

## Askeaton Local Area Plan 2015 - 2021



**March 2015  
EXTENDED TO FEBRUARY 2025**



**In accordance with the provisions of the Planning and Development Act 2000 (as amended), Section 20 (4A), this Local Area Plan came into effect on 14<sup>th</sup> March 2015, four weeks from the date of its adoption by elected members of Adare–Rathkeale Municipal District of Limerick City and County Council on the 10<sup>th</sup> February 2015.**

**Limerick City and County Council at their meeting of the Municipal District of Adare-Rathkeale held on the 11<sup>th</sup> February 2020, extended the duration of the Askeaton Local Area Plan for a further five years, until 2025.**



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## Structure of the Plan

### **Chapter 1 Introduction**

This section introduces the Askeaton LAP 2015 - 2021, 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 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 Askeaton based on the most up to date census figures, skills and education which affects employability. 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 the archaeological, architectural, natural and built heritage. Topics discussed include Protected Structures, Architectural Conservation Areas (ACAs), the natural environment and climate change.

**Chapter 9 Community and Recreation**

Chapter 9 looks at provisions made in 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. Six opportunity 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.

**1.1 What is the Askeaton Local Area Plan (LAP)?**

The Askeaton Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick County Council's planning policies for the town of Askeaton. This plan, when adopted will replace the Askeaton LAP 2009 - 2015. The aim of the LAP is to establish a framework for the planned, coordinated and sustainable development of the town of Askeaton, 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 Askeaton LAP 2009 - 2015, taking into account recent key development trends and national, regional and local policy developments.

All planning applications in the town of Askeaton will be measured against the contents of this LAP and the current Limerick County Development Plan. The Askeaton LAP 2015 - 2021 was formally adopted by elected members of the Adare – Rathkeale Municipal District of Limerick City and County Council on the 10<sup>th</sup> February, 2015 and will remain in force until 2021

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

**1.2 Plan Area**

The Askeaton LAP covers approximately 1.14 square kilometres (114 hectares) in area and falls into the Askeaton East and Askeaton West Electoral Divisions (ED's). It contains parts of the townlands of Cragmore, Askeaton, Aghalacka, Moig South and Cloonreask. The extent of the boundary of the plan is determined by the existing pattern of urban development along the R518 (Foynes Road, Main Street, Church Street, and part of Cragmore), and the L1250 as it meets the N69. The northern boundary of the plan area is N69 Limerick – Tralee road. The town is located approximately 25km west of Limerick city and approximately 5km south of the Shannon Estuary. The nearest town is Rathkeale which is located approximately 10km south of Askeaton. Askeaton is located 17km north east of the Newcastle West which is the main key settlement or county town in Limerick.

Figure 1.1 Location of Askeaton



### 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 Planning Authority 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.

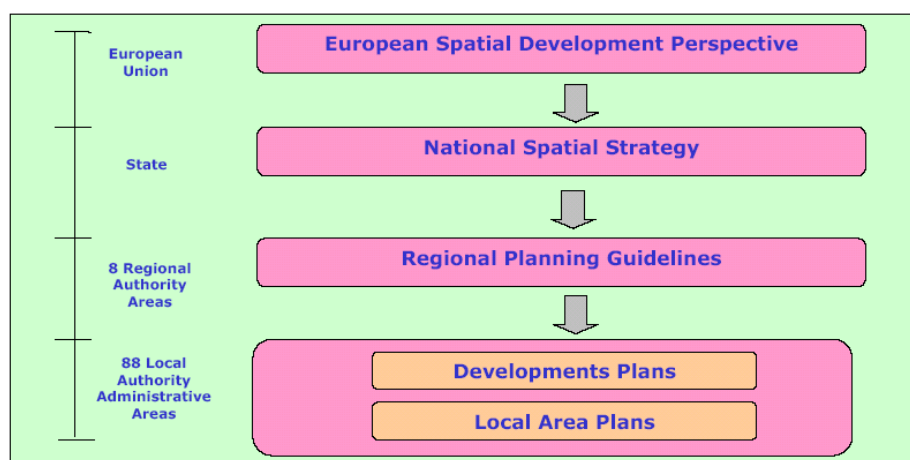
### 1.3.4 Flood Risk Assessment

A Stage One Flood Risk Assessment has been undertaken in support of the Askeaton 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 generally been zoned for uses which are not considered vulnerable. Where lands have been zoned for development on areas identified on flood maps as potentially at risk to flooding, justification tests for zoning have been carried out.

## 1.4 Planning Context

In accordance with the Planning and Development Act 2000 (as amended) the LAP 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. Askeaton 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.

## **1.4.2 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 2007-2013. 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, development distribution and infrastructure investment. 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. Askeaton is located in Zone 4 - West Limerick.

### **1.4.2.2 Mid-West Area Strategic Plan (MWASP) 2012 - 2030**

A strategic planning, land use and transportation strategy for the Mid-West region has been prepared and was adopted by the elected members of Limerick County Council in September 2012. MWASP provides for a comprehensive integrated plan for Land Use Planning and Transportation in the Mid-West Region over the next 30 years. MWASP identifies Askeaton as a 'Rural Economic Node' (REN). RENs are urban centres considered to be essential to the success of the MWASP strategy as they will act as focal points linking rural areas and larger urban centres. REN settlements in the Midwest region are identified for infrastructural investment and protection from inappropriate or unsustainable developments in their hinterlands which will undermine their role.<sup>1</sup>

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<sup>1</sup> Mid-West Area Strategic Plan (MWASP) 2012 – 2030, page 66

#### **1.4.2.3 Retail Strategy for the Mid West Region 2010 - 2016**

This strategy, which was incorporated into the County Development Plan, 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 Act 2000 (as amended) 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 the Askeaton 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 Askeaton as a Tier 3 settlement. Tier 3 settlements are generally located on major transport corridors and are promoted as secondary development centres for significant future development. They provide a wide range of services and their functions are complementary to the Limerick Gateway, the Key Service Centres and each other. They also have an important regional employment function within their surrounding catchment areas.

#### **1.4.3.2 Limerick 2030 - An Economic and Spatial Plan for Limerick**

The Limerick 2030 Plan provides an economic and spatial plan for Limerick City and County up to 2030. The plan is structured around three main elements. The first is an economic strategy which identifies how Limerick needs to be positioned in order to best take advantage of economic opportunities in order to build a stronger local economy through the creation of employment and the attraction of investment. The second element is a spatial plan focused on revitalising and redeveloping Limerick City Centre and the final element is a marketing plan which aims to use Limerick's unique and positive attributes to change perceptions of how Limerick is viewed.

#### **1.4.3.3 Shannon Integrated Framework Plan 2013 - 2020**

The Strategic Integrated Framework Plan (SIFP) for the Shannon Estuary is an inter-jurisdictional land and marine based framework plan to guide the future development and management of the Shannon Estuary. It has been commissioned by Clare County Council, Kerry County Council, Limerick City and County Councils, Shannon Development and the Shannon Foynes Port Company. Askeaton Industrial Park which is located in the vicinity of the town but outside the LAP boundary, has been designated by the SIFP as a Strategic Development Location (SDL) along the Estuary for economic and infrastructure investment to support marine and/or remote port activity.<sup>2</sup>

#### **1.4.3.4 Limerick and Clare Sports and Physical Recreation Strategy, June 2013**

The Recreation Strategy reflects key policies in the existing Recreational Strategies for Limerick and Clare and the Mid-West Regional Planning Guidelines 2010-2022. The development of the Strategy was overseen by a Steering Group which included representatives of the four Authorities as well as the Department of the Environment, Heritage and Local Government and Limerick Regeneration.

#### **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 and the DoECLG on <http://www.environ.ie/en/DevelopmentHousing/PlanningDevelopment/PlanningGuidance/>

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<sup>2</sup> Shannon Integrated Framework Plan 2013 – 2020, page 66



## 2.1 Geographical Context

Askeaton is located approximately 25km west of Limerick city, just south of the N69 Limerick to Tralee road. It is approximately 10-km north of the town of Rathkeale. The Strategic Regional Road R518 connects Askeaton to Rathkeale and determines the eastern boundary of the LAP. Askeaton's hinterland is a lowland rural area defined by the Limerick County Development Plan 2010 – 2016 as an area of Strong Agricultural Base to the west of the town and Structurally Weak to the east of the town. The town is located on the banks of the River Deel which dissects the town north-south direction. The town is 5km downstream of the Shannon Estuary which is designated the Lower River Shannon Special Area of Conservation (SAC)<sup>3</sup> and the River Shannon and River Fergus Special Protection Area (SPA)<sup>4</sup> by the National Parks and Wildlife Service, as its estuarine ecology is considered of European ecological significance.

## 2.2 Historic Evolution

The first reference to a settlement at Askeaton is from the Book of Rights written c. 1100, which refers to the fort of Geibhtine (the name of a tribe who held west Limerick in pre Christian times) being reserved to the kings of Cashel, probably in the 5<sup>th</sup> century but certainly before 900 A.D. (Westropp 1903, 27)<sup>5</sup>. The topography of the area with an easily defended island in the centre of the river would have made it a good location for settlement. The earliest reference to the erection of a castle at Askeaton is in 1199 from the Annals of Inisfallen. The parish church is likely to date from the same period. Askeaton was a sizeable Anglo-Norman settlement. By 1300 it may have become an incorporated settlement (Bradley *et al*, 1989, 54)<sup>6</sup>. By 1348 the Desmonds had taken Askeaton into their lands and made the castle 'one of their principal residences for two centuries' (*ibid.*). The Franciscan Friary was founded at Askeaton in 1389, probably by the fourth earl of Desmond. Although from 1450 to 1550 there are very few records about Askeaton it is suggested that the original castle had fallen into ruin and was rebuilt by the 7<sup>th</sup> earl of Desmond, who died in 1459 (Westropp, 1903, 35). Extensive building works at the monastery also date from this time (*ibid.*, 34).

In 1579 (during the Desmond Rebellion), the English army led by Sir Nicholas Malbie 'burned the town and crops', the abbey and desecrated the church. By April 1580 the castle had been captured by Lord Justice Pelham (*ibid.*, 153). The castle was then given into the care of Edward Berkeley, who held it until 1589 (*ibid.*, 157). In 1610, his brother, Sir Francis Berkeley, offered to wall the town of Askeaton, and he was granted both the castle and 40 acres of land (Bradley *et al*, unpub., 55).

<sup>3</sup> <http://www.npws.ie/protectedsites/specialareasofconservationsac/lowerivershannonsac/>

<sup>4</sup> <http://www.npws.ie/protectedsites/specialprotectionareasspa/rivershannonandriverfergusestuariesspa/>

<sup>5</sup> Westropp, T.J. 1903 'Notes on Askeaton, Co. Limerick', *Journal of the Royal Society of Antiquaries of Ireland* XXXIII, 24-40, 153-74, 239-54.

<sup>6</sup> Bradley, J., Halpin, A. & King, H. A. 1989 *The urban archaeology survey: Part XVII (ii) County Limerick*, Office of Public Works (unpublished).



Figure 2.2 Map of Askeaton, from Ordnance Survey, 6 inch map, 1923

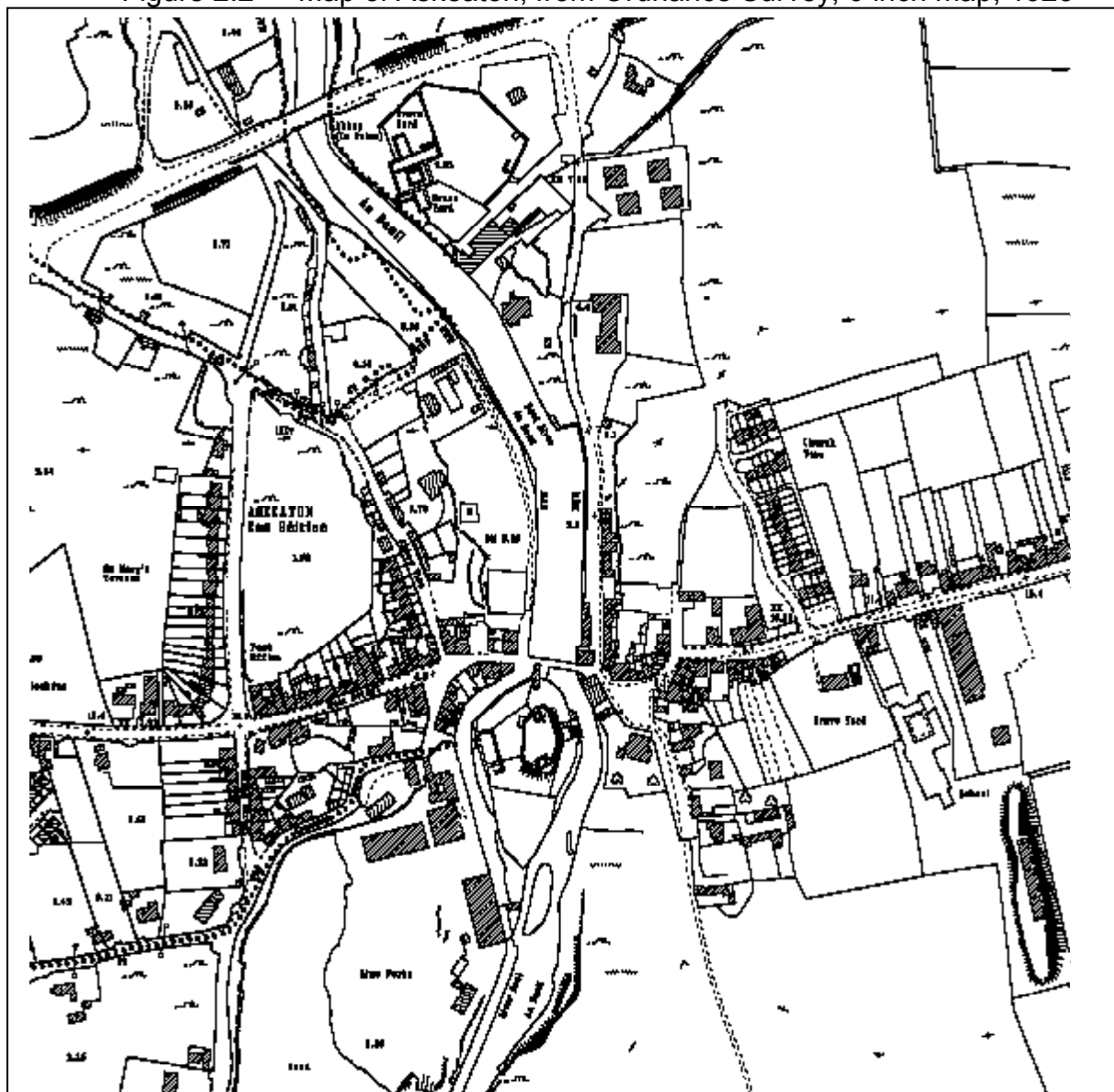


Figure 2.3 Aerial Photograph of Askeaton, 2006



Not to scale

Since the adoption of the Askeaton LAP in 2009, very limited development has taken place. Planning applications permitted in the town were generally small-scale. Permission was granted for the extension of duration of the permission granted for the completion of Deel Manor housing estate but this has expired since 2013. Other developments permitted since 2009 include Askeaton Civic Trust extending the tourist office, Colaiste Mhuire providing a new pedestrian access and an extension to Super Valu on Church Street.

### 2.3 Natural and Built Environment

Askeaton is located in a lowland, predominately limestone area on the banks of the River Deel in the Shannon Integrated Coastal Management Zone in the 2010 County Development Plan<sup>9</sup>. The Deel enters the Shannon Estuary approximately 5km north of the town and the river is tidal as influenced by the tides of the Estuary. The tidal depths and size of the river in Askeaton were very important to the economic development of the town in the past which is evident from the mill houses and quayside on the river which facilitated the export of floor and corn. The market function became increasingly important for the surrounding rural countryside and perhaps contributed to the unusual layout of the town having two Squares – the East Square and the West Square located on either side the Castle Island.

<sup>9</sup> Limerick County Development Plan, Volume 1, Section 7.3.4.6. Shannon Coastal Zone, page 7 – 11 and Map no.7.4



Askeaton is essentially a linear town having developed at a bridging point on the River Deel and along the R518 (known locally as the Foynes Road, Chapel Street, Main Street and Church Street through the Four Roads to the east where the R518 turns south to Rathkeale). The Squares, the Friary and the Castle, the banks of the River Deel and it's quayside, and the town centre with its traditional streetscapes, and the medieval core are important contributors to the identity of the town.

There are 47 Protected Structures within the LAP boundary and there are 3 Architectural Conservation Areas (ACAs) in the town. These are located at the Friary, the Castle and on Main Street, West Square and East Square to Church Street. Twenty nine of these protected structures are also listed in the National Inventory of Architectural Heritage. These protected structures include buildings, Askeaton Bridge at the Castle, old water hydrants and mile stones. Askeaton is designated a Historic Town by the Record of Monuments and Places (RMP) under the National Monuments (Amendment) Act 1994. Askeaton is classified as a historic town (LI011-092001) in the Record of Monuments and Places (RMP). There are a further 16 individual monuments within the boundary of the LAP.

Figure 2.4 Examples of Protected Structures, The Quay, Askeaton



## 2.4 Function

The town performs an important civic, trade/market and service function for the resident population and for the surrounding hinterland. This is evident by the diverse range of services and businesses operating in the town.

Most of the local economic activity is located on Main Street, East Square and West Square and part of Church Street. Askeaton has a credit union, a bank, a large convenience retailer (Supervalu), a smaller convenience shop and petrol station, a agri-business co-op store, hardware store, a number of pubs and a

restaurant/cafe, a takeaway, as well as a post office, gift shops, a funeral home, a hardware store, a bookmakers, a photographer, a number of hair dressers/barbers, and a beauty salon. There is a weekly market held in East Square. Educational, health and community facilities include a community health clinic, a part time library, a primary school, a co-educational secondary school, pre-school and a crèche, a swimming pool/leisure centre, a community hall, and a tourist office.

## **2.5 Demographic and socio-economic context**

### **2.5.1 Population**

The total population of Askeaton town according to the 2011 census was 1149. This represented a 17.36% increase in population from the 2006 figure which was 979. Table 2.1 below outlines the percentage change in population since 1986 according to the census.

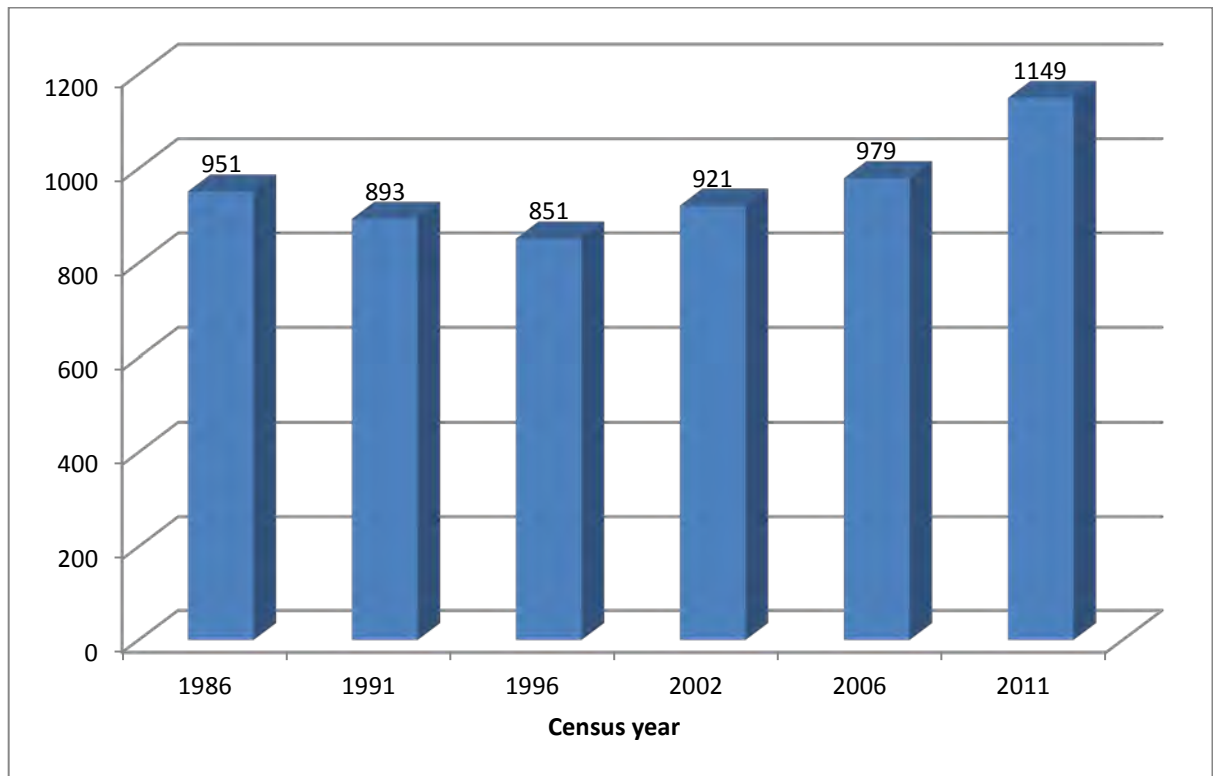
Table 2.1 Total Population of Askeaton town

| <b>Year</b> | <b>Population</b> | <b>Population change %</b> |
|-------------|-------------------|----------------------------|
| <b>1986</b> | 951               |                            |
| <b>1991</b> | 893               | -6.09                      |
| <b>1996</b> | 851               | -4.7                       |
| <b>2002</b> | 921               | +8.23                      |
| <b>2006</b> | 979               | +6.29                      |
| <b>2011</b> | 1149              | +17.36                     |

Source: CSO Census

The graph below indicates the total population trend experienced by Askeaton over the period 1986 to 2011. The largest increase in the population of the town was during the 2006 – 2011 period where there was a 17.36% increase which is reflective of the housing boom in that decade. 37.4% of the houses in the town were built in the 10 years before the 2011 census. The town has experienced consistent growth since 1986.

Figure 2.5 Population trend experienced in Askeaton Urban and Rural EDs, 1986 – 2011, CSO



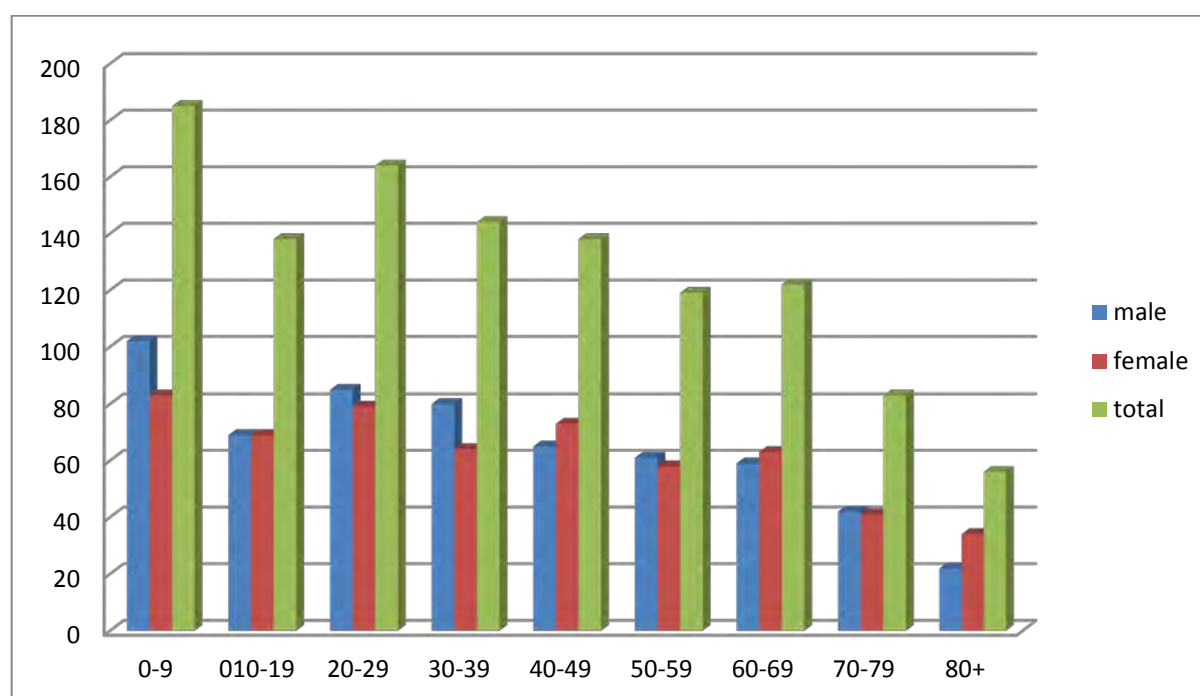
Non-Irish nationals accounted for 5.6 % of the population of the town in 2011. UK nationals accounted for the greatest proportion (2.9%), followed by Polish nationals (0.7%).

### 2.5.2 Age profile

The graph below depicts the age profile in Askeaton town in 2011. This demonstrates that Askeaton has a relatively young population with 185 persons under the age of 9 (16.1% of the total population) and in total 323 persons are under the age of 19 (28.1% of the total population). This has implications in terms of housing provision, the size of the workforce and demand for education, recreation amenities and health services. Two hundred and sixty one people in the town (18% of the total population) are aged 60+ which also has implications for service provision in the town<sup>10</sup>.

<sup>10</sup> Refer to area profile for Askeaton on <http://census.cso.ie/areaprofiles/areaprofile>

Figure 2.6 Age Profile, Askeaton town, Census 2011



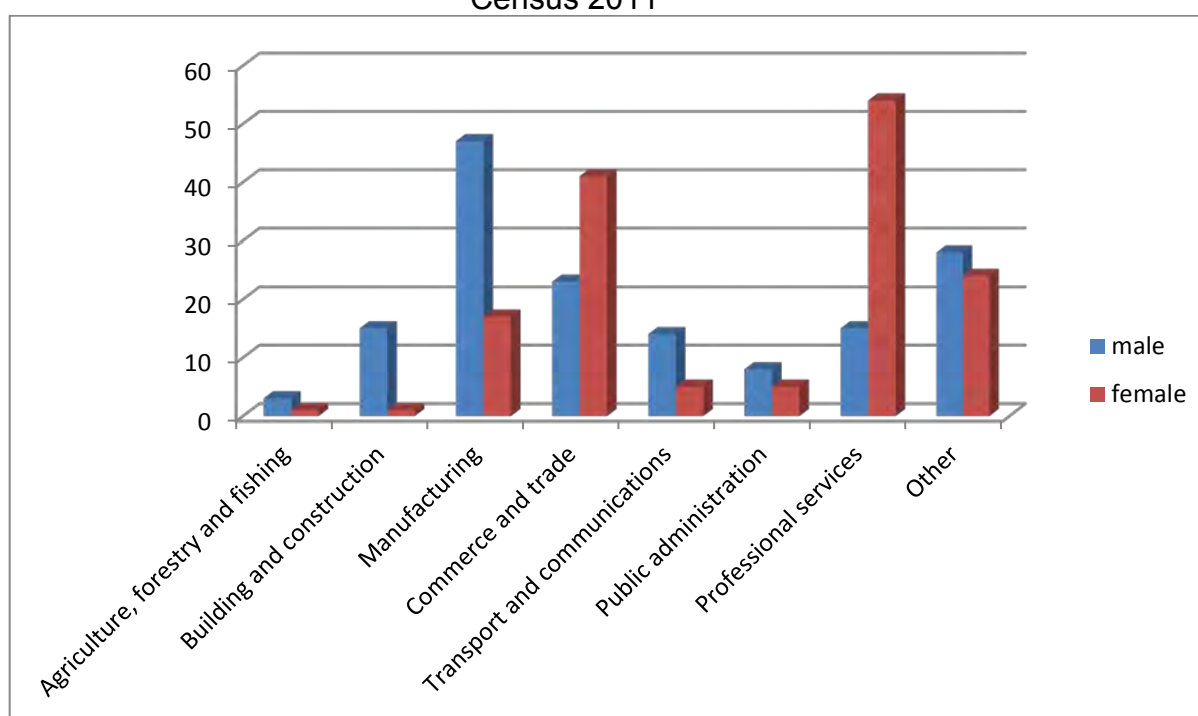
| Cohort       | Male       | Female     | Total       |
|--------------|------------|------------|-------------|
| 0-9          | 102        | 83         | 185         |
| 010-19       | 69         | 69         | 138         |
| 20-29        | 85         | 79         | 164         |
| 30-39        | 80         | 64         | 144         |
| 40-49        | 65         | 73         | 138         |
| 50-59        | 61         | 58         | 119         |
| 60-69        | 59         | 63         | 122         |
| 70-79        | 42         | 41         | 83          |
| 80+          | 22         | 34         | 56          |
| <b>Total</b> | <b>585</b> | <b>564</b> | <b>1149</b> |

### 2.5.3 Employment

Figure 2.7 below depicts the employment in the different broad industrial groups in 2011. The greatest numbers were employed in the professional services, manufacturing, and commerce/trade sector. The graph shows a very high proportion of women employed in the professional services sector and a high proportion of men employed in the manufacturing sector. The majority of the manufacturing employees in the town can be accounted for by Nestle Ireland (formerly Pfitzer, and Wythe Nutritional), just located north of the town Aughinish Alumina on the Estuary to the west, and Kingspan located in the town. The 2011 census records 42.3% of the labour force as retired.



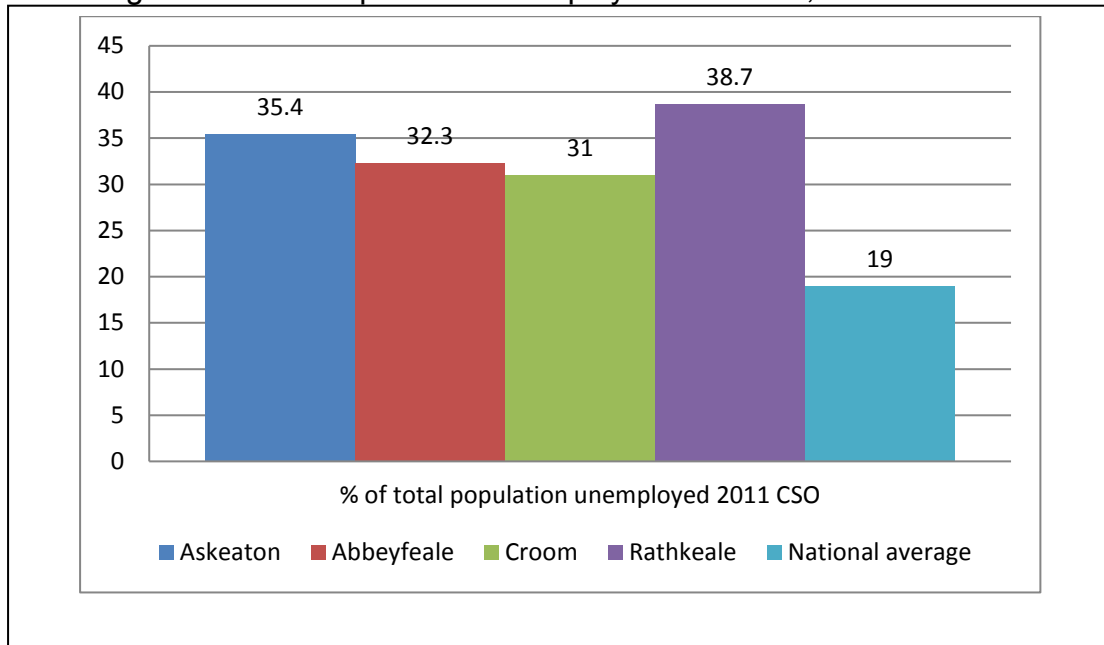
Figure 2.7 Persons at work by sex and broad industrial group, Askeaton, Census 2011



| Industries                        | Male | Female |
|-----------------------------------|------|--------|
| Agriculture, forestry and fishing | 3    | 1      |
| Building and construction         | 15   | 1      |
| Manufacturing                     | 47   | 17     |
| Commerce and trade                | 23   | 41     |
| Transport and communications      | 14   | 5      |
| Public administration             | 8    | 5      |
| Professional services             | 15   | 54     |
| Other                             | 28   | 24     |
|                                   | 153  | 148    |

Askeaton town has a comparatively high unemployment rate as outlined in figure 2.8 below. According to the 2011 census 35.4% of the working population was unemployed. The national average according to the 2011 census was 19%.

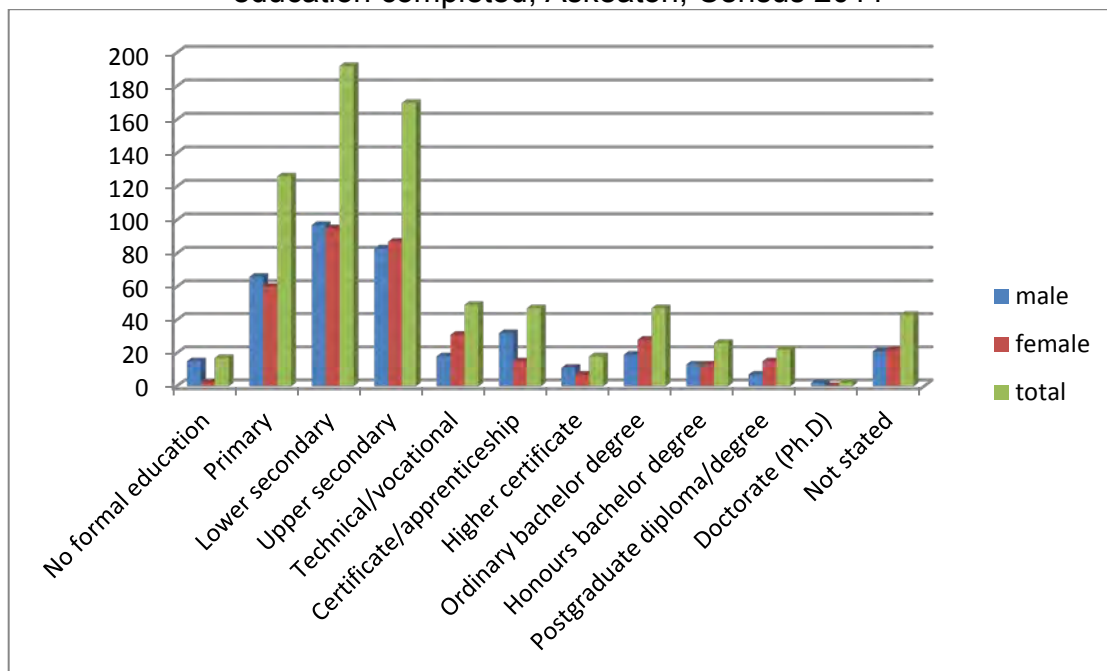
Figure 2.8 Comparative Unemployment Trends, Census 2011



## 2.5.4 Education

Analysis of the 2011 census indicates that 66.5% of those over 15 years of age have completed the upper secondary school cycle and 27.79% of those over 15 years have some form of a degree, postgraduate qualification or technical or vocational training. A greater number of males completed technical/vocational and certificate/apprenticeship education which may reflect the number of males that entered into the construction sector during the construction boom.

Figure 2.9 Persons aged 15 years and over by sex and highest level of education completed, Askeaton, Census 2011



### 2.5.5 Travel Patterns

According to the 2011 census there is a noticeable peak in travel time of less than 15 minutes, which would be largely accounted for by those working and attending school in the town and employees of Nestle which is located just 1km north of the town outside the LAP boundary. Figure 2.10 shows the travel time to work, school or college by people living in Askeaton town. Figure 2.13 below shows that 52% of people living in Askeaton travel to work, school or college by car either as a passenger or the driver. However, at 32% a significant proportion of people walk to work, school or college.

Figure 2.10 Persons aged 5 years and over by travel time to work, school or college, Askeaton, Census 2011

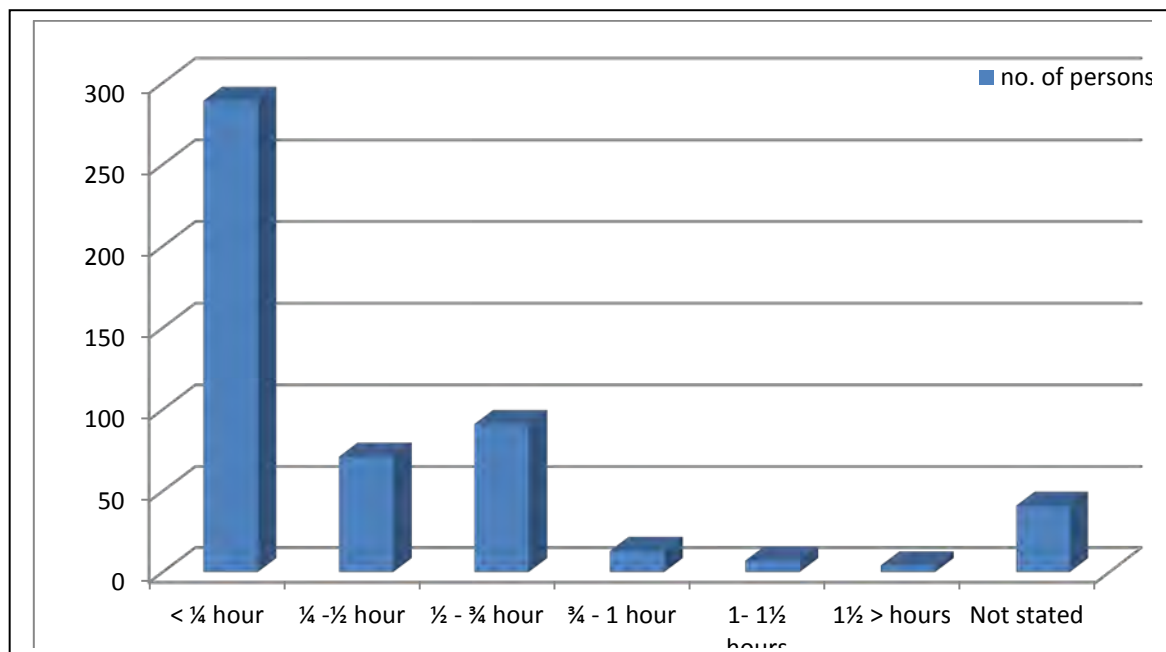
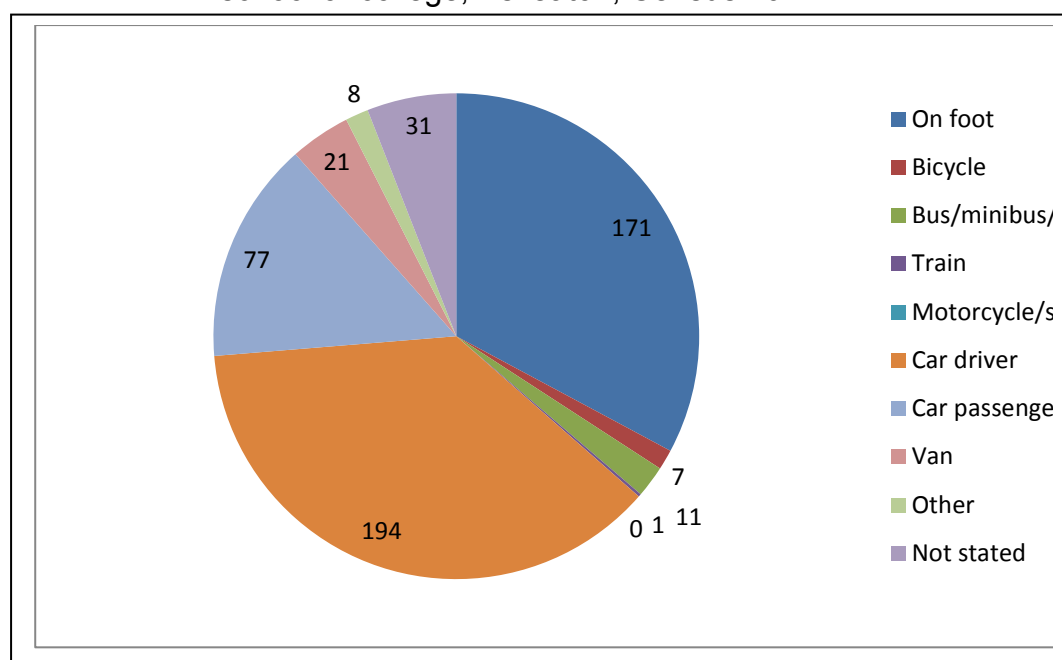


Figure 2.11 Persons aged 5 years and over by means of travel to work, school or college, Askeaton, Census 2011



### 3.1 Policy Context

The Askeaton LAP 2015 – 2021 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 settlements, towns and villages in a settlement hierarchy determined by the population of the settlement, and existing public and private services. The settlement hierarchy reflects the development role of each settlement within the county. Askeaton is a Tier 3 settlement (a centre on a transport corridor, the N69) providing a wide range of services for its inhabitants and its hinterland<sup>11</sup>.

### 3.2 Vision Statement

*It is the long term vision of the Council that Askeaton 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 Askeaton 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 Askeaton.**

#### **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 and the objectives of this Plan.**

In order to achieve strategic policy S1 this LAP focuses on:

- (a) Rationalising the residential land use in the town to comply with the population targets as set out in the County Development Plan core strategy.
- (b) Ensuring development accommodates envisaged housing need and diversity to sustain vibrant, socially balanced communities.

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<sup>11</sup> Limerick County Development Plan 2015 – 2021, Volume 1, Table 3:1 Settlement Hierarchy, page 3-4

- (c) Ensuring that land use zones and objectives provide for adequate social and recreational facilities, in tandem with the growth of Askeaton.
- (d) Enhancement and development of the town centre.
- (e) Ensuring that the town develops in a way that protects and enhances the richness and integrity of the town's natural, built and cultural heritage.
- (f) Ensuring that the growth of the town is accompanied by adequate infrastructure.

### **3.4 Evaluation of the 2009 Askeaton LAP**

It is important to assess the strengths and limitations of the 2009 – 2015 Askeaton LAP and to determine what planning policies are relevant to the future development of the town. There have been little significant developments by the public, private and voluntary sectors in the town since the adoption of the 2009 LAP due to the general downturn in the economy and the consequent decline in funding from central government and development contributions<sup>12</sup> and also lack of additional capacity in the sewerage treatment plant. During 2009 twenty one houses were completed by the Council at Lismakeera, and the new play ground was opened. Planning applications permitted in the town were generally small scale. Permission was granted for the extension of duration of the permission granted for the completion of Deel Manor housing estate but this has expired since 2013. Other developments permitted since 2009 include Askeaton Civic Trust extending the tourist office, Colaiste Mhuire providing a new pedestrian access and an extension of the Super Valu on Church Street.

There are also a number of respects in which little progress has been made on the objectives in the 2009 Local Area Plan. Retail/commercial and residential vacancy is a serious issue in the town centre. Twenty six vacant retail/commercial units were observed in a preliminary study of the town by the Council of vacancy in the town centre in July 2014, and 15 vacant residential units were also located in the town centre. The 2009 plan identified 4 opportunity sites in the town as having redevelopment potential. These were located at Brewery Lane, Abbeyview, and the Quay. These have not been redevelopment. Five new terraced houses have been built adjacent to the opportunity site on the Quay. See figure 3.1 below. The up-grading of the sewage treatment plant in the town has not taken place and this places a severe constraint on the future development of the town.

Figure 3.1 The redevelopment of opportunity site on the Quay

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<sup>12</sup>For example Limerick Council experienced an 85% deduction in development contributions between 2011 and 2012, Limerick County Council Annual Financial Statement 2012, Appendix 5, page 34



### 3.5 SWOT Analysis

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

Table 3.1 SWOT Analysis of Askeaton

| Strengths   | Weaknesses   | Opportunities   | Threats  |
|---|--|---|--|
| <ul style="list-style-type: none"> <li>• Accessible to national road network – N69</li> <li>• Good range of local services (shops, pubs, banks, post office)</li> <li>• Has a number of key community services</li> <li>• Has a strong history of community development and a vibrant local voluntary sector</li> <li>• Rich built fabric and traditional streetscape,</li> </ul> | <ul style="list-style-type: none"> <li>• An overloaded sewerage treatment system</li> <li>• Tourist traffic on N69 not drawn into the town</li> <li>• Traffic congestion at times along Main Street</li> <li>• Flood risk identified in the town</li> <li>• High number of vacant commercial and residential units giving poorly maintained, neglected impression of the town</li> </ul> | <ul style="list-style-type: none"> <li>• Development of tourism in asustainable manner based on unique history and location on the river</li> <li>• accessible from a main tourist route in the south west – the N69</li> <li>• Further development of community initiatives with the experience of a strong voluntary sector in the town, and a history of co-operation and partnership with a wide range of agencies</li> </ul> | <ul style="list-style-type: none"> <li>• An unfinished housing estate in the town</li> <li>• A relatively high commercial/retail vacancy rate and associated neglect of these buildings in the town centre</li> <li>• Employment losses associated with the downturn in the economy</li> <li>• Reduction in public service provision in order to minimise costs</li> <li>• Uncertainty regarding the release of zoned lands</li> </ul> |

|  |  |   |                                |
|--|--|---|--------------------------------|
| national recognition as a medieval town<br><br>• Picturesque location on the banks of the River Deel<br><br>• A relatively young educated population | • Lack of employment opportunities in the town<br><br>• Higher than national average unemployment rate | • Relatively young population with 28% of the population under 19 years | • Inaccessibility to backlands |
|--|--|---|--------------------------------|

### 3.6 Population Targets and Zoning Requirements

#### 3.6.1 Population Targets

The core strategy of the Limerick County Development Plan 2010-2016 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. 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. The population target for Askeaton in the Core Strategy was for 419 persons by 2022, or 419 persons in addition to the 979 persons recorded in the 2006 Census. This equates to an additional 225 housing units up to 2022. The 2021 additional housing requirement for the town based on the revised 2022 additional housing figure applied on a pro-rata basis is as follows:

Based on the population and housing targets contained in the core strategy of the Limerick County Development Plan 2010-2016, targets for 2022 have been allocated for Askeaton. According to the Core Strategy 225 additional housing units are required in Askeaton up to 2022<sup>13</sup>. According to the 2011 census 85 new housing units were built in the town during 2006-2011. This figure is taken into account in the calculating the future housing requirement in the town up to 2021. The 2021 additional housing requirement for the town is based on the 2022 additional housing figure applied on a pro-rata basis as follows:

225 additional housing units – 85 new units built during 2006 – 2011 = 140 units  
 / 11 {the number of years 2011 – 2022} = 12.72 x 10 {the number of years 2011 – 2021} = 127 additional housing units required by 2021.

<sup>13</sup> Refer to County Development Plan, Volume 1, Table 2.5 2022 Core Strategy Table, page 2- 11, Column C

The hectares required to accommodate the 127 additional units by 2021 at a percentage allocation of 20% serviced sites and 80% as new residential is determined as follows:

20% of 127 units = 25 units applied at a density of the 10 units per hectare = 2.54 hectares + 50% {headroom to allow for element of choice} = **3.8 hectares required as serviced sites.**

80% of 127 units = 101 units applied at a density of 22 units per hectare = 4.61 hectares + 50% {headroom to allow element of choice} = **6.9 hectares as new residential.**

**The total area required for additional units in Askeaton as serviced sites and new residential areas is 10.7 hectares by 2021.**

The housing land requirement was calculated by allocating 20% of housing units as serviced sites at a density of 10 units per hectare in accordance with the guidance contained in 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities'. A density of 22 units per hectare has been applied for the remaining 80%. The amount of zoned land required includes an additional 50% to allow for an element of choice.

Table 3.2 Population Target, total residential units and zoned land requirements

| Year   | 2006<br>census | 2011<br>census | Expected<br>population<br>2021<br>CS* |
|--|----------------|----------------|---------------------------------------|
| Total population   | 979            | 1149           | 1375                                  |
| Additional<br>housing units required   |                |                | 140                                   |
| Zoned land required to accommodate<br>additional housing units (including<br>additional 50% headroom) - hectares |                |                | 10.7                                  |

\*As determined by the Core Strategy in the Limerick County Development Plan 2010 – 16, Volume 1, Table 2.5, page 2.10

Table 3.3 Residential unit and land requirements by 2021

|   | <b>A<br/>Residential<br/>development<br/>areas</b> | <b>B<br/>Serviced sites</b> | <b>Total required<br/>by 2021 (A+B)</b> |
|---|--|-----------------------------|---|
| <b>Additional Units<br/>required</b>                                | 102  | 25                          | 127                                     |
| <b>Additional area<br/>required<br/>including<br/>headroom (ha)</b> | 6.9  | 3.8                         | 10.7                                    |



### 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 2009 Askeaton LAP. Under the 2009 Askeaton LAP there was approximately 44 hectares of land zoned for residential purposes. Based on the Core Strategy 10.7 hectares is required as new residential development and serviced sites to accommodate the projected population growth to 2021.

Table 3.3 outlines the amount of land in hectares that is zoned in the proposed plan in each phase. A total of 12.4 hectares are zoned as phase one, which is expected to meet the population target for the period.

Table 3.4 Residential land required and zoned

|  | <b>Total<br/>Required<br/>by 2021</b> | <b>Zoned<br/>Phase 1</b> | <b>Zoned<br/>Phase 2</b> |
|--|---------------------------------------|--------------------------|--------------------------|
| <b>Residential<br/>development<br/>area -<br/>hectares</b> | 6.9                                   | 7.72                     | 4.7                      |
| <b>Serviced<br/>Sites-<br/>hectares</b>                    | 3.8                                   | 4.68                     | 6.44                     |
| <b>Total<br/>hectares</b>                                  | <b>10.7</b>                           | <b>12.4</b>              | 11.14                    |



### 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 Askeaton 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, 10.7 hectares of land zoned for residential use is required to accommodate the population target of 419 persons by 2021. 7.72 hectares of land has been zoned 'Residential Development Area – Phase 1' in this Plan. 4.68 hectares of land is zoned for 'Residential Serviced Sites - Phase 1' 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 2 lands will only be permitted when at least 50% of the housing in phase 1 has been completed.

There is, however, a need to ensure that new open space and recreation facilities are provided in conjunction with new developments on a phased basis. The Council will work with local community organisations to facilitate the provision of new open space within the town in conjunction with new development during the lifetime of the Plan on a phased basis.

Chapter 3, Objective SS O1 in the County Development Plan outlines the Council's requirements for development within tier 3 settlements. The Council's objective is to ensure that development is in proportion to the pattern of existing development and 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 3 settlements generally no one proposal for residential development shall increase the existing housing stock by more than 15% within the lifetime of this LAP. According to the 2011 census there were 433 dwelling units in the town.

#### 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 (SSIA) as required by the County Development Plan. Pedestrian and cycle links will be an important consideration for any proposal. Consideration should be given in the design for low speed vehicular traffic and other users of the street including pedestrians, cyclists, and residents without compromising access by

emergency services. Egresses to open space and links will be overlooked by houses in the interest of public safety. Rear boundary walls facing links shall be avoided. Proposals for the development of new residential estates shall comply with the objectives below.

Lands zoned new residential to the south of the medical centre and the community hall and west of Church View will require careful design consideration given the levels on site and the rock escarpment by the Quay. Lands at the foot of the escarpment in this LAP have been zoned open space and recreation due to flood risk. Any new residential development on the lands zoned new residential will be designed sensitively so that the skyline of the escarpment is maintained as a natural feature on the Quay. The rear boundary walls of any new houses shall not be visible from the Quay.

**Objective H1: New Housing**

(a) 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 'Design Manual for Urban Roads and Streets' (2013), the 'Sustainable Residential Development in Urban Areas' (2009), the accompanying Urban Design Manual, 'Quality Housing for Sustainable Communities' (2007) and the policies, objectives and Development Management Standards contained in the Limerick County Development Plan, 2010-2016 and any subsequent county development plan.

(b) It is an objective of the Council to promote the provision of community and other facilities such as childcare as an integral part of new developments.

**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 where proposals involve the partial development of landholdings if appropriate, 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.

### 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.
- c) Ensure development of sites in Phase 2 can only proceed when at least 50% of all development in Residential Serviced Sites zoned areas Phase 1 is completed.

### 4.4 Infill Development

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

#### **Objective H4: Infill Development, Restoration and Town Renewal**

It is an objective of the Council to:

- a) Encourage living in the town centre by the promotion of residential uses over businesses.
- b) Promote sensitive infill developments on sites in the town centre that are not developed and are not required for access to backlands.
- c) Ensure that in any 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 eighteenth and nineteenth century streetscapes.
- d) 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.
- e) To implement the guidance on the Opportunity Areas in Chapter 10 of this plan.

### 4.5 Unfinished Housing Developments

In Askeaton town there is one housing estate, known as Deel Manor, designated by the DoECLG for the purposes of property tax exemption in July 2013. The Council established an Unfinished Housing Development Team in accordance with the DoECLG on unfinished housing estates. This team has a number of responsibilities including public safety works, the preparation of site resolution plans and enforcement proceedings.

**Objective H5: Unfinished Housing Estates**

It is an objective of the Council to monitor and to encourage the completion of unfinished housing developments in the plan area in accordance with the Department of Environment, Community and Local Government guidance manual 'Managing and Resolving Unfinished Housing Developments.'

#### **4.6 Social Housing and voluntary housing**

The national housing policy statement was launched by the DoECLG in June 2011. This document outlines the government's vision for the future of the housing sector in Ireland 'based on choice, fairness, equity across tenures and on delivering quality outcomes for the resources invested'<sup>14</sup>.

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 Act, 2000 (as amended) 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 Act 2000 (as amended). 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-supply of social housing in any one development area.

**Objective H6: Social Housing and Joint Housing Strategy**

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

- a) Require that developers comply with Part V of the Planning and Development Act, 2000 (as amended).
- 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.

#### **4.7 Traveller Accommodation**

Limerick County Council has prepared and adopted a Traveller Accommodation Programme for the period 2014 - 2018 to meet the existing and projected needs

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<sup>14</sup>DoECLG Housing Policy Statement, June 2011 refer to <http://www.environ.ie/en/Publications/DevelopmentandHousing/Housing/>

of travellers in the County. Objective HOU O9 of the Limerick County Development Plan, 2010-2016 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.

**Objective H7            Joint Traveller Accommodation Programme**

It is the objective of the Council to provide appropriate housing accommodation for the Traveller community in accordance with the Joint Traveller Accommodation Programme 2014 – 2018 and any subsequent programme adopted by the Council.





## Chapter 5 Economic Development

### Strategic Policy for Economic Development

**Policy ED 1** It is the policy of the Askeaton Local Area Plan to zone dedicated areas for economic development recognising Askeaton as an important local and regional employment and service centre in County Limerick, and the wider Midwest region, in accordance with the settlement hierarchy of the County Development Plan.

#### 5.1 Introduction

Askeaton town is a professional and service centre for its own community and its wider rural hinterland. There is a diverse range of businesses and services in the town as detailed previously in section 2.4 of this Plan. Services include retail, food and drink sectors, tourism, professional services and agri-business. Convenience retail is provided by Super Valu located to the east off Church Street and by Centra on the Foynes Road. The main retail core is located on Main Street, East and West Squares, on part of Church Street and on part of St. Mary's Terrace which has recently built commercial/retail units. However, 5 of these 8 units are observed to be vacant. There is a similarly high commercial/retail ground floor vacancy rate where 21 units were observed to be vacant on Main Street, East and West Squares and Church Street. This preliminary assessment has found approximately 53% of groundfloor commercial buildings in the core retail area of the town to be vacant. This high vacancy rate has a very obvious negative impact on the amenity of the town.

Askeaton is in the catchment of the West Limerick Resources Ltd. This local community development agency offers supports to diversify the economic base of communities in West Limerick. Its programme includes provision for training, marketing and capital supports for new and established businesses.

Policies and objectives in the County Development Plan 2010 of relevance to land use planning in relation to economic activity in Askeaton 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 Limerick Local Enterprise Office, 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 the service function of the town.

The largest sectors of employment in the town are professional services and manufacturing, followed by commerce and trade according to 2011 census (refer to figure 2.8 in Chapter 2). The key employers for the town include Nestle (formally Pfizer Pharmaceuticals/Wyeth Nutritionals manufacturing infant foods, located north of the town), Aughinish Alumina (processing alumina located in Foynes), Kingspan Aeroboard located on Brewery Lane/Station Road, and the Department of Education and Skills through the schools located in the town. Askeaton is also within commuting distance of the Limerick city, Raheen Industrial Park and Newcastle West.

However, the economy of the town is threatened by the downturn in the wider national and global economies. The town has suffered due to closures in manufacturing industry in the wider Midwest region, the decline in the construction industry and associated trades. The threat to the town's economy is evident through the high level of vacancy in the town. Many retail units, both older building stock and new build are vacant in the town.

A holistic collaborative approach to addressing the economic challenge facing Askeaton must be taken by all stakeholders including state agencies, the Council, local businesses and the community. This collaborative approach should avoid undervaluing the other determinants of strong local economies, such as:

- Business retention and expansion,
- Small business and entrepreneurial development, and
- Tourism.

It is important to be mindful of the interconnectivity of the civic and community infrastructure with economic conditions that support business of all scales in a town. Prosperous town economies are built on a foundation of strong communities with a high quality environment and social supports that make a town a place where business and people want to live and work. Askeaton has many inherent advantages for its local economy including its strong voluntary sector, its access to a national road, and its tourism potential. Investment through partnership in what Askeaton already has to offer makes the town more marketable and attractive to sell when competing for economic development and job creation.

The role of this local area plan is to zone lands appropriately for economic development bearing in mind the projected population growth of the town to 2021 and beyond; Askeaton's many strengths and challenges; its easy access to the N69; providing for an element of choice in location in the town and to promote accessible employment opportunities.

## **5.2 'Enterprise and Employment' Zoned Land**

Approximately, 8 hectares of land was zoned for industrial lands in the 2009 Askeaton LAP. These are located to the north of the town where four small

private enterprise units are located close to the N69 and to the south by the old quarry where Kingspan Aeroboard is currently operating. There is an industrial park owned by Shannon Commercial Properties (formerly Shannon Development) outside the LAP boundary known as Askeaton Industrial Park. To date this land bank has not been developed by Shannon Commercial Properties but it is zoned strategically for enterprise and employment use in the County Development Plan 2010.<sup>15</sup> This 90ha site is recognised by the County Development Plan as being of regional importance to the economic and industrial development of the Shannon Estuary. Furthermore, the Shannon Integrated Framework Plan 2013 – 2020 identifies Askeaton as one of 9 Strategic Development Locations (SDLs) on the Estuary and states a specific objective of safeguarding the lands at Askeaton for the development of major sustainable industrial development and possibly as a remote location for marine/port related activity but this is dependent on an NRA upgrade of the N69<sup>16</sup>.

In the LAP the industrial lands of the 2009 LAP are to be zoned 'enterprise and employment' to reflect a more modern and less rigid designation of 'industrial'. The Council has taken this approach to this land use in its recent reviews of LAPs and will continue this designation for consistency across the county.

Overall lands zoned for enterprise and employment are envisaged to facilitate such economic development uses as outlined in the Mid West Regional Planning Guidelines 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.

Small entrepreneurial start up-business and innovation is also an important consideration for the town's economy. The possibility of small scale employment opportunities and start up business incubation units should be explored in the town with a view to re-use of existing buildings. Linkages of these incubation units and educational outreach services including third level distance centres should be explored.

**Objective ED 1: Economic Development Proposals**

It is the objective of the Council to permit proposals for new enterprise development or extensions to existing 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;

<sup>15</sup> Refer to Map no. 5.1 Askeaton Industrial Park in the Limerick County Development Plan 2010- 2016

<sup>16</sup> Shannon Integrated Framework Plan 2013 – 2020 page 66

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.  
In terms of proposals for the Askeaton Strategic Development Location the Council will be guided by the recommendations of the Shannon Integrated Framework Plan.

**Objective ED 2: 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 business/enterprise 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 Retail and Commercial Development**

In 2010 a retail strategy for the Mid West Region, 2010 – 2016 was prepared on behalf of counties Limerick and Clare and Limerick City Council. The Limerick County Development Plan, 2010 - 2016 incorporates the policy recommendations from the Retail Strategy as they apply to County Limerick. In turn local area plans must also incorporate the recommendations of the retail strategy.

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 of the County Development Plan is applicable to Askeaton. 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 Askeaton there is a wide range of businesses. The function of these businesses is extremely 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/mixed use. Askeaton has significant potential for retail expansion by occupying vacant units in the town centre. Currently there are approximately 26 vacant units in the town.

Promoting the provision of a diverse range of local shopping and commercial facilities will continue to play an important role in reinforcing the viability and vitality of the town centre, particularly along the streets that suffer most from vacancy.

**Objective ED 3: Retail Development**

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

- (a) Emphasising the town centre area as the primary shopping 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 County Retail Strategy and the Retail Planning Guidelines in reference to site suitability and the sequential approach.
- (d) Ensure that proposals at ground floor level within the town centre are generally restricted to shopping and closely related uses such as banking. Residential use may also be appropriate depending on the site location. 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. Shop front signage shall not, by reason of its scale, form or size, be visually detrimental to the appearance and character of the building or streetscape. Internally illuminated signs will not be permitted.

In Askeaton there are three areas outside the town centre that have a commercial use and any redevelopment of these areas should not undermine the town centre's primacy as a retail centre. These are the recently built units opposite St. Mary's Terrace, the petrol station and adjacent commercial units on Chapel Road and Twohig's SuperValu on Church Road. It is important that any redevelopment of these areas:

- 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.
- d) Would not result in any significant negative impact on the conservation value of the River Deel.
- e) Would comply with the terms of the retail objectives in this Plan and in particular would not undermine the village centre's primacy as a retail centre.

**5.4 Small-scale businesses in residential areas**

Proposals for planning permission for small-scale business from people working in their own homes will be considered on the basis of the scale and nature of the operation. 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.

#### **Objective ED 4      Small-business in residential areas**

It is the objective of the Council to support small scale self employed business operating from peoples own home provided that:

- a) The business activity is subsidiary to the use of the dwelling as the applicant's principal home.
- b) Existing residential amenity is not negatively impacted upon in terms of noise, parking and other relevant planning considerations.

Note the conversion of houses for the sole purpose of commercial or retail use shall not be permitted, or the 'retention' of same due to the negative impact on existing residential amenity.

### **5.5 Tourism**

Askeaton has potential for tourism growth with many important assets including: its access to the N69 Limerick to Tralee, the River Deel, its local historical heritage demonstrating over 5 centuries of history, including the Franciscan Abbey, the Desmond Castle and Hellfire Club, the Famine graveyard, and the town's traditional streetscape with many fine traditional shop fronts and eighteenth century buildings that remain largely intact. Cultural tourism is also very important in the town. The annual Askeaton Contemporary Arts Festival is internationally renowned. In particular, its 'Welcome to the Neighbourhood' projects which attracts Irish and international artists every year to reside in Askeaton to develop their artistic ideas with local people through public events and open days.<sup>17</sup> Locally there is a very strong tradition associated with the river, including swimming, boating and fishing and there is potential to develop their contribution to the tourism in the town. The role of this plan is to support this and ensure that further development across all sectors in the town does not negatively impact on the tourism potential of the town.

Figure 5.1      Contemporary Art Project 2014



Overall this plan encourages the growth of the tourism sector while safeguarding the local natural, the built environment and local cultural heritage for the benefit of both tourism and the local community.

<sup>17</sup> Refer to <http://www.askeatonarts.com/>

**Objective ED 5: Tourism**

It is the objective of the Council to

- a) Enhance the tourism potential of the town including the promotion of new tourism products in an environmentally sustainable manner in partnership with other agencies and the local community.
- b) Encourage new development for the tourist industry to be located within the LAP boundary to maximise existing services.
- c) Protect and enhance where possibly any bio-diversity /natural environment, and built and cultural heritage features from unwarranted encroachment of unsuitable 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 in accordance with national transport policy as set out in Smarter Travel.**

**Policy T2** It is the policy of the Council to ensure that all proposals shall comply with the policies and objectives and development management standards of the Limerick County Development Plan 2010 – 2016, the Design Manual for Urban Roads and Street (DoECGLG and DTTS, March 2013), and the Spatial Planning and National Road Guidelines (DoECLG and DTTS, 2013).

## **6.1 Introduction**

The Government's policy 'Smarter Travel: A Sustainable Transport Future', the Mid-West Regional Planning Guidelines, the Limerick County Development Plan 2010 - 2016, 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. According to the 2011 census 52% of people living in Askeaton travel to work, school or college by car as a passenger or driver. Refer to Chapter 5, section 2.5.5 of this LAP.

Public transport in the town consists of a regional Bus Eireann service from Limerick city to Ballybunion via Askeaton, Foynes, and Tarbert. There are a number of daily services but these are not at regular intervals. Rural Bus which is a not for profit company offers some service from Askeaton to Dooradoyle in Limerick city and to Newcastle West but not on a daily basis. According to the 2011 census only 2 people living in Askeaton use public transport service to travel to work, school or college.

This plan, in the interest of sustainable development of the town, supports the principle of modal shift away from the private car to walking and cycling for journeys in the town, through appropriate land use zoning, and promoting a compact settlement with a complementary range of land uses which is easily accessible by walking, cycling and the car. Taking a holistic approach, increasing the use of sustainable transport modes would improve the quality of life, and would benefit the town as a desirable place to live and work contributing to the economic prosperity of the town.

The Foynes to Limerick Road Improvement Scheme will provide a high quality road connection between Foynes Port and Limerick. The Askeaton LAP area will be included in the study area for the Foynes to Limerick Road Improvement scheme.

## **6.2 Movement and accessibility**

The Council is committed to the development of a network of access routes reflecting the requirements of personal safety, choice, and convenience to services and amenities. The access network should facilitate access for all, and



should be socially inclusive. These requirements, and the desire to minimise dependence on the car for short journeys, means that a matrix type network is preferable to a network with long cul-de-sacs. Future development proposals for residential development should demonstrate compact walkable/cyclable communities and neighbourhoods with the shortest linkages to community facilities, open space and the town centre making walking and cycling more attractive for local trips. At the design stage consideration should be given to the national guidance documents Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities DECLG (2009), National Cycle Policy Framework 2009-2020 as part of Smarter Transport – A Sustainable Transport Future DTTS (2009), and Design Manual for Urban Roads and Streets, DTTS and DECLG, March 2013, Traffic and Transport Assessment Guidelines, 2014 by the NRA, and should be submitted in the design brief as part of the planning application process.

The Midwest Regional Planning Guidelines 2010-2022 (RPGs) state that maintaining and enhancing the capacity, quality of the road network in the Midwest region is crucial for the effective and efficient movement of people, goods, and services throughout the region. The RPGs states as a regional priority the following:

*‘The N69 road link between Askeaton and Adare to provide access to road freight traffic from Foynes to the N20/N21 (linking Limerick with Cork and Tralee).’<sup>1</sup>*

It is important that the capacity and the safety of the national and regional road network is protected or enhanced to provide faster and efficient access to other settlements, the wider Midwest regional. An improved road network would improve freight access between the ports at Limerick city and Foynes and would facilitate employment and tourism development. It would also compliment the Shannon Integrated Framework Plan 2013 – 2020 which identifies lands just outside this LAP boundary a Strategic Development Location (SDL) on the Estuary which are considered suitable for the development of major sustainable industrial development, including the possibility as a remote location for marine/port related activity.

In accordance with national road policy as determined by the NRA direct access or the intensification of direct accesses onto the N69 where the 100km speed limit applies shall not be permitted in accordance with the provisions of Section 2.5 of the Spatial Planning and National Roads Guidelines 2012 and Policy INP9 of the Limerick County Development Plan 2010 – 2016.

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| <b>Objective T1: Network of pedestrian and cycle facilities</b> |
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|---|
| It is an objective of the Council to encourage walking and cycling as more convenient, popular and safe methods of movement in Askeaton, and facilitate |
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<sup>1</sup> Mid West Regional Planning Authority ‘Mid West Regional Planning Guidelines 2010 – 2022’, Chapter 6 Transport and Infrastructure, Section 6.1.1 Regional Priorities, page 81

the provision of an attractive and coherent network of off-road footpaths and cycle facilities. This will be achieved by:

(a) Secure cycle parking facilities will be sought at appropriate locations as opportunities arise.

(b) A pedestrian network will be encouraged in planning applications for residential development linking existing and proposed residential areas to each other and to amenity areas and to provide connections to the town centre.

**Objective T 2: Measures in support of public transport**

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

**Objective T 3: Car parking and traffic management**

It is an objective of the Council to encourage the provision of off-street public parking areas as part of any application for development.

**Objective T4 Safeguard the capacity of the Strategic Regional Road R518 Askeaton to Rathkeale and the N69**

It is the objective of the Council to safeguard the capacity of the N69 and the R518 and ensure that any future developments do not compromise the strategic function of this road in accordance with the Spatial Planning and National Road Guidelines 2012 and policy IN P 8 of the Limerick County Development Plan 2010 - 2016.

## Chapter 7      Infrastructure

### Water services, energy, telecommunications and waste

#### Strategic policy for Infrastructure

**Policy IN 1** It is the policy of the Council in co-operation with Irish Water to facilitate the provision of adequate water, and sewerage facilities in Askeaton; and in general raise awareness of energy efficiency, and waste management in the town 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 responsibility for water services provision from January 1<sup>st</sup>, 2014 is transferred to the newly formed semi-state body 'Irish Water.' However, the local Authority will remain closely involved in the sector acting as an agent of Irish Water in relation to the operation and maintenance of water services in the town.

#### 7.2 Water Supply and foul sewerage

There are no issues with regard to the public water supply based on the current population of the town. Unfortunately, the existing waste water treatment plant is overloaded and has been for some time. The existing treatment plant was built in the 1940's and was designed for 550 population equivalent (PE). Presently it is estimated that the treatment plant is dealing with 1145 PE load which only receives primary treatment before discharge into the Deel. Thus, the system is currently failing to meet obligations under EU Directives, for example, the Urban Waste Water Directive. Background levels of phosphorous in the Deel continue to exceed the limits of the Surface Water Regulations. Preliminary studies by the Council have identified the need for a new treatment plant, upgrade of the sewer network. Plans for the construction of a new waste water treatment plant are now included in Irish Water's Capital Investment Programme 2014 – 2016.

Askeaton's competitiveness as a place to invest in as a place to locate business and sustain a good quality of life for a growing population is dependent of high quality infrastructure including waste water disposal. The Council will work with Irish Water to improve the primary discharge into the River Deel. All future development will require separate foul and surface connections to the appropriate collection network in compliance with DoECLG policy.

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|-----------------------|---------------------------------|
| <b>Objective IN 1</b> | <b>Water supply and storage</b> |
|-----------------------|---------------------------------|

It is an objective of the Council in conjunction with Irish Water to:

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

**Objective IN 2: Water Conservation**

It is the objective of the Council to promote the awareness of sustainable water use and to encourage water conservation and demand minimisation by;

- (a) metering and control of leaks in the Water Conservation programme;
- (b) promoting Sustainable Urban Drainage Systems and grey water recycling in development; and
- (c) minimising the potential for wastage through appropriate design and layout of pipe networks.

**Objective IN 3: Sewerage facilities**

It is the objective of the Council, as an agent of Irish Water 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 also be taken of viable existing permissions in assessing impact.
- (b) Ensure that development proposal 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.

### **7.3 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 this issue and the Council will assess the cumulative effects of proposals.

**Objective IN 4: Surface water disposal**

It is the objective of the Council, as an agent of Irish Water 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 system 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 request the provision of sediment and grease traps, and pollution control measures 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 Askeaton and is included as appendix 2 of this LAP. OPW preliminary flood risk indicative maps are available for Askeaton under the OPW's CFRAM study. Maps and additional analysis were available from JBA, a company that specialises in flooding matters. The LAP designates any land located in the flood zone as open space or agricultural use. However, when the final OPW CFRAM map for Askeaton is available the local area plan shall be amended if there are significant discrepancies between the JBA flood risk map and the finalised CFRAM maps.

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 5: 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 of adequate measures to cope with the flood risk, e.g. sustainable drainage systems.
  - a) Have regard to the Office of Public Works Planning Policy Guidance in the design and consideration of development proposals; and
  - b) Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance.

Proposals will provide adequate flood risk data to support larger scale developments will be necessary. Such assessments should be in line with current flood risk guidelines and relevant CFRAM and OPW flood risk assessments.

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**

Limerick County Council in collaboration with other local authorities is preparing a Draft Southern Regional Waste Management Plan for the 2014 – 2020 period. It is expected to be available for public display October 2014. This determines policies and objectives for waste management in the region.

In Askeaton there is one bring bank which is located in the car park at Twohig's SuperValu. There are civic recycling centres located in Mungret and Newcastle West providing recycling facilities for a comprehensive range of waste materials.

### **Objective IN 6: 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 7: 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**

Energy is the lifeblood of the economy and society. Electricity and gas demand for business and for households must be met safely and securely on a continuous basis 365 days a year. Ireland's ability to attract and retain Foreign Direct Investment and sustain Irish enterprise depends on guaranteeing energy supply at competitive cost at all times. In order to rebuild the economy, deliver regional development, create jobs and realising the economic potential of Ireland's own renewable energy resources requires significant energy infrastructure.

Askeaton is served by the ESB distribution network and the town itself is served by 110KV overhead electricity lines. EirGrid's mandate is to develop, ensure the maintenance of and operate a safe, secure, reliable, economic, and efficient transmission system while having due regard for the environment.

The Limerick Clare Energy Agency aims to provide energy solutions for sustainable development in the Limerick and Clare region. The Council will work with the agency to promote energy conservation and renewable energy in the region.

### **Objective IN 8 Transmission and energy infrastructure**

It is the objective of the Council to support Eirgrid's Grid 25 Strategy in accordance with national government policy as established by the 'Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure', DCENR, 2013

## **7.8 Access to Broadband and Telecommunications**

46% of households in the town had broadband connectivity according to the 2011 census, compared with 63.8% nationally. Access to modern e-Fibre broadband is a necessary support for business and job creation, and quality of life for the local community. It is important that adequate broadband service infrastructure is installed at the appropriate time into new development schemes.

### **Objective IN 9 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 Askeaton is protected.

**Policy EH 2** It is the policy of the Council to ensure that all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010-2016.

#### 8.1 Introduction

The protection of the built, historic and natural environment is a keystone to the sustainable development of a town or village. 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. Current policy in relation to sustainable development as set out in 'Our Sustainable Future – A Framework for Sustainable Development in Ireland', DoECLG 2012, states that local authorities have a key role to play in sustainable development through their land use and development strategies and the management of the environment. National guidance for conservation of the built environment is set out in the 'Architectural Heritage Protection – Guidelines for Planning Authorities', 2011 by the Department of Arts, Heritage and the Gaeltacht.

Figure 8.1 Example of Askeaton's unique built heritage



## **8.2 Built Environment**

### **8.2.1 Protected Structures**

In the interests of safeguarding the cultural and built heritage of the town, 41 structures have been identified for their contribution to the heritage in the town and have been designated as 'protected structures' under section 51 of the Planning and Development Act 2000 (as amended). Further guidance on criteria for designating a structure a protected structure can be found in the 2011 Architectural Heritage Protection Guidelines. The protected structures in Askeaton are included within 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 City and 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 proposed development would materially affect the character of the structure or any element of the structure which contributes to the architectural heritage.

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 City and County Council.

### **8.2.2 Architectural Conservation Areas (ACA)**

The collective arrangement of buildings within the town centre is considered of significance to the built heritage of the town and contributes to the character and established street and townscape. It is the objective of the Council to preserve the character of this area and therefore it is designated as an Architectural Conservation Area (ACA). There are three ACAs defined in the Askeaton LAP. Refer to Appendix 1, Map no.4 Protected Structure and Architectural Conservation Areas. These are located at the Franciscan Friary, Desmond Castle and running along part of Main Street through to East and West Squares and part of Church Street. The designation of the ACA does not preclude future development, but the carrying out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially affect the character of the ACA. In assessing development proposals within the ACA, the Council shall take into account the material effect that the proposed development would be likely to have on the character of the ACA.<sup>2</sup>

### **8.2.3. Askeaton Architectural Conservation Area (ACA)**

The town of Askeaton is an attractive town of significant cultural and heritage value with a built form that extends 5 centuries. The historical importance of the town is evident through its many buildings that have survived to present

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<sup>2</sup> Refer to section 7.6.4, Chapter 7 of the Limerick County Development Plan, page 7-26 to 7-28.

day. All these contribute to the town's sense of place for both the local community and the visitor. The Council with the local community seeks to retain and enforce as sensitively as possible the town's many fine built features to Askeaton's identity and sense of place.

The over-riding approach to future development in Askeaton town, and especially within the ACAs, will wherever possible be one of retention, restoration, consolidation and improvement of the existing building and townscape fabric, in a manner which respects its special character. It is generally recognised that the best method of conserving historic buildings is to keep them in active use. Further information on designating ACAs can be found in the 2011 Architectural Heritage Protection Guidelines.

The building lines found in Askeaton are the normal found in many Irish towns. Each individual building, be it for commercial or residential purposes, tended to have its own distinct plot of land. The buildings tended to be constructed in terraces, though this was not adhered to in all instances. In Askeaton's historic core the buildings, be they residential or commercial, address the footpaths directly. New developments proposed within the Architectural Conservation Area, and in its setting, should respect the existing building lines and the historic form of those buildings. Proposals for new buildings should not seek to dominate the historic core and should respect the historic fabric of the buildings and the morphology of their plots.

Figure 8.2 Part of the ACAs in Askeaton



#### 8.2.4 General guidance for undertaking works on older buildings

In undertaking repairs or maintenance works to buildings in the Askeaton's Architectural Conservation Areas, property owners and their contractors should be aware of the materials traditionally used in the county, and more specifically, in the town itself and its immediate surrounds. Refer to Appendix 4. Works in Conservation Areas must retain existing surviving elements, aim to re-instate lost elements or character, with new build complementing the original streetscapes, building lines and open areas. Where original or early surviving elements, such as windows and doors, rainwater goods of rolled mild steel or cast iron (or a combination of both), natural slate roofing and lime renders, and

so forth, then these should be repaired sensitively. The guidance here is to “do as much as necessary, as little as possible”. If replacement proves necessary, then they must be replaced on a “like-for-like” basis.

In replacing elements that were installed as replacements in recent decades, such as aluminium windows or smooth finish artificial slate, there are good reasons, apart from those put forward on the basis of architectural heritage, to return to the original materials, such as timber windows and natural slate. These reasons include the compatibility of traditional materials with one another and the fact that the historic material allows the building to breathe, thereby providing a healthier internal atmosphere for those using the buildings.

#### **Objective EH 1: Architectural Conservation Areas (ACAs)**

It is the objective of the Council to protect, conserve and where appropriate, enhance the ACAs as identified in Map 4.

Proposals for development within the ACA shall;

- a) Reflect and respect the scale and form of existing structures within the ACA in proportioning, overall scale and use of materials and finishes, particularly with reference to the street frontages and seek to contribute to or enhance the character and streetscape of the ACA;
- b) Seek to retain/incorporate/replicate exterior features which contribute or enhance the character and streetscape of the ACA such as shop fronts, sash windows, gutters and down pipes, decorative plasterwork etc;
- c) Ensure priority is given to the pedestrian, to inclusive access, and to facilitating the improvement of the quality of the public realm: the latter will include for consideration of the planting of trees in the wider public open spaces, benches for sitting and the articulation of uses through appropriate paving.

#### **Objective EH 2: 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**

Askeaton is classified as a historic town (LI011-092001) in the Record of Monuments and Places (RMP). There are a further 16 individual monuments within the town and the boundary of the LAP. All of the 16 monuments are contained within the boundary of the historic town as shown on the accompanying map in Appendix 5. Askeaton Castle is a National Monument in State ownership (Reg. No. 201), the Franciscan Friary is a National Monument in State Guardianship (Reg. No. 185). Eight of the Recorded Monuments are individual elements contained within the precincts of the Friary. The core archaeological sites are the bridge, the castle complex, the friary, the parish church and the historic town itself as defined in the RMP map. Within this area



the Local Authority will refer all applications to the National Monuments Service and the Conservation Architect in the OPW for their recommendations and in the vicinity or views of the Friary and the Castle. Within the RMP archaeological impact assessments may be required. Exempted development does not apply within the RMP area as in these instances Section 12 (3) of the 1994 amendment to the National Monuments Act applies.

Askeaton has a rich and varied history which is intrinsically influenced by the River Deel and the Shannon Estuary. There is potential for the recovery of archaeological material from the river bed, the river banks and the Quayside. All future planning applications for development with potential implications for underwater archaeology shall be referred to the Underwater Archaeology Unit of the DECLG for comment and further investigation if necessary.

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 two month's notice to the National Monuments Service. 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](http://www.archaeology.ie). 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](http://www.archaeology.ie)

Figure 8.3 National Monument – the Franciscan Abbey



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Monuments Service, Department of Arts, Heritage & the Gaeltacht shall be

consulted in this regard in advance of site works. 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 River Deel.

Limerick City and County Council is committed to protecting the archaeological heritage including the preservation of unrecorded or newly discovered archaeological material. Consequently, the planning authority has a policy of archaeological monitoring on developments whose scale and nature may have an impact on previously unknown archaeological materials.<sup>3</sup>

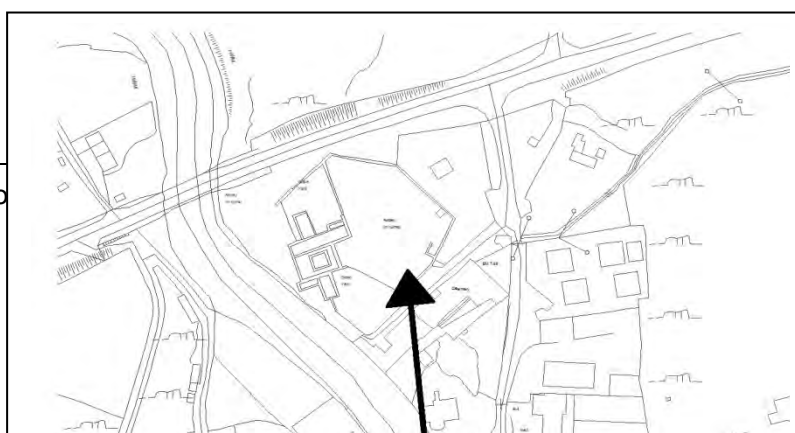
### **Objective EH 3: Archaeology**

It is the objective of the Council:

- (a) to 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) to protect and preserve (in situ, or at a minimum, preservation by record) all sites and features of historical interest discovered subsequent to the publication of the Record of Monuments and Places.
- (c) to ensure that any proposed development shall not have a negative impact on the character or setting of an archaeological monument.
- (d) that 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, but should be additional to the required open spaces, and 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.

It is considered to be of paramount importance that the visual amenity and integrity of the Castle and the Abbey be protected to ensure the vitality of the historic town for future generations. Thus, there are a number of protected views indicated below. Similarly, the intervisibility between the Castle and Abbey must be protected as both structures are important focal points to Askeaton's sense of identity.

Figure 8.4 Protected views between the Franciscan Abbey and Desmond Castle, and views of the Castle from Brewery Lane and East Square



<sup>3</sup> Refer to section page 7-23.

Not to scale

**Objective EH 4      Protected views**

It is the objective of the Council to safeguard the historical views of Desmond Castle and the Franciscan Abbey as they are an integral part of the historical landscape of the town. The Planning Authority will exercise a high level of control (layout design, siting, materials used, landscaping) on developments in these areas. Design statements for proposals will be required with specific reference and detail to be given on protecting the views of the Castle and the Abbey.

**8.4      Natural Environment**

Askeaton is located in the Shannon Coastal Zone landscape character area as designated by the Limerick County Development Plan 2010 – 2016. This zone comprises a large area of northern County Limerick bounded by the Shannon Estuary to the north and to the south by gradual rising land to Agricultural

Lowlands.<sup>4</sup> The underlying rock in the area is limestone and the soil is generally light as is evident in the town with its many rock knolls or escarpments. The pastoral nature of the agricultural landscape around Askeaton reflects the function of the town as a service and market centre for the agricultural sector. The tidal River Deel flows through the town to enter the Shannon Estuary 5km north of the town. The Shannon Estuary has a very sensitive ecosystem meriting European protection having Special Conservation Area and Special Protection Area status<sup>5</sup>.

The River Deel is recognised as an important amenity and is valued as a natural habitat. As part of the Lower River Shannon Special Area of Conservation, there designation has implications for development, in terms of buffer zones, but could also constitute an opportunity, as the designation of such areas is generally recognition of good species diversity and river quality, which would have implications for angling activities.

Ideally the lands adjoining the rivers should be zoned open space and recreation, agriculture and semi natural open space. These zoning recognise the importance of the natural habitat of the river and act as a buffer against the encroachment of future development onto the river bank as recommended by the Shannon Regional Fisheries Board.<sup>6</sup> These buffer zones protect the riparian zone (the river bank and its vegetation), offer stability during flood conditions, naturally filter pollutants from surface waters, and prevents manmade infilling and consequent silt deposition which can unbalance the river's ecosystem. The buffer also allows the implementation of sustainable urban drainage techniques (SUDS). While it is acknowledged that development in the past was permitted on the river banks, it is considered necessary at this time when planning for the future of the town that a buffer zone be allocated to prevent further degradation of the natural amenity and biodiversity of Askeaton's river. The designation of the buffer does not preclude amenity use provided that walkways and cycleways are constructed sensitively and with minimal impact on the river and and the riparian environment.

There are also a number of impressive tree groups and freestanding trees that exist particularly along the Ballindeel House and in the river side park.

Figure 8.5 River Deel in Askeaton valued as a natural habitat – taken by the water tower





**Objective EH5: River Deel**

It is the objective of the Council to protect the banks and the River Deel from inappropriate encroachment of future development through buffer zones to protect the riparian ecosystem along the banks of the river.

**Objective EH6: Tree Protection and Nature Conservation**

It is the objective of the Council to protect mature trees. 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 EH7: 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 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.
- c) Ensure that development projects likely to have significant effects on the Lower River Shannon Special Area of Conservation site are subject to appropriate assessment and will not be permitted under this plan unless they comply with Article 6 of the Habitats Directive.

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.

**Objective EH8: Compliance with Water Framework Directive**

All development activities governed by the plan shall be carried out in accordance with the provisions of the EU Water Framework Directive and associated regulations and guidance documentation.

**Objective EH9: Compliance with Environmental Impact Assessment (EIA) Directive**

Any developments that fall within the ambit of the EU EIA directive 2011/92/EU and associated regulations shall be subject to the contents of the revised directive and the updated regulations.

**8.5 Climate Change**

Promoting land use patterns and economic activity that minimises effects on climate change is an objective of Limerick City and County Council. As part of this objective the Council will endeavour to promote responsible development and management of land, drainage systems and natural habitats and the local delivery of energy, efficiency and adaptation to climate change in Askeaton.

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 EH10: Adaptation to Climate Change**

It is an objective of the Council to promote responsible development and management of land, drainage systems and natural habitats and to encourage development at appropriate locations, 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 Askeaton 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 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 and the recent age friendly initiative pilot project undertaken in the county. The Limerick County Development Plan 2010 – 2016 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**

Askeaton 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. It also has a number of important features and amenities that offer both active and passive recreational opportunities and provide important wildlife habitats. The River Deel provides an opportunity for recreational use as a walkway/cycle way and potential development of water-based activities building to the strong tradition of swimming in the river in the town. The identification of possible amenity walkways and cycle routes throughout the town forms an important part of the plan. The recent national policy of promoting walking and cycling by the Department of Transport and Tourism under Smarter Travel which primarily emphasises modal shift in travel patterns (refer to Chapter 6 Transport), will also contribute to recreation in the town.

The park by the river and the leisure centre/swimming pool is a valuable amenity having further amenity potential as does the lands at Gurt Quay which as associated with the swimming, boating and regatta traditions of the town. The Council supports the principle of recreational/amenity development at this location and will endeavor to work with the local community in the future in relation to community and recreational requirements subject to ecological, and public safety considerations.

**Objective C1: Community and civic facilities**

It is the objective of the Council to seek where practicable and appropriate, that community facilities are located within the town, in the interest of sustainable development. The proposal should demonstrate that the principles of accessibility for all and Irelands Age-friendly Cities and Counties Programme' are incorporated.

**Objective C 2: Open space hierarchy**

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

**Objective C 3: New amenity areas and walkways/ cycleways**

It is the objective of the Council to:

- a) Continue to facilitate the development of walkways/cycleways as indicated on the Amenity Map, 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, promote and provide recreational and amenity facilities in the town.

**Objective C 4: 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.

Figure 9.1 Askeaton Community Centre

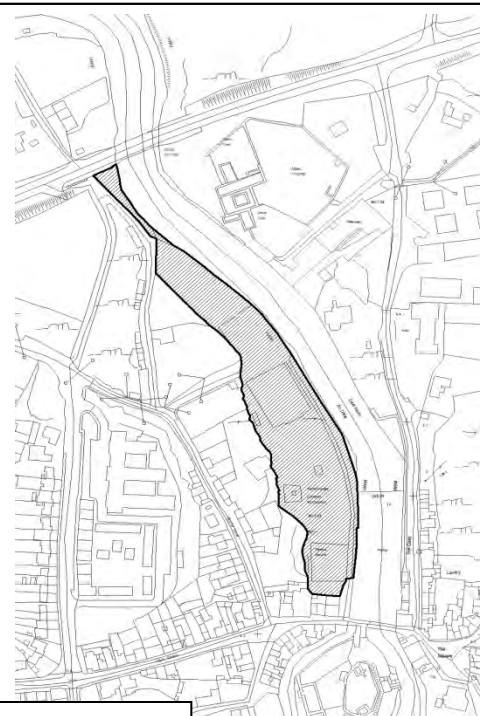


### 9.2.1 The Riverside Park

The riverside park is located on the western bank of the River Deel and is approximately 1.9 hectares. It extends from the bridge at Main Street to the underpass of the N69. The park provides a range of recreational amenities including tennis courts, a public leisure centre with a swimming pool and a children's playground. There is also a disused slipway to the river. There are a number of fine stands of trees in this area. The park enjoys magnificent views of the Franciscan Abbey.

Future investment could assist the further development of this amenity. In particular, the Council would like to improve the permeability of the park by exploring the possibility of a footbridge over the river so that people could easily walk from the park to the Franciscan Friary subject to ecological considerations and feasibility. It is envisaged that this investment would be sourced from a number of agencies, (including the private and voluntary sectors, state bodies and the Council) over a number of years and would be a long term project. Other improvements could include planting of native trees, improvement of paths, and the provision of information boards on flora and fauna, and the ecological and biodiversity value of the riverside ecosystem in Askeaton. Consideration should also be given to the improving the existing slip way to the river.

Figure 9.2 Riverside park



Not to scale



Riverside park and slipway

#### Objective C 5: Riverside Park

It is the objective of the Council to protect the integrity of the park which is considered to be an area of high natural, ecological and recreational value. Any proposals shall:

- Contribute to or enhance the environment and character of the park;
- Protect any natural features or landscape elements that contribute to the area's special character, and
- Ensure preservation in situ of any potential subterranean archaeological remains.

There will be a presumption against development that will detract from the amenity value of the park.

### **9.3 Education and Childcare Facilities**

The town is currently served by a number of private community pre-schools. It is served by a national school and a co-educational secondary school. Based on the envisaged population projections to 2021 outlined in Chapter 3, demand for educational facilities will continue to rise in Askeaton in the lifetime of this Plan. As outlined in Chapter 2 Askeaton has a relatively young population with 185 persons under the age of 9 (16.1% of the total population) and in total 323 persons are under the age of 19 (28.1% of the total population). Based on the population projections in the core strategy (Chapter 3, section 3.6 of this plan), the Department of Education and Skills advise that the zoning for educational use in the plan is sufficient. It is envisaged that any future development would consist of extensions to existing schools and the Council should ensure that adjacent land uses would not restrict or compromise a schools ability to extend.

#### **Objective C 6: Educational Facilities**

It is the objective of the County Council to:

- a) Ensure that there are sufficient educational 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.
- b) Ensure that all proposals for childcare facilities shall comply with the development management standards of the County Development Plan and due consideration given to principles of proper planning and sustainable development.

### **9.4 Health Facilities**

The primary role of the Planning Authority with regard to healthcare is to ensure that (a) there is an adequate policy framework in place inclusive of the reservation of lands, should additional services be required and (b) healthcare facilities would be permitted subject to good planning practice.

#### **Objective C 7: 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.

### **9.5 Emergency services**

There is a Garda station in the town offering a part time service in the town. Twenty four hour service is provided by the district offices of An Garda Siochana

in Newcastle West. Similarly, the Limerick County Fire and Rescue Service in Newcastle West serves Askeaton.

**Objective C8: Emergency Services**

It is an objective of the Council to facilitate the development of the emergency services in the town at appropriate locations, subject to consideration demonstrated by the proposal to the principles of proper planning and sustainable development.





**Strategic Policy for Urban Design in Askeaton****Policy UD1:**

**It is the policy of the Council to promote high quality design throughout the Plan area and ensure that future development in Askeaton 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 general guidance to assist prospective 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 Askeaton Local Area Plan in 2009 there has been a number of guidance documents issued which deal with urban design. These are as follows:

- DECLG (2013) 'Design Manual for Urban Roads and Streets'
- 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',

- DEHLG (2007) Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities, and
- DECLG (2012) ‘Local Area Plans – Guidelines for Local Authorities’

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 affecting 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 has placed greater emphasis on appropriate design in its development management guidelines. It is a 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.<sup>7</sup>

## 10.2 Derelict and vacant sites

Currently, there are no sites in the town on the Derelict Sites Register. However, the Council is reviewing this as part of the preparation of this LAP. However, both commercial and residential vacancy is becoming a serious issue within the town. According to the 2011 census there were 80 vacant dwelling units in the town which accounts for nearly 18.4% of the total housing stock. Commercial vacancy is becoming a serious problem in the town, particularly in Main Street, East and West Squares, the Quay and St. Mary’s Terrace. A preliminary assessment by the Council has found approximately 53% of ground floor commercial buildings in the core retail area of the town to be vacant (26 units). This high vacancy rate has a very obvious negative impact on the amenity of the town and can have a contagion effect on adjoining properties. Unfortunately, many of these vacant dilapidated buildings are at focal points in the town and have large scale frontages giving a poor impression of the town.

Figure 10.1 Large scale vacant buildings in East Square and the Quay



<sup>7</sup> Refer to Limerick County Development Plan 2010-2016, Section 10.4, Design Statement

In relation to derelict and vacant sites, the general approach is 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) outstanding planning permissions,
- b) evidence of efforts to address vacancy and dereliction,
- c) security, safety to the public and condition of the site,
- d) the conservation value of the building and requirement for remedial restoration works, and
- e) the feasibility of various actions to make good the site, and find viable uses for the site.

### **10.3 General Urban Design Guidance for Askeaton**

Askeaton's traditional built form is unique and is an integral component of the town's architectural and historical heritage but it is under threat from vacancy, dilapidation, insensitive redevelopment with inappropriate alterations that detract from the historical character of the town. The removal of traditional building elements (eg. the replacement of windows and doors) with more modern artificial materials cumulatively detracts from the visual and historic integrity of the town. Vacant buildings need to be put to positive active use.

The following are general considerations when redeveloping sites in the town centre. Note that Architectural Conservation Areas (ACAs) cover a substantial part of the town. Refer to section 8.2 of this plan.

- Generally, the original plot sizes remain intact in the Squares and Main Street. These should be maintained where possible as they are part of the historical fabric. However, the amalgamation of very small plot sizes may be considered to encourage viable proposals for the redevelopment of backlands. However, a master plan will be required and any proposal will demonstrate adequate residential amenity and permeability with the town.
- Building lines are directly onto the street and are generally terraced. Buildings should generally be 2 storey or 3 storey in the town centre. Any new development should respect the existing traditional streetscape.
- Poorly executed pastiche should be avoided. Contemporary design should be sensitive with attention to detail and quality materials of critical importance including their performance to weathering over time.
- Window and doors should be generally vertical in emphasis.

### **10.4 Askeaton Opportunity Areas**

The purpose of the opportunity sites is to encourage the restoration, consolidation and improvement of these sites. The appropriate development of these sites could provide for significant improvements in the town. The opportunity areas are located close to the town core and thus, sensitive development of these areas would consolidate the centre of the town whereby amenities are within walking distance. The general guidance below is not intended to be prescriptive. Developers are strongly advised at an early stage

|        |  |
|--------|--|
| Area 1 | Brewery Lane                               |
| Area 2 | Castle Gate                                |
| Area 3 | The Quay                                   |
| Area 4 | Lands opposite St. Mary's Terrace          |
| Area 5 | Abbeyview                                  |
| Area 6 | Former creamery/mill buildings-Abbey Mills |

Figure 10.2 Map showing location of Opportunity Areas



## Opportunity Area 1 – Brewery Lane

This area can be accessed from William Street and from West Square. This area is historically important as it was the location of a brewery in medieval times. It also contains the original slipway with cobble stones that served the castle, for example the movement of animals at low tide into the vaulted cellars of the Castle. Walking along the lane affords impressive views of Desmond Castle. The area is zoned town centre in this LAP.

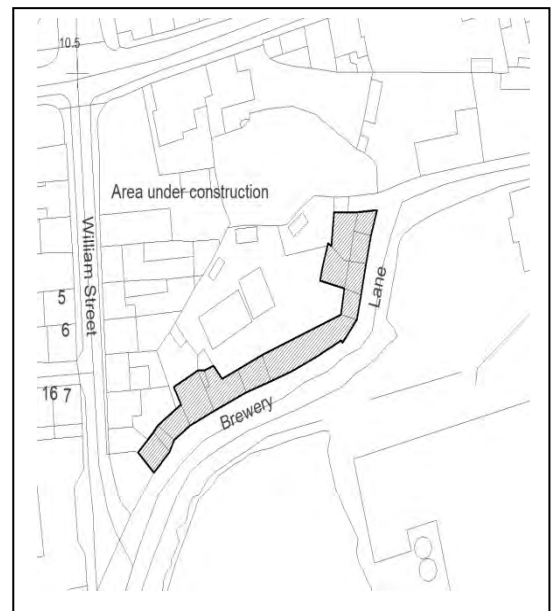


## Views of Desmond Castle from Brewery Lane



The buildings on the site at present consist of the disused sheds of poor visual quality. Re-development of this area is considered important to improve public realm and tourism potential in the town. While this opportunity area deals with development on the lane frontage the Council would welcome sensitive development of the backlands subject to satisfying planning criteria including a master plan by the developer for the area and the amalgamation of the back land sites.

- All future development on Brewery Lane shall provide active frontage addressing the road.
- Any proposals shall be sensitive to the protective status of the buildings as Protected Structures and as part of the ACA.
- The existing rights of way shall be respected.
- New buildings shall generally be single storey or two storey, simple and consistent in design with the traditional streetscape. Sensitive contemporary design is open to consideration. A design brief will be required of any proposal demonstrating the rationale for the proposed design chosen by the developer. Reference should be made to natural stone walls on the lane.
- As part of any proposal the visual impact of the development on its architectural context should be assessed.



- Desirable re-development of the site includes, a mix of small craft shops, coffee shops, tourist related services, small scale tourist accommodation, small scale office development and residential development.

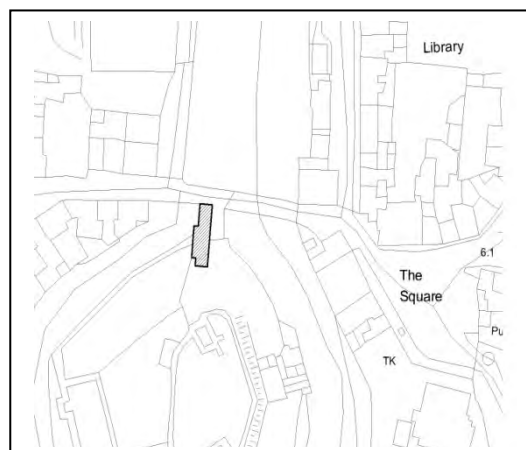


## Opportunity Area 2      Castle Gate

This eighteenth century building is chosen for its location at the entrance to the Castle and thus is a landmark building. It has close associations with the anglo-norman Castle and may have served as the gate lodge to the Castle. It is desirable that this structure would have civic/community function or a use complementary to the Castle. It is a Protected Structure (ref: 928) and is also rated of having regional importance on the National Inventory of Architectural Heritage (ref: 21826012). This site is zoned town centre.

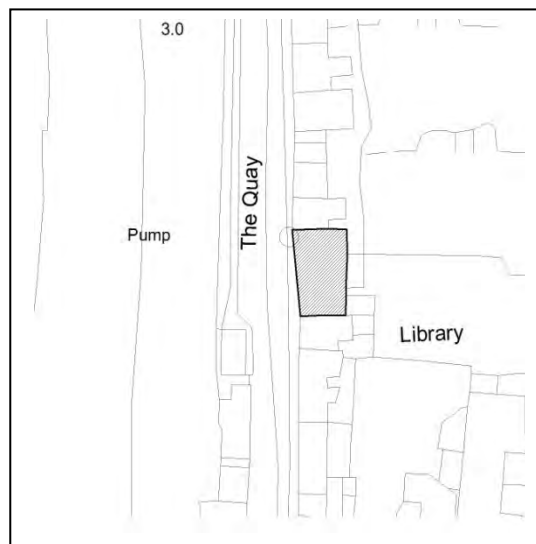


Given the restricted size of the plot, which is approximately 88 square meters, and the conservation requirements of being a Protected Structure in an ACA, with medieval fabric, it is acknowledged that re-development is restricted. Nevertheless, with careful design considerations and authentic restoration works this could be returned to a viable use such as an interpretive centre for the castle, or a small café, craft workshop or a civic space.



## Opportunity Area 3      The Quay

This site which is zoned town centre consists of an infill site at a prime location overlooking the quayside and the river. Since the adoption of the 2009 LAP a terrace of five two storey houses has been built to the north of this site. Approximately, 20m north of this site is a fine four storey limestone warehouse (Russell's Mill) which is a protected structure (ref:919) and considered of regional importance according to the National Inventory of Architectural Heritage (ref:21826016).





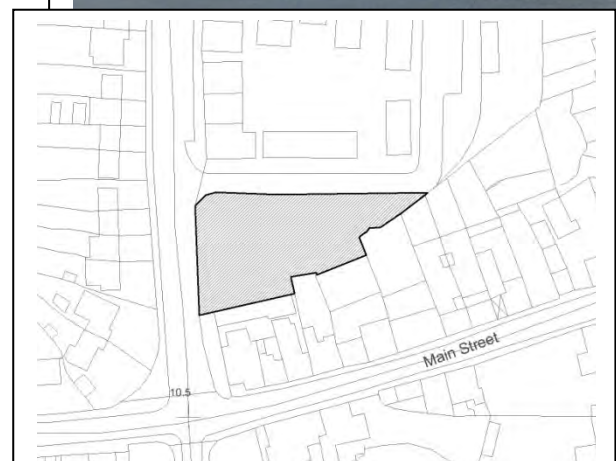
While the site benefits from a frontage extending approximately 15m facing the river, the depth of the site is restricted due to the rock outcrop to the rear of the site. The site area is approximately 152sqm. Given these constraints it is acknowledged that the re-development is restricted. Nevertheless, with careful design considerations this site could be developed for retail/commercial use with residential over, or a complementary use to the library, including a cultural, artist or civic function. A two, three or four storey building may be considered with architectural reference made to the protected structures in the vicinity and the ACA. Attention to stone detail would be welcomed to the standard of the traditional stone building known as the Quay warehouse to the north of the site. Flood measures should be incorporated into the design of the building as flood risk has been identified in this area.



#### **Opportunity Area 4      Lands opposite St. Mary's Terrace**

This brown field site is located on the western edge of the town centre to the rear of the 'Top of the Town' pub. The site is zoned existing residential in this plan. The area is 0.13 hectares and the site has a total road frontage of approximately 90m. The Council would consider any proposal that would amalgamate this site with adjacent properties for the purposes of improved layout and design.

Given the extent of commercial/retail vacancy in the town centre and the recently built commercial/retail units, which are vacant, to the north of this site it is considered that the site is most suitable for small scale tourist accommodation, and/or quality infill residential development. Buildings should be single or two-storey with direct access onto the path and parking should be generally off-street.





### **Opportunity Area 5      Abbeyview**

This site consists of three adjoining plots with a dilapidated vernacular cottage. The existing development on this road is generally low density. These lands are zoned existing residential in the LAP. The site area is approximately 0.9ha.

Three single storey vernacular style houses would be suitable for this location with the existing building line maintained. The depth of the plot would facilitate good living space to rear and private gardens.

Materials and finishes should be traditional such as rendered painted facades, painted timber windows and doors with natural slate roofs. A more contemporary design to the rear of the houses may be open to consideration to accommodate modern living needs, natural sunlight and privacy.



Not to scale



**Former creamery/mill building – Abbey Mills**

This area is approximately 0.17 hectares. It is the location of the Protected Building RPS 915 which is a corn mill built circa.1796. This is a highly sensitive area in terms of vernacular architecture and archaeology with the Franciscan Abbey located to the north and Abbey Lodge to the south, which is also a protected structure. The site is zoned 'existing residential' as it is a brown field site with existing buildings on site.



Re-use of the existing building for primarily residential use would be considered appropriate for the site. While generally not permitted on 'existing residential' zoning, business incubator units for new start-up business, community business or locally developed micro-business would also be open to consideration subject to satisfying the usual planning criteria on this site.



A design statement demonstrating that careful consideration has been given to the conservation elements of the site and avoiding negative visual impact on the adjacent national monument and the protected structure. Retail development will not be permitted on the site as it would undermine to the retail function of the town centre.

### 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 Askeaton within and beyond the lifetime of the Plan;
- Encouraging the development of Askeaton 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 2009 LAP.

Table 11.1 Total Zoned Lands

| <b>Zoning</b>                              | <b>Total Area<br/>2015 LAP - ha</b> | <b>Area<br/>designated in<br/>2009 LAP - ha</b> | <b>% change</b> |
|--|-------------------------------------|---|-----------------|
| Agriculture                                | 9                                   | 18  | +50             |
| Enterprise and<br>employment               | 5.79                                | 5.79*   | 0               |
| Education and<br>community<br>facilities   | 11.55                               | 8   | +43.75          |
| Utilities                                  | 0.22                                | 0   | +100            |
| New residential<br>Phase 1                 | 7.72                                | 27  | -71.4           |
| New residential<br>Phase 2                 | 4.7                                 | 0   | +100            |
| Existing<br>residential                    | 23.84                               | 24  | -0.66           |
| Residential<br>Serviced Sites –<br>Phase 1 | 4.68                                | 15  | -68.8           |

|                                      |      |    |        |
|--------------------------------------|------|----|--------|
| Residential Serviced Sites – Phase 2 | 6.44 | 0  | +100   |
| Open space and Recreation            | 21   | 14 | +50    |
| Town centre                          | 3.35 | 7  | -52.14 |
| Mixed Use                            | 1.96 | 0  | +100   |

\* refers to 'industrial' zone in the 2009 LAP

## 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 Askeaton 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.

### Mixed Use

Mixed use zoned lands are generally intended for a combination of residential, small scale retail and/commercial on the site subject to standards regarding residential amenity, parking, traffic safety and other planning considerations. It is important that any redevelopment of these sites should not result in undermining of the town centre's primacy as a retail centre. Away from the town core mixed use is intended to support the provision of neighbourhood centres providing goods and services to local residents. Refer to section 5.3 of this plan. This LAP has less land zoned for mixed use than the 2009 LAP in order to ensure that the town centre's role as the retail/commercial core is strengthened. There are three areas of mixed use zoned in this LAP. These reflect existing retail/commercial use at the petrol station on Foynes Road, Supervalu on Church Street, and the new build (including some vacant units) units by Abbot's Close.

## 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, 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. As open space and recreational development is generally considered a low risk use in terms of the Flood Risk Guidelines, this LAP as increased by including lands south of the N69 which were identified as having flood risk. Similarly, lands east of Plunkett Road have been zoned open space and recreation due to flood risk.

### **Education and Community Facilities**

The purpose of this zoning is to facilitate the necessary development of these facilities.

### **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.

**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 which should be cross-referenced with the Zoning Map (Appendix One).

**Table 11.2 Askeaton Land Use Zoning Matrix 2015-2021**

| Development   | Existing / New Residential | Residential serviced sites | Enterprise and Employment | Open Space and Recreation | Town centre | Education/Community Facilities | Agriculture | Mixed use |
|---|----------------------------|----------------------------|---------------------------|---------------------------|-------------|--------------------------------|-------------|-----------|
| Dwelling  | /                          | /                          | X                         | X                         | O           | X                              | X*          | /         |
| Apartments  | /                          | X                          | X                         | X                         | /           | X                              | X           | /         |
| Guesthouses   | O                          | O                          | X                         | X                         | /           | X                              | X           | O         |
| Hotel/Hostel  | X                          | X                          | O                         | X                         | /           | X                              | X           | O         |
| Local Shops   | O                          | O                          | O                         | X                         | /           | X                              | X           | /         |
| Retail Warehousing  | X                          | X                          | O                         | X                         | O           | X                              | X           | X         |
| Supermarket >900 sq.m   | X                          | X                          | X                         | X                         | /           | X                              | X           | O         |
| Take Away   | X                          | X                          | X                         | X                         | /           | X                              | X           | O         |
| Pub   | X                          | X                          | X                         | X                         | /           | X                              | X           | /         |
| Restaurant/Café   | X                          | X                          | O                         | X                         | /           | X                              | X           | /         |
| Cinema, Theatre   | X                          | X                          | x                         | X                         | /           | X                              | X           | O         |
| Community Hall  | O                          | O                          | X                         | O                         | /           | /                              | X           | O         |
| Nursing Home / retirement homes                               | O                          | O                          | X                         | X                         | O           | X                              | X           | O         |
| Health Centre/Clinic  | O                          | O                          | X                         | X                         | /           | O                              | X           | O         |
| Hospital  | X                          | X                          | O                         | X                         | O           | X                              | X           | X         |
| Church/School   | /                          | /                          | O                         | O                         | O           | /                              | X           | O         |
| Open space/Recreational/Leisure                               | O                          | O                          | O                         | /                         | O           | /                              | X           | O         |
| Office  | X                          | X                          | O                         | X                         | /           | X                              | X           | O         |
| Car Repair/Sales  | X                          | X                          | O                         | X                         | O           | X                              | X           | O         |
| Petrol Station  | X                          | X                          | O                         | X                         | O           | X                              | X           | O         |
| Industry  | X                          | X                          | /                         | X                         | O           | X                              | X           | X         |
| Wholesale/Warehouse   | X                          | X                          | /                         | X                         | O           | X                              | X           | X         |
| Logistics   | X                          | X                          | /                         | X                         | X           | X                              | X           | X         |
| Garden Centre   | X                          | X                          | O                         | X                         | O           | X                              | X           | O         |
| Bank  | X                          | X                          | X                         | X                         | /           | X                              | X           | O         |
| Group Housing, Halting Sites & Transient sites for Travellers | O                          | O                          | X                         | X                         | X           | X                              | X           | X         |
| Childcare Facilities  | /                          | /                          | O                         | X                         | /           | O                              | X           | O         |
| Bring Centre/Bank (e.g Bottle Banks)                          | /                          | /                          | O                         | O                         | /           | /                              | /           | /         |
| Burial Ground   | O                          | O                          | O                         | O                         | O           | O                              | /           | X         |
| 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 where rural housing need demonstrated in accordance with the rural housing policy as set out in the Limerick County Development Plan





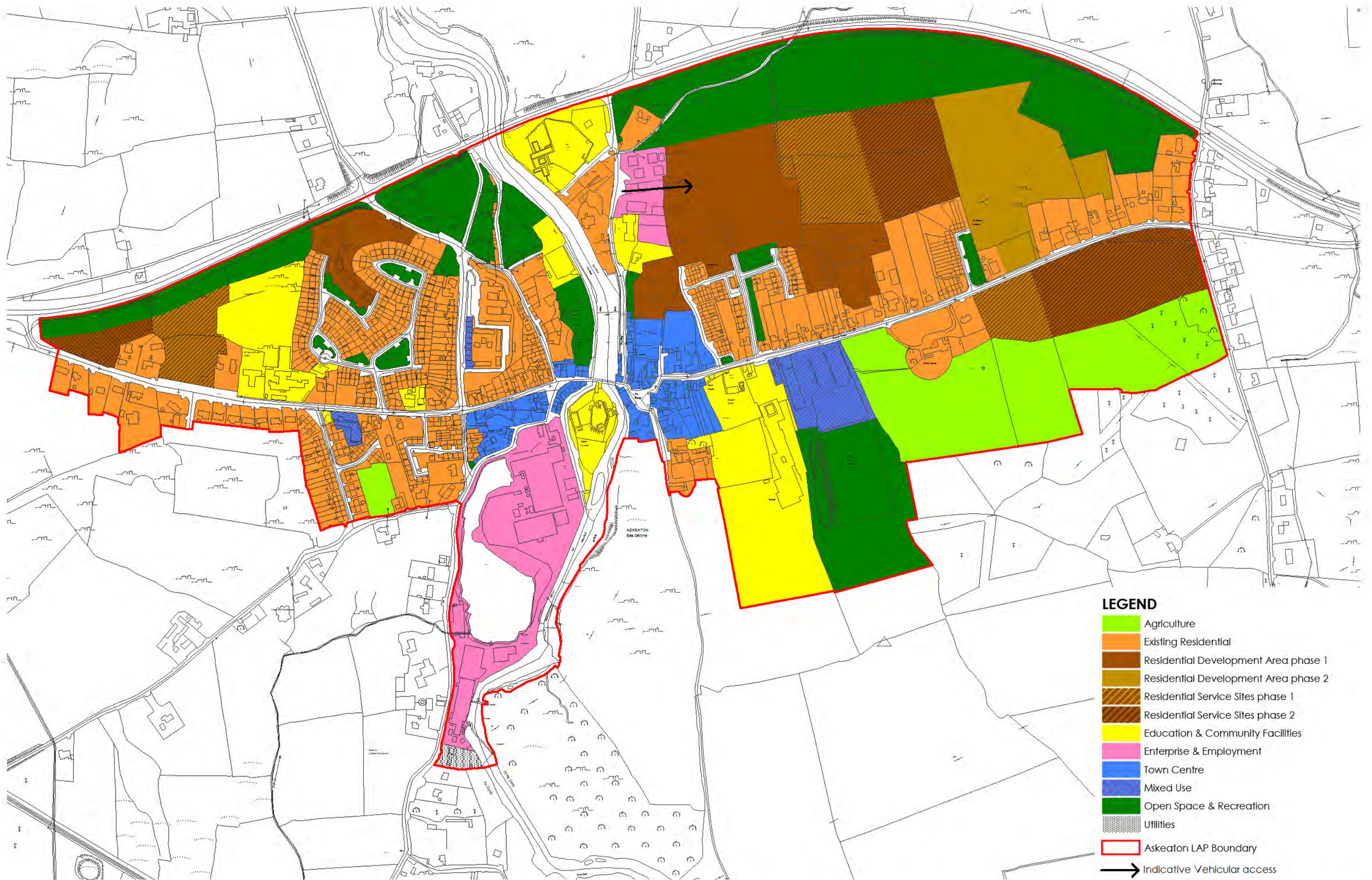
## **Appendix 1**

### **Maps**

|              |                                 |
|--------------|---------------------------------|
| <b>Map 1</b> | <b>Askeaton Zoning Map</b>      |
| <b>Map 2</b> | <b>Predicative Flood Map</b>    |
| <b>Map 3</b> | <b>Amenity Map</b>              |
| <b>Map 4</b> | <b>Protected Structures Map</b> |







# LEGEND

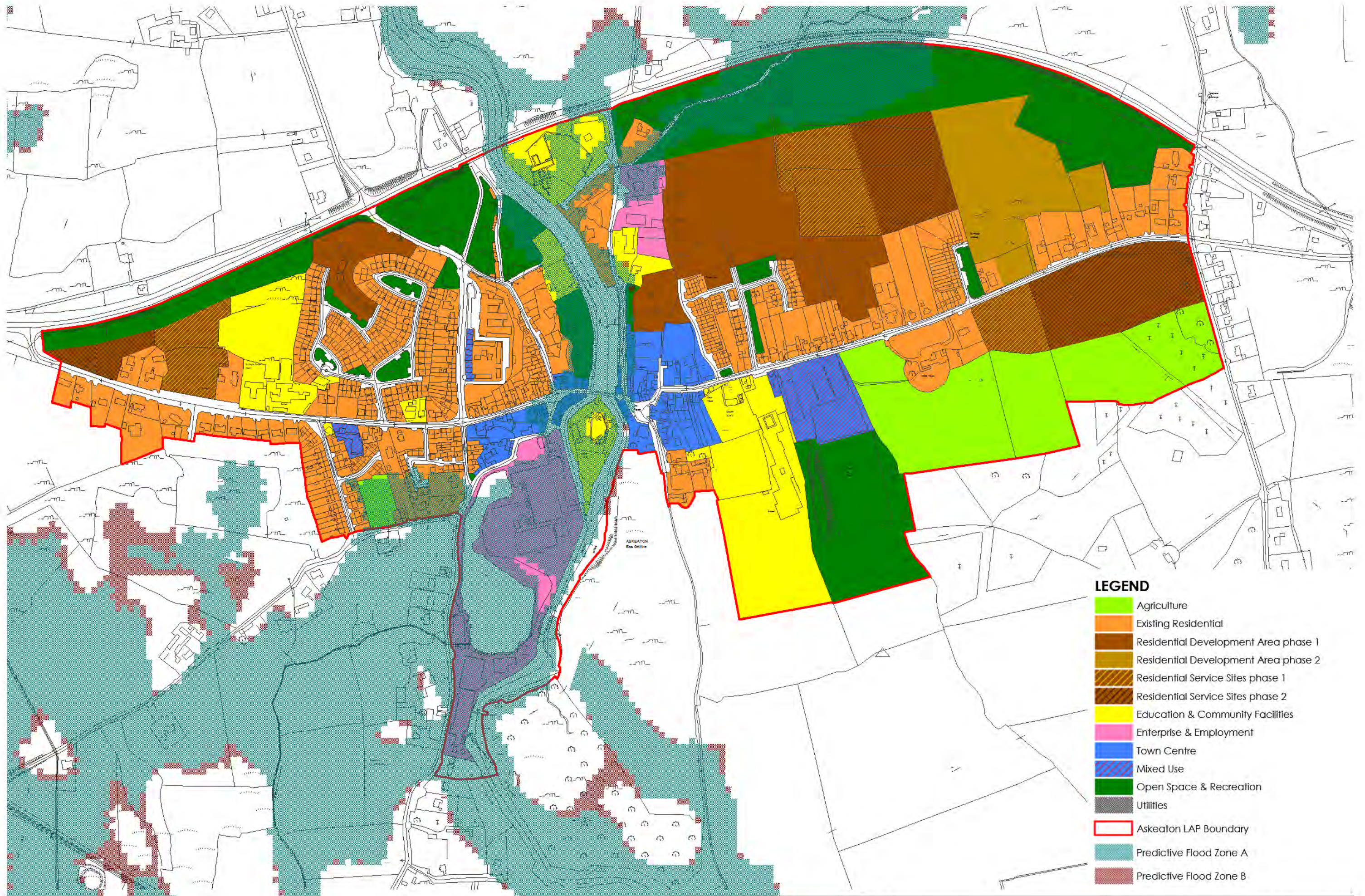
- Agriculture
- Existing Residential
- Residential Development Area phase 1
- Residential Development Area phase 2
- Residential Service Sites phase 1
- Residential Service Sites phase 2
- Education & Community Facilities
- Enterprise & Employment
- Town Centre
- Mixed Use
- Open Space & Recreation
- Utilities
- Askeaton LAP Boundary
- Indicative Vehicular access











# LEGEND

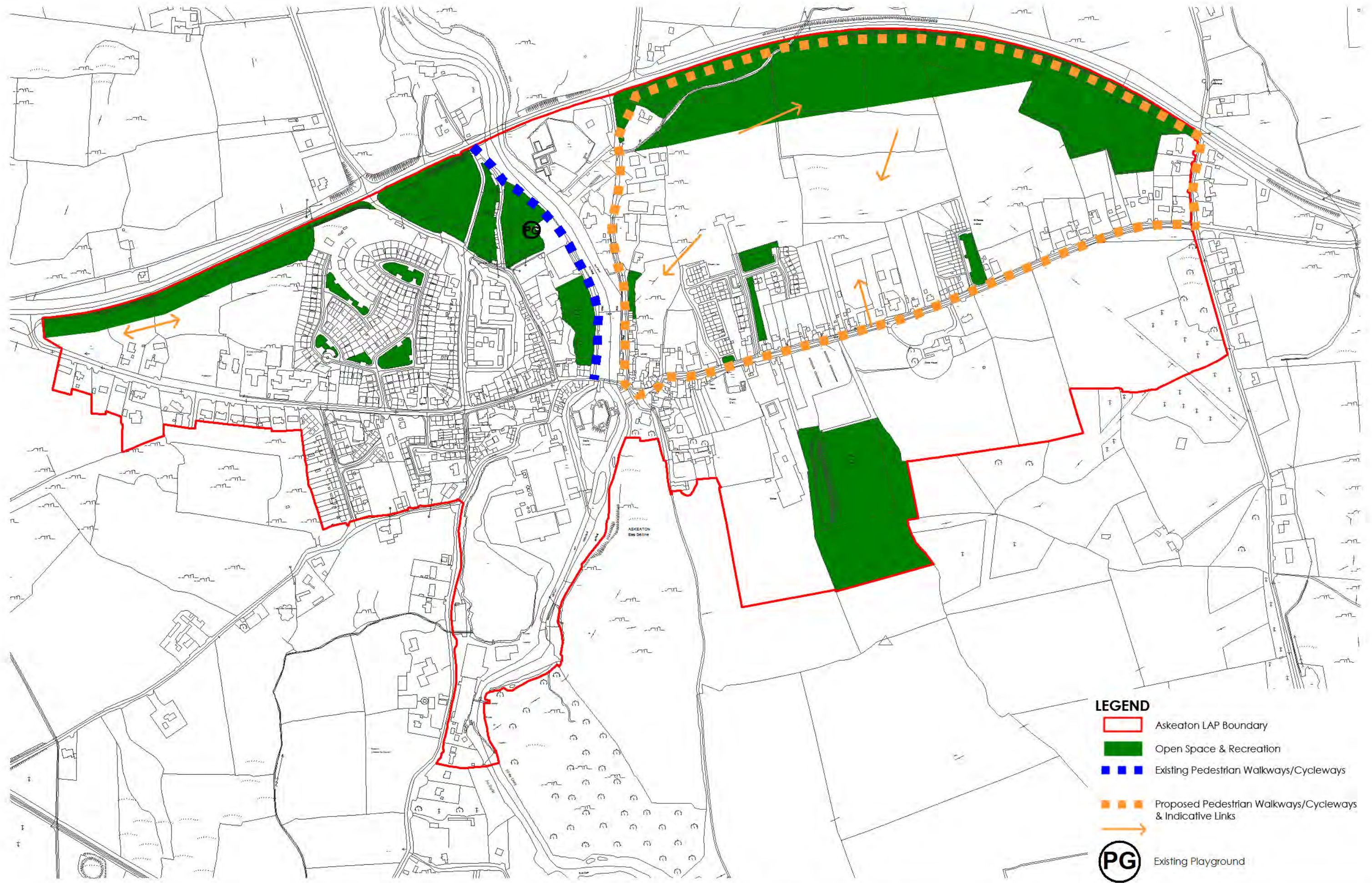
- Agriculture
- Existing Residential
- Residential Development Area phase 1
- Residential Development Area phase 2
- Residential Service Sites phase 1
- Residential Service Sites phase 2
- Education & Community Facilities
- Enterprise & Employment
- Town Centre
- Mixed Use
- Open Space & Recreation
- Utilities
- Askeaton LAP Boundary
- Predictive Flood Zone A
- Predictive Flood Zone B











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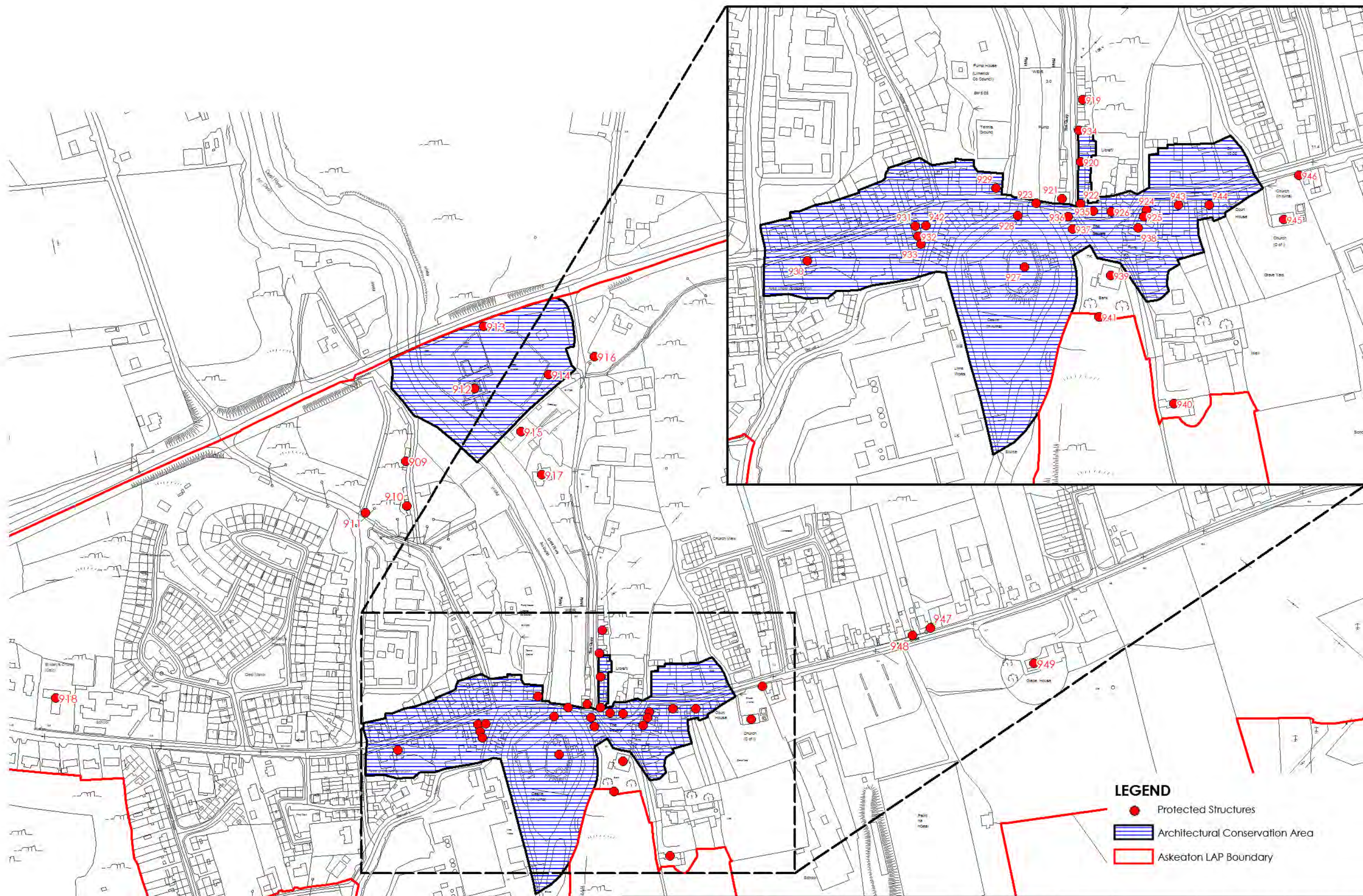
- Askeaton LAP Boundary
- Open Space & Recreation
- Existing Pedestrian Walkways/Cycleways
- Proposed Pedestrian Walkways/Cycleways & Indicative Links
- Existing Playground















## **Appendix 2**

### **Flood Risk Assessment**

#### **2.1 Introduction: Flood risk In Askeaton**

This is the stage 1 flood risk identification for the review of the Local Area Plan for Askeaton 2009 which is replaced by the Askeaton Local Area Plan 2015 – 2021 as adopted by the elected members of the Adare-Rathkeale District Council on February 10<sup>th</sup> 2015.

#### **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**

The PFRA report (240365) indicates that a mix of tidal and fluvial influences pose a threat to the town. However, it also indicates that recent works by the OPW in terms of the construction of an embankment upstream of the town has lessened the risk to the town.

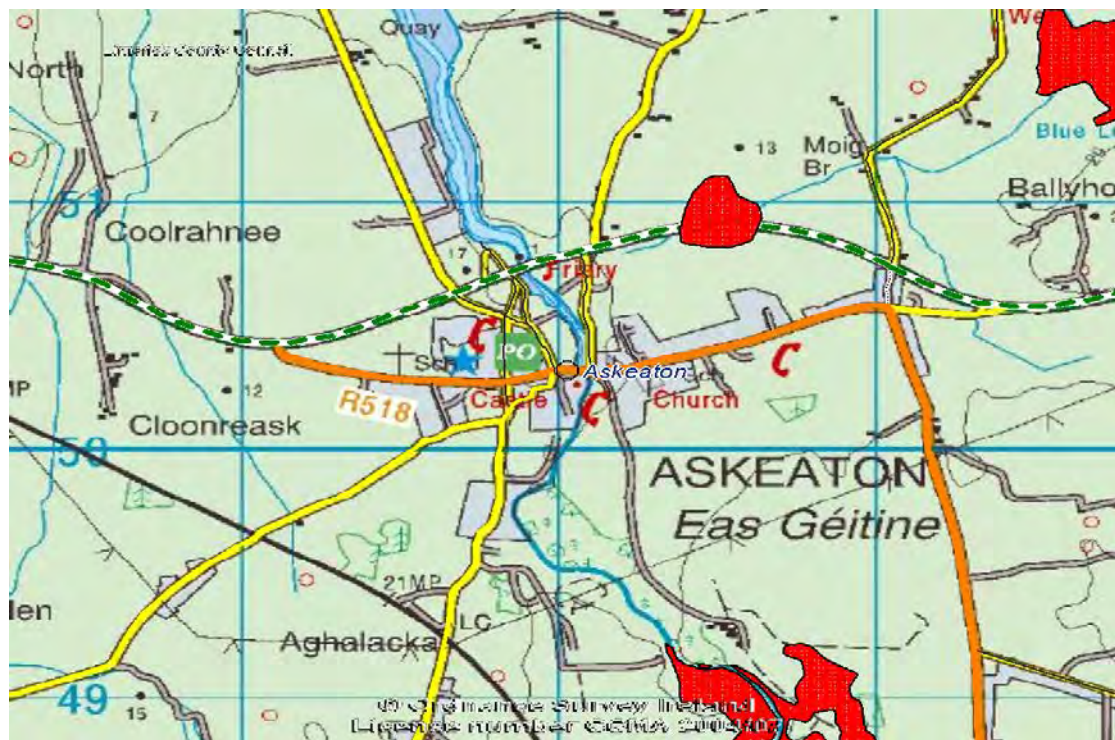
#### **2 National Coastal Protection Strategy Study flood and coastal maps**

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

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

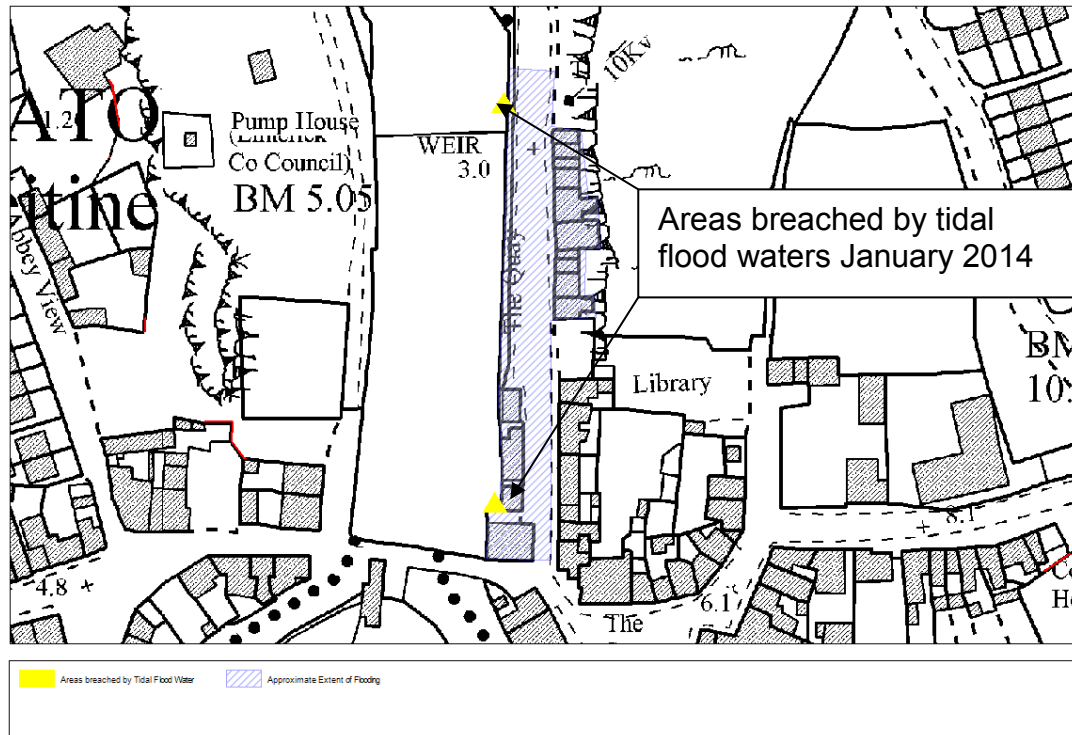
These maps were consulted. These show benefiting lands to the north and south of the plan area. Flood benefiting lands indicate lands which would benefit from flood relief measures for use for agricultural purposes. The red areas below show the location of flood benefiting lands. The benefiting lands that bisect the N69 are partially within the plan area and were zoned residential in the 2009 LAP. In the 2015 LAP these lands are zoned open space and recreation. The benefiting lands to the south are outside the plan area and are not relevant for zoning purposes in the 2015 LAP.

**Figure 1 Benefiting lands**



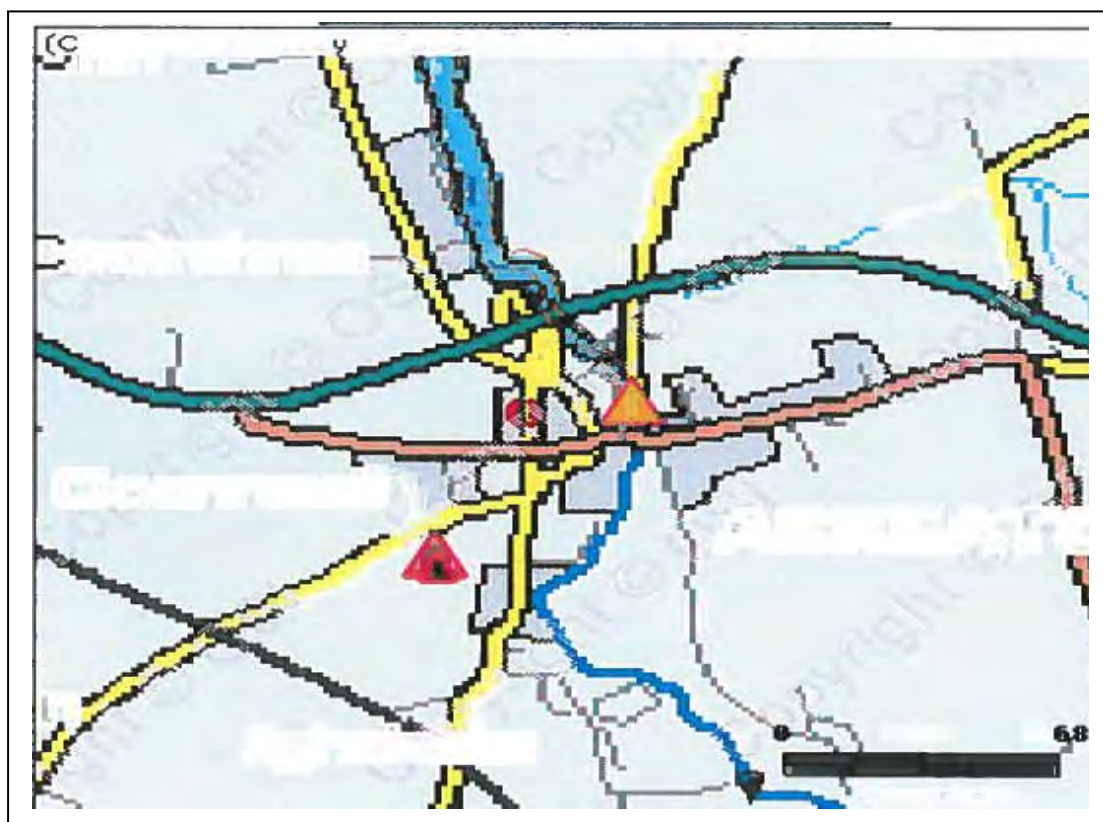
Not to scale

**Figure 2 Location of flood event January 2014**



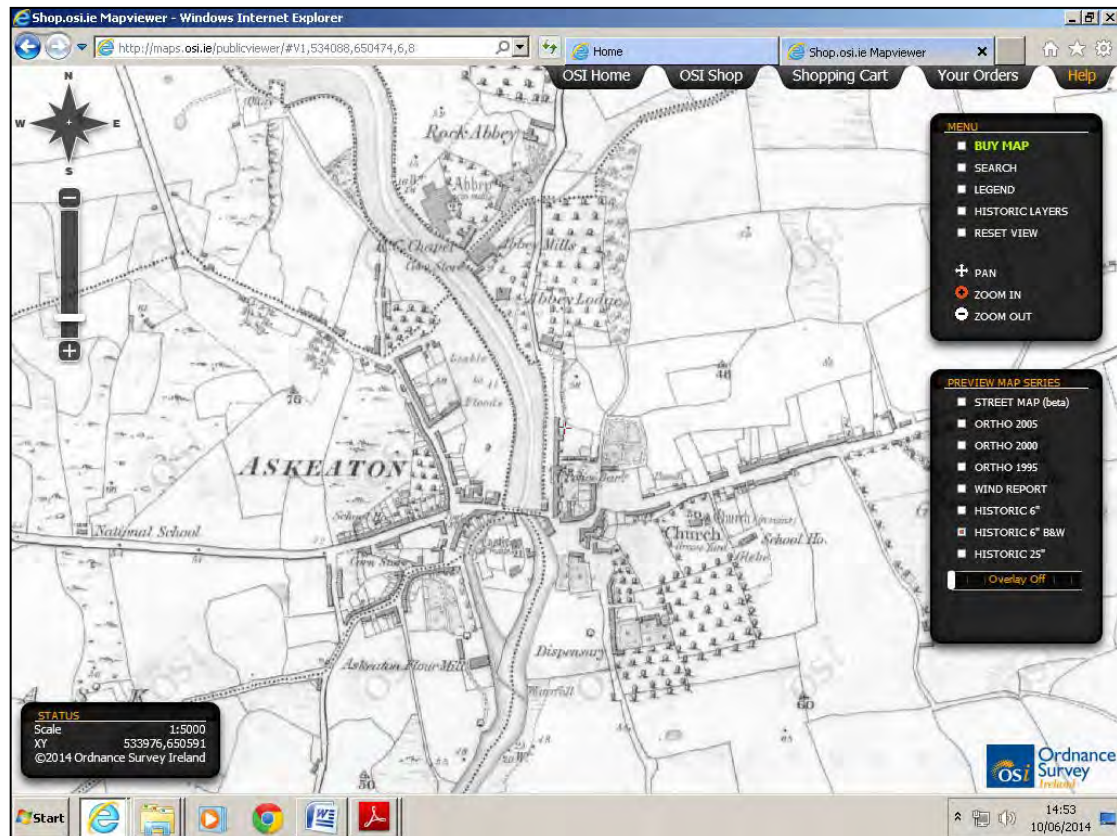
Refer to the Flood Event Report, February 2014 in [www.floodmaps.ie](http://www.floodmaps.ie)

**Figure 3** Areas of recurring flooding – OPW, [www.floodmaps.ie](http://www.floodmaps.ie)



**Figure 4: Six inch map series showing areas liable to flood mid picture**





#### 4. Predictive flood maps produced under CFRAM studies

The draft CFRAM maps for Askeaton were recently made available for public consultation. The Council is satisfied that the zoning of the LAP does not conflict with the draft CFRAM maps to date and the requirements of the Flood Risk Management Guidelines. When the finalised CFRAM maps are available any significant discrepancies with the flood map of the 2015 LAP will be amended accordingly.

#### 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

Flooding is likely from two sources in the town both tidal and fluvial in origin. This was true of the last major flooding event in the town where flooding resulted from a combination of high tides, westerly winds and heavy rain fall which caused the flooding in January this year. Refer to the OPW Flood Event Report, February 2014, [www.floodingmaps.ie](http://www.floodingmaps.ie)

#### 7. Previous flood risk assessments

Flood maps.ie consulted - see 3 above.

#### 8. OPW advice

This was sought as the review progressed. Refer to point 4 above.

#### 9. Internal consultations with Council personnel

Discussions regarding drainage and flooding issues took place with council engineers, which indicated that tidal and fluvial flood risk has been an issue in the town contributing to the Deel breaching its banks under high tide and rain fall conditions for example on January 3<sup>rd</sup>, 2014. Minutes of a meeting with Council personnel from 2005 also indicated that the risk of flooding was both tidal and fluvial in origin.

#### **10. Information on flood defences and condition**

An OPW report dated 2009 mentions that the OPW “has recently constructed an embankment at Foley’s Farm, approximately 2-3km u/s of the Aerobord factory to prevent flows coming out of the Deel and feeding the stream that has historically led to flooding at the Aerobord factory”.

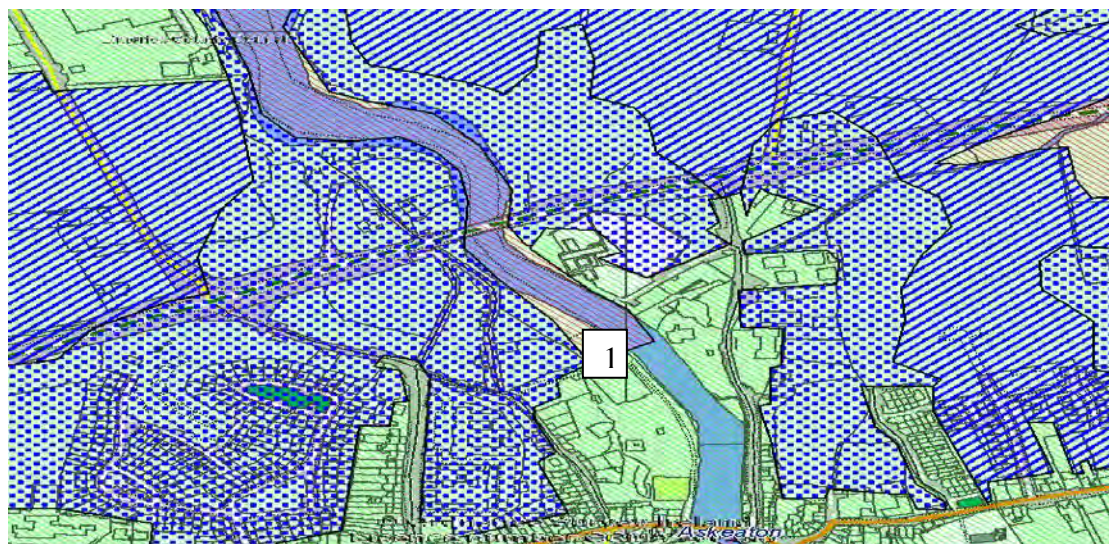
#### **11. LIDAR maps**

The Council has purchased LIDAR mapping which has been used to provide more accurate information in relation to flood risk. This has been used with the JBA maps, which have now been superseded with the arrival of draft CFRAM maps. Please note that the contents of the finalized CFRAM maps when they are produced by the OPW will supersede these maps as source of flooding information. If significant discrepancies are identified between the flood risk map of the 2015 LAP and the finalised CFRAM maps the 2015 LAP will be amended accordingly.

#### **12. Alluvial deposition maps**

Alluvial soils are those deposited by rivers. Their extent helps to indicate the extent of historic flood events.

**Figure 5 Map indicating alluvial soils**

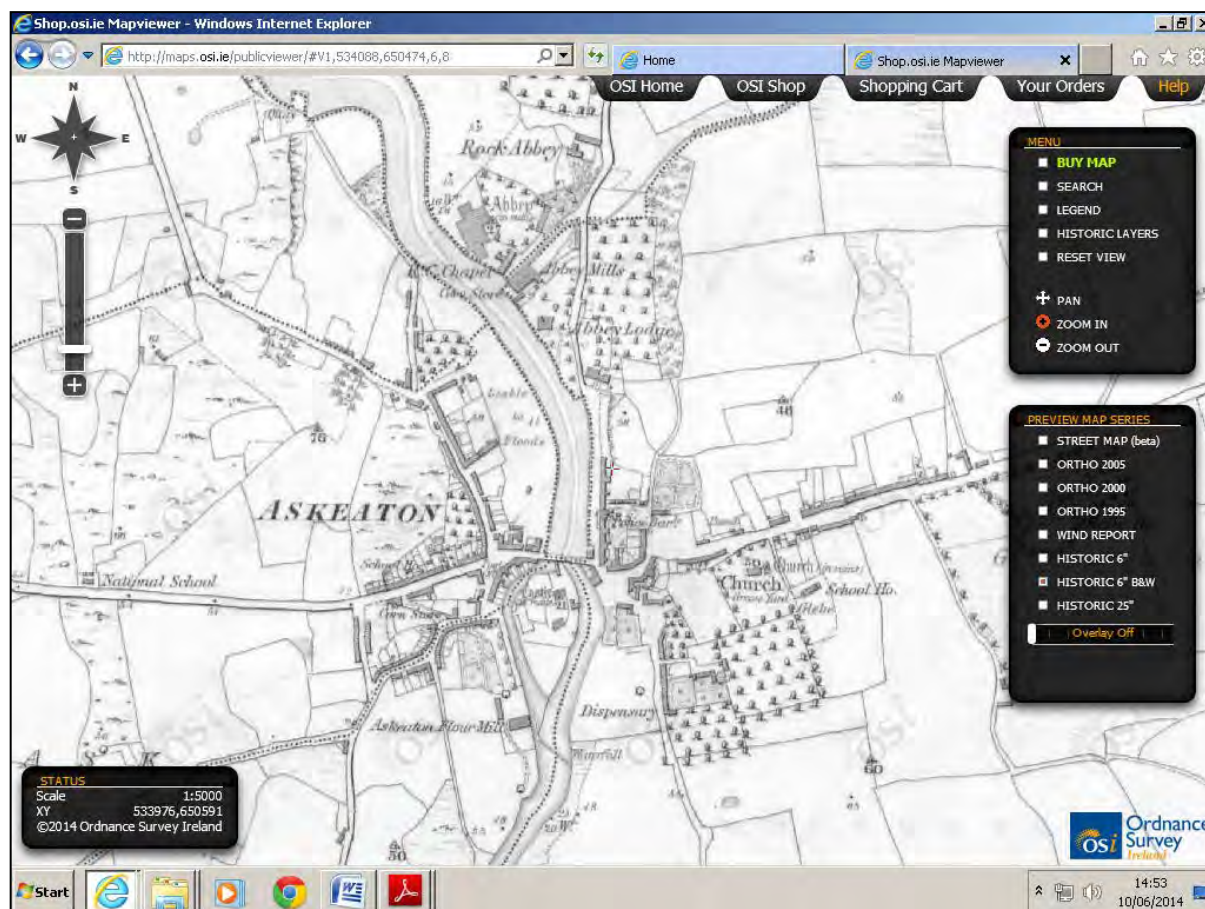


Note the area shown as 1 on the attached map contains alluvial soils. This area is north of the areas shown subject to flooding in January 2014- see Figure 2.

#### **13. Liable to flood markings on old 6 inch maps**



Areas liable to flood were shown on the 6 inch maps dating from 1920 (surveyed in 1841- revised 1920). The screen grab from the OSI website shows areas liable to flooding to the west of the town centre. This corresponds with areas that had flooded in January 2014.



**Figure 4:** six inch map series showing areas liable to flood mid picture.

#### 14. Local libraries and reports

OPW reports consulted.

#### 15. Local consultations

Local consultation with the community at an information evening on the 14<sup>th</sup> June 2014 indicated areas of flooding in the town on the Quay in January 2014.

#### 16. Walkover surveys

Walk over surveys were an important part of the groundwork associated with the plan. Such surveys helped to indicate the extent of vegetation associated with wetter ground conditions and local topography. The walk over survey indicated little as a considerable amount of the area in the flood risk zone is built upon.

#### 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.

### **2.3 Comments and Overall Conclusion**

In the 2009 plan 42 ha of land had been zoned as residential and serviced sites. The 2015 LAP was prepared in accordance with the population projections of the core strategy, the sequential approach to future development around the town core, and the 2009 Flooding Guidelines. The 2015 LAP has removed approximately 6ha of lands zoned for residential use to the west of the town from the 2009 LAP boundary primarily on the grounds of identified flood risk. Lands to the south the N69 that were previously zoned for residential use are zoned open space and recreation in the 2015 LAP and they have been identified as having flood risk. Lands on the Quay that have been identified as having flood risk have also been zoned open space and recreation in this plan. These lands were zoned mixed use in the 2009 LAP. The total amount of land in the LAP for new residential and serviced sites is has been reduced to 12.4 ha for the 2015 – 2021 period.

The reduction in the amount of land zoned for new residential use in the 2015 LAP and the reduction of the area of the LAP boundary by approximately 6ha will assist in the reduction of surface run-off as these lands will remain free of hard core surface water associated with urban development. It also offers enhanced opportunities for bio-diversity (Green City Guidelines 2008, pg. 86-87). A buffer zone of 15m has also been introduced along the Deel which will also help to guard against flooding close to the river (refer to Section 8.4 Natural Environment and Objective EH 5 River Deel). There is also an objective in the LAP (Objective IN 4 Surface Water Disposal, Chapter 7 Infrastructure) that future development proposals will be required to demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) area examined as part of a planning application and where feasible provided.

The provisions of the 2009 The Planning System and Flood Risk Management Guidelines are included in the 2005 plan. The zoning in the 2015 LAP has been modified to reflect this, where necessary. If significant discrepancies are identified between the flood risk map of the 2015 LAP and the finalised CFRAM maps the LAP will be amended accordingly.



## Appendix 3

### SEA/AA Screening

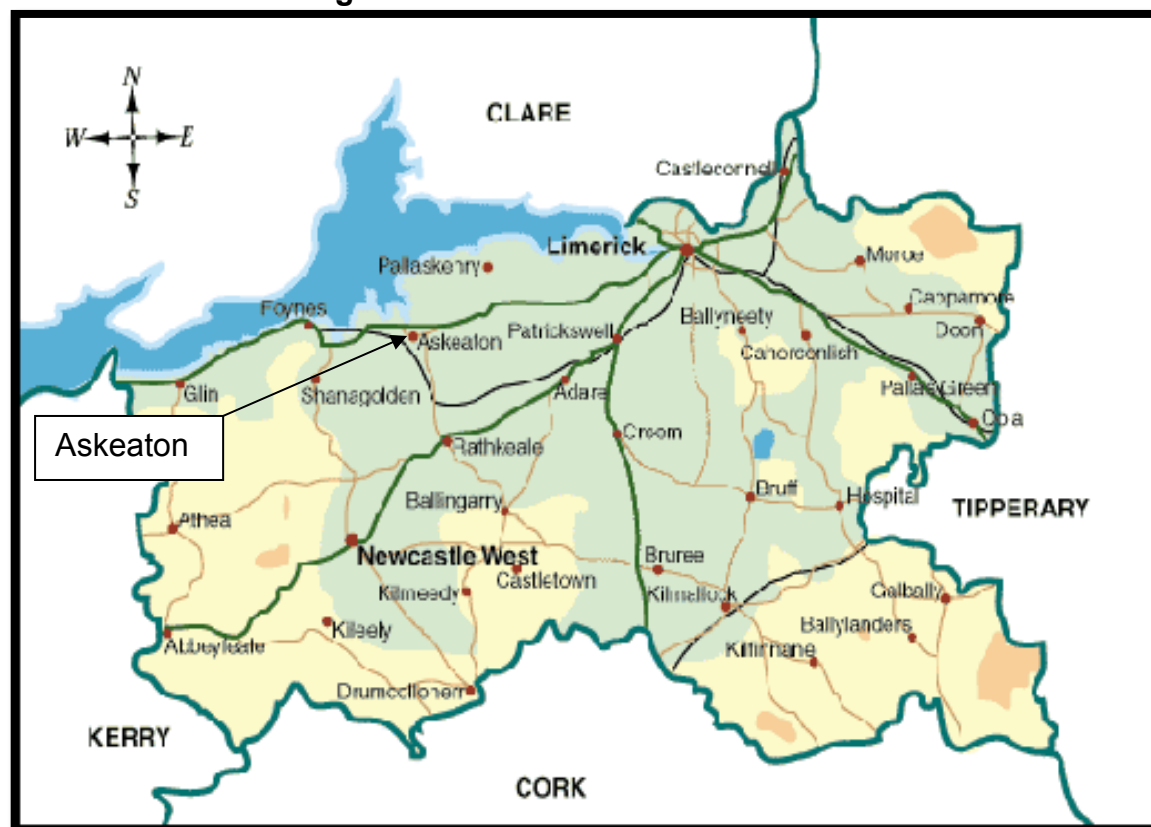
#### 3.1 Introduction

This screening document has been prepared on the adoption of the Askeaton Local Area Plan 2015 – 2021 by the elected members of the Adare-Rathkeale Municipal District on the 10<sup>th</sup> February 2015. This screening report should be read in conjunction with the 2015 LAP. The review of the 2009 LAP was necessary to ensure that its contents and population projections are in line with those of the core strategy of the County Development Plan (CDP) 2010 – 2016 and the Regional Planning Guidelines (RPGs) 2010 – 2022, and current national policies and guidelines. The 2015 LAP has been prepared in accordance with the most up to date policies and guidelines

Askeaton is located twenty five kilometres from Limerick city on the south side of the Shannon estuary. The town is located off the N69 road between Limerick and Tralee. Rathkeale lies ten kilometres to the south of Askeaton on the R518. The River Deel flows through the town to enter the Shannon Estuary approximately 5km north of the town. The tidal river channel below Askeaton Bridge is more than 30 metres wide, forming an important element of the attractive character of the town centre.

Askeaton is surrounded by a rural hinterland, within easy commuting distance of Limerick City and Newcastle West. The town is identified as a tier three settlement i.e a 'centre on a transport corridor' within the County Development Plan (CDP 2010, table 3.1).

**Figure 1 Location of Askeaton**



Not to scale

### **3.2 SEA Screening Statement**

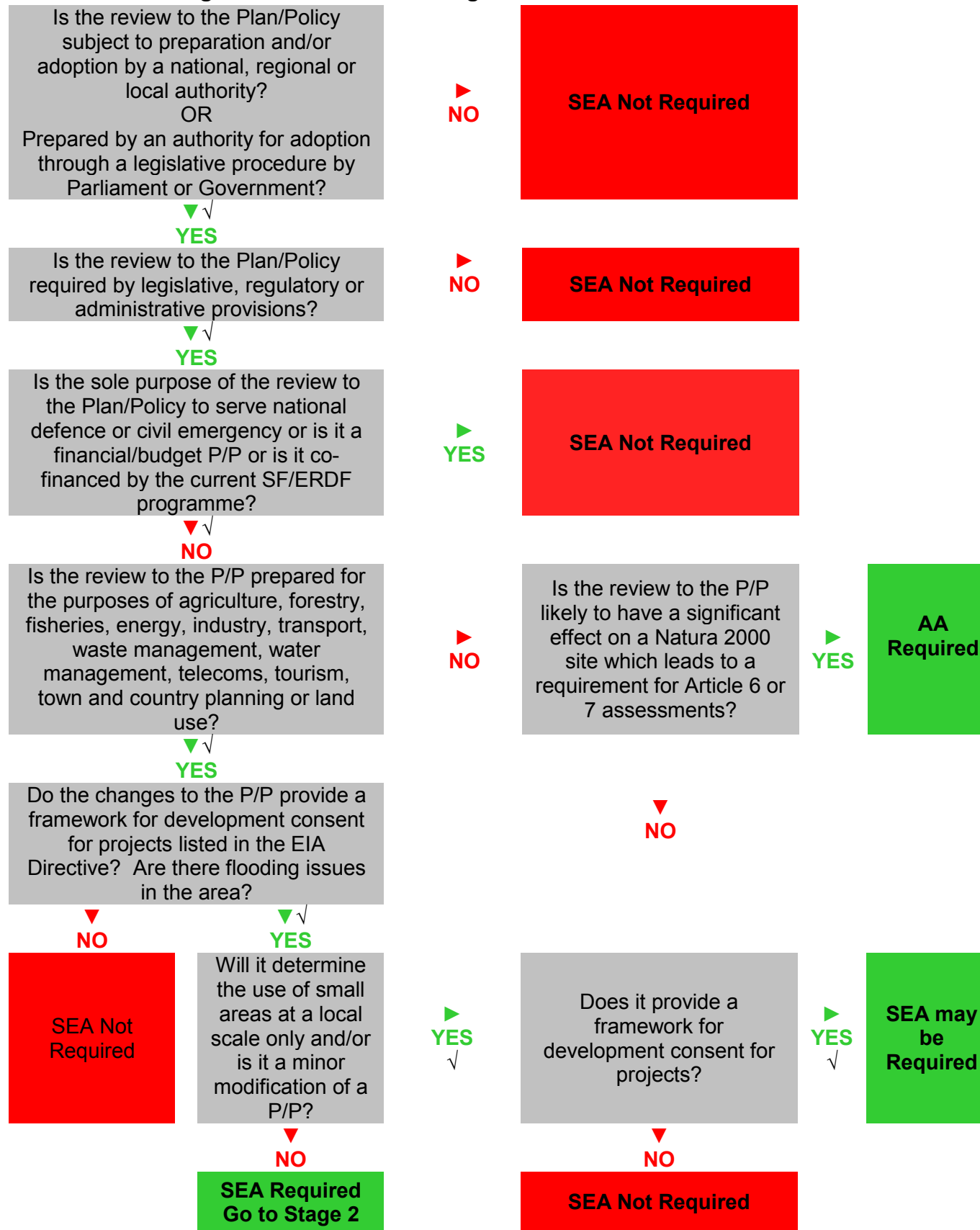
The Planning and Development Regulations 2001 – 2013 require case by case screening of individual plans and programmes based on the criteria in Schedule 2A which is a template in determining whether or not a plan is likely to have significant effects on the environment. These criteria must be taken into account in determining whether or not significant effects on the environment would be likely to arise.

The first step in determining whether the LAP would require an SEA involves a pre-screening check. It allows the screening-out of reviews of plans and policies that are clearly not going to have any environmental impact and screening-in of those that definitely do require SEA.

It was necessary to conduct screening to determine if a Strategic Environmental Assessment of the review of the LAP is required. The review of the Plan will provide a framework for future development. It is necessary to determine whether an SEA would be required by testing the commencement of the review process against environmental significant screening criteria. See figure 2 below.

Under updated SEA Regulations (2011) the threshold for a mandatory SEA is 5000 people in an area of 50sq.km. The zoned area of the 2015 LAP is approximately 1.14sq.km and the 2011 census population of the town was 1149. These are below the mandatory thresholds for SEA. In the 2015 LAP lands have been removed from the 2009 LAP boundary (approximately 6 hectares), and previously residentially zoned lands to the north have been zoned open space and recreation in response to identified flood risk – see Appendix 2.

**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 a screening assessment.

### ***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 2015 LAP guides development within the settlement boundaries of Askeaton by allocating zoning to different land uses in accordance with S28 guidelines and the requirements of the RPGs. The 2015 plan guides the amount and type of development that should take place in Askeaton in a planned, sustainable manner for the 2015 – 2021 period. The different zoning categories indicate development that is generally permitted, open to consideration or not permitted within the appropriate zoning matrix for each land use. Refer to Chapter 11 Land Use in the LAP. The review of the 2009 plan ensures that the population projections and, hence the zoning patterns of the plan will reflect the policy guidance and population figures of the RPGs and the contents of the Core Strategy. The 2009 LAP had 44 hectares zoned for residential purposes (both new residential and serviced sites) which was not phased. The 2015 LAP has reduced the area of residentially zoned lands (new residential and serviced sites) to 12.4 hectares in phase 1. This is sufficient to meet the population targets for the plan period 2015 -2021.

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

The 2015 LAP is set within the context of the Limerick County Development Plan 2010-2016, the Mid West Regional Planning Guidelines 2010 – 2022, and the provisions of relevant planning guidelines issued by the DECLG and the National Spatial Strategy. These tend to influence the contents of the 2015 LAP rather than the other way around. The LAP will influence and guide individual projects and planning permissions in the plan boundary, both through the zoning mechanism and the policy content of the LAP. The LAP provides a framework for the specific local development issues within the policy context of the RPGs and the CDP.

The importance of Protected Structures as part of our built heritage is acknowledged by the plan. However, the update of the Protected Structures listing for Askeaton and the city and county as a whole is likely to be carried out under section 55 of the Planning and Development Act. This updating will also take into account the NIAH listing of buildings in Askeaton.

*the relevance of the plan or programme for the integration of environmental*

*considerations in particular with a view to promoting sustainable development;*

The review of the 2009 Askeaton LAP is being prepared under the Planning and Development Act 2000 (as amended) and takes into account relevant environmental considerations. The LAP is being reviewed to update its policy content as it approaches the end of its statutory timeframe. It is updated to take into account the CDP Core Strategy. The Circular letter PSSP 6/2010 *Core Strategies under the Planning and Development (Amendment) Act 2010* and the accompanying Guidance Note on Core Strategies November 2010 (pg. 2-3), mentions that the incorporation of the core strategy “*must integrate relevant EU directive related considerations that development plans must comply with,*” amongst them the SEA Directive, Water Framework Directive and the Habitats Directive. In addition the Planning Acts state that a development plan shall include objectives for:

*“the conservation and protection of the environment including, in particular, the archaeological and natural heritage and the conservation and protection of European sites and any other sites..”*

In terms of natural heritage there are a number of objectives in Chapter 8 Environment and Heritage pertaining to protecting the natural environment. These include objectives on protection of the river bank (by a 15m wide buffer refer to section 8.4 in plan and Objective EH5 River Deel) from further encroachment by future development, objectives on tree protection and conservation, designated sites and nature conservation, compliance with the Water Framework Directive and the Environmental Impact Assessment Directive and adaption to climate change (Objectives EH 6 – 10). In Chapter 5 Economic Development there is an objective for tourism development in the town in a sustainable manner, protecting and enhancing biodiversity and the built heritage in the town (Objective ED 5 Tourism).

*iv. environmental problems relevant to the plan or programme;*

The underlying environmental issues of the Askeaton LAP relate to the following;

- an inadequate public sewerage treatment system in the town,
- sensitive development of the historic core of Askeaton,
- avoidance of pollution to the Deel River,
- preservation of key features of the town’s natural environment and protected structures and listed buildings,
- incorporation of flood risk concerns into the zoning strategy, and
- rationalisation of the zoning pattern to take into account the core strategy.

To address these issues within the remit of the LAP there are a number of objectives to minimise the impact of future development. In terms of natural heritage there are a number of objectives in Chapter 8 Environment and Heritage pertaining to protecting the natural environment. These include an objective on protection of the river bank (from further encroachment by future development, objectives on tree protection and conservation, designated sites and nature conservation, compliance with the Water Framework Directive and

the Environmental Impact Assessment Directive and adaption to climate change. Chapter 7 Infrastructure has objectives referring to water supply, storage, water conservation and provision of sewage facilities as the Council is an agent of Irish Water. Chapter 8 has objectives requiring compliance with the Water Framework Directive and the Environmental Impact Assessment Directive.

*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 LAP is considered under the Limerick County Development Plan 2010 - 2016. In addition, the 2015 Askeaton LAP was prepared with the Regional Planning Guidelines as a backdrop which takes cognisance of Community legislation and guidelines in relation to environmental issues, which in turn are highlighted by the Guidance Note on Core Strategies referred to in (ii) above. The LAP has also been influenced by the Water Framework Directive, the Environmental Impact Assessment Directive and the Regional Waste Management Plan.

### ***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 of the LAP determines both the quantum and location of development in the town, e.g the removal of lands previously zoned for new residential and serviced site in the 2009 LAP to the west as a result of the implementation of the 2009 Flooding Guidelines, the preliminary maps issued by the OPW under its CFRAM programme, the JBA indicative flood maps and the population projections of the Core Strategy. Similarly, the conversion of lands to the north from new residential in the 2009 LAP to open space and recreation in the 2015 LAP was determined according to the information available to the Council as outlined above.

The need for sensitive development due to the town's sensitive historic and archeological environment is recognised in the LAP, particularly in Chapter 8 and the plan includes a number of objectives as protective measures for the historical built environment.

The effects of development within the plan area are not readily reversed involving as they do for the most part modifications or addition to the built environment. In general, by altering the zoning pattern and implementing the objectives of the Plan the overall effect of future development would be more controlled in terms of reducing the area of the town boundary for development and by minimising future flood risk.

#### *ii. the cumulative nature of the effects*



Cumulative negative environmental effects are likely to be localised within the plan boundaries and limited in nature. The reduction in the amount of land within the LAP boundary (approximately 6 ha), modifying land use according to the requirements of the core strategy population projections, and the flood risk guidance will lessen overall cumulative negative effects.

One of the key issues associated with the 2009 plan was that the lack of a modern waste water treatment system. Sewage effluent is currently being discharging into the Shannon Estuary, which is a Natura 2000 site. In 2010 the Askeaton WWTP was awarded a Waste Water Discharge License (D0315-01) on the understanding that a new plant will be constructed in 2014. EPA results (2011) indicate that under current emission rates, a new plant is urgently required. The LAP acknowledges this and the Council is working with Irish Water to address this critical issue for the town. Refer to section 7.2 of the plan.

*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)*

Askeaton has a good water supply but has an inadequate wastewater treatment system, which involves sewage effluent discharging into the Shannon Estuary, which is a Natura 2000 site. This poses a risk to public health and to the ecosystems associated with the receiving waters. The 2015 plan minimises risk through its objectives for phasing of new residential development and serviced sites, compliance of future development with the Water Framework Directive and the Environmental Impact Assessment Directive, separation of foul and surface networks for future development and grease traps to be provided for commercial developments.

*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 directly affected is that within the development boundary of Askeaton – 1.4km.sq. To address the issue of urban generated housing in the current plan areas have been set aside for serviced sites, i.e. individual houses at a density of 10 to the hectare. In the 2015 LAP 4.68 ha has been set aside for this purpose as serviced sites phase 1. These houses will be connected to the sewage system and in providing house designs with an element of choice it is hoped that this will provide an alternative for people who might otherwise wish to build in the wider countryside. By including these it is intended to influence the pattern of settlement in the wider countryside around the town. However, the development of the serviced sites connecting to the public sewerage is dependent on the upgrade of the existing system in the town.

*vi. the value and vulnerability of the area likely to be affected due to*  
*- special natural characteristics or cultural heritage;*

### Cultural Heritage

The LAP identifies the following protective elements and objectives for cultural/historical heritage:

- Protected Structures
- Architectural Conservation Areas
- Sites of Archaeological Significance
- Protected Views of the Desmond Castle and the Franciscan Abbey, and the intervisibility between the two structures, and
- Sustainable tourism development that protects/enhances the built heritage.

The LAP also includes general guidance on undertaking works on older buildings and lists traditional building materials.

The Anglo-Norman settlement of Askeaton owes its existence to its position as the lowest crossing point on the River Deel, with the island forming a defensive position for the erection of the castle. Other highly visible remnants of Askeaton's medieval foundations are the ruins of the Franciscan Abbey perched on a hillock overlooking the river. The River Deel is navigable to Askeaton at high tide and this facilitated the establishment of a significant fishing industry that existed until the mid-20th century, while it also allowed for the export of corn and flour to serve the local economy. As a result of this history Askeaton has a rich heritage of historic buildings.

The town itself was gradually rebuilt in the 19th century and many of the buildings of this period survive, particularly in a group extending from the western end of Church Street through to Main Street and in the two squares leading off that thoroughfare as well as The Quay. There are 43 protected structures within the plan boundary. It is considered that both the national monuments legislation and the development procedure will confer sufficient protection to these sites, particularly since they will be referred to the Conservation Officer, the Conservation Architect in the OPW, and County Archaeologist if planning applications in these areas are received.

### Natural Heritage

The LAP identifies the following protective elements and objectives for natural heritage:

- protection of the river bank from further encroachment by future development,
- tree protection and conservation,
- designated sites and nature conservation,
- compliance with the Water Framework Directive and the Environmental Impact Assessment Directive, and
- adaption to climate change, and
- Sustainable tourism development that protects/enhances biodiversity.

The Deel River is a significant aspect of the character of the historic core of the town and is the most noteworthy natural feature in the plan area. The plan has policies to protect the river quality, to protect groups of broadleaf trees which

contribute to views in the town and to otherwise enhance local biodiversity. It is likely that there are populations of protected species within the plan area associated with waterside and old building habitats e.g. bat species.

- *exceeded environmental quality standards or limit values;*

See (ii) above in relation to the WWTP.

- *intensive land-use;*

The changes to land use zoning in the LAP take into account the core strategy and the 2009 Flood Guidelines, and has rationalised considerably land use through removal of lands from the 2009 LAP boundary, and phasing of new residential development and serviced sites. The introduction of the buffer by the river and the conversion of previously residentially zoned land to open space and recreation increases the area of natural permeable surface in the LAP area which has more favourable effects on run-off waters.

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

Askeaton has an inadequate wastewater treatment system which involves sewage effluent discharging into the Shannon Estuary, a Natura 2000 site (SAC 002165 and SPA 004077). This LAP recognises the severe constraint this issue is on the future development of the town and the Council is working with Irish Water to address the issue. Objectives have been included in the plan referring to adequate provision of appropriate waste water infrastructure prior to further development to avoid further deterioration of receiving waters. The separation of foul and surface water disposal networks will be required of future developments and proposals will be required to demonstrate they have considered Sustainable Urban Drainage Systems SuDs and the provision of porous surfaces for car parking and hard surfaces. Refer to Chapter 7 of the plan. Objectives are included in Chapter 8 requiring future development to comply with the Water Framework Directive and the Environmental Impact Assessment Directive, and the protection of the integrity of the down stream Lower River Shannon Special Area of Conservation.

This Plan acknowledges the importance of the vernacular and historical integrity of Askeaton as a historic town as defined by the national Record of Monuments. Some of the buildings in the town are considered of regional importance on the NIAH. Protective measures regarding Protected Structures, the three Architectural Conservation Areas, and archaeology have been included in this plan. General advice is included in Chapter 8 on undertaking works on older buildings with a list of suitable traditional materials in Appendix 4. The Record of Protected Structures will be updated in relation to Askeaton town under Section 55 of the Planning and Development Act 2000 (as amended).

## **Stage Two –Conclusions and Recommendations**

Throughout the 2015 Askeaton Local Area Plan process no strategically significant environmental problems can be identified.

Following the screening process whereby the specific context of the review to the 2009 Askeaton 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 2005 Askeaton LAP.**

**Recommendations:**

- (a) That the zoning map takes into account of the population projections of the core strategy of the County Development Plan 2010 – 2016 and amends the land use zoning map accordingly.
- (b) That the zoning map takes into account flood risk and the 2009 Flood Guidelines, and the OPW CFRAM maps when available(late 2014).
- (c) That the Record of Protected Structures be updated in relation to Askeaton town under Section 55 of the Planning and Development Act 2000 (as amended).

### **3.3 Appropriate Assessment Screening: Introduction**

This is an Appropriate Assessment Screening of the review to the 2009 Askeaton LAP and its replacement by the Askeaton Local Area Plan 2015 - 2021, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). This review was 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' have been completed. The conclusions were that the 2015 LAP **did not require** an Appropriate Assessment.

The main ecological threat to the Natura 2000 site is from an inadequate wastewater treatment system, which involves sewage effluent discharging into the Shannon Estuary. However, according to EPA records dated 2010, a licence as granted subject to a new plant has been to be constructed and functioning in 2014. This has not taken place to date and the Council is working with Irish Water to address the issue.

**Figure 1:** Showing the Shannon Estuary Natura 2000 site to the north of the town. The River Deel flows into the River Shannon.

*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 phasing of development to ensure that infrastructural capacity such as sewage infrastructure is managed in a better fashion should help to prevent damage to the Lower River Shannon SAC site- see above in relation to infrastructural improvements. In addition the area along the river with open space zoning is 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. It will also provide a buffer from development as recommended by Inland Fisheries Ireland document *Planning for Watercourses in Urban Areas*.

The conclusion is that the 2015 LAP **does not require** an Appropriate Assessment.

### 3.3.1 Appropriate Assessment Screening Matrix

| Brief description of the project or plan:   |
|---|
| <p>The 2015 LAP is intended to provide for a framework for the planning and development of Askeaton 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.</p> <p>The desirable outcome of the implementation of the plan is a town that:</p> <ul style="list-style-type: none"> <li>• Has a sustainable level of development appropriate to the character, heritage, amenity and strategic role of Askeaton as a tier 3 town (centre on a transport corridor) in the County Settlement Strategy, and that allows for the preservation and enhancement of the town character, services and amenities;</li> <li>• Supports and protects the environment, heritage, character and amenity of the town, and in particular the setting of the Deel River and Shannon Estuary as well as the architectural and archaeological heritage of the town centre;</li> <li>• 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;</li> <li>• 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;</li> <li>• Has a safe network of amenity walks within and through the town and linking the various natural and heritage features;</li> <li>• 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</li> </ul> |

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:**

The River Shannon and Fergus SPA (004077) is located within the town of Askeaton, where the Deel is designated - see Figure 1. The Lower River Shannon SAC (002165) site is approximately 5 km upstream of the Plan area and to the north of the town. The 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.

The SPA site has been selected because of its importance for wintering and migratory wild fowl. The site comprises of the entire estuarine habitat west from Limerick City and it is the mud flats with its invertebrate community which is of particular importance as a feeding area for migratory wildfowl.

Askeaton Fen Complex SAC site (002279) contains Calcareous fens and Alkaline fens 6km to the east and southeast of Askeaton.

Curraghchase woodlands SAC site (0000174) a woodland site designated for the Lesser Horseshoe bat, 10km to the south east.

**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 in the Lower River Shannon SAC site. Since the Deel flows into the river Shannon system, should pollution occur, elements of this may eventually end up in the Shannon itself which is an SPA. The addition of text referred to below which takes into account the requirements of Article 6 of the Habitats Directive seeks to minimise any chances of ex-situ impacts and 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).*

**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 impacts of the plan that would have an effect on the Natura 2000 site. It is the secondary impacts of the plan that would be likely to have the most effect, as indicated above the Council is working as an agent of Irish Water in preparing a preliminary assessment to design an improve waste water disposal system to provide sufficient capacity for current and future needs as defined by the Core Strategy.

- **Land-take;**

It is recommended that a buffer zone of 15m be added along the banks of the River Deel.

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

The River Shannon and Fergus SPA site is located within the town of Askeaton. The River Shannon SAC is 5km north of the town.

- **Resource requirements (water abstraction etc);**

No policies within the plan indicate the need for abstraction of water from any designated site.

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

The issue of an outdated treatment plant which was to be solved by the construction of a new plant in 2014, located on the River banks opposite the existing plant. Along undeveloped sections of the undesignated Deel River it is recommended that the buffer zone be established. This has not yet been constructed and the current plant is overloaded. The plant was designed to deal with a population equivalent (PE) of 550 and is now dealing with 1145 PE.

**NO FURTHER DEVELOPMENT SHOULD TAKE PLACE IN THE TOWN UNLESS THESE FACILITIES ARE SUITABLY UPGRADED.**

- **Excavation requirements;**

Any excavation which may be permitted under the scope of the plan will take place within the LAP boundaries. The buffer zone provided by the open space and recreation zoning by the river ensures that there will be minimal requirement for excavation in the vicinity of the SAC site. The establishment of an additional 15m buffer will also help to avoid encroachment on the river. This will minimise the risk of direct disturbance and sedimentation.

- **Transportation Requirements**

It is considered that any transport policies put forward in the plan will not 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 due to the distance from them. As a result of the open space and recreation, and agriculture designations in the plan it will avoid encroachment on undeveloped sections of the Deel River. The tree belts are also undesignated but because of their age, they are not just valuable landscape features but because older trees have crevices and fissures they are important wild life habitats. They would be of use to bat species which are protected under national wild life legislation. As stated above it is recommended that the protection afforded trees and groups of trees in the current plan is carried forward into the new plan.

- **Other**

None.

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

- **reduction of habitat area:**

It is intended to create a buffer area along the River Deel. This buffer will prevent encroachment on the river. It will also provide a link to habitats in the wider countryside,



an element of zoning that is encouraged by the Green Infrastructure Guidelines (Comhar August 2010).

- **disturbance to key species;**

There is a possibility of projects giving rise to disturbance to key species for Natura 2000 sites within the boundaries of the plan due to the close proximity of Natura 2000 sites and currently functioning outdated pumping facilities for waste.

- **habitat or species fragmentation;**

The presence of the buffer area along the river will help to prevent fragmentation of non-designated habitats and the species that are contained within them.

- **reduction in species density;**

It is not considered that any reductions in species density will take place, due to the relatively limited size of the plan area.

- **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 presence of the zoned buffer lands along the Deel river within the plan boundaries.

- **Climate change:**

The consolidation of development within the boundaries of the 2015 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.

**Describe any likely impacts on the Natura 2000 site as a whole in terms of:**

- **interference with the key relationships that define the structure of the site;**

None - see policies regarding improvement of sewage facilities to reduce chances of ex-situ effects.

- **interference with key relationships that define the function of the site;**

With the consolidation of development by the updating of the 2009 plan and its replacement by the 2015 LAP 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.

**Provide indicators of significance as a result of the identification of effects set out above in terms of:**

- **loss;**

Not applicable.

- **fragmentation;**

Not applicable.

- **disruption;**

Not applicable.

- **disturbance;**

Not applicable.

|   |
|---|
| <ul style="list-style-type: none"> <li>• change to key elements of the site (e.g. water quality etc);</li> </ul> Not applicable.  |
| <b>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.</b><br>Not applicable. |

### 3.3.2 Finding of No Significant Effects Matrix

|   |  |
|---|--|
| <b>Name of Project or Plan:</b>   | Askeaton LAP 2009 revision   |
| <b>Name and location of Natura 2000 sites:</b>  | River Shannon and Fergus SPA site (004077) to the northern boundary of the LAP.<br>Lower River Shannon SAC (Site Code 002165) to the north of the town.<br>Askeaton Fen Complex SAC site (002279) 6km to the east and southeast of Askeaton.<br>Curraghchase woodlands SAC site (0000174) a woodland site designated for the Lesser Horseshoe bat, 10km to the north west.   |
| <b>Description of the Project or Plan</b>   | As given in Screening Matrix above.  |
| <b>Is the Project or Plan directly connected with or necessary to the management of the site (provide details) ?</b>                    | No. The revision of the 2009 LAP is intended to provide for the proper planning and sustainable development of Askeaton and includes policies and objectives to protect and manage in a suitable manner the natural heritage of the town.  |
| <b>Are there other projects or plans that together with the project of plan being assessed could affect the site (provide details)?</b> | The 201`5 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. |
| <b>The Assessment of Significance of Effects</b>  |  |
| <b>Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites</b>                             | Effects are most likely to be from the overloaded waste water treatment plant. <b>No further development should take place in the town until these facilities are upgraded.</b>  |
| <b>Explain why these effects are not considered significant</b>   | At the moment the EPA discharge license considers the effects acceptable pending the construction of a new plant. <b>This should be constructed as matter of urgency as the</b>  |

|  |  |                                      |  |
|--|--|--------------------------------------|--|
|  | <b>discharge license has said. As an agent of Irish Water the Council will continue to work with Irish Water to address the issue.</b>   |                                      |  |
| <b>List of Agencies Consulted: Provide contact name and telephone or email address:</b>                                | AA Screening Reports were sent to: <ul style="list-style-type: none"><li>• SEA Section, Environmental Protection Agency</li><li>• Planning System and Spatial Policy Section</li><li>• Department of the Environment, Community and Local Government</li><li>• Department of Agriculture, Fisheries and Food</li><li>• Department of Communications, Energy and Natural Resources</li><li>• Development Applications Unit, Department of Arts, Heritage and the Gaeltacht,</li></ul> |                                      |  |
| <b>Summary of Responses received for previous stage of the preparation of the Askeaton Local Area Plan 2015 - 2021</b> | <b>None</b>  |                                      |  |
| <b>Data collected to carry out the assessment</b>  |  |                                      |  |
| <b>Who carried out the Assessment?</b>   | <b>Sources of Data</b>   | <b>Level of assessment Completed</b> | <b>Where can the full results of the assessment be accessed and viewed</b> |
| Heritage Officer, Forward Planning Section, Limerick County Council.   | Existing NPWS. Site Synopses. Site visits during plan preparation process.   | Desktop study, site visits           | With plan documentation on request.  |

## Conclusion of Appropriate Assessment

The following is the conclusion of the Appropriate Assessment :

1. 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).*
2. That the land currently zoned as open space along the River Deel is retained. In addition, that the buffer zone newly established along the

boundaries of undeveloped sections of the River Deel be retained in future drafts.

3. Upgrading of the Waste Water Treatment Plant to be carried out as a matter of urgency.

### **Overall conclusion of the SEA Screening, Appropriate Assessment and Flood Risk Assessment**

The following is the combined recommendations of the SEA and AA screening and Flood Impact Assessment for the Askeaton Local Area Plan 2015 – 2021.

#### SEA Screening

Following the screening process whereby the specific context of the review to the 2009 Askeaton LAP and its replacement by the Askeaton Local Area Plan 2015 – 2021 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 review of the Askeaton LAP at this stage in the plan process.**

#### **The SEA screening process recommends:**

- (a) That the zoning map takes into account of the population projections of the core strategy of the County Development Plan 2010 – 2016 and amends the land use zoning map accordingly.
- (b) That the zoning map takes into account flood risk and the 2009 Flood Guidelines, and the OPW CFRAM maps when available(late 2014).
- (c) That the Record of Protected Structures be updated in relation to Askeaton town under Section 55 of the Planning and Development Act 2000 – 2014.

#### Appropriate Assessment Screening:

The following is the conclusion of the Appropriate Assessment :

1. 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).*
2. That the land currently zoned as open space along the River Deel is retained. In addition, that the buffer zone newly established along the boundaries of undeveloped sections of the River Deel be retained in future drafts.
3. Upgrading of the Waste Water Treatment Plant to be carried out as a matter of urgency.

#### Flooding impact assessment

The following are the recommendations of the flood impact assessment:

1. That flooding policies and plan content, including zoning, be updated to take into account the new provisions of the 2009 The Planning System and Flood Risk Management guidance.
2. That future development proposals will be required to demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) area examined as part of a planning application and where feasible provided.

#### Concluding SEA screening comment on the Askeaton Local Area Plan 2015 – 2021

It is considered that the Askeaton Local Area Plan 2015 – 2021 as adopted by elected members of the Adare – Rathkeale Municipal District on 10<sup>th</sup> February 2015 does not have any implications for SEA.



## **Appendix 4**

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

#### **Architectural Heritage**

Part IV [Architectural Heritage] of the Planning and Development Act 2000 (as amended) 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 Act 2000 (as amended) 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 (as amended). 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 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 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 Act 2000 (as amended), 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. Refer to Section 8.2.4      General guidance for undertaking works on older buildings of this plan.








## List of Protected Structures in Askeaton town

| RPS ref  | Building/ Structure | Location/ Townland | Description                           | Picture   |
|--|---------------------|--------------------|---------------------------------------|---|
| 909  | Hartes              | Coolrahnee         | Thatched cottage                      |    |
| Detached three bay direct entry single storey cottage with recent single storey extension. Built c.1800. Many notable features including thatched roof, render copings, original layout, rough cast rendered walls. Considered important to local vernacular built heritage Entered into NIAH as ref:201826007 |                     |                    |                                       |   |
| RPS ref  | Building/ Structure | Location/ Townland | Description                           | Picture   |
| 910  | O'Connell's         | Coolrahnee         | Thatched cottage                      |   |
| Detached three bay direct entry single storey cottage with recent single storey extension. Built c.1800. Many notable features including thatched roof. Considered important to regional vernacular built heritage. Entered into NIAH as ref:201826008   |                     |                    |                                       |   |
| RPS ref  | Building/ Structure | Location/ Townland | Description                           | Picture   |
| 911  | Water hydrant       | Clonreask          | Former public water pump              |  |
| Cast iron water hydrant consisting of fluted columns rising from base with knurled handle and spout. Erected c.1880s. Considered to be of local artistic, social and technical interest. Manufactured in Glenfield Kilmallock.   |                     |                    |                                       |   |
| RPS ref  | Building/ Structure | Location/ Townland | Description                           | Picture   |
| 912  | Franciscan Abbey    | Askeaton           | National Monument - Medieval building |  |
| Built circa 1389 includes church, rectory, dormitory, and fever hospital and almost perfectly preserved cloister. Considered to be of national artistic, social, historical and technical interest.  |                     |                    |                                       |   |




| RPS ref   | Building/ Structure                  | Location/ Townland | Description                                      | Picture   |
|---|--------------------------------------|--------------------|--|---|
| 913   | Attendant walls of Franciscan Friary | Askeaton           | Medieval walls                                   |    |
| Boundary walls surrounding the Abbey, constructed with rubble limestone   |                                      |                    |  |   |
| RPS ref   | Building/ Structure                  | Location/ Townland | Description                                      | Picture   |
| 914   | Roman Catholic Church in ruins       | Askeaton           | Medieval structure in attendant grounds of Abbey |   |
| Constructed with rubble limestone. Notable features include dressed limestone surrounds to slit windows at gable ends.  |                                      |                    |  |   |
| RPS ref   | Building/ Structure                  | Location/ Townland | Description                                      | Picture   |
| 915   | Abbey Mills                          | Askeaton           | Industrial building – mill /former creamery      |  |
| Detached rectangular plan ten-bay four storey corn mill, built in 1796. Various extensions to buildings over the years. Many notable features including retaining of its original form, original brick surrounds, timber battened doors, slate roofs, tooled coursed limestone walls, timber sliding sash windows and cast-iron windows and associated mill race. Entered in NIAH as ref:21826014 |                                      |                    |  |   |

| RPS ref  | Building/ Structure | Location/ Townland | Description                       | Picture   |
|--|---------------------|--------------------|-----------------------------------|---|
| 916  | Mill sluice         | Askeaton           | Sluice associated with Abbey mill |  |
| Considered to be of special local architectural, historical, archaeological, artistic, cultural, social, scientific and technical interest |                     |                    |                                   |   |


| RPS ref  | Building/ Structure                 | Location/ Townland | Description           | Picture   |
|--|-------------------------------------|--------------------|-----------------------|---|
| 917  | Abbey Lodge/Tall Trees Nursing Home | Askeaton           | Former Miller's house |   |
| Detached three-bay, two storey house built c. 1810 with more recent extensions. Notable features include skirt slate roofs, rendered chimney stacks, rendered walls, stone cills, timber sliding sash windows, portico, timber paneled and doors limestone boundary walls. Entered on the NIAH as ref:21826015 |                                     |                    |                       |   |
| RPS ref  | Building/ Structure                 | Location/ Townland | Description           | Picture   |
| 918  | St Mary's RC Church                 | Cloonreask         | church                |  |
| Built circa 1851. Many notable features including ashlar limestone with crenellated façade and bellcote, chamfered corners, vaulting ceiling supported on columns, arcaded gothic reredos. Considered to be of regional architectural, artistic and social interest. Entered into NIAH ref:21826001            |                                     |                    |                       |   |

| RPS ref   | Building/ Structure        | Location/ Townland | Description         | Picture   |
|---|----------------------------|--------------------|---------------------|---|
| 919   | Quay Corn Store/Ware house | The Quay Askeaton  | Industrial building |    |
| Three bay, five storey building constructed circa. 1847. Many notable features including pitched slate roof, rubble limestone walls and quoins, square headed window opes with brick voussoirs, timber battened fittings. Considered to be of regional artistic, architectural and historical interest. Entered into NIAH as ref:21826016 |                            |                    |                     |   |
| RPS ref   | Building/ Structure        | Location/ Townland | Description         | Picture   |
| 920   | Carnegie Library           | The Quay Askeaton  | Civic building      |   |
| Two storey, three bay, end of terrace building. Many notable features including large round arched windows, opes framed with stucco detail. Considered to be of local architectural and social interest.  |                            |                    |                     |   |
| RPS ref   | Building/ Structure        | Location/ Townland | Description         | Picture   |
| 921   | McDonnell's/ McMahon's Pub | The Quay Askeaton  | Public house        |  |
| Two storey, three bay gabled house and pub with simple board fascia over shop front. Considered to be of local traditional vernacular interest.   |                            |                    |                     |   |







| RPS ref  | Building/ Structure | Location/ Townland  | Description                                 | Picture   |
|--|---------------------|---------------------|---|---|
| 922  | Brandons Saddler    | The Quay Askeaton   | Former commercial with residential overhead |    |
| Three storey, end of terrace with early 20th century shop front with quadripartite shop window and time fascia board. Considered to be local traditional vernacular interest.  |                     |                     |   |   |
| RPS ref  | Building/ Structure | Location/ Townland  | Description                                 | Picture   |
| 923  | Askeaton Bridge     | Askeaton            | Bridge                                      |   |
| Built circa. 1700, five arch bridge with elliptical-headed, pointed arch, round headed and square headed arches, limestone walls and voussoirs. Considered of regional architectural, archaeological and technical interest with associations with Desmond Castle. Entered in to NIAH ref: 21826011. |                     |                     |   |   |
| RPS ref  | Building/ Structure | Location/ Townland  | Description                                 | Picture   |
| 924  | Shanahan's shop     | The Square Askeaton | Commercial with residential upper floors    |  |
| Three- storey, two bay terraced building with rendered painted façade, and mid-20 <sup>th</sup> century shop front. Considered to be of local vernacular/traditional architectural interest.   |                     |                     |   |   |




| RPS ref   | Building/ Structure     | Location/ Townland | Description  | Picture  |
|---|-------------------------|--------------------|--------------|--|
| 925   | Ranahan's               | The Square         | Public house |   |
| Three- storey, two bay terraced building. Considered to be of local vernacular/traditional architectural interest.  |                         |                    |              |  |
| RPS ref   | Building/ Structure     | Location/ Townland | Description  | Picture  |
| 926   | Collins/ Hallinan's Pub | The Square         | Public house |  |
| Two storey four bay terraced building built circ 1800. Notable features include natural slate roof, sash windows, stone sills, 2 no. traditional shop fronts with scrolled consoles having lion-head motifs, fascia's and cornices, timber paneled double leaf doors. Considered to be of regional architectural and artistic interest. Entered into NIAH as ref:21826018 |                         |                    |              |  |

| RPS ref  | Building/ Structure | Location/ Townland | Description               | Picture   |
|--|---------------------|--------------------|---------------------------|---|
| 927  | Desmond Castle      | Aghalacka Askeaton | Grade A National Monument |  |
| Original castle built circa 1200. Most of surviving structure dates from fifteenth century, gardens, wall and Hell-fire club in cartilage. Presently, undergoing extensive stabilisation works and closed to the public. |                     |                    |                           |   |



| RPS ref  | Building/ Structure   | Location/ Townland   | Description                        | Picture   |
|--|-----------------------|----------------------|------------------------------------|---|
| 928  | Pratt's House         | Aghalacka Askeaton   | Within cartilage of Desmond Castle |    |
| <b>Opportunity Area 2                      Castle Gate</b><br>Eighteenth century two storey building located at the entrance to Desmond Castle. The building retains features typical of eighteenth-century domestic architecture including gable-ended chimneystacks and small window openings. Considered to have regional architectural importance on the National Inventory of Architectural Heritage (ref: 21826012). Identified as an opportunity site in chapter 10 of this plan. |                       |                      |                                    |   |
| RPS ref  | Building/ Structure   | Location/ Townland   | Description                        | Picture   |
| 929  | Collins/ Bridge House | Askeaton             | Former shop with residence         |   |
| Semi-detached three storey building built circa. 1850. Notable features include classical proportions, sliding sash windows, overlight over timber paneled door and limestone threshold to entrance. Considered to have regional architectural importance. Entered into the NIAH 21826010.   |                       |                      |                                    |   |
| RPS ref  | Building/ Structure   | Location/ Townland   | Description                        | Picture   |
| 930  | Dwelling              | Main Street Askeaton | dwelling                           |  |
| Three storey 3 bay dwelling, dated 1838 based on roundel on gable, and classical proportions. Considered to be of local architectural and historical interest, and as part of ACA  |                       |                      |                                    |   |





| RPS ref  | Building/ Structure                       | Location/ Townland   | Description                               | Picture   |
|--|---|----------------------|---|---|
| 931  | Sheehan's                                 | Main Street Askeaton | Shop with residential overhead            |    |
| Two storey terraced stucco decorated corner building, built circa. 1840. Notable features include sash windows, slate roof, brick chimney stack and timber battened door helping to preserve the original fabric of the building. Considered to be of regional architectural and artistic interest, and as part of ACA. Entered into NIAH ref: 21826004. |   |                      |   |   |
| RPS ref  | Building/ Structure                       | Location/ Townland   | Description                               | Picture   |
| 932  | Sheehan's                                 | West Square          | residence                                 |   |
| Terraced two storey bay dwelling, with natural slate roof, painted rendered façade, and timber sliding sash windows. Considered to be of local architectural interest as part of ACA.  |   |                      |   |   |
| RPS ref  | Building/ Structure                       | Location/ Townland   | Description                               | Picture   |
| 933  | Former commercial with residence overhead | West Square          | Former commercial with residence overhead |  |
| End of terrace two storey three bay building, upper floor dry dash façade with quoins and lower floor rendered façade. Considered to be of local architectural interest as part of ACA.  |   |                      |   |   |
| RPS ref  | Building/ Structure                       | Location/ Townland   | Description                               | Picture   |
| 934  | Water hydrant                             | Clonreask Askeaton   | Former public water pump                  |  |
| Cast iron water hydrant consisting of fluted columns rising from base with knurled handle and spout. Erected c.1880s. Considered to be of local artistic, social and technical interest. Manufactured in Glenfield Kilmallock. Entered into to NIAH as ref:21826017  |   |                      |   |   |

| RPS ref  | Building/ Structure     | Location/ Townland | Description                                     | Picture   |
|--|-------------------------|--------------------|---|---|
| 935  | Madigan's               | East Square        | dwelling  |    |
| Two storey end of terrace building with a weather slated gable which is an unusual feature, natural slate roof and roughcast rendered front façade.  |                         |                    |   |   |
| RPS ref  | Building/ Structure     | Location/ Townland | Description                                     | Picture   |
| 936  | Askeaton Tourist Office | East Square        | Former residence                                |   |
| Three storey 2 bay building with one-over-one sash windows. Considered to be of local architectural interest and as part of ACA.   |                         |                    |   |   |
| RPS ref  | Building/ Structure     | Location/ Townland | Description                                     | Picture   |
| 937  | Hanley's                | East Square        | Former retail/commercial and residence overhead |  |
| Three storey four bay building which as originally two houses. Notable feature include sliding sash windows roughcast rendered façade with parallel plaster quoins. Considered to be of local architectural interest and as part of ACA. |                         |                    |   |   |


| RPS ref   | Building/ Structure                     | Location/ Townland         | Description   | Picture   |
|---|---|----------------------------|---|---|
| 938   | Cagney's                                | East Square                | Public House  |    |
| End of terrace, three storey, two bay building, with natural slate roof, smooth rendered façade, traditional shop front with tripartite shop windows. Considered to be of local architectural, social, cultural and technical interest and as part of ACA.  |   |                            |   |   |
| RPS ref   | Building/ Structure                     | Location/ Townland         | Description   | Picture   |
| 939   | Bank of Ireland                         | East Square                | Financial institution   |    |
| Detached two storey building with many notable features including fluted Doric pilasters, one over one sash windows, elaborate stucco detail on façade, rusticated plaster quoins, wrought iron fences with stucco topped piers. Considered to be of regional architectural, artistic and social importance. Entered into NAIH as ref: 21826020.  |   |                            |   |   |
| RPS ref   | Building/ Structure                     | Location/ Townland         | Description   | Picture   |
| 940   | Dwelling off Barrack Lane – 'O'Grady's' | Off East Square            | Former dispensary and Royal Constabulary barracks now used as residence |  |
| Five-bay, two-storey detached building built circa 1810. Many notable features including slate roof with rendered chimney stacks, one-over-one pane timber sliding sash windows, with painted stone sills, timber battened door, rubble limestone boundary walls with rubble cappings. Considered to be of regional architectural, historic and social importance. Entered into NIAH as ref: 21826023 |   |                            |   |   |
| RPS ref   | Building/ Structure                     | Location/ Townland         | Description   | Picture   |
| 941   | Lime Kiln                               | Askeaton, off Barrack Lane | Past agricultural use to produce quicklime for to improve soil          |  |
| Limestone kiln built circa 1800 with course rubble walls, elliptical-arched opening to front and brick voussiors. Considered to be regional architectural and technical importance. Entered into NIAH as ref: 21826024.   |   |                            |   |   |



| RPS ref  | Building/ Structure | Location/ Townland | Description                        | Picture   |
|--|---------------------|--------------------|------------------------------------|---|
| 942  | Water hydrant       | West Square        | Former public water pump           |    |
| Cast iron water hydrant consisting of fluted columns rising from base with knurled handle and spout. Erected c.1880s. Considered to be of local artistic, social and technical interest. Manufactured in Glenfield Kilmallock.   |                     |                    |                                    |   |
| RPS ref  | Building/ Structure | Location/ Townland | Description                        | Picture   |
| 943  | TS.O'Morain         | Church Street      | Commercial with residence overhead |   |
| End of terrace, 2 storey three bay building built circa 1850. Many notable features include traditional timber shop front, roughcast rendered walls with strip quoins , one over one sash windows timber paneled door with overlight. Considered to be of local architectural and technical interest. Entered into NIAH as ref: 21826025 |                     |                    |                                    |   |
| RPS ref  | Building/ Structure | Location/ Townland | Description                        | Picture   |
| 944  | Deel Pharmacy       | Church Street      | Commercial with residence overhead |  |
| Two storey terraced building built circa.1850 recently renovated. Considered to be local architectural interest.   |                     |                    |                                    |   |

| RPS ref  | Building/<br>Structure         | Location/<br>Townland   | Description                                       | Picture   |
|--|--------------------------------|-------------------------|---|---|
| 945  | Saint Mary's Church of Ireland | Church Street Askeaton  | Church  |    |
| Built circa 1829. Many notable features including carved limestone details, timber traceried windows, stained window panes, double leaf timber battened doors. Considered to be regional artistic, technical, social, cultural and architectural importance. Entered into NIAH as Ref:21826026 |                                |                         |   |   |
| RPS ref  | Building/<br>Structure         | Location/<br>Townland   | Description                                       | Picture   |
| 946  | Gate                           | Church Street Askeaton  | Pedestrian entrance to school – Mean Scoil Mhuire |   |
| Early 20 <sup>th</sup> century gateway with dressed limestone rounded gate piers and limestone steps. Considered to be local social and vernacular importance.   |                                |                         |   |   |
| RPS ref  | Building/<br>Structure         | Location/<br>Townland   | Description                                       | Picture   |
| 947  | Water Hydrant                  | Askeaton                | Historical infrastructure                         |  |
| Cast iron water hydrant consisting of fluted columns rising from base with knurled handle and spout. Erected c.1880s. Considered to be of local artistic, social and technical interest. Manufactured in Glenfield Kilmallock. Entered into NIAH as ref:21826028.                              |                                |                         |   |   |
| RPS ref  | Building/<br>Structure         | Location/<br>Townland   | Description                                       | Picture   |
| 948  | Mile stone                     | Church Street, Askeaton | Mile stone  |  |
| Free standing triangular painted mile stone, circa 1850 referring to Limerick-Foynes-Kildimo. Considered to be of regional artistic and social importance. Entered into NIAH as Ref: 21826027.   |                                |                         |   |   |



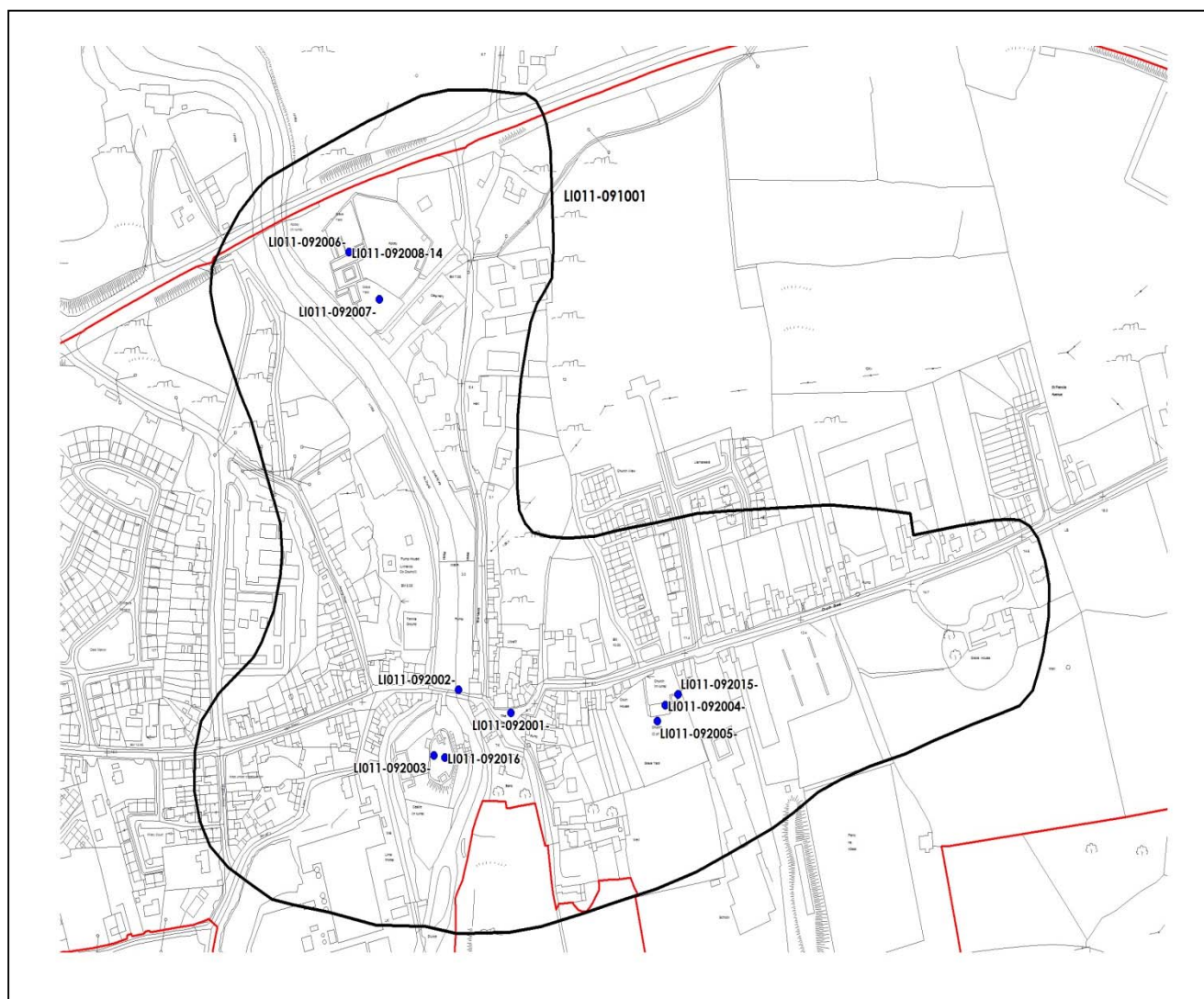
| RPS ref   | Building/<br>Structure | Location/<br>Townland | Description                    | Picture   |
|---|------------------------|-----------------------|--------------------------------|---|
| 949   | Ballindeen House       | Askeaton              | Glebe House – rectory/vicarage |  |
| Detached three-storey, two-bay house with basement built in 1827. Many notable features including ashlar limestone porch, timber sash windows, carved limestone cornices, carved keystones and spoked fanlights, timber paneled doors, limestone piers, double leaf cast-iron gates. Considered to be of regional architectural and artistic importance. Entered into NIAH as ref: 21826029 |                        |                       |                                |   |



## Appendix 5

### Recorded Monuments in the Askeaton Local Area Plan area

| RMP Number   | Classification            | Townland           |
|--------------|---------------------------|--------------------|
| LI011-092001 | Historic town             | Aghalacka/Askeaton |
| LI011-092002 | Bridge                    | Aghalacka/Askeaton |
| LI011-092003 | Castle                    | Aghlacka           |
| LI011-092004 | Church                    | Askeaton           |
| LI011-092005 | Graveyard                 | Askeaton           |
| LI011-092006 | Religious Hs              | Moig South         |
| LI011-092007 | Graveyard                 | Moig South         |
| LI011-092008 | Tomb                      | Moig South         |
| LI011-092009 | Graveslab                 | Moig South         |
| LI011-092010 | Graveslab                 | Moig South         |
| LI011-092011 | Graveslab                 | Moig South         |
| LI011-092012 | Graveslab                 | Moig South         |
| LI011-092013 | Memorial stone            | Moig South         |
| LI011-092014 | Cross                     | Moig South         |
| LI011-092015 | Building (Tower)          | Askeaton           |
| LI011-092016 | Building (Hell Fire Club) | Aghalacka          |





## 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  |

**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:** 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.

**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.

**Chief Executive'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 Act 2000 (as amended).

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

**Social Housing:** 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:** 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.