local importance. The Council will also seek to enhance local biodiversity by measures such as those identified in Opportunity Areas, to be addressed as part of a sustainability statement.



Fig 8.4 River Groody from L5094 looking south

Fig 8.3 Mature trees along R513 south of the town looking north



Fig 8.5 View looking north-east of Caherconlish church and town from L5090

8.5 Protected Views and Vistas

There are a number of important views within and on the main approaches into the town that contribute to the character and visual amenity of Caherconlish. Such views are mostly of the former Church of Ireland Ruins that has a special landscape and heritage context in the centre of the town. Views of the landmark buildings, such as the Church Ruins are of particular importance in terms of appreciating the special architectural and historical significance of the buildings.

Objective EH6: Protected Views and Vistas

It is the policy of the County Council to safeguard scenic views and vistas, most particularly of the old Church of Ireland building and spire, and views along the Groody. There will be presumption against any development that would adversely affect the views and prospects and would be detrimental to the visual amenity of the area.

Figure 8.6 and 8.7 Two views worthy of protection



Fig.8.6 View along High street with spire of old Church of Ireland church

Fig 8.7 View along the Groody river north from the L5094, town centre



8.6 Climate Change

Promoting land use patterns and economic activity that minimises effects on climate change is an objective of Limerick County Council. As part of this objective the Council will endeavour to promote local delivery of energy efficiency and adaptation to climate change in Caherconlish.

Achieving a low carbon producing economy and society requires, where practicable, everybody seeking to efficiently meet resource requirements from indigenous local resources. Those indigenous resources should be harnessed to optimum potential in order to meet or exceed local needs, having due consideration for national targets and the local planning guidelines. This involves not just the use of local resources where applicable but the adoption of new building techniques and designs which will minimise energy intensive inputs. Development proposals which incorporate these issues will be encouraged by the Council.

Objective EH7: Adaptation to Climate Change

It is the objective of the Council to encourage development, which minimise the uses of fossil fuels and maximises the use of local or renewable resources.

Chapter 9 Community and Recreation

Strategic Policy for Community and Recreation

Policy C1 Community and Recreational Facilities

It is the policy of the Council to ensure that the education, health facilities, recreation, open space and community needs of residents, both new and existing, can be provided for by suitably zoning lands for these purposes. The Council will require future development in Caherconlish to be accompanied by a corresponding expansion of these facilities and amenities.

9.1 Introduction

In recent times greater emphasis has been placed on the importance of the community infrastructure in national policy as reflected in many guidance documents published since 2005. These include policy documents on recreation for children and young people, provision of schools, green travel, and residential design guidelines. The Limerick County Development Plan 2010 – 2016 as varied includes a requirement for future development proposals to submit a supplementary social infrastructural assessment with planning applications to determine if the community and its existing facilities have the capacity to cater for the proposal. Prospective developers are advised to consult with the Limerick County Development Plan, Chapter 6 Community and Recreation referring to general policy and objectives on these topics, and Chapter 10, Development Management Guidelines specifically section 10.3 regarding the Sustainability Statement and Social Infrastructure Assessment.

9.2 Community and Recreation

The town has had to meet the challenge of sudden growth in the 2003-2008 period which had increased its size by over a third. With the influx of young families into the area, there has been an upsurge in demand for pre-school, play, childcare and primary school facilities. The primary school in the town is in inadequate accommodation to meet demand; and there is no purpose built crèche in the town. Zoning provision was made in the 2008 Plan for a new crèche and national school in recognition of these needs.

Caherconlish has a vibrant voluntary community with many local community groups involved in a wide range of activities including sports, arts and culture, local history and heritage, youth, environmental and local development. The local community has provided a community centre, the 'Millenium Centre' in the town. There are plans for a community playground in the grounds of the Millenium centre.

The Council will endeavor to work with the community to identify the most suitable location for community facilities and the identification of possible amenity walkways and cycle routes also forms an important part of this LAP.



Fig. 9.1 Caherconlish
Community Centre



Fig.9.2 Caherconlish
National School

Objective C 1: Open space provision

It is the objective of the Council to seek the provision of well designed, high quality, accessible and useable open space in all residential development in accordance with the development management standards of the County Development Plan.

Objective C 2: New amenity areas and Walkways

It is the objective of the Council to:

- a) Continue to facilitate the development of walkways as indicated on the Amenity Map (Appendix 1, Map 2) in co-operation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to ensure that properties over look proposed walkways.
- b) Co-operate with other agencies to enhance and provide recreational and amenity facilities in the town.

Objective C 3: Allotments and Community Gardens

It is the objective of the Council to facilitate opportunities for food production through allotments or community gardens at appropriate locations.

9.3 Education and Childcare Facilities

The town is currently served by a national school. There is a pre-school and no purpose built crèche, notwithstanding the growth in the number of young children.

The number of pupils attending Caherconlish national school is growing: the numbers of pupils enrolled in the junior and senior infant classes constitute over half the total enrolment figures of 94; having reviewed the latest

enrolment trends, the numbers attending the school could increase to 200 by 2018, the end of the plan period.

The existing school has four classrooms and one general purpose room. If it is to accommodate 200 pupils, there would be a requirement for eight classrooms according to the Department of Education and Skills Guidance. The site itself is confined, and there is limited room for the requisite expansion.

For these reasons, it is important to make provision for a new school through the zoning of an appropriate site. Two sites, each of appropriate topography and shape, and of adequate size, are zoned in locations close to existing communities. Two sites are zoned instead of one site to provide choice and increase the prospects for this development. Social infrastructure, including the capacity of schools, is a material consideration in the assessment of new residential development proposals. In the case of Caherconlish, this will mean that provision for further residential development will be restricted and linked to its cumulative impact on social infrastructure including the national school.

Objective C 4: Childcare and educational Facilities

It is the objective of the County Council to:

- a) Make provision for a new primary school on a suitable site no less than 0.77 hectares and of suitable gradient located optimally in respect of residential areas. The location of two alternative preferred sites and the associated zoning and infrastructure objectives are indicated in Appendix 1, Map 1.
- b) Require the provision of childcare facilities in suitable locations in the town, in particular in residential areas (existing and proposed), and adjacent to community facilities.
- c) All proposals for childcare facilities shall comply with the development management standards of the County Development Plan.
- d) Ensure that there are sufficient educational and childcare places to meet the needs generated by proposed residential developments by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 5 or more dwellings.

9.4 Health Facilities

The primary role of the Planning Authority with regard to healthcare is to ensure that there is an adequate policy framework in place inclusive of the reservation of lands, should additional services be required.

Objective C 5 Provision of Healthcare Facilities

It is an objective of the Council to support the Health Service Executive (West) and other statutory and voluntary agencies and private healthcare providers in the provision of appropriate healthcare facilities and the provision of community based care facilities, at appropriate locations, subject to proper planning considerations and the principles of sustainable development.

Strategic Policy for Urban Design in Caherconlish

Policy UD1 Urban Design in Caherconlish

It is the policy of the Council to promote high quality design throughout the Plan area and ensure that future development in Caherconlish is guided by principles of best practice and sustainability.

10.1 Introduction

Good urban design is essential in creating attractive places for people to live in, work in and relax in. It is achieved by the arrangement of streets and spaces, the scale, and design of buildings, the materials used, the colour scheme and finishes of buildings, and the layout of roads and footpaths. A well designed urban area has a clear and distinct sense of place instilling a sense of community and pride with a clearly defined centre which is desirable to walk around and feels safe. A successfully designed urban area would generally take the following into consideration:

1. Context: How does the development respond to its surroundings?
2. Connections: How well is the new site connected?
3. Inclusivity: How easily can people use and access the development?
4. Variety: How does the development promote a good mix of activities?
5. Efficiency: How does the development make appropriate use of resources, including land?
6. Distinctiveness: How do the proposals create a sense of place?
7. Layout: How does the proposal create people-friendly streets and spaces?
8. Public realm: How safe, secure and enjoyable are the public areas?
9. Adaptability: How will the buildings cope with change?
10. Privacy/amenity: How do the buildings provide a decent standard of amenity?
11. Parking: How will the parking be secure and attractive?
12. Detailed design: How well thought through is the building and landscape design?

This chapter provides guidance to help bring about the improvements required to ensure a quality public realm both in the existing built up area and also in green-field sites considered suitable for new development. The guidance is general in nature in respect of new development, derelict and vacant sites. It is more specific about certain 'opportunity sites' selected as they are of special importance on account of their potential to contribute to a sense of place for the town.

This guidance is intended to assist applicants by outlining the aspects of planning and design that the planning authority will be taking into account when assessing applications for future development.

Since the adoption of the Caherconlish Local Area Plan in 2008 there has been a number of guidance documents issued which deal with urban design. These are as follows:

- DEHLG (2009) 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' and the accompanying 'Urban Design Manual',
- DEHLG (2009) 'Government Policy on Architecture 2009 – 2015,
- DEHLG (2009) 'Towards a Sustainable Future: Delivering Quality within the Built Environment', and
- DEHLG (2007) 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities.

The DEHLG also recommends using the UK's "Manual for Streets" (Dept of Communities and Local Government, 2007) in designing residential streets. Other influential documents effecting the design of proposals include the guidelines on flood risk management published by the DEHLG in 2009, and the Government's policy on transport 'Smarter Travel – A Sustainable Transport Future 2009 – 2020', published by the Department of Transport.

On a local level the Limerick County Development Plan 2010 – 2016 as varied has placed greater emphasis on appropriate design in its development management guidelines than previous county plans. It is a new requirement that a design statement is submitted as part of a planning application. A 'Design Statement' is a short document which enables the applicant to explain why a particular design solution is considered the most suitable for a particular site.³

The quality of public realm is vital if we are to be successful in creating environments that people want to live, work in and visit. Caherconlish has a number of positive characteristics that give it a distinctive sense of place, but on the other hand the quality of space, particularly in the town centre, is undermined somewhat by a combination of traffic congestion, property vacancy or neglect, and developments of inappropriate use or design for their location. It is important that areas in need of particular attention are identified, along with the crucial weaknesses in terms of design and environment and the remedies to address these weaknesses.

The approach to tackling these problems is a coherent local area based commitment to improvement of the environment and public realm, identifying the pertinent measures required to achieve effective results that achieve best value for money. This should be capable of being linked to priorities at a wider county level. The approach to urban design and regeneration is therefore of a strategy that is both responsive to the particular opportunities and challenges in this town and that seeks to maximize return on investment over time.

³ Refer to Limerick County Development Plan 2010-2016, Section 10.4, Design Statement.

10.1 Derelict and Vacant sites

Currently, there is one site on the Derelict Sites Register in Caherconlish. 59 out of the total of 520 properties in the Local Plan Area or c11% of all properties are vacant, compared to 6% for the county as a whole. This includes 5 vacant properties on High street, 6 on Barrack Street, 5 on the Town Square. Among the latter there is one protected structure in recent usage, 'O'Connells Pharmacy' which is situated prominently on the corner of The Square and Barrack Street. Two buildings that are on the National Inventory of Architectural heritage are vacant, one, an exposed stone terraced building on Barrack street and the other a large detached country house known as Brook Villa.

Vacancy is not confined to the town centre. There is also locally significant vacancy in two housing schemes, one in Hundredacres East (Ceol na hAbhann), where a nursing home and 22 sheltered houses are vacant, and in the Council schemes at Gragane, in which there are 6 vacant properties.

In relation to derelict and vacant sites, the general approach will be to seek timely actions and improvements of sites, through positive engagement with landowners, using powers under the Derelict Sites Act only where necessary, and taking into account

- a) The condition of the site, security, public health and safety issues;
- b) The impact vacancy might have on community morale and investor confidence;
- c) Outstanding planning permissions;
- d) Evidence of efforts to address vacancy and dereliction;
- e) The conservation value of the building and requirement for remedial restoration works;
- f) The feasibility of various actions to make good the site, and find viable uses for the site;
- g) Available programmes to assist in town and environmental improvement works, national and county-wide strategies and priorities within these programmes, and the context of Caherconlish within these programmes.

Figure 10.1 Vacant buildings and dead frontages in the town



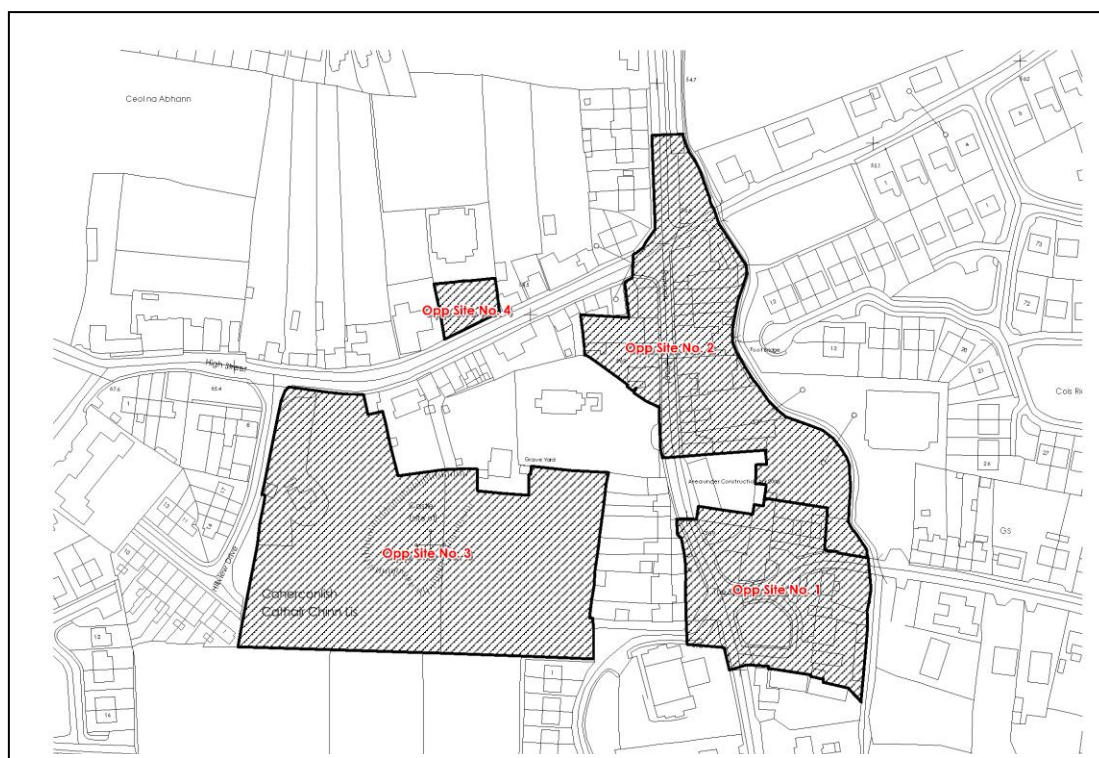
10.3 Caherconlish town centre and Opportunity Areas

The town centre requires special attention. It is underutilised for the size of settlement it now relates to, but its coherent development is hampered by inadequate parking, traffic congestion and the corrosive impact of property neglect and vacancy.

This Plan identifies 4 Opportunity areas. These are:

1. The Town Square;
2. Barrack Street and the section of the Groody river alongside it;
3. Fields between High street and Barrack street, linking the old church site and lands to the south with High Street and the Catholic parish church via a traffic free foot and cycle path system;
4. The car park in front of the Catholic church in High street.

Figure 10.2 Opportunity Areas



Development objectives have been prepared for all these areas to guide their redevelopment to ensure that future development proposals adhere to the principles of good design. Specific sites suitable for infill or re-development are identified; indicative vehicular and pedestrian access-ways and entrance points are shown; sites where there are opportunities for environmental improvement and redevelopment are clearly indicated. The planning briefs shown below only provide an indicative framework of how the objectives can be achieved and alternative proposals will be considered where they meet the objectives of this Local Area Plan.

In all cases, master-plans shall be prepared by a suitably qualified person, in order to secure a comprehensive scheme for the area to guide development of good quality design and in an appropriate manner. The masterplan shall be

submitted as part of any planning application on the lands. Masterplans shall contain details showing how in the design of the scheme, the development can respond sensitively to the site and follow the guidelines in this Plan. Requirements will vary, but will typically include a survey and assessment of the site and context to identify and define key elements of importance to the design; with instructions accompanied by suitable illustrations, of how

- The key characteristics of the site are taken into account
- The overall form of development is to be established, based on the density and layout of buildings and spaces
- The layout of roads and streets will contribute to the spatial hierarchy, as well as linking the development to the rest of the locality.

Opportunity Area 1 The Town Square

Figure 10.3 Survey of Town square



Figure 10.4 Looking west, across north of square



Figure 10.5 view into main green looking east



Legend:

Public green open space	
Private gardens/yards	
Buildings	
Vacant buildings	
Protected structure	
Public road carriageway	
Parking area/Service access	
Footpaths	
Deciduous trees	
Lawson cypress	

Site area, location and zoning

The area is located in the town centre, at the junction between the regional road the R513 and a local road the L5094. The entire opportunity area is 1.69 hectares, comprising of the entire square of 0.5 hectares and the backlands of properties fronting the Square. It is indicated as Area 1 on the

Map, Figure 10.2, above. The site is zoned public open space where the existing open spaces are located and town centre for the surrounding land uses. The lands in the north and west of the Square are zoned 'town centre' to reflect the mixed uses already prevailing, the nodal location of the square, and the capacity to accommodate small shops and offices as well as residential uses. The area to the south and east is zoned 'Existing Residential' to reflect the dominant use there.

Description of characteristics

The traffic free public open spaces in the square are fragmented and restricted in size in comparison to the roads which dominate it. Even the largest of these grassed areas is very restricted in size, being only 500m² or one tenth the size of the Square. This lawn has a line of three mature deciduous trees on its southern side. There is a statue of Christ the Redeemer in the centre, facing westwards towards the main street. The green is in turn surrounded by roads open to two way motor traffic, the north and west sides being the L5094 and R513 respectively.

The square is partly framed by two terraces of buildings arranged at right angles to each other to the north and to the north-west. The terraced buildings are predominantly nineteenth century in origin, modest in size, and simple in ornamentation: only one is a Protected structure, the former O'Connells Bar (in most recent use as a pharmacy) reference RPS 1048.

The yard of an ironworks extends onto the square from the northern terrace, and is surrounded by a high block wall. Therefore the extent of open space available is reduced on this side of the square and the potential coherence of the square is substantially reduced. The new apartment and supermarket building associated with a petrol station dominates the square from the south-west; on the eastern and southern side there is a mixture of older and newer detached and semi-detached buildings. Property vacancy and neglect are problems affecting the square (see survey map below), including the particularly prominent example of O'Connells on the north-western corner and an area of sheds on the opposite south-eastern corner.

Assessment:

The area is an important focal space within the village and it is therefore important to protect and enhance those elements that give it its positive character and enable it to work as an amenity space for the whole village. It is also important to complement conservation efforts by measures that will improve the quality, functionality and integrity of the entire square as a coherent open space.

The capacity of the Square to realise its potential as a coherent focal green area is undermined by the following issues:

- 1) The square and the surrounding architecture do not combine with each other to create a harmonious 'sense of place'.
- 2) The green areas are fragmented by the road system and the yard of an iron-works.

- 3) There is little interface between the main green area of the square and the land uses surrounding the square.
- 4) Vacancy and neglect of certain properties undermine the usage and quality of the spaces and views around the Square.
- 5) There are no walkways and benches within the traffic free areas of the square, which would enable these areas to be more actively used.

If the Town Square is to be improved, a structured approach is necessary over time; and incorporating the following guidelines which will address where possible the aforementioned issues

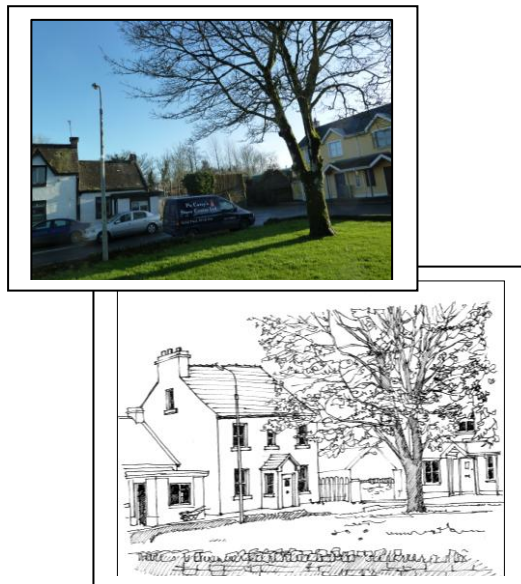
Development potential:

- 1) Tree planting where indicated, walkways, benches and litter bins on the main green area, the replacement of the existing boundary wall with post and chain.
- 2) Designation of eastern road as cul-de-sac and extension of green area south with tree planting.
- 3) Installation of pedestrian crossing points with dished kerbs across roads where indicated.
- 4) Infill opportunity for new development in the south-east of the square.
- 5) Provide for reconfiguration of north of square in the event of relocation of the yard of the iron works with car parking and planting.

Figure 10.6 Town Square Development Potential



Figs 10.7 and 10.8 South-east of Square existing (photo) and with potential infill (illustration)



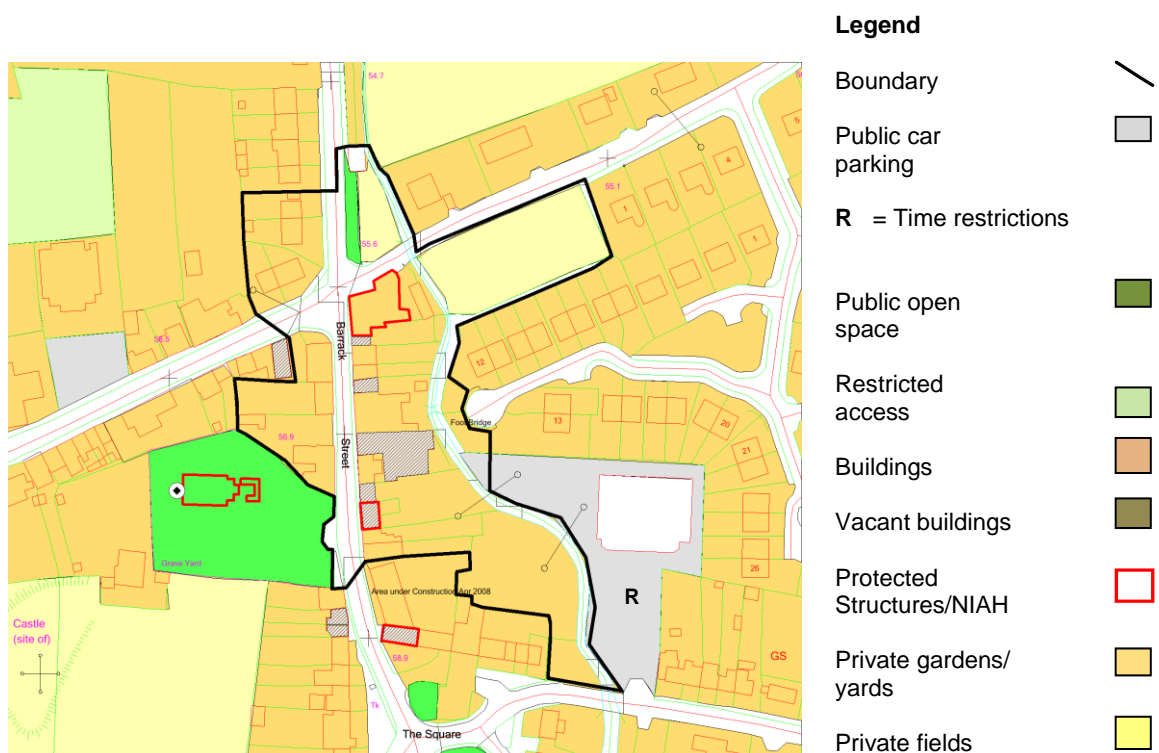
Figures 10.9 and 10.10. The main green of the Square Existing (photo) with supermarket in background and with potential planting, footpath and new boundary treatment (illustration)



Opportunity Area 2 backlands

Barrack street north of the square and Groody

Figure 10.11 Survey map, Barrack street and the Groody backlands, north of the Town Square



Area, designations, location and zoning:

This area is indicated as Area 2 on the Opportunity Area Map, figure 10.2. It is comprised of the section of Barrack Street north of the Town Square (which is part of the R513), High Street (the L1149) and the L5096. Both streets meet at a cross-roads junction at Lynches pub. The area is approximately 1.51 hectares. It is predominantly zoned 'Town Centre', also with 'Existing Residential' on the R513 north of the junction at Lynches public house. The area requires a coherent approach to facilitate urban renewal. There are single protected structures at both ends of this stretch of Barrack Street, Lynches Public House at the north end and O'Connells, (also of the Square see above) at the southern end. A stone building halfway along the street on its eastern side is on the National Inventory of Architectural Heritage. The entire area is within the Recorded Monument 'Historic town' LI014-079001. The portion of the area on the west of Barrack street is close to the medieval church (RMP LI014-079005) and abuts the graveyard (RMPLI014-079003).

Assessment

There is an issue with traffic congestion, poor pedestrian facilities and property vacancy. The survey map above (Fig.10.11) illustrates the extent of property vacancy. Vehicles on the road can and often do obstruct either pedestrians or traffic on this narrow street, rendering the street yet more difficult to negotiate. There is no off street vehicular access except for properties on the west side of the street and the 'Big Tree' site on the south-western corner. There are restrictions to on-street parking on the west side of the street and on the approaches to the junction at Lynch's Public House.

Figure 10.12 Barrack street at junction with the L5096. Note the absence of a footpath on the L5096 and parking encroachment on the footpath on Barrack street



Development Potential

- 1) Improvements to the road network indicated on the accompanying map and referred to in the Transport chapter to improve traffic flow and pedestrian safety, and remove traffic hazards and nuisances.
- 2) The extension of no parking zones on both sides of Barrack street, to improve the capacity of this narrow street for two way traffic and for pedestrians.
- 3) Adequate off street car parking and loading bays should be provided in appropriate locations to compensate for the prohibition on on-street parking and loading.
- 4) Access for cars and for delivery vehicles is only possible via an entrance to the south. Pedestrian access can be provided in suitable re-development sites from Barrack street.

- 5) There is scope for infill development and redevelopment where identified on the attached map. These would also allow for at least one public footpath to the rear. The illustration in Figure 10.17 shows how they might be designed and the principles involved.
- 6) A strip along the river Groody should, where possible, be developed as a wildlife corridor and public amenity area, to enhance local biodiversity and to provide an off-road link between the town centre and the open countryside. Access should be inclusive. Biodiversity should be enhanced by a suitable landscaping plan and management measures. A comprehensive masterplan will be required to demonstrate a planned integrated scheme for the redevelopment of sites identified within the Opportunity Area.
- 7) Much of the area to the east of Barrack street is identified as a flood risk zone and therefore it is important that a flood risk assessment is undertaken as part of any masterplan.
- 8) Any proposal that would involve extensive disturbance of soil, which facilitates public access, or which abuts the churchyard of the Church of Ireland RMP LI1014-079003 may have archaeological implications. In such cases applications will be referred to the County Archaeologist and the National Monuments Service prior to any decision on the planning application or Part 8.

Figure 10.13 Barrack street north of the Square development potential Map

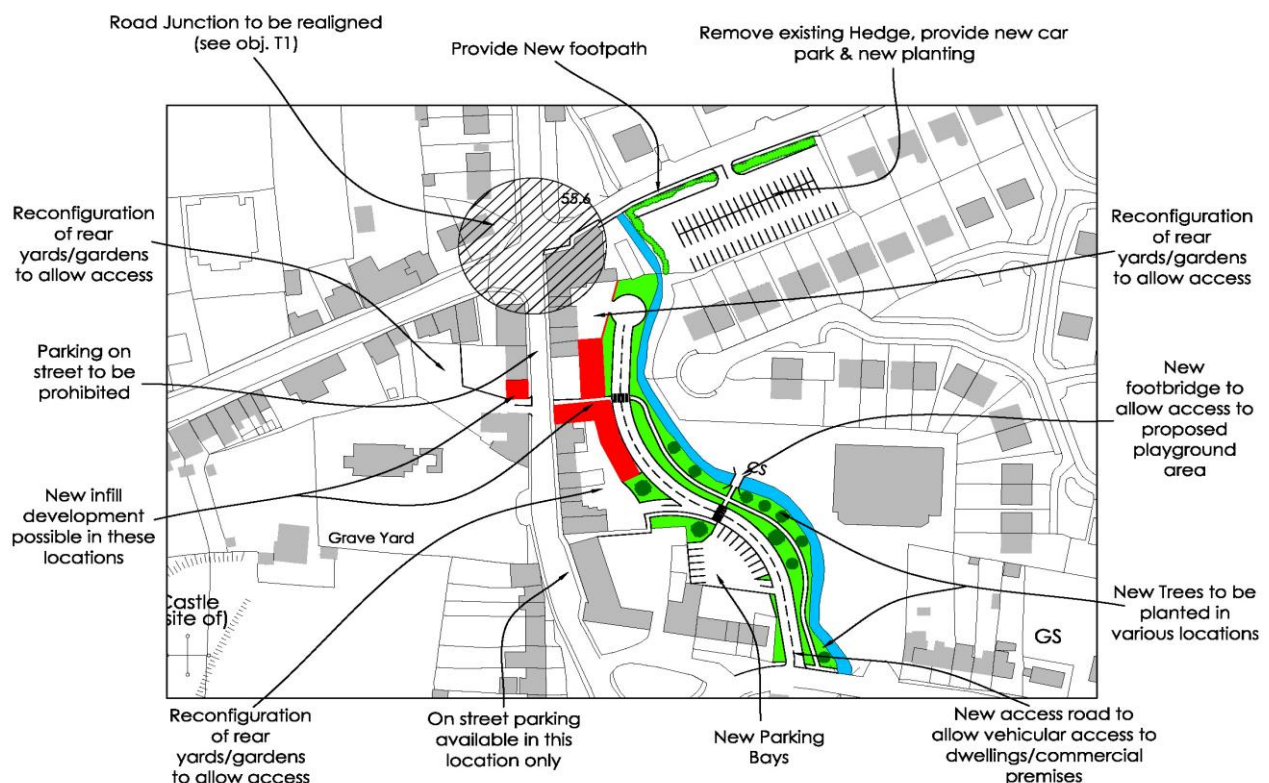
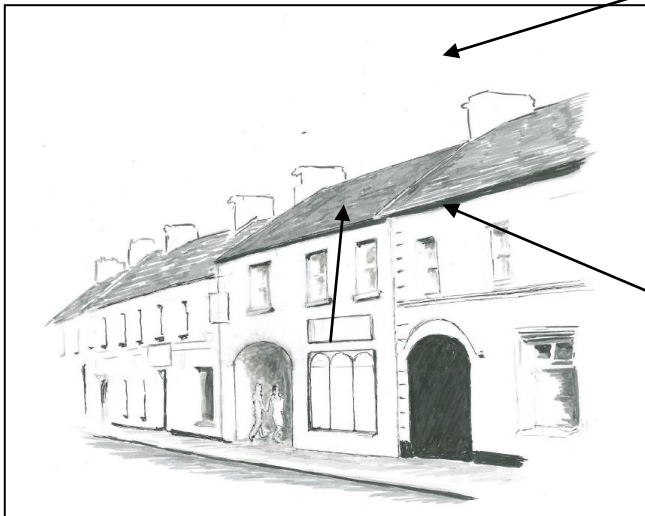


Figure 10.14 View of vacant site, 'Easy-Buy' Barrack street



Figure 10.15 Illustration of possible new infill development Easy-buy site



All openings should where possible be longer than they are wide reinforcing the vertical emphasis and fenestration of the traditional street. Shopfront windows can be wider but mullions must be used to provide vertical emphasis.

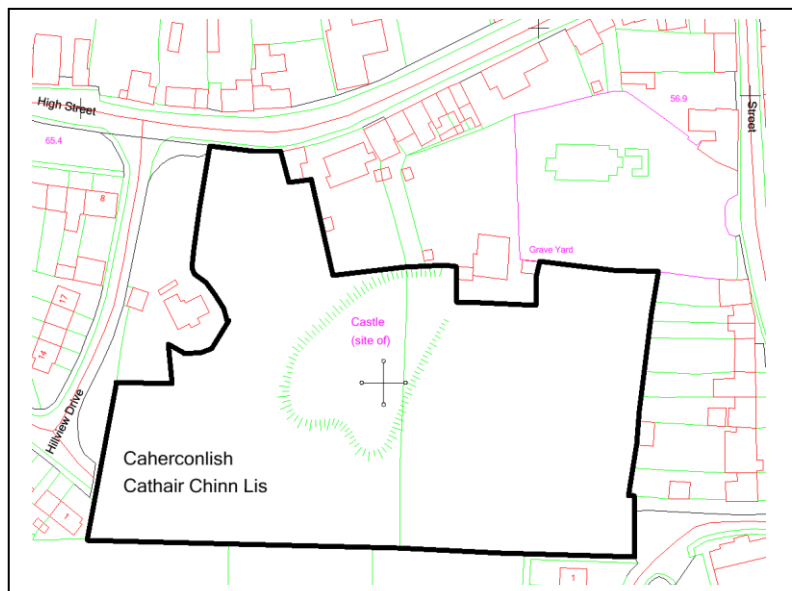
Neo-traditional shopfront or modern innovatively designed shopfront having consideration for the following factors:
 -Fascia panel should not be too deep and should be proportionate to size of façade;
 -Lettering on fascia to be in scale with fascia panel
 -Low sill. Stall riser in respect of very low sills, provides base to shopfront and protects window from splashing,

Entrance of public path.

In the redevelopment of this site, it is important to ensure that a footpath is provided, to allow the public to gain access to the rear. In the design of the entrance it is important that the vertical emphasis, elegant proportioning and human scale of openings prevailing in the street are retained; and that the footpath receives adequate day-lighting. The footpath should not be excessively overshadowed with high walls. If the path is to go through buildings the underpass should not be more than 7 metres in length.

Opportunity Area 3: Backlands between High Street and Barrack street

Figure 10.16 Location map, Castle site



Site area, location and zoning

The area is approximately 1.6 ha (2.1ha). It is indicated as Area 3 in the Opportunity Area Map. The site is zoned 'Public open space amenity'. It is contained within the Recorded Monument LI014-079001 'Historic town' (See Appendix 5).

The area is located to the south of High Street with 24 metre frontage onto High Street itself, then extending to the south and east to the rear of existing domestic properties, a farmyard, the boundary of the old Church of Ireland churchyard, and the rear of terraced properties that face Barrack Street and the town square. The site can be accessed from High Street in the north or from a residential cul-de-sac in the south-eastern corner before it enters the town square.

Description and characteristics

The site consists of two fields, separated from each other by a mature hedgerow and is bordered on all sides except the south by buildings and their curtilages. The site is distinguished by a pronounced earthwork some 2,500 square metres in area, which rises about 5 metres above the surrounding fields. This is a Recorded Monument LI014-79002. The top of the earthwork is the site of another Recorded Monument, LI014-079004, a castle. The eastern portion of the site abuts the medieval church (RMP LI014-079005) and graveyard (RMPLI014-079003).

Assessment

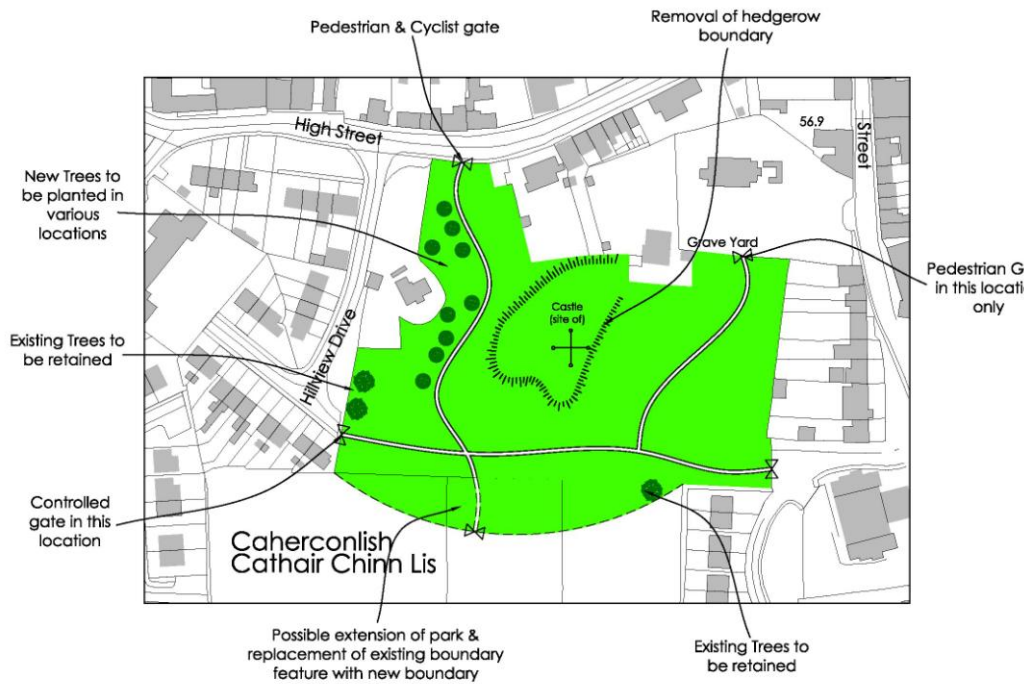
The entire site has important historical and archaeological associations for the locality. It is vital, therefore, to protect the site from any works that could inadvertently or otherwise, harm or destroy features or artefacts in situ of archaeological significance. This means that pending proper archaeological survey under licence, only land uses which can function without disturbing the soils or topography of this site should be allowed. The current use of the site as pasture as part of a farm, is a non-invasive use, that meets this criterion.

The site is geographically central with reference to the residential areas of Caherconlish existing and zoned, and the features in situ already have an obvious symbolic value as a focal point for the local community's sense of place. This explains the importance of exploring the possibility of improving public access to and through the site, but in a manner that does not prejudice the priority of protecting the site for its archaeology. The site would ideally be accessible from and thematically linked to the old Church of Ireland and the associated churchyard which is already a cherished local amenity.

Development potential:

- 1) The Council will seek to promote the area's development as a neighbourhood park for public use.
- 2) The Council will seek to promote as part of the neighbourhood park, the development of accessways for pedestrians and where specified, combined accessways for cyclists and pedestrians following the indicative routes identified in these guidelines. Access to motor traffic shall not be permitted.
- 3) A comprehensive Masterplan over the entire site will be required to ensure the area is developed and managed in a sustainable and coherent fashion as a public park. The Council will require this masterplan to assess the suitability of any proposals that could have a significant impact on how the public park is developed.
- 4) Any proposal that would involve extensive disturbance of soil, or which facilitates public access, will require an archaeological investigation under licence and this must be undertaken as part of the Masterplan or proposal prior to any decision on the planning application. In addition, any proposals that affect views and setting of the old Church of Ireland church, including proposals for tree planting will require prior consultation with the Council Archaeologist and the National Monuments Service.
- 5) The Council will seek to safeguard the amenities reasonably expected to be enjoyed amongst neighbouring land uses that the public use of this park might affect. This will require attention to how the park is to be laid out, the uses discouraged or facilitated in different parts of the park, how the park and the uses of the park will be managed, appropriate lighting, boundary treatment and controls on public access at entry points.

Figure 10.17 Map showing development potential of the Castle Site

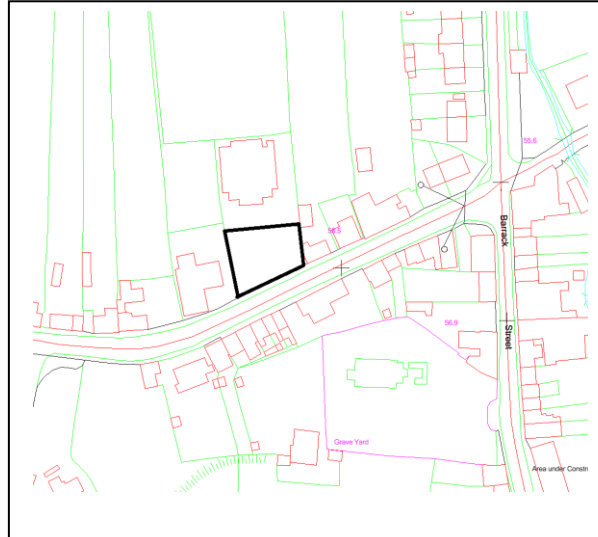


Figures 10.18 and 10.19
Looking south into Castle site from High street. In respective order, existing and following possible landscaping



Opportunity Area 4: Catholic church car park, High Street

Figure 10.20 Location Map of Catholic Church Car Park



Site area, location and zoning

This is the smallest of the Opportunity Areas, only 645 square metres in extent. It is indicated as Area 4 in the Key Map in this chapter. The site is zoned 'Education and Community' in the Land Use Zoning Map. It is contained within the Recorded Monument LI014-079001 'Historic town' (See Appendix 5).

Description and characteristics

The site is the parking area serving the Catholic Church but is also used as a parking area for the town as a whole.

Assessment

The parking area does not have any delineated parking bays and this is inimical to efficient use of this space. The surface is poor. The parking area is extensive in its horizontal scale and its bleak appearance is unrelieved by any features.

Development Potential, Catholic Church car park, High Street.

The car park would benefit from the following environmental improvements:

- 1) Resurfacing and delineation of parking bays and access areas to provide a more legible area and efficient use of space.
- 2) Tree lined edge to road
- 3) Internal landscaping and tree planting to reduce the unrelieved hard surface of the car park and provide structure and a sense of enclosure

Figure 10.21 Photograph of Catholic church and car parking area off High Street



Figure 10.22 Illustration of possible landscape improvements

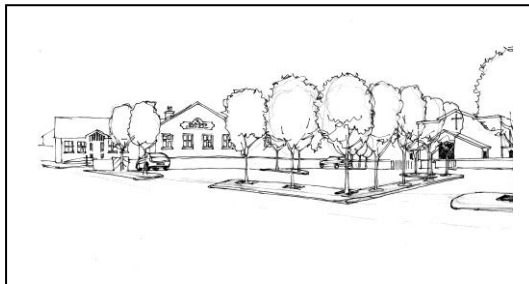


Figure 10.23 Map showing site and possible landscape improvements



Chapter 11 Land Use Zoning

11.1 Purpose of Land Use Zoning

The land use zoning map of the Plan guides development to appropriate locations and should be read in conjunction with both the zoning matrix of this LAP and the Limerick County Development Plan, Chapter 10: Development Management Guidelines. The purpose of the land use zones is to indicate the types of development that are considered most appropriate in each area and to avoid competing and incompatible land uses. The zoning objectives allow developers to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in the Plan.

The land use zoning matrix is intended as a general guide to assess the acceptability or otherwise of development proposals, although the listed uses are not exhaustive. The various land use designations have been formulated on the following principles:

- Ensuring that land use designations will accommodate the potential population and growth needs of Caherconlish within and beyond the lifetime of the Plan;
- Encouraging the development of Caherconlish as a compact and coherent settlement;
- Ensuring an acceptable balance of land uses in proximity to one another;
- Supporting the principles of proper planning and sustainable development of the area; and
- Identifying the characteristics of various primary land use categories in order to provide a broad planning framework, which guides development to appropriate locations.

The following table sets out the total zoned land for the various zoning categories in this plan compared with the totals designated in the 2008 LAP.

Table 11.1 Total Zoned Lands

Zoning	Total Area 2012 LAP - ha	Area designated in 2008 LAP - ha	% change
Agriculture	19.74	2.304	
Enterprise and employment	8.06	6.24	+29.16
Education and community facilities	7.67	4.48	+7.00
New residential	7.1	24.71	-71.27
Phase 1	(3.58)	(22.46)	
Phase 2	(2.7)	(2.25)	
Existing residential	27.70	23.54	+18.26

Residential Serviced Sites–	3.52	6.77	-48.00
Phase 1	(2.09)		
Phase 2	(1.74)		
Open space & Recreation	9.06	7.59	+19.37
Town Centre	2.15	1.73	+24.28
Mixed Use	0.51	5.28	-90.34
Utility	0.29	0.29	0.0
Distributor Road	-	3.02	
TOTAL*	85.47	85.96	

* The difference in totals between 2008 and 2012 are not because the Local Plan Area boundary has been changed. They are accounted for by cumulative differences in the calculation of areas. These are minimal relative to the overall scale of the Local Plan area.

11.2 Non Conforming Uses

Throughout the County there are uses which do not conform to the zoning objective of the area. These include uses which were in existence on 1st October 1964, or which have valid planning permissions. Reasonable extensions to and improvement of premises accommodating these uses will generally be permitted within the existing curtilage of the development and subject to normal planning criteria.

11.3 Land Use Zoning Categories

The various categories of zoning incorporated on the Land Use Zoning Map and the Zoning Matrix are defined below.

Town Centre

The purpose of this zoning is to protect and enhance the character of Caherconlish town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the town centre while guiding the development of an expanded and consolidated town centre area. Any proposed retail development shall be in accordance with the provisions of the Retail Strategy for the Mid West Region, 2010-2016.

Existing Residential

The purpose of this zoning is to ensure that new development is compatible with adjoining uses and to protect the amenity of existing residential areas.

New Residential

This zoning provides for new residential development and other services associated with residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity, traffic considerations and compliance with Section 5.5 in Chapter 5 of this Plan.

Residential Serviced Sites

Residential serviced sites offer a real alternative to individuals wishing to build and design their own houses in an urban setting with established services rather than the open countryside. Suitable edge-of-town lands have been identified within the LAP boundary that provide the opportunity to cater for these lower densities, so as to provide an alternative to sporadic development in the rural areas. Proposals for the development of serviced sites shall comply with objective H3 in Chapter 4 of this plan.

Open Space and Recreation

The purpose of this zoning is to protect, improve and maintain open space and recreational areas.

Education and Community Facilities

The purpose of this zoning is to facilitate the necessary development of these facilities. Special regard shall be had to the specific purpose for which particular sites have been included, in particular, two alternative sites in Appendix 1, Map 1 for a national school; sites capable of accommodating community facility/community crèche in the Gragane area and/or Hundred Acres East. Development proposals that would normally accord with the zoning objective 'Education and community' will not be deemed acceptable on these sites if they are to prejudice the specific development objectives for these sites, unless satisfactory alternative means of meeting the same requirements have been identified.

Enterprise and Employment

It is envisaged that these lands will accommodate high quality and sensitively designed enterprise and employment development and complementary uses as indicated in the zoning matrix. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale.

Agriculture

The purpose of this zoning is to provide for the development of agriculture by ensuring the retention of agricultural uses, protect them from urban sprawl and ribbon development and to provide for a clear physical demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Dwellings will be considered for the long-term habitation of farmers and their sons or daughters and subject to the terms and conditions of the rural housing policy as set out in Section 3.9 of the Limerick County Development Plan.

Mixed Use

The purpose of this zoning is to reflect the proposed use of the site as a medical centre, planning permission for which was granted in 2011. It is important that no use would be permitted on this site that would undermine the town centre's primacy as a retail centre. In this regard retail uses will not be permitted on the site.

Utilities

The purpose of this zoning is to provide for essential public services, existing and planned, such as waste water treatment plants.

11.4 Land Use Matrix

The approach of the Council to land uses is determined by the zoning objective for the area in which they fall. This is depicted in the following land use matrix, to be cross-referenced with the Zoning Map (Appendix One).

Table 11.2 CAHERCONLISH Land Use Zoning Matrix 2012-2018

Development	Existing / New Residential	Residential serviced sites	Enterprise and Employment	Open Space and Recreation	Town centre	Education/ Community Facilities	Mixed Use	Agriculture
Dwelling	/	/	X	X	O	X	O	X*
Apartments	/	X	X	X	/	X	O	X
Guesthouses	O	O	X	X	/	X	O	X
Hotel	O	X	O	X	/	X	O	X
Local Shops	O	O	X	X	/	X	X	X
Retail Warehousing	X	X	O	X	O	X	X	X
Supermarket >900 sq.m	X	X	X	X	O	X	X	X
Take Away	X	X	X	X	/	X	X	X
Pub	X	X	X	X	/	X	X	X
Restaurant/Café	O	O	O	X	/	X	O	X
Cinema, Dance Hall	X	X	O	X	/	X	O	X
Conference Facilities	X	X	O	X	/	X	/	X
Community Hall Recreation	O	O	O	X	O	O	/	X
Community Hall Functions	O	O	O	X	/	O	O	X
Nursing Home / Nursing home integrated with retirement homes	O	O	O	X	O	X	O	X
Health Centre/Clinic	O	O	O	X	O	O	/	X
Hospital	X	X	O	X	O	X	O	X
Church/School	/	/	O	O	O	/	/	X
Open space/Recreational/Leisure	O	O	O	/	O	/	/	X
Office	O	O	O	X	/	X	O	X
Car Repair/Sales	X	X	O	X	O	X	X	X
Petrol Station	X	X	O	X	O	X	X	X
Industry General	X	X	O	X	X	X	X	X
Light	O	X	/	X	O	X	O	X
Wholesale/Warehouse	X	X	/	X	O	X	X	X
Logistics	X	X	/	X	X	X	X	X
Agricultural Machinery	X	X	O	X	O	X	O	X
Garden Centre	O	O	O	X	O	X	O	X
Amusement Arcade	X	X	X	X	/	X	X	X
Advertising Panel	X	X	O	X	/	X	X	X
Hair Dressing salon	O	O	O	X	/	X	X	X
Bank	X	O	O	X	/	X	X	X
Group Housing, Halting Sites & Transient sites for Travellers	O	O	O	X	O	X	O	X
Childcare Facilities	/	/	O	X	/	O	/	X
Bring Centre	/	/	O	X	/	/	O	/
Recycling Centre (e.g Bottle Banks)	O	O	O	O	/	/	O	O
Burial Ground	O	O	O	O	O	O	/	/
Allotments	O	O	O	O	O	O	O	O

Key = / Generally Permitted O Open for Consideration X Generally not permitted. * Except for farmer or son / daughter of landowner where rural housing need demonstrated in accordance with the rural housing policy as set out in the Limerick County Development Plan

Appendix 1

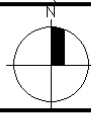
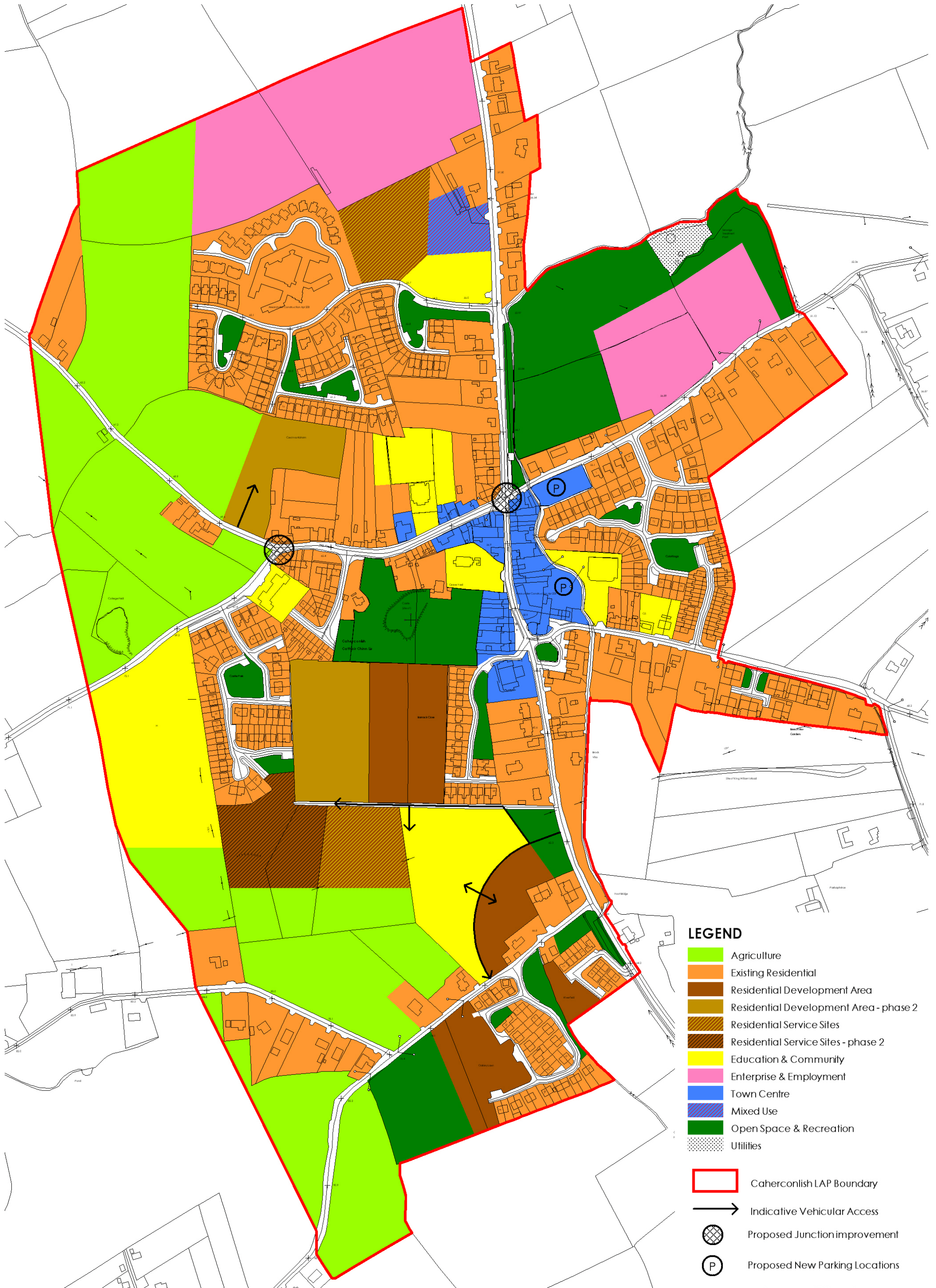
Maps

Map 1: Caherconlish Zoning Map

Map 2: Amenity Map

Map 3: Protected Structures Map

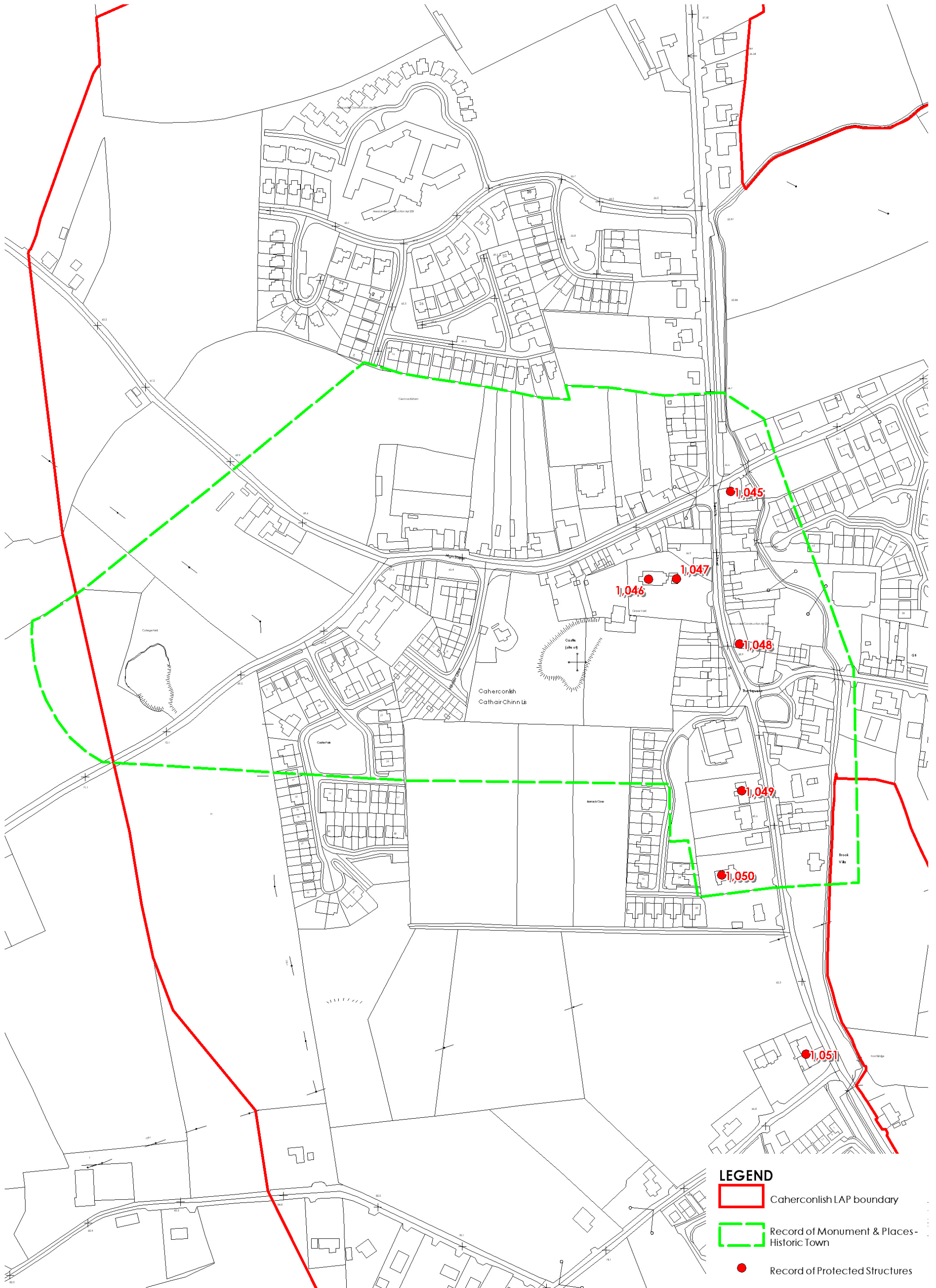
Map 4: Predictive Flood Zones








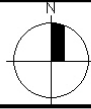
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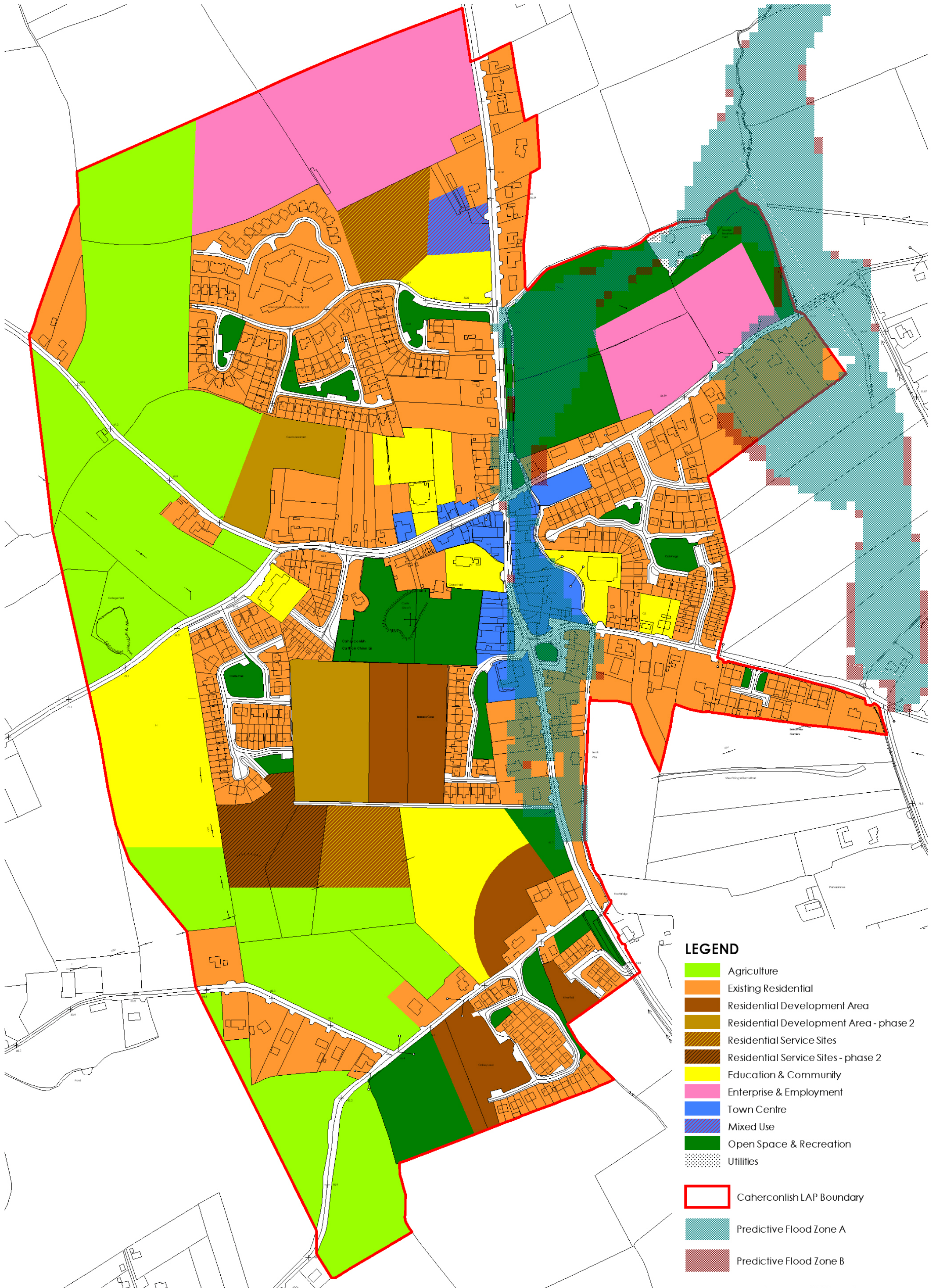
Map No.
2



LEGEND

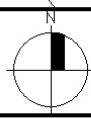
-  Caherconlish LAP boundary
-  Record of Monument & Places-Historic Town
-  Record of Protected Structures





LEGEND

- Agriculture
- Existing Residential
- Residential Development Area
- Residential Development Area - phase 2
- Residential Service Sites
- Residential Service Sites - phase 2
- Education & Community
- Enterprise & Employment
- Town Centre
- Mixed Use
- Open Space & Recreation
- Utilities
- Caherconlish LAP Boundary
- Predictive Flood Zone A
- Predictive Flood Zone B



Appendix 2

Flood Risk Assessment

2.1 Introduction: Flood risk In Caherconlish

This is the stage 1 flood risk identification for the changes suggested following the decision to begin the review of the Caherconlish Local Area Plan 2008. It should be read in conjunction with the zoning map of the Local Area Plan. Please note that the zoning pattern will change as the review process progresses.

2.2 Stage 1: Flood Risk Identification

The Technical Appendices of the *Planning and Flood Risk Management Guidelines* (November 2009 p.9) identify the following sources of information:

- 1** OPW Preliminary flood risk assessment indicative fluvial flood maps.
- 2** National Coastal Protection strategy study flood and coastal erosion risk maps.
- 3** Predictive and historic flood maps and benefiting land maps.
- 4** Predictive flood maps produced under CFRAM studies.
- 5** River Basin Management Plan and reports.
- 6** Indicative assessment of existing flood risk under Preliminary flood risk assessment.
- 7** Previous flood risk assessments
- 8** Advice from Office of Public Works.
- 9** Internal consultation with Local Authority personnel, in particular water services engineers.
- 10** Topographical maps- in particular LIDAR
- 11** Information on flood defence condition and performance.
- 12** Alluvial deposition maps.
- 13** Liable to flood markings on old 6 inch maps. In addition these maps particularly the first edition, contain information on landscape features and infrastructure such as mills and weirs that can indicate hydrological features.
- 14** Local Libraries and newspaper reports.
- 15** Local consultation e.g. local groups.
- 16** Walkover surveys to assess potential sources of flooding and likely routes of flood waters and flood defences.
- 17** National, regional and local spatial plans and previous planning applications.

1. OPW preliminary flood risk assessment indicative fluvial flood maps

These maps are available for the Caherconlish Area and indicate potential risk from fluvial flooding both in the town centre and north of the town. The former area is an area of established mixed use development and is zoned as town centre/mixed use. There is no point in altering the zoning as it reflects existing

land uses but the expansion of development boundaries in this area should only be carried out following a full risk assessment. Part of the town centre area has been re-zoned for parking which is less vulnerable use than development led uses. The area to the north east of the town previously zoned mixed use has now been zoned a mixture of open space and employment uses, with the employment uses avoiding areas of flood risk.

In addition the soil maps do not show any alluvial soils in the area, which would have been deposited in the area should overtopping of river banks have taken place.

2. National Coastal Protection Strategy Study flood and coastal maps

Maps for this study would not be of any assistance in dealing with specific flooding issues in Caherconlish.

3. Predictive and historic flood maps and benefiting land maps (flood maps.ie)

These maps were consulted. Two historic flood events were indicated one from 2005, the other from 1991. Benefiting lands were shown within the plan area within the area zoned as mixed use to the north east of the plan area. These are shown as subject to flood risk on the plan and have been re-zoned for agricultural purposes.

4. Predictive flood maps produced under CFRAM studies

These show risk of flooding (1;100 risk) in the northern and north eastern part of the town.

5. River Basin Management Plan and reports

Insufficient detail available to inform responses at LAP level.

6. Indicative assessment of existing flood risk under Preliminary flood risk assessment

The maps below need to be interpreted with caution. Not all the area indicated as being subject to flood risk has been supported by other evidence such as alluvial soil distribution and flood events on the OPW website. The exception is the flood event in the south east of the village centre, which has been listed on floodmaps.ie. The area shown as being on Flood Zone A (shown as 1 below) does correspond with an area of alluvial soils.

The area subject to flood risk has been re-zoned 'Open Space-Recreation', which is regarded as a less intensive land use.



Figure 1: Northern portion of the village showing Flood Zone A (light blue) and Flood Zone B (dark blue).



Figure 2: Southern portion of the village showing Flood Zone A (light blue) and Flood Zone B (dark blue).

For areas with pre-existing uses that are now deemed to at flood risk only limited development such as extensions or modifications to existing structures of buildings

will be permitted. Such development will be limited in scale and be accompanied by Flood Risk Assessments justifying such developments. Changes in zoning have resulted in car parking being introduced to the town centre which is a less vulnerable form of land use.

7. Previous flood risk assessments

None submitted.

8. OPW advice

This will be sought as the review progresses.

9. Internal consultations with Council personnel

Discussions regarding drainage and flooding issues took place with council engineers, which did not indicate any particular issues.

10. Information on flood defences and condition

No flood defences exist within the plan area.

11. LIDAR maps: the council has purchased LIDAR mapping which has been used with the JBA study to provide more accurate information in relation to flooding risk. These have been incorporated into the Flood Zone A and B Mapping.

12. Alluvial deposition maps

Alluvial soils are those deposited by rivers. Their extent helps to indicate the extent of historic flood events. These allied to benefiting areas in addition to historic maps (first and later editions of the six inch maps) show areas prone to flooding. The soils maps show alluvial soils in a corridor along the Groody river, this area has been recommended for de-zoning-see above.

13. Liable to flood markings on old 6 inch maps

Areas liable to flood were not shown on the 6 inch maps (map 14 revised in 1923-24) and the editions dating from 1938. No areas liable to flood are shown within the development plan boundaries or immediately outside.

14. Local libraries and reports

Flooding reports were present on the OPW website in relation to the flood incident in the centre of the village. The April 05 flood maps does not show any location for eth flooding while the information on the 1991 flood, is taken from the Mulcair Drainage Committee Log which refers to flooding of agricultural land in Caherconlish East, outside the village itself.

15. Local consultations

These discussions will take place when the public consultation process begins. A public meeting has been scheduled for 28th June 2012.

16. Walkover surveys

Walk over surveys were an important part of the groundwork associated with the plan. The walkover survey indicated lower ground levels in the area formerly zoned mixed use in the north east part of the zoned area and confirmed the need to alter the zoning in this location.

17. National, regional and local spatial plans

Insufficient detail was present in other plans or strategies in order to inform the current survey.

18. Previous planning applications

No relevant information was found in planning application files.

3.3 Conclusion

Wording as follows to be introduced to the plan:

For areas with pre-existing uses that are now deemed to be at flood risk only limited development such as extensions or modifications to existing structures of buildings will be permitted. Such development will be limited in scale and be accompanied by Flood Risk Assessments justifying such developments. Changes in zoning have resulted in car parking being introduced to the town centre which is a less vulnerable form of land use.

Conclusions on Flooding impact assessment:

That flooding policies and plan content are updated to take into account the new provisions of the 2009 The Planning System and Flood Risk Management guidance.

That the land zoned as open space along the River has been retained.

The area zoned in the 2008 Local Area Plan as Mixed Use in the north east of the plan area, with alluvial soils and subject to flood risk has been de-zoned.

Appendix 3

SEA/AA Screening Report



Limerick County Council

**Strategic Environmental Assessment Screening and Appropriate
Assessment Screening**

1. Introduction

This screening document is prepared with the LAP following the first public consultation periods for the Caherconlish plan. The Plan was revised to ensure its contents and population projections are in line with those of the core strategy of the County Development Plan 2010-2016, as varied in 2011 and the Regional Planning Guidelines 2010-2022.

2. Screening Statement

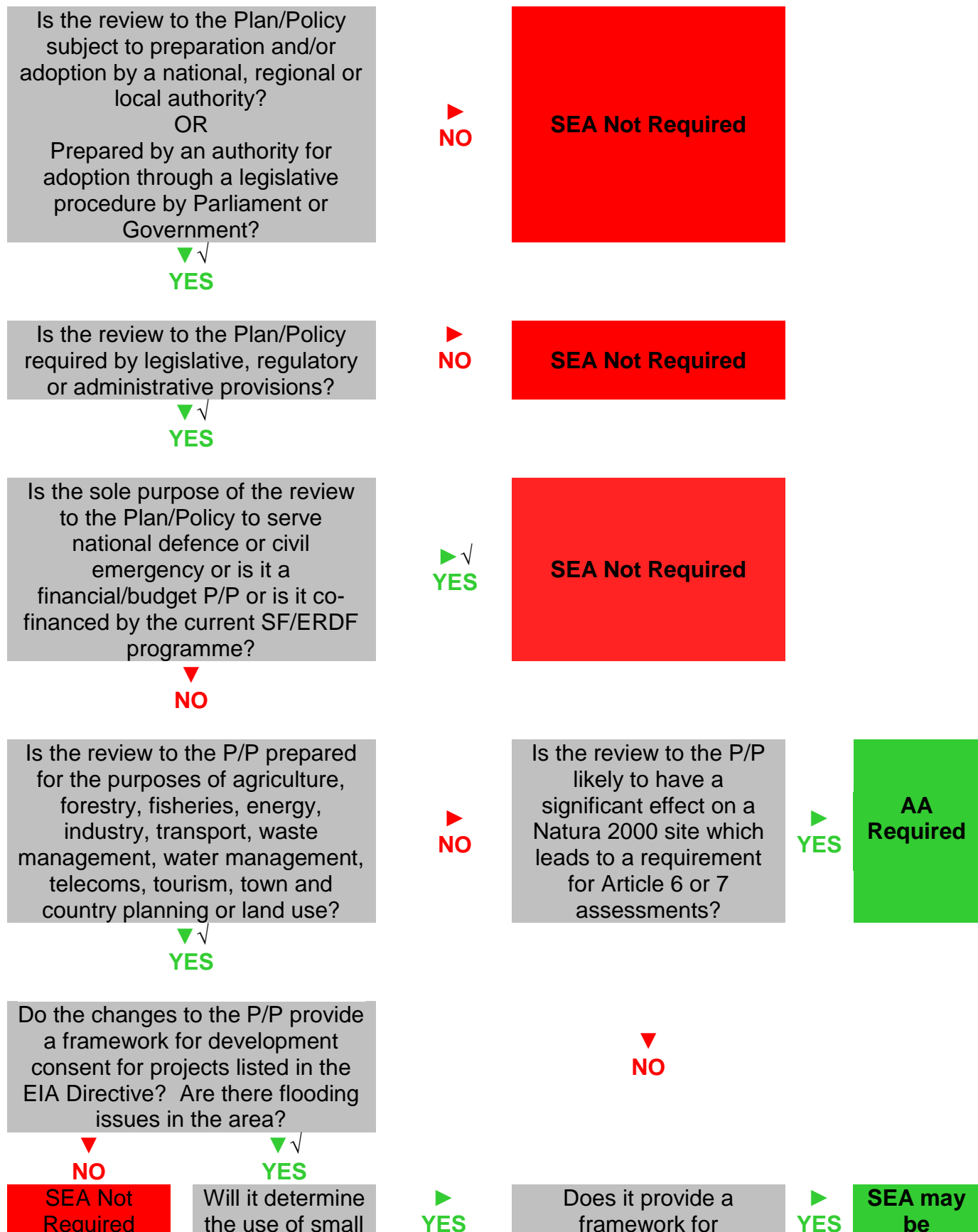
The Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 (S.I. No. 436 of 2004, SI 201 of 2011) require case by case screening of individual plans and programmes based on the criteria in Schedule 2A to the Planning and Development Regulations 2001. These criteria must be taken into account in determining whether or not significant effects on the environment would be likely to arise.

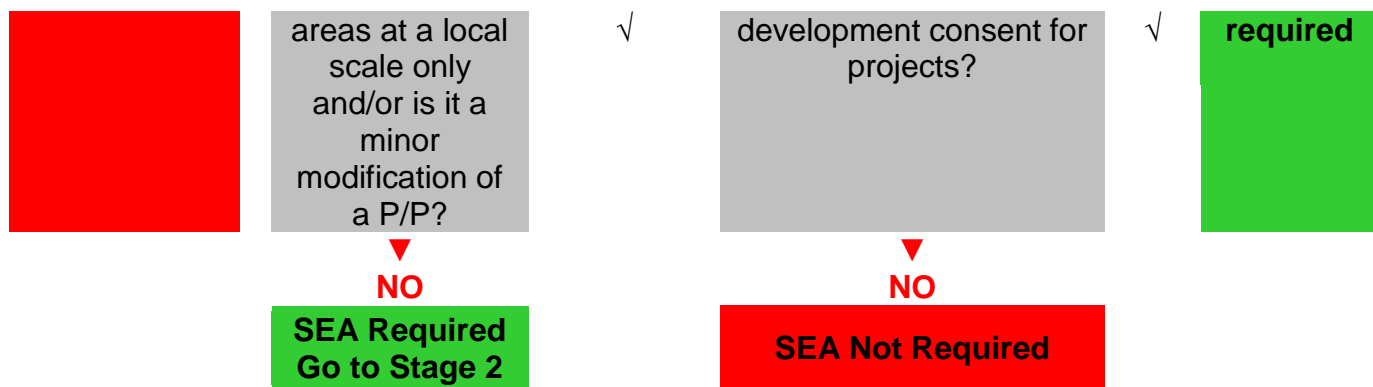
Stage One - Pre-Screening

The first step in determining whether the changes to the Caherconlish Local Area Plan would require an SEA involves a pre-screening check. The review of the Plan will provide a framework for development. It is necessary to determine whether an SEA would be required by testing the changes to the plan against environmental significance screening criteria. Under the updated SEA regulations (2011) the thresholds for mandatory SEA is 5000 people and an area of 50Km². The zoned area of the Caherconlish Plan is 0.91 square kilometers and the population is 1279.

The main changes to the plan involve re-zoning from residential to agricultural and from employment to agriculture (north-west of plan area). In the north-east of the plan area lands have been re-zoned from mixed use to agricultural, while the remainder of the site has been zoned enterprise and employment. Re-zoning from residential to agricultural has removed the need for the distributor road in the centre of the plan area. Phasing has been introduced in terms of land use in some residential sites.

Figure 2 Pre-Screening Decision Tree





Stage Two - (A) Environmental Significance Screening

The application of environmental significance criteria is important in determining whether an SEA is required for small plans/policies or modifications to Plans/Policies. Annex II (2) of Directive 2001/42/EC sets out the “statutory” criteria that should be addressed when undertaking this stage 4

Criteria for Determining the Likely Significance of Environmental Effects

Characteristics of the Plan/Programme

- i. *the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;*

The Local Area Plan guides development within the settlement boundaries of Caherconlish as defined by the plan. By allocating zoning to different land uses in accordance with S28 guidelines and the requirements of the Regional Planning Guidelines the plan guides the amount and type of development that will take place in Caherconlish. The different zoning categories will permit developments that are permitted within the appropriate zoning matrix for each land use. The review of the plan ensured that the population projections and hence the zoning patterns of the plan reflects the policy guidance and population figures of the RPGs and the contents of the Core Strategy.

- ii. *the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;*

The Local Area Plan is set within the context of the Limerick County Development Plan 2010-16, the Mid West Regional Planning Guidelines 2010 and the provisions of relevant planning guidelines issued by the DECLG and the National Spatial Strategy. These inform the policies of the Caherconlish LAP rather than the other way around. The plan informs and guides individual projects and planning permissions within the LAP, both through the zoning mechanism and the policy content.

While the population targets have gone beyond those set by the RPGs and the Core Strategy as a result of the expansion of the village between 2004 and 2007, the populations level is well within the range of the capacity of the Waste water treatment plan which can accommodate an additional 1,450 population equivalent.

iii the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;

Plan objectives and content has been updated to take into account new guidance and legislation namely that in relation to Flood Risk, AA, and new S28 guidance.

iii. environmental problems relevant to the plan or programme;

The underlying environmental issues of the Caherconlish LAP remain the same as the previous plan.

- Sensitive development of the historic townscape of Caherconlish.
- Avoidance of pollution to the Groody River.
- Preservation of key features of the town's natural environment and protected structures and listed buildings.

The retention of the views and prospects is recommended.

iv. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

The review of the 2008 LAP is considered under the Limerick County Development Plan 2010. In addition, the current Caherconlish LAP has been prepared with the Regional Planning Guidelines as a backdrop which take cognisance of Community legislation and guidelines in relation to environmental issues, which in turn are emphasised by the Guidance Note on Core Strategies referred to in (ii) above.

Characteristics of the Effects and of the Area Likely to be Affected

i. the probability, duration, frequency and reversibility of the effects

Changes and effects are likely as the zoning mechanism guides both the amount and location of development. Changes to the built environment are generally permanent in nature and are difficult to reverse. The re-zoning to agriculture and phasing in the new zoning format should reduce effects within the current plan period.

ii. the cumulative nature of the effects

Growth now controlled, through re-zoning and phasing will ensure that the capacity of the WWTP will not be exceeded.

iii. the trans-boundary nature of the effects

There are no trans-boundary effects.

iv. the risks to human health or the environment (e.g. due to accidents)

None. The waste water treatment plant has a population equivalent of 2,500 and as such is adequate for the population which is currently 1279. There are no Seveso sites within the plan area.

v. the magnitude and spatial extent of the affects (geographical area and size of the population likely to be affected)

The area that will be affected is that within the development boundary of Caherconlish -see zoning maps in the LAP. The estimated population for 2011 is 1,279 and as such is well below the 5000 Population threshold for SEA. The total area zoned within the plan boundaries for the plan is 85.5 ha. This is also below the 50Km2 area that is the mandatory SEA threshold. The zoned area is likely to be altered as zoning patterns are changed following review of the plan.

vi. the value and vulnerability of the area likely to be affected due to

- *special natural characteristics or cultural heritage;*

The Development Plan and the Local Area Plan identify the following protected areas/elements of the natural/cultural heritage:

- Protected Structures
- Sites of Archaeological Significance
- Areas with natural history designations
- Proposed Tree Protection Areas.
- Proposed landscape Structure and Reinforcement Policies.

The village of Caherconlish is of particular architectural interest. Of particular note is the streetscape and the built environment contributing to the creation of a series of unique views and prospects both along and beyond the streets of the village. Policies in chapter 8 re views (EH6) archeology (EH3) and architecture (EH1 and 2) will ensure that cultural heritage are protected.

- *exceeded environmental quality standards or limit values;*

Though the above Core Strategy recommendations, the population level is still approximately below the capacity of the WWTP. Retention of policies re views archaeology and the environment (Chp. 8) will also ensure that standards are not exceeded.

- *intensive land-use;*

Re-zoning of more intensive forms of land use such as residential and serviced sites and employment to agriculture has resulted in an increase in agriculturally zoned lands (from 2.236ha in 2008 to 11.99) This, together with phasing, has resulted in a lessening of intensity in proposed land uses in the plan area.

vii. *the effects on areas or landscapes which have a recognised national, Community or international protection status.*

No effects, none located within the development boundaries of the plan area.

Stage Two – Summary, Conclusions and Recommendation

At this stage in the plan process, no strategically significant environmental problems can be identified in relation to the above issues.

Following the screening process whereby the specific context of the review to the Caherconlish LAP has been assessed against the environmental significance criteria as contained in Annex II (2) of the SEA Directive, **it is concluded that a Strategic Environmental Assessment is not required for the Caherconlish LAP 2012-2018.**

Appropriate Assessment Screening

This is an Appropriate Assessment Screening of the Caherconlish LAP 2012-2018, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC).

The previous Caherconlish LAP had originally been prepared in 2008. There is a need to review all Local Area Plans as soon as possible in the context of recent changes and to incorporate the Development Plan Core Strategy: hence in this case, the 2012-2018 LAP. This LAP needs to be screened for 'Appropriate Assessment'. Based on the *Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' has been completed. The conclusions were that the 2012-2018 LAP **does not require** an Appropriate Assessment.

The principal consideration for an Appropriate Assessment would be if the LAP were likely to have significant effects on a Natura 2000 site – Special Areas of Conservation and Special Protection Areas (SACs and SPAs) are Natura sites. There is no SAC or SPA within the boundaries of the Caherconlish LAP. The LAP has been formulated to ensure that land uses, developments and effects arising from permissions based upon this Plan (either individually or in combination with other plans or projects) will not give

rise to significant adverse impacts on the integrity of any Natura sites, having regard to their conservation objectives.

The following text is added to the plan: *No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).* This provides additional safeguards for areas of natural history significance. This policy together with proposed phasing of development to ensure that infrastructural capacity such as sewage infrastructure is not exceeded should help to prevent ex-situ effects on the Lower River Shannon SAC site. In addition it is proposed that the area along the river with open space zoning be retained. This will facilitate the passage of otters a species of conservation concern generally and is important in the specific context of the Lower River Shannon SAC site which lies 12km downstream.

The conclusion is at this stage that the review of the 2012-2018 LAP **does not require** an Appropriate Assessment. The population is within the levels that can be catered for by the WWTP see SEA screening, while the introduction of phasing and re-zoning for agriculture lessens the intensity of land use patterns within the plan area for the time frame of this plan.

Screening Matrix

Brief description of the project or plan:

<p><i>This LAP is intended to provide for a framework for the planning and development of Caherconlish for a duration of six years, unless amended. The plan is aimed at regulating development while providing sufficient zoning for the land uses designed to respond to the needs of the town.</i></p>

The desirable outcome of the implementation of the plan is a town that:

- Has a sustainable level of development appropriate to the character, heritage, amenity and strategic role of Caherconlish as a tier 4 town in the County Settlement Strategy, and that allows for the preservation and enhancement of the town character, services and amenities;*
- Supports and protects the environment, heritage, character and amenity of the town, and in particular the setting of the Groody river and the architectural and archaeological heritage of the town centre;*
- Has a high quality built environment with a well developed public realm and appropriate building forms, materials, heights and associated landscaping that complement and enhance the distinctive character of the town;*
- Has a suitable range of community and educational facilities and amenities to serve the local community, the wider rural catchment area and visitors to the town;*
- Has a safe network of amenity walks within and through the town and linking the various natural and heritage features;*
- Has an adequate level of service infrastructure to support existing and future populations in a manner that protects and complements the environment, including an*

adequate road network, traffic management and parking facilities, improved public transport and safe routes for pedestrians and cyclists, and adequate wastewater disposal, water supply and surface water drainage.

Brief description of the Natura 2000 sites:

There are no Natura sites within the town. The Lower River Shannon SAC site is approximately 12km to the north of the town. This SAC site has been selected because of a range of riparian habitats and species such as wet woodlands, tidal mudflats, estuaries and for species such as otter, salmon and lamprey. Maintenance of high water quality is an important factor in ensuring the preservation of these habitats.

Describe the individual elements of the plan (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site:

The main way in which ex-situ impacts could be created is through pollution that would affect water quality downstream in the Lower River Shannon SAC site.

The addition of text referred to above which takes into account the requirements of article 6 of the Habitats Directive seeks to minimise any chances of ex-situ impacts lessens the possibility of such effects on the designated sites. This text is as follows:

No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).

Given the distance from the Slieve Felim Special Protection Area sites it is not considered that the plan review would have any effects on them

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- **Size and scale;**

There are no designated sites within the town boundary. Ex-situ impacts are taken into account by including policies that ensure that development takes place in tandem with the establishment of appropriate facilities such as wastewater infrastructure.

- **Land-take;**

It is not proposed to further expand the development boundaries of the Local Area Plan. Land uses within the plan area have been altered with an increase in land zoned for agriculture.

- **Distance from Natura 2000 site or key features of the site;**

The River Shannon SAC site lies approximately 12 km to the north west, the Slieve Felim Mountains 18km to the north east.

Resource requirements (water abstraction etc);

No policies within the plan indicate the need for abstraction of water from the Groody

River.

- **Emission (disposal to land, water or air);**

In the plan there will be policies designed to ensure that the pace of development does not over-reach the capacity of the available treatment systems.

- **Excavation requirements;**

Any excavation which may be permitted under the scope of the plan will take place within the LAP boundaries that are sufficiently distant from the designated sites so as to ensure that there will be no effect on the sites.

- **Transportation requirements;**

It is not envisaged that any of the transport policies put forward in the plan will have any effect in terms of encroachment on any designated sites.

- **Duration of construction, operation, decommissioning, etc;**

No Construction projects within the plan area will encroach upon designated sites.

- **Other**

None.

Describe any likely changes to the site arising as a result of :

- **reduction of habitat area:**

As indicated above it is intended to retain the buffer area along the Groody River. This will be designated as open space and the buffer will prevent encroachment on the river. It is considered that the concentration of development within the plan boundaries, in an area that has access to infrastructure, is preferable to more scattered development in the open countryside.

- **disturbance to key species;**

No projects giving rise to disturbance to key species for Natura 2000 sites is likely within the boundaries of the plan as no such sites exist. The inclusion of policies that ensure that development takes place only in step with provision of wastewater treatment systems helps to ensure that no ex-situ effects through water pollution issues will take place.

- **habitat or species fragmentation;**

The absence of designated sites, and the presumption in the plan against development that would cause ex-situ effects will help to prevent fragmentation of non –designated habitats and the species that are contained within them.

- **reduction in species density;**

It is not envisaged that any reductions in species density would take place both through the fact that policies ensure that potential discharges to any water course are controlled and that the integrity of natural features within the boundary are respected. Policies exist within the current County Development Plan to conserve tree stocks within the plan boundary and also to ensure that emphasis is placed on the use of native species in landscaping. It intended that these policies will be included in the new plan.

- **changes in key indicators of conservation value**

No projects giving rise to significant adverse changes in key indicators of conservation value for Natura 2000 sites are likely given that policies are in place to control possible ex-situ effects and the absence of Natura sites within the plan boundaries.

<ul style="list-style-type: none"> • Climate change: <i>The consolidation of development within the boundaries of the LAP while at the same time recognising the importance of the conservation sites outside the plan boundaries is not expected to result in climate change issues that would affect the sites.</i>
<p>Describe any likely impacts on the Natura 2000 site as a whole in terms of:</p> <ul style="list-style-type: none"> • interference with the key relationships that define the structure of the site; <i>None-see policies regarding improvement of sewage facilities to reduce chances of ex-situ effects.</i> • interference with key relationships that define the function of the site; <i>With the consolidation of development by the updating of the plan and the overall conservation objectives set out by the County Development Plan it is not expected that the various factors that help designated sites function as particular habitats will be affected.</i>
<p>Provide indicators of significance as a result of the identification of effects set out above in terms of:</p> <ul style="list-style-type: none"> • loss; <i>Not applicable.</i> • Fragmentation; <i>Not applicable.</i> • Disruption; <i>Not applicable.</i> • Disturbance; <i>Not applicable.</i> • change to key elements of the site (e.g. water quality etc); <i>Not applicable.</i>
<p>Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.</p> <p><i>Not applicable.</i></p>

Finding of No Significant Effects Matrix

Name of Project or Plan:	<i>Caherconlish LAP 2006 revision</i>
Name and location of Natura 2000 sites:	<i>Lower River Shannon SAC (Site Code 002165) 12 km to the north. Slieve Felim to Silvermines SPA 16km to the north east.</i>
Description of the Project or Plan	<i>As given in Screening Matrix above.</i>
Is the Project or Plan directly connected with or necessary to the management of the site (provide details) ?	<i>No. The revision of the LAP is intended to provide for the proper planning and sustainable development of Caherconlish and includes policies and objectives to protect and manage in a suitable manner the natural</i>

	<i>heritage of the town.</i>		
Are there other projects or plans that together with the project of plan being assessed could affect the site (provide details)?	<i>The LAP has been formulated to ensure that the uses, developments and effects arising from proposals and/or permissions based upon the policies and objectives of the Plan (either individually or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of Natura 2000 sites, having regard to their conservation objectives. These concerns are also reflected in the County Development Plan.</i>		
The Assessment of Significance of Effects			
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites:	<i>The Caherconlish LAP 2012-2018 includes policies relating to sewage infrastructure that minimises pollution risk to the sites is not likely to affect the designated sites.</i>		
Explain why these effects are not considered significant:	<i>No Natura 2000 sites exist within the plan boundaries and policies, including those set out in the CDP (2010), for the prevention of pollution, nuisance or other environmental effects likely to significantly and adversely affect the integrity of the Natura 2000 sites.</i>		
List of Agencies Consulted: Provide contact name and telephone or email address:	<i>AA Screening Reports were sent to: The Manager, Development Applications Unit Newtown Road, Wexford. (T: 053 9117382)</i>		
Response to consultation	<i>No response to date</i>		
Data Collected to Carry out the Assessment			
Who carried out the Assessment?	Sources of Data	Level of assessment Completed	Where can the full results of the assessment be accessed and viewed
<i>Heritage Officer, Forward Planning Section, Limerick County Council.</i>	<i>Existing NPWS Site Synopses Site visits during plan preparation process.</i>	<i>Desktop study, site visits</i>	<i>With plan documentation on request.</i>

Conclusions-drawing together the recommendations of the SEA and AA screening:

SEA Screening;

It is recommended to retain the buffer zone to protect the Groody River. The 2012-2018 LAP does so. The inclusion of a buffer zone along the river also helps to avoid encroachment on the river.

The inclusion of policies in the 2012-2018 LAP ensures that growth takes place in parallel with provision of adequate waste treatment facilities. This means that the possibility of ex-situ effects on the river and downstream designated sites such as the Lower River Shannon SAC (c 12km downstream) is much reduced.

With the architectural sensitivity of Caherconlish it is recommended that existing policies in the plan for the preservation of its built heritage are retained and expanded and that the policies relating to views and prospects in the town are retained. The 2012-2018 LAP satisfies this recommendation.

The zoning patterns outlined in the 2008 LAP have been reviewed by the 2012 LAP emphasizing a more compact settlement.

Appropriate Assessment Screening:

That the following text is inserted: *No projects which will be reasonably likely to give rise to significant adverse direct or indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives arising from reduction in species diversity, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects).*

An extended riparian buffer area has been put in place along the Groody river and that the open space zoning is retained and enhanced where possible.

Appendix 4

Protected Structures and List of Traditional Building Materials found in County Limerick

Architectural Heritage

Part IV [Architectural Heritage] of the Planning and Development Acts 2000-2011 allows for two grades of protection for our built heritage under its provisions. In the first instance there is the Protected Structure. Secondly, there is the Architectural Conservation Area.

Protecting the built heritage under the provisions of Part IV of the Planning and Development Acts 2000 – 2011 has positive benefits for the structures concerned in that they become eligible for consideration under the provisions of the Conservation Grant Scheme operated by Limerick County Council.

The listing of an individual structure, or the protection of an area through the establishment of an Architectural Conservation Area, provides recognition for those elements of the built heritage that are of significance. This significance can be divided into 8 basic categories: Architectural, artistic, archaeological, historical, social, cultural, scientific, technical. Many buildings, structures or features carry more than one category of significance.

Record of Protected Structures (R.P.S)

The Record of Protected Structures is a statutory document maintained by each planning authority under the provisions of Part IV [Architectural Heritage] of the Planning and Development Act, 2000-2010. Under the provisions of the legislation the R.P.S. is an integral part of Limerick County Council's Development Plan. The listing provided here is an extract from the current Development Plan (in force between 2010 – 2016) and the entries in that document are those which have statutory force. However, provisions in the Act allow - buildings, features and structures to be added to the Record either when such an action is deemed to be either desirable or necessary. Consequently anyone contemplating undertaking works to a structure which can reasonably be believed to be of architectural, artistic, archaeological, historical, social, cultural, scientific, or technical interest should make inquiries with the Council's Conservation Officer, Forward Planning Section, Planning and Development Department, as to whether a particular structure is protected or not. Furthermore, full protection is afforded to those elements of the built heritage where a 'Proposed Protected Structure Notice' is issued under the provisions of S.55 of the Act, pending the final resolution of the matter by the elected Members of the County Council.




A protected structure is deemed, under the provisions of Section 2 of the Planning and Development Acts 2000-2011, to consist of the following:

- (i) the interior of the structure,
- (ii) the land lying within the curtilage of the structure,
- (iii) any other structures lying within that curtilage and their interiors, and
- (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in *subparagraph (i) or (iii)*".


Elements comprising the fabric of the structure (which at first glance may not be considered to be of importance or significance), such as lath and plaster finishes, external render, window and door frames and their associated joinery and fixings (such as latches and catches, and so forth), glazing, natural slate roofing and the supporting structures, painted timber, as well as the more obvious elements of the structure such as decorative plasterwork, are deemed to be protected. Protection is also afforded to the plan and layout of the building. For example, an internal partition dividing the entrance hall from the stairwell or a wall that separates a sitting room from a dining room, and so forth.

Works to the exteriors and interiors of protected structures or proposed protected structures (including the area deemed to be the curtilage of these structures) or in their settings, which may directly impinge upon the fabric of the protected structure or the character of those buildings may require planning permission. Owners or occupiers may obtain clarification through the use of the Declaration Process set out in Section 57 of the Planning and Development Act, 2000, as amended in 2002.

It must be emphasised that alterations to protected structures are not prohibited. However, they should be considered interventions- all alternatives should be explored and the proposed changes must demonstrate that they are justifiable in the context of the structure's significance and the owner's needs. Furthermore, interventions that are made should be capable of being reversible without loss of historic fabric or damage to the structure. Limerick County Council's Conservation Officer is available to provide a general advice service to owners and occupiers. However, the planning authority recommends that those proposing to make changes engage the services of an appropriately qualified advisor to act on their behalf. The Royal Institute of the Architects of Ireland has instituted an accreditation programme for conservation architects.

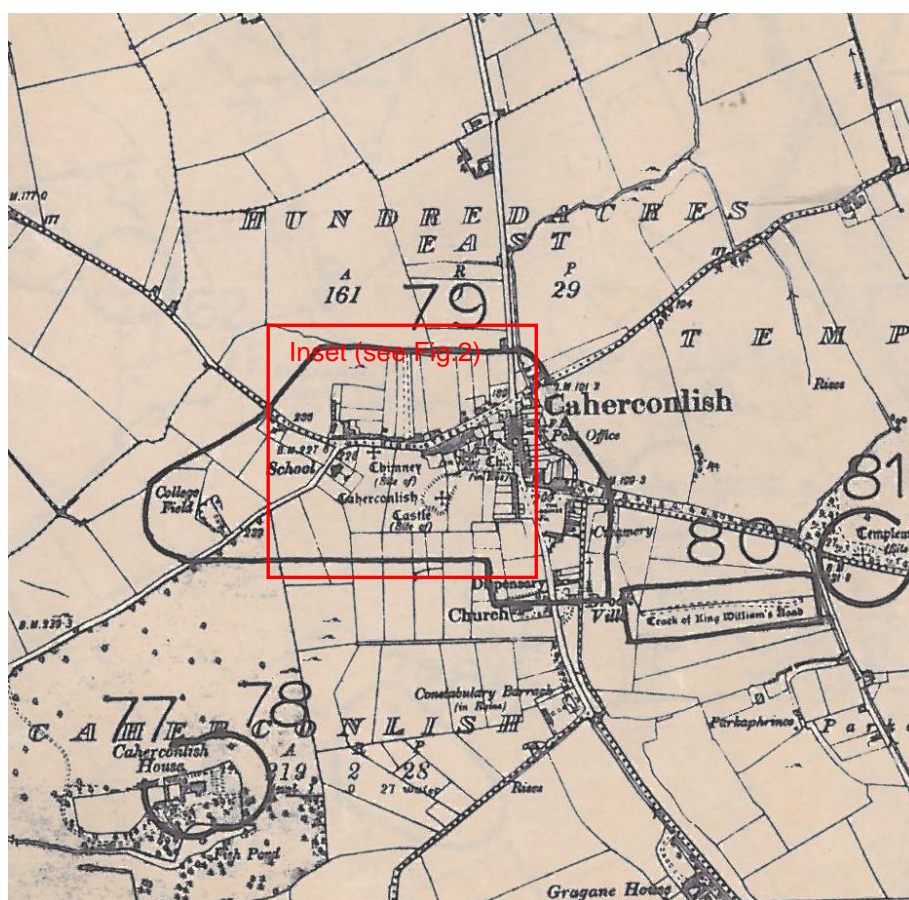
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1045	Michael Lynch	Caherconlish	Commercial – Public house	
End of terrace 2 storey building. Built c1830. Notable features include rendered walls, quoins and stringcourse, square headed openings haveing rope moulded surrounds, timber sash windows, cast iron rainwater goods. Entered into NIAH ref: 21805007				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1046	Church of Ireland	Caherconlish	Medieval church	
Old Church of Ireland, graveyard and boundary wall. Entered into NIAH ref: 21805004 Built 1770 incorporating fabric from earlier period. Many notable features including octagonal spired and cut limestone details, distinctive cast-iron weather vane on apex, cut limestone architrave to tower, pointed arch windows and door, limestone sills. Entered into NIAH ref: 21805004				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1047	Church of Ireland (ruin)	Caherconlish	Medieval church	
Original east gable wall and chancel of medieval church, within forms the curtilage of the Old Church of Ireland church.				

RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1048	O'Connells Pharmacy	Caherconlish	Commercial	
Semi- detached 6 bay building built c.1800 with two rendered shops fronts on south and west elevations. Many notable features including cast-iron rainwater goods, terracotta ridge tiles, finials and timber bargeboards, rendered wall with quoins and stringcourse, sliding sash windows, pillasters, fluted consoles with pedimented caps, fascia and moulded cornice, half glazed timber double doors. Entered into NIAH ref: 21805011				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1049	Dwelling	Old Barrack Road, Caherconlish	Bungalow	
Single storey three bay dwelling. It is believed that this building was one of the first of bungalows built in east Limerick.				
RPS ref	Building name/ Title	Location/ Townland	Description	Picture
1050	Former Church of Ireland	Caherconlish	Presently used as a dwelling	
Detached single cell, Gothic Revival style church, built c.1866. Many notable features including hipped and pitched slate roof with cast iron ridge creastings and rainwater goods, limestone copings and eavescoursewrought iron finial, buttresses, qouins, tooled limestone block –and-start surrounds and stain glass windows, pointed arches, timber battened double leaf doors. Entered into NIAH as ref: 21805018.				

RPS ref	Building name/ Title	Location/ Town-land	Description	Picture
1051	Constabulary Barracks	Caherconlish	Presently used as a dwelling	
Detached 5 bay two storey building built c.1865. Simple façade, notable features include hipped slate roof with overhanging eaves, roughcast rendered walls and render plinth course, square headed openings with stone sill, sliding sash windows. Entered into NIAH as ref:21805019				

Appendix 5: Sites and Monuments Record, Archaeology

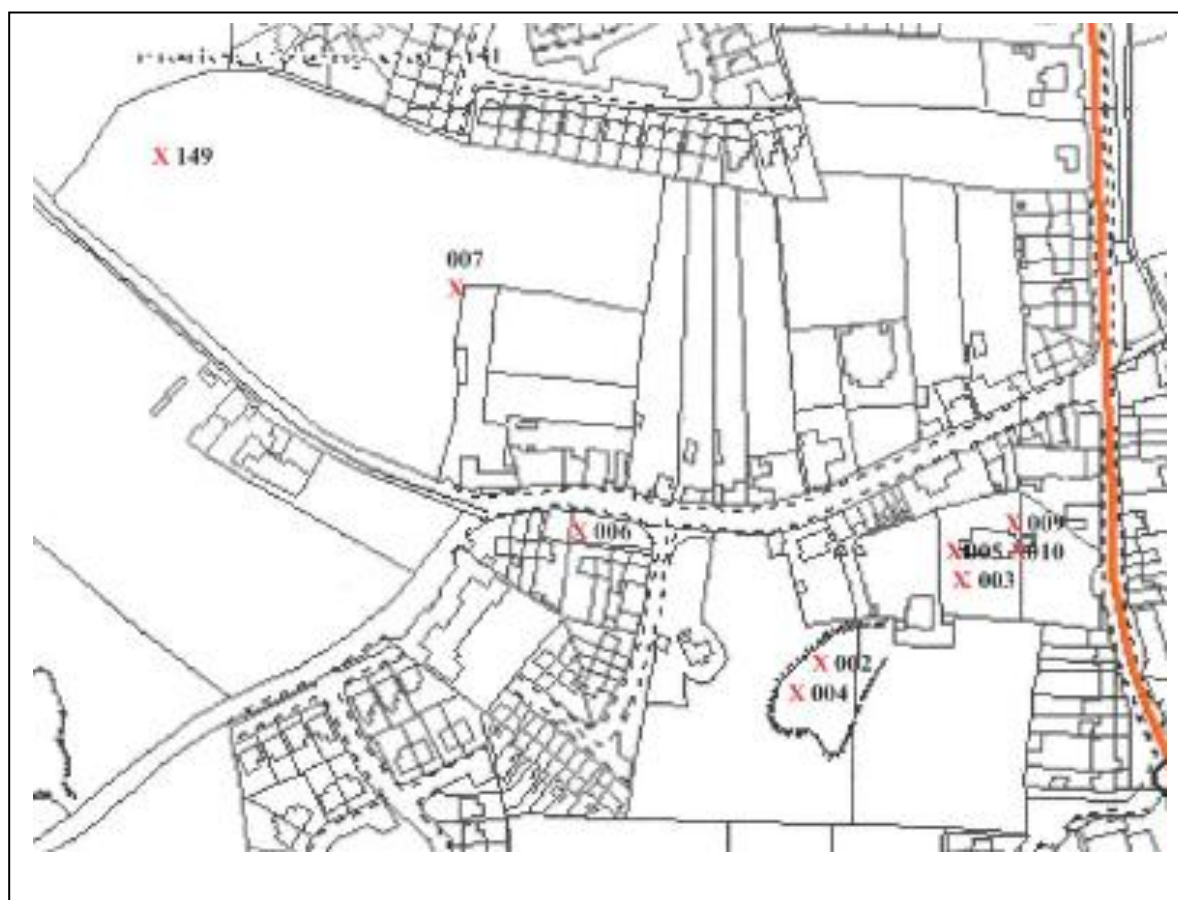
Figure 1 of 2



RMP

Number	Classification	Townland	Note
LI014-079001-	Historic town	Caherconlish	
LI014-079002-	Earthwork	Caherconlish	
LI014-079003-	Graveyard	Caherconlish	
LI014-079004-	Castle - unclassified	Caherconlish	
LI014-079005-	Church	Caherconlish	
LI014-079006-	Castle - unclassified	Caherconlish	
LI014-079008-	Gatehouse	Caherconlish	not located
LI014-079009-	Graveslab	Caherconlish	
LI014-079010-	Wall monument	Caherconlish	
LI014-079011-	House 16 th /17 th century	Caherconlish	not located
LI014-099	Mill - unclassified	Caherconlish	not located
LI014-080	Road - road/trackway	Boskill	just outside LAP
LI014-098	Earthwork	Boskill	not located
LI014-111	Water mill	Hundredacres East	not located
LI014-079007-	Building	Hundredacres East	
LI014-149	Excavation	Hundredacres East	

Figure 2



Appendix 6

Abbreviations and Glossary

Abbreviation	Details
AA	Appropriate Assessment
ACA	Architectural Conservation Area
BATNEEC	Best Available Technology Not Exceeding Unreasonable Cost
CDP	County Development Plan
CFRAM	Catchment Flood Risk and Management Studies
CSO	Central Statistics Office
DEHLG	Department of Environment, Heritage and Local Government
ED	Electoral Division
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
DED	District Electoral Division
HSE	Health Service Executive
LAP	Local Area Plan
MWASP	Mid-West Area Strategic Plan
NATURA 2000	European Network of Special Areas of Conservation and Special Protection Areas
NDA	National Disability Authority
NDP	National Development Plan
NSS	National Spatial Strategy 2002-2020, People Places and Potential
OPW	Office of Public Works
RPS	Record of Protected Structures
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SuDS	Sustainable Drainage System

Affordable Housing

Housing or lands made available by the planning authority to persons who need accommodation but whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs.

Appropriate Assessment

An Appropriate Assessment is required under Article 6(3) of the Habitats Directive and is an evaluation of the potential impacts of a plan on the conservation objectives of a Natura 2000 site, and the development, where necessary, of mitigation or avoidance measures to preclude negative effects.

Architectural Conservation Area

A place, area, group of structures or townscape, taking account of building lines and heights, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or contributes to the appreciation of protected structures.

Backland Development: Development which takes place to the rear of existing structures fronting a street or roadway.

Biodiversity: The variety of life (wildlife and plant life) on earth.

Brownfield Sites: An urban development site that has been previously built on but is currently unused.

Convenience Goods

Those goods that are required on a daily or weekly basis by individuals and households (such as food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods).

Development Charges

Charges or levies placed on developers relating to the cost of services and utilities, which are provided by Limerick County Council.

Environmental Impact Assessment

The process by which we measure anticipated effects on the environment of a proposed development or project. If the likely effects are unacceptable, design measures or other steps can be taken to reduce or repair those effects.

Greenfield Sites: A piece of open land that has not been built on and is therefore a vacant lot.

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Hedgerows:

A natural or semi-natural row of bushes, shrubs and/or trees forming a boundary. Hedgerows help define places, act as shelterbelts, and add to biodiversity. They also offer significant wildlife habitat, including wildlife corridors which allow wild animals to move across open countryside, and provide food, nesting and roosting places.

Household: One or more persons occupying a dwelling which has kitchen and bathroom facilities.

Infill Development: Refers to development taking place on a vacant or undeveloped site between other developments, i.e. an infill site.

Infill Site: Small gap sites, unused or derelict land usually located in urban areas.

Infrastructure

Drainage, water supplies, sewage treatment plants, sewerage networks, lighting, telecommunications networks, electricity and energy network, railways, roads, buildings, schools, community facilities and recreational facilities.

Manager's Report

A document outlining the submissions made during the preparation of the Development Plan, the Manager's comments and recommendations on the submissions.

Monument (Recorded Monument)

An archaeological monument protected under Section 12 of the National Monuments (Amendments) Act, 1994.

National Spatial Strategy (NSS)

The National Spatial Strategy (NSS) is a coherent 20-year national planning framework for Ireland. It's about people, places and potential, making the most of our cities, towns and rural places to bring a better spread of opportunities, better quality of life and better places to live in. Key to the strategy is the concept of balanced regional development.

Protected Structure: A building, feature, site, or structure identified in the Development Plan as worthy of protection or preservation in accordance with Part IV of the Planning and Development Acts 2000 to 2011.

Residential Densities: The number of residential units per area unit (hectare).

Social Housing

This is housing provided for persons who are registered with the Local Authority on the Social Housing Waiting List, and assessed as being eligible for social housing. The broad categories of households who are eligible for social housing are set out in Section 9(2) of the 1988 Housing Act and include the homeless, travellers, persons living in unfit or overcrowded accommodation, the elderly, persons with disabilities, persons who cannot reasonably afford to provide their own accommodation.

Social Impact Assessment

This is a systematic documented analysis of the availability of social facilities in a community/settlement. The purpose of a SIA is:

- To give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site.
- To determine what measures could be proposed as part of a development scheme in order to provide for social infrastructure (services/facilities) which are considered by the Planning Authority to be deficient in the area.

Some planning applications are required to submit an SIA as part of their application as required by Section 10.3 of the Limerick County Development Plan 2010 – 2016 , as varied.