

Draft Caherconlish Local Area Plan 2023-2029



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Comhairle Cathrach
& Contae **Luimnigh**

Limerick City
& County Council

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Chapter 1 – Introduction

1.1 What is the Local Area Plan?

The Local Area Plan (LAP) is a statutory document prepared by the Planning Authority, in accordance with the requirements of the Planning and Development Act 2000 (as amended), thereafter referred to as “the Act”. The Caherconlish Local Area Plan 2012-2018 was extended until 2022 under Section 19 of the Planning and Development Act 2000 (as amended). The making of the LAP is a reserved function of Elected Members of the Municipal District of Cappamore-Kilmallock. This Draft LAP sets out a land use strategy for the proper planning and sustainable development of Caherconlish to 2029 whilst complying with the provisions of higher-level spatial plans.

The LAP consists of a written statement and maps, indicating objectives for zoning of land, residential development, economic development, community infrastructure, built and natural heritage, open space and recreation, active travel and transport, environmental protection and climate change/adaptation and mitigation. This Draft Plan also includes a Settlement Capacity Audit in which the quantum and location of the land zoned in the Plan, is identified.

1.2 Review Process

The Draft Local Plan has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended), higher tier international, national and regional level plans, ministerial guidelines and the Limerick Development Plan 2022-2028. Section 20 of the Planning and Development Act 2000 (as amended) sets out the process for the making of a Local Area Plan as outlined in Figure 1.4 below.

1.2.1 First Issues Stage

The process for the preparation of this Draft Local Area Plan commenced on 6th of February 2022, with the publication of the Issues Paper. This Issues Paper relates to the non-statutory “Pre-Draft” stage of the LAP preparation process as outlined in Figure 1.4. The Issues Paper aimed to encourage interest and debate on the future development of Caherconlish and invited submissions or observations.

Public consultation during this stage of the process included a schools consultation workshop with students from 1st to 6th Class in Caherconlish National School, an online webinar, a public consultation evening and an online social media campaign.



Fig. 1.1 Pre-Draft Issues Paper issued February 2022

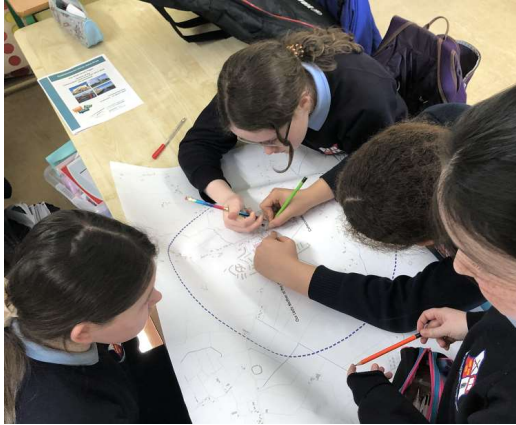


Fig. 1.2 Schools Consultation Workshop

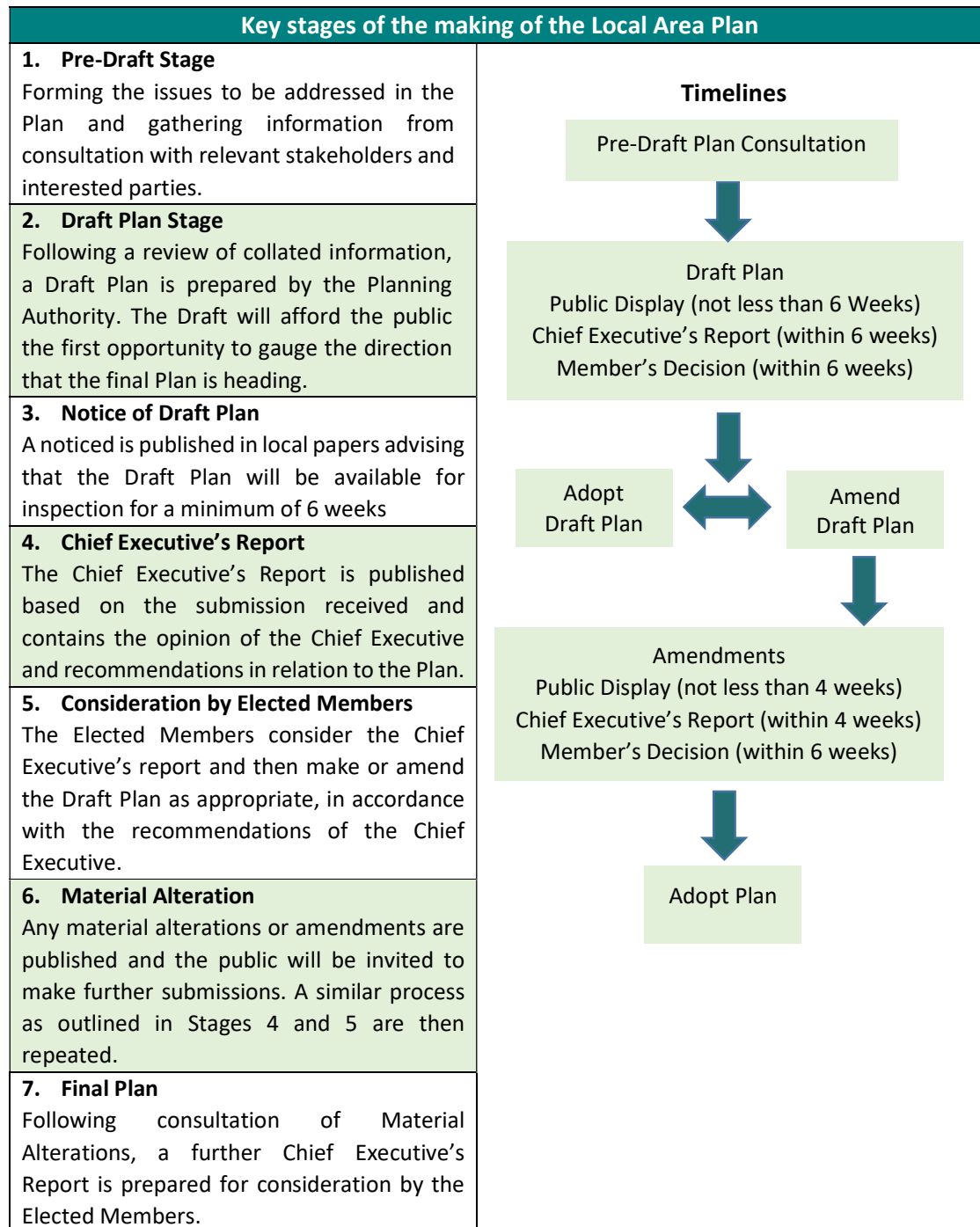


Fig. 1.3 Online Webinar 14th March 2022

1.2.2 Draft Local Area Plan

The publication of the Draft Plan will commence with a public consultation period between the 15th of October and the 28th of November 2022. During this time, written submissions will be invited and considered in a Chief Executive's Report to be issued to the Elected Members of the Cappamore-Kilmallock Municipal District. There will be an additional consultation period on any Material Alterations following consideration of the Draft Plan by Elected Members. The Planning Authority envisages that the final Plan will be adopted in mid-2023.

Fig. 1.4 Key Stages – LAP Process



1.3 Panning Context – National/Regional and Local

The LAP must be consistent with the objectives of the higher-level spatial plans, including the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the Limerick Development Plan 2022 – 2028. When interpreting the objectives of the Plan for Caherconlish, it is essential that both the Limerick Development Plan 2022–2028 and the Draft Caherconlish LAP are read together.



Fig 1.5 Spatial Plan Hierarchy

Objective I O1: Spatial Planning: It is an objective of the Council to:

Ensure that the population projections and economic growth of the Draft Caherconlish Local Area Plan 2023–2029 align with the policies and objectives of the higher-level spatial plans such as the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the Limerick Development Plan 2022-2028.

1.4 Plan Area

The Draft Caherconlish LAP covers approximately 0.518 square kilometres in area and falls into the Caherconlish West Electoral Division (ED). It contains parts of the townlands of Caherconlish, Hundredacres East, Knockatancashlane, Templemichael, Boskill and Gragane.

The settlement boundary for Caherconlish is defined by the principle of a compact settlement, prioritising the development potential of the village centre, sequential development from the village centre out and maximising under-used/vacant brownfield infill sites and repurposing vacant/derelict existing buildings. The Census CSO data boundary for the village of Caherconlish is more expansive than that of the settlement boundary of the Draft Local Area Plan as outlined in Fig 1.6 below. However, Census Data is a crucial element of the plan as it provides the only robust, credible, systematic source of data available to analyse at a local

level. This includes social economic trends and mobility/transport patterns available to support the policies and objectives of the Draft LAP for the sustainable development of the village.

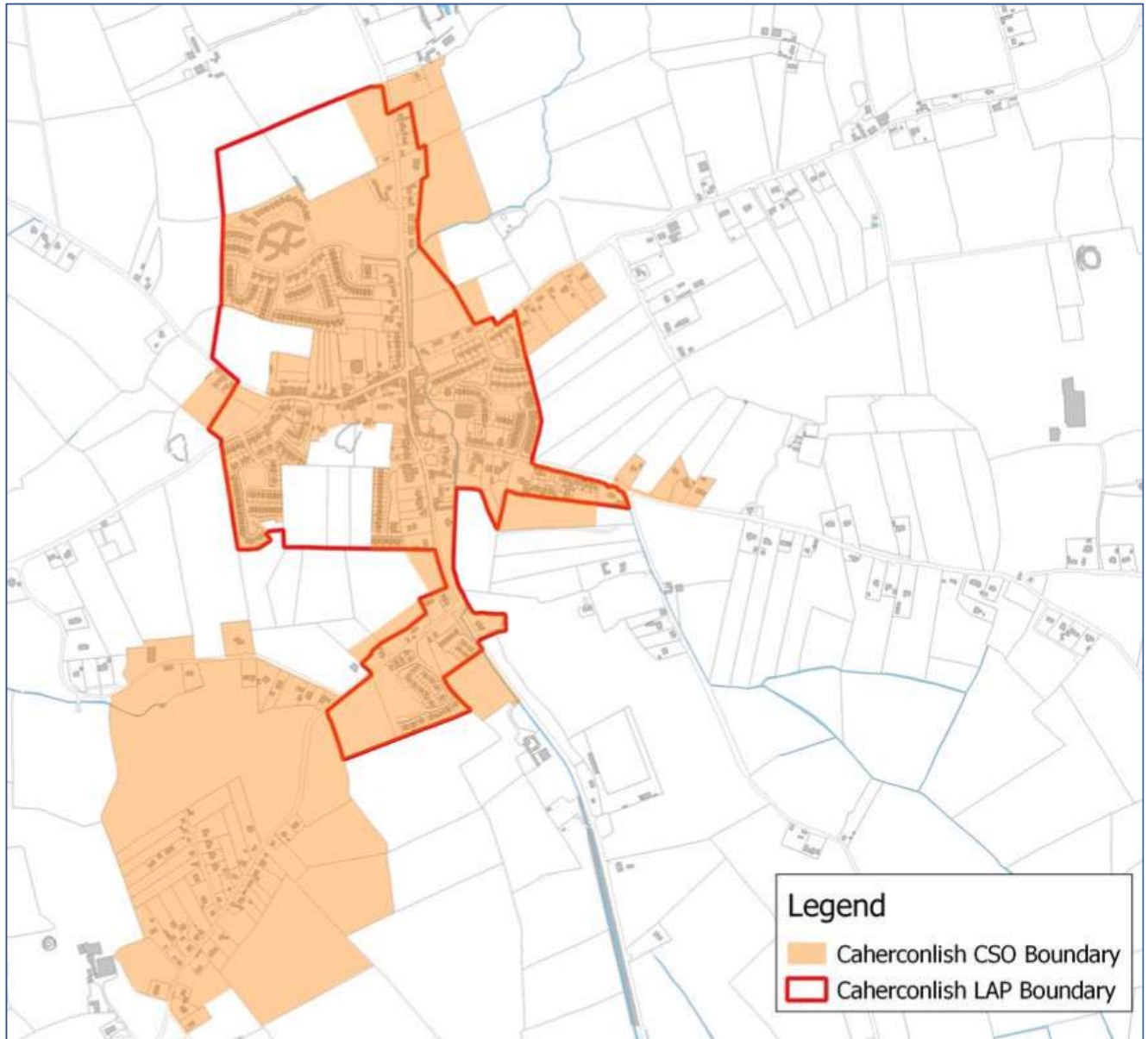


Fig. 1.6 Caherconlish CSO Boundary and Draft Local Area Plan Boundary

Considering the existing built footprint of the village and to align with national planning policy, in terms of compact growth, the settlement boundary for the Draft LAP has been determined as per the Draft Land Use Zoning Map in Appendix 1.

1.5 Environmental Assessments

1.5.1 Strategic Environmental Assessment and Appropriate Assessment

In accordance with the Planning and Development Act 2000 (as amended), the Draft LAP is subject to the following environmental assessments:

A Strategic Environmental Assessment (SEA) Screening accompanies the Draft LAP in accordance with the SEA Directive (2001/42/EC). This assessment is a formal, systematic evaluation of the likely significant environmental effects of implementing a plan, policy or programme. The conclusion of the SEA screening at this stage of the Draft LAP preparation process is that progression to full SEA and the preparation of an Environmental Report is not required.

Appropriate Assessment (AA) is required in accordance with Article 6(3) and 6(4) of the EU Habitats Directive (92/43/EEC). AA is a focused and detailed impact assessment of the implications of the plan or project, alone and in combination with other plans and projects, on the integrity of a Natura 2000 site, in view of the site's conservation objectives. Following screening for AA, it was determined that the Draft Caherconlish LAP is unlikely to have any impact on any area designated as a Natura 2000 site, therefore a Natura Impact Report is not required.

As per Section 4.2 of *The Planning System and Flood Risk Management - Guidelines for Planning Authorities* as amended by Circular PL2/2014, a Stage 1 Flood Risk Assessment has been prepared and has informed the land use zoning objectives of the Draft LAP.

Chapter 2 – Settlement in Context

2.1 Settlement Location

Caherconlish is located approximately 10 kilometers (6 miles) southeast of Limerick City. The village is located just to the south of the main Limerick to Waterford National Primary Road, (N24) providing ease of access to Limerick City, North Cork and the southeast of the Country. The village itself is traversed by the R513 linking the village to Hospital, Ballylanders and onto Mitchelstown in North Cork. The village is sited predominantly on the east side of the Groody River, which flows in a south-north direction through the village.

2.2 Settlement Profile

According to the 2016 Census, Caherconlish had a population of 1476 persons, representing an increase of 15% on the 2011 population figure of 1279 persons. The 2011 Census indicated a significant population growth rate of +83% on the 2006 population figure of 700. Most of this growth occurred during a strong development phase between 2005 and 2008, however the population again continued to rise, albeit not at the same levels, between the 2011 and 2016 Census. According to Census 2016, the age profile of residents in the settlement of Caherconlish includes a high percentage of children, young people and those at work. The 0-24 age cohort makes up 37% of the population, which is higher than the national average of 33.2%. The average household size in Caherconlish, identified by the CSO is 3.02, which is relatively high in comparison to an average of 2.62 in Limerick City and a national average of 2.75 persons in 2016.

The 2016 Census recorded the working population to be just below the national average at 51.3% (53% national average). Unemployment rates are similar to those represented across Limerick in 2016, however rates are slightly higher in Caherconlish (7.4% in Limerick City and County) and 7.08% across the state.

Caherconlish has a median gross household income of €44,426. This is just below the national median average of €45,256. In terms of the Pobal Relative Deprivation Index areas, the village is divided into five small area administrative boundaries, two of which are above average, two marginally below average and one considered disadvantaged. Fig 2.1 below provides a socio-economic overview of the village.

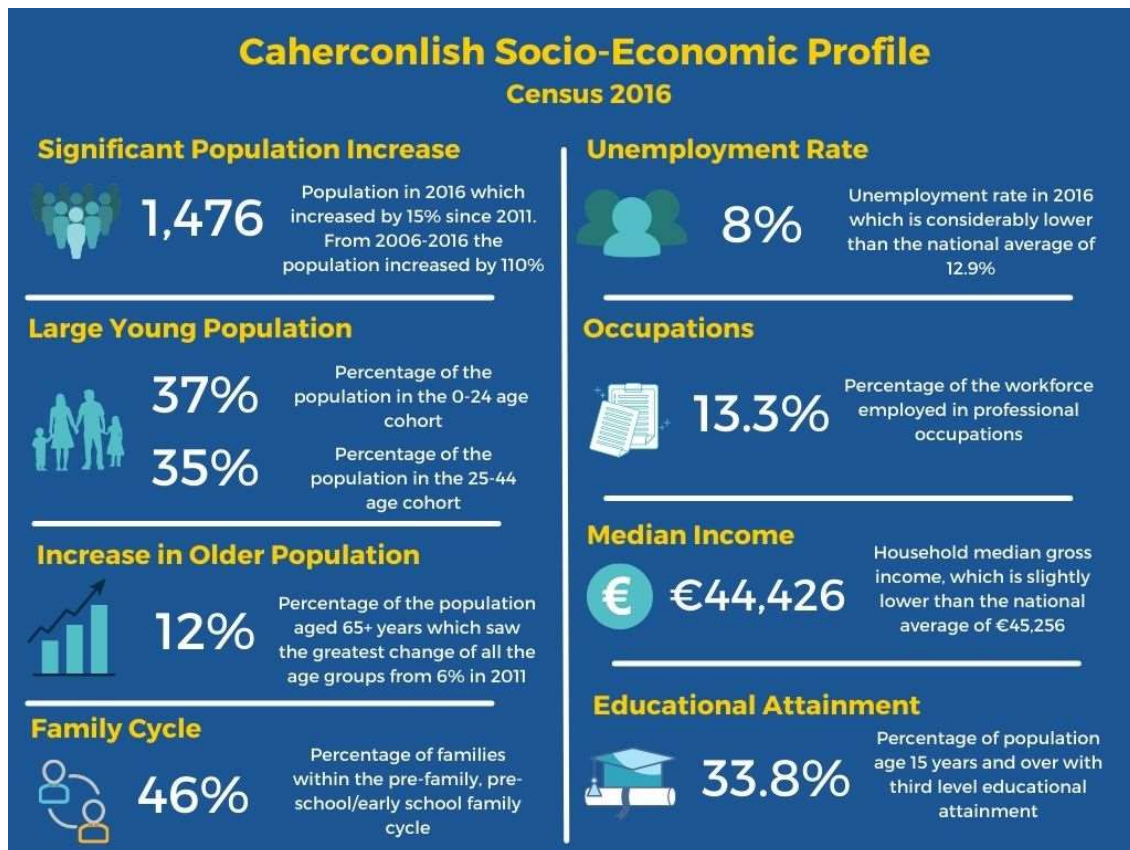


Fig. 2.1 Socio-Economic Profile of Caherconlish (Source: Census 2016)

2.2 Historical Context

The name 'Cathair Chinn-Lis' is interpreted as 'the stone fort at the head of the lios or earthen fort', which implies a pre-Norman origin for the settlement. A date of 1199 is given for the

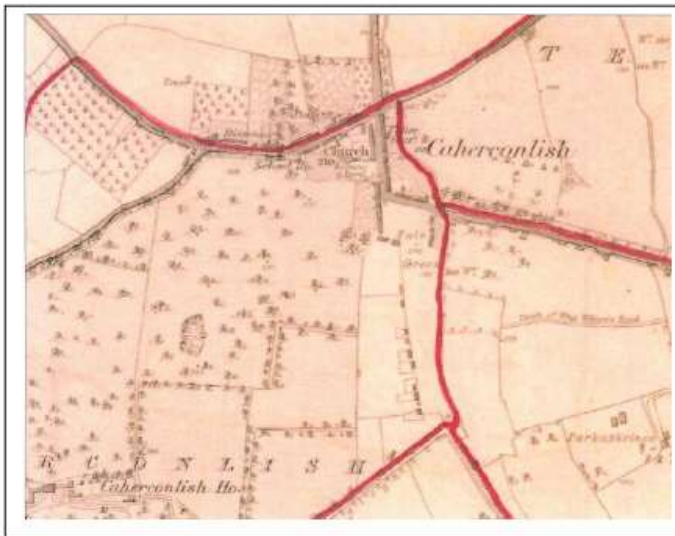


Fig. 2.2 First Ordnance Survey Map of Caherconlish Edition 1839

commencement of a castle which was held, in 1214, by Theobald Walter le Botiller. Between 1285-1287 Cathair-cind-lioss, described as 'rampart-guarded solid stone' with vaulted towers and drawbridge, was stormed and burned by Turlough O'Brien. Despite this, the settlement was recorded in 1300 as among the top four assessed for taxation by Edward I in County Limerick. The town, at the time, received a murage grant (to build walls) for 20 years in 1358. Caherconlish was described in the 19th century

as being once 'a walled town containing four castles, and an extensive college, the site of

which is still called “the College Field”. The four castles may have been fortified town houses, or mural corner towers and/or gates. The town declined in the later middle ages.

In the 18th Century, Caherconlish profited from its position in the estate of the Wilsons. In 1780, the medieval Church was remodelled complete with a steeple and a distinctive fish-shaped weather vane and even though it is in ruins today, is still a prominent feature elevated above the Main Street of the town.

While the core of the early town is centred around the cross-roads, the church and westwards, the most significant change to the town’s layout came in the late 19th century, when the current R513 was extended southwards through the Fair Green to form today’s Square. This in turn, reduced the status of the former main road, now the L-5094 and enabled the town to expand southwards. During the first half of the 20th century, the town expanded northwards along the Limerick road. A new national school was constructed in the 1940’s and a new Catholic Church was established by the 1960’s. In the 2000’s, there was further considerable expansion of the village with several housing developments around the village, including Ceol na hAbhainn, Barrack Close and Cois Rioga and in the village centre with the development of the Millennium Centre. Fig. 2.3 below provides the location of the residential estates in the village.

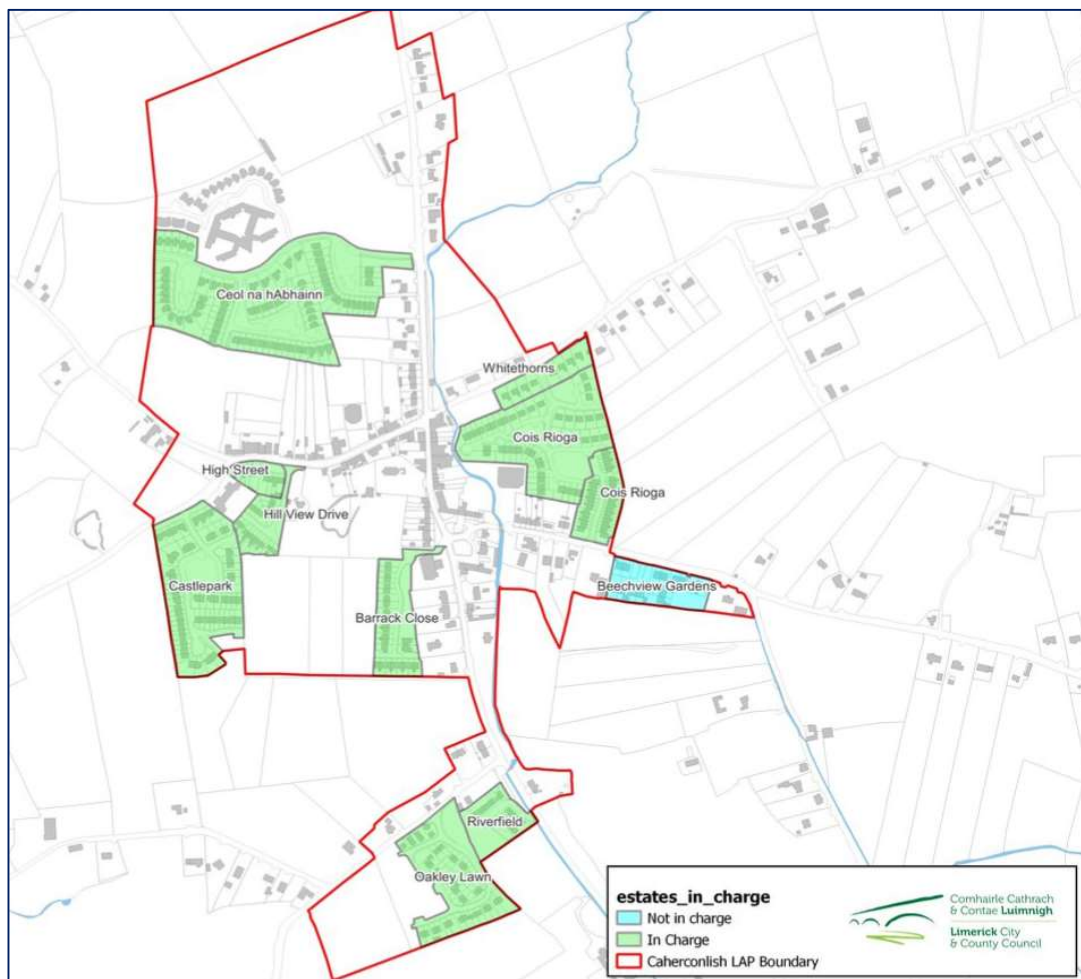


Fig. 2.3 Housing Estates in Caherconlish

2.3 Plan Issues and Development Challenges

Similar to many Limerick villages and towns, Caherconlish has faced challenges in relation to vacancy, declining vibrancy, transport infrastructure deficiencies and lack enterprise and employment opportunities. This plan seeks to balance the needs of the local community, businesses, land-owners and the environment along with enabling Caherconlish to become an important local driver and self-sufficient village providing a range of functions for its resident population and the surrounding hinterland.



Fig. 2.4 Image of Vacant and Derelict Site in the Village Square

On review of the existing Local Area Plan for Caherconlish, a number of key issues, considerations and challenges were highlighted which have shaped the overall policies and objectives of the Draft Plan. This includes Caherconlish's strategic location benefiting from its close proximity to Limerick City and just to the South of the main Limerick to Waterford National Primary Road, (N24). The proximity to Limerick City, however has also resulted in a large percentage of commuter travel and an extremely busy road network traversing the village centre creating daily traffic congestion. The recently constructed pathway on the L1149 connecting into the local Creamery Walk is a welcomed addition to the locality however, connectivity to other local community facilities should be supported to ensure alternative options to car usage is facilitated.

Caherconlish has a number of positive characteristics that gives a distinctive sense of place, however, the quality of space, particularly in the village centre, is undermined somewhat by a combination of traffic congestion, poor public realm and property vacancy or neglect. In addition, the economy of the village is, predominantly based on the service sector, where services include retail, pubs, restaurants, community and professional services. Commuting patterns highlight the limited employment opportunities within the settlement with the evident percentage of those travelling outside the settlement for work purposes.

2.3.1 SCOT Analysis

The SCOT Analysis is a study of the Strengths, Challenges, Opportunities and Threats that exist within Caherconlish. Such analysis identifies both the key issues in Caherconlish and the opportunities that exist to address these issues. The SCOT Analysis provided for in Fig. 2.4 below, has helped inform the overall development strategy for the Plan Area

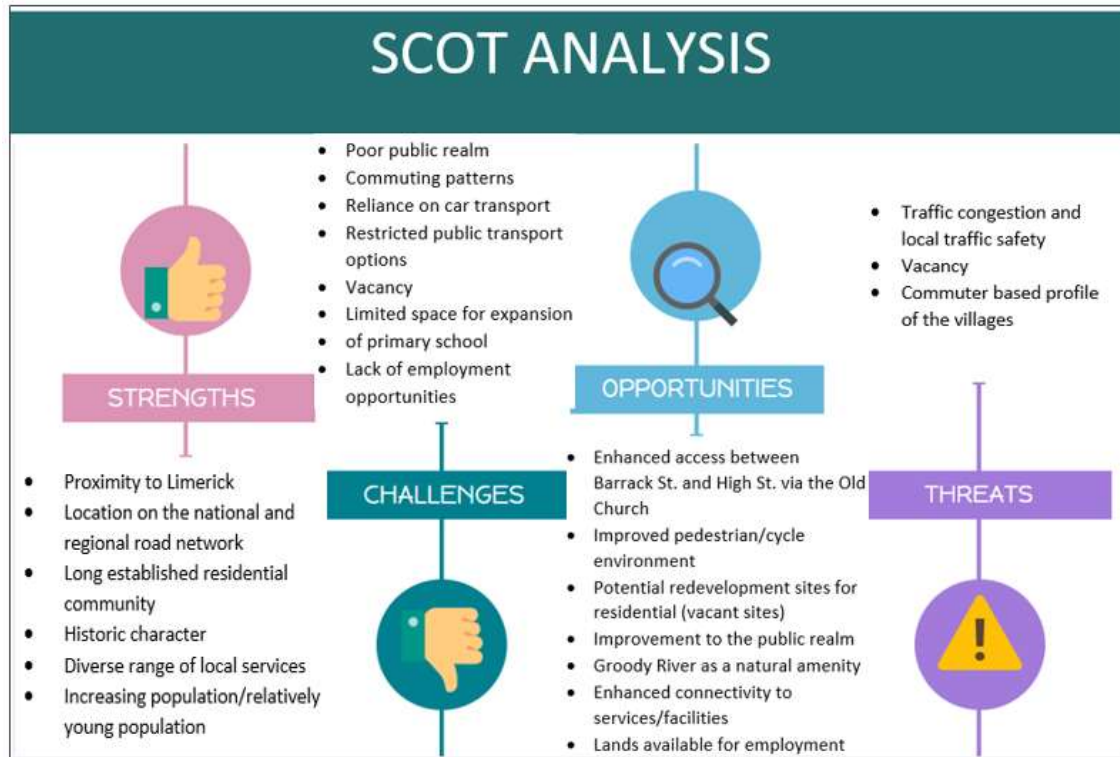


Fig 2.4 SCOT Analysis of Caherconlish

Chapter 3 – Development Strategy

3.1 Strategic Vision

The purpose of the Draft Caherconlish Local Area Plan is to set out the policies and objectives which will guide the sustainable future growth of the village between 2023-2029 and beyond and to ensure alignment with provisions of higher-level planning policy. The vision of the plan is to improve the local environment focusing on the sustainable growth of the built environment, employment generation, and the provision of community and social services together in a low carbon, compact, consolidated manner.

The strategic vision statement reads as follows:

'The strategic vision for Caherconlish is to fulfil its role as a Level 3 settlement as identified in the Limerick Development Plan. This will include the provision for growth in population and employment through a mix of quality residential development (choice and tenure), education and employment opportunities, sustainable mobility choice, strengthened retail/commercial village centre, community infrastructure, active lifestyles and recreation choice, and sustaining Caherconlish's unique heritage assets. The future development of Caherconlish will provide for low carbon, sustainable growth in a coherent spatial manner.'

3.2 Spatial/Development Strategy

The overall development strategy for Caherconlish, is to grow the population of Caherconlish in line with the Limerick Development Plan as a Level 3 Settlement, by focusing growth within the village core and in doing so, supporting in the regeneration, repopulation and development of the village. The future of Caherconlish is one where quality of life and wellbeing of its inhabitants are enhanced, building a resilient and sustainable compact village, that supports improved local employment and economic activity, protects its local culture and heritage, while supporting the village's transition to a low carbon society.

Overall Strategic Development Objectives

It is an objective of the Council to:

1. Seek the sustainable intensification and consolidation of the existing built environment, in accordance with the objectives for compact growth, set out in higher-level spatial plans through appropriate infill and brownfield development, supported by the necessary physical and community infrastructure.
2. Promote sustainable economic development, enterprise and employment opportunities and prioritise the village centre, as the primary location for retail and commercial activity.
3. Promote and facilitate sustainable modes of transport, prioritising walking, cycling and public transport, whilst protecting and improving existing road infrastructure.
4. Protect, conserve and enhance the built environment, through promoting awareness, utilising relevant heritage legislation and ensuring quality urban design principles are applied to all new developments, respecting historic and architectural heritage.
5. Protect, enhance and connect areas of natural heritage, blue green infrastructure and open space for the benefits of quality of life and biodiversity, capitalising on climate change adaptation and flood risk measures.

6. Ensure the highest quality of public realm and urban design principles apply to all new developments.
7. Have cognisance to the Limerick Climate Change Adaptation Strategy 2019 - 2024, and any forthcoming climate adaptation and mitigation strategies that emerge during the lifetime of this plan.
8. Guide the future development of Caherconlish, in accordance with the Town Centre First policy approach seeking to bring people and appropriate business/services back into the heart of Caherconlish, through place-making, good quality urban design, and sustainable mobility as promoted by the Department of Housing, Local Government and Heritage and the Department of Rural and Community Development.
9. Ensure the future development of Caherconlish supports the transition to a low carbon society and economy, implementing national policy to reduce gas emissions, improve environmental quality and contribute to national targets for climate change.

3.2.1 Population and Housing

The Core Strategy for Limerick, is set out in Chapter 2 of the Limerick Development Plan 2022-2028. Section 19 (2) of the Planning and Development Act 2000 (as amended) requires that: *“A Local Area Plan shall be consistent with the objectives of the Development Plan, its Core Strategy, and any Regional Spatial and Economic Strategy that apply to the area of the plan...”*. The Limerick Development Plan promotes development of settlements to grow at an appropriate rate, where both physical and social infrastructure keeps pace with population growth.

Caherconlish is identified for potential growth of 23%, within the lifetime of the Limerick Development Plan, which seeks to ensure that the development of the settlement in the village is in pace with the development of physical and social infrastructure. It also ensures the capacity of the village to accommodate the additional growth without damage to the settlement’s character and the carrying capacity of its environment and infrastructure.

3.2.2 Population Projections, Capacity and Residential Land Availability for Caherconlish

Between the period 2006-2016, the population of the village experienced significant growth, which saw the population of the village grow by 110%. The Core Strategy of the Limerick Development Plan sets out the population growth in all settlements across Limerick. The Plan sets out residential units and zoned land requirements for each settlement, in accordance with the NPF, the Implementation Roadmap for the NPF and the RSES. The Limerick Development Plan is also informed by the Regional Demographics and Structural Housing Demand at County Level.

The following criteria was used to determine the growth allocation for Caherconlish within the lifetime of the Draft Plan.

- As determined by the Development Plan, the assumed population growth allocation for Caherconlish is an additional 339 persons to 2028, which equates to an additional 125 units.

- The provision of 146 units is realised by taking the proposed population growth per annum (125 units/6 years = 20.83 units per year), as outlined in the Core Strategy of the Limerick Development Plan, and multiplying this figure for a seven year period (from 2022-2029) as illustrated in Table 3.1 below.

An assessment has been carried out to examine vacancy within each of the settlement boundaries and included in the calculations for residential purposes in Caherconlish. This equates to 2.8% vacancy (4 units). In addition, an extant planning permission exists within the village centre for 7 units.

A	Limerick Development Plan Additional Households Forecasted 2022-2028 for Caherconlish	125 units
B	Forecasted households per year (A)	20.83 units (A/6 year period from 2022-2028)
C	Forecasted households for years 2022-2029 for Caherconlish	146 units (B x 7 year period from 2022-2029)
D	Vacancy Q2 2022 Geodirectory	2.8% (4 units)
E	Extant Planning Permission	7 units granted village centre (Planning Ref. 21/550)
F	No. of new units required 2022-2029	135 units (C-(D+E))
G	New Residential @ 22 units per hectare	135 @85% = 115 (5.22 ha)
H	Residential Serviced Sites @ 10 units per hectare	135 @15%* = 20 (2.085 ha)
I	Additional provision +25%	29 units (G x 25%) @22uph = 1.31 ha
	Total Land Required (Ha)	8.615 ha (G + H + I)

Table 3.1 Core Strategy Units Allocated

*In total, 8.615ha are zoned for residential development in the Draft Plan, on which, housing would generally be permitted. The 2012 plan made provision for 3.52ha of Serviced Sites however, there has been no takeup of serviced sites to date. Taking this into account, 15% of the total units allocated to Caherconlish is zoned for Serviced Sites while 85% of the total number of units are allocated to new residential development.

The *Development Plan Guidelines for Planning Authorities* published June 2022 allows for the inclusion of additional zoned serviced land and sites for residential uses (or a mixture of residential and other uses), than would equate to meeting precisely the projected housing demand set out in the Core Strategy for that settlement. The Guidelines outline that this approach ‘recognises that a degree of choice in development sites to be provided locally is desirable to avoid restricting the supply of new housing development through inactivity on a particular landholding or site’. The guidelines require that this “Additional Provision” is clearly set out in the Core Strategy and it is identified, quantified and explained and should not exceed 20-25% of the required quantum of zoned land and sites in the settlement for any six

year period. The Local Area Plan has identified an additional 25% of zoned land and this has been incorporated into the zoned requirements for residential lands within the plan.

Justification for additional provision is as follows:

- Two sites zoned New Residential are identified on the Housing's Department Approved Pipeline Sites, as set out under Limerick City and County Council's Housing Delivery Action Plan 2022-2026;
- New Residential site No. 1 as set out in Table 10.3 (Settlement Capacity Assessment) is identified as an 'Opportunity Site' as it presents an opportunity to create compact growth and permeability between existing estates and could provide potential passive surveillance onto the Community Park;
- New Residential site No. 4 as set out in Table 10.3 presents an opportunity to create permeability and connectivity from Ceol na Habhann into the village centre, including linkages to Caherconlish National School.

Census Pop. 2016	Additional households forecasted 2022-2029	Quantum of land required	Total Land zoned Serviced Sites	Total Land zoned New Residential
1476	164	8.615ha	2.085ha	6.53ha

Table 3.2: Projected Growth for Caherconlish within the lifetime of the Draft Local Area Plan

Caherconlish has a strong service function for its inhabitants and surrounding hinterland. Its level and diversity of services, community facilities and amenities, availability of serviced and serviceable lands, coinciding with its ease of access and proximity to Limerick City and suburbs and its connectivity to the national road network, further creates a settlement suitable to attract inward investment to support future population growth, in accordance with the objectives of the NPF and RSES. On this basis, the assumed scale of growth for Caherconlish is considered reasonable and will be progressed on lands including opportunity, infill and brownfield sites.

A Settlement Capacity Audit (SCA) assessing the key infrastructure available to the individual sites identified as suitable for the provision of residential development has been set out in Chapter 10. The SCA identifies the infrastructure necessary to support future development on lands that are serviceable. An indicative timeframe for the delivery of critical infrastructure i.e. short, medium or long term is also included.

3.3 Housing and Residential Development Strategy

One of the key objectives of the NPF, RSES and the Limerick Development Plan is to focus on the sustainable development and compact growth of urban areas, optimising the use of serviced lands by focusing development on infill, brownfield, backland and vacant/derelict sites and in doing so, maximising the viability of investment in social and physical infrastructure. A key priority of the Department of Rural and Community Development's Rural Development Policy 2021-2025 is the Town Centre First Approach that supports the regeneration, repopulation and development of rural towns and villages. The Town Centre

First Approach focuses on creating the conditions for individuals and families to move back into the heart of the towns and villages through place-making, good quality urban design and sustainable mobility. The Town Centre First Approach is outlined in more detail in Chapter 4.

This Draft LAP aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes Caherconlish an attractive and inviting place to live. Caherconlish will cater for new housing to serve population growth and new household formation, in accordance with the population targets of the Core Strategy of the Limerick Development Plan



Fig. 3.1 Image of Old School Building on Main Street.

as is outlined in Section 3.2.2. Table 3.1 identifies a requirement for 8.615ha. of land in order to accommodate planned growth, which will be delivered at a minimum of 22 units per hectare for 85% of units on New Residential lands and 10 units per hectare for 15% of units on lands zoned Serviced Sites. Adequate housing provision is essential for the creation of an environment to attract business and enterprise to Caherconlish.

Policy DS P1: Development Strategy - It is policy of the Council to:

Deliver new residential development in accordance with the Core Strategy of the Limerick Development Plan 2022 – 2028, supporting a choice of quality housing, mixed tenure and unit size/type universally designed for ease of adaption to the lifecycle and mixed mobility needs.

Objective DS O1: Residential Development - It is an objective of the Council to:

- (a) Require the use of Design Briefs, Masterplans, Sustainability Statements, Social Infrastructure Assessments and any other supporting documents deemed necessary to ensure the coherent planning of residential development.
- (b) No one proposal for residential development shall increase the existing housing stock by more than 10 – 15% within the lifetime of the Plan, unless the applicant can demonstrate that the settlement has adequate capacity, in terms of both physical and social infrastructure to support additional growth
- (c) Ensure all new residential layouts will prioritise walking and cycling, which are fully permeable for pedestrians and cyclists to access a range of local services and enable the efficient provision of public transport services.
- (d) Ensure new residential development provides high quality public open space and play lots proportional to the number of residential units, having cognisance of accessibility, safety, permeability and public realm.

Objective DS O2: Residential Compact Growth - It is an objective of the Council to:

- a) Ensure that at least 30% of all new housing development is delivered within existing built-up areas including infill, brownfield and backland sites.
- b) Consolidate existing development and increase existing residential density, through a range of measures, including reductions in vacancy, re-use of existing buildings and infill development schemes.
- c) Ensure that in any proposed alterations to the streetscape of the town centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the setting of protected structures, or the integrity of the nineteenth century streetscape.



Fig. 3.2 Cois Rioga Residential Housing Estate

3.3.2 Residential Development – Density, Housing Type and Mix

Caherconlish has experienced significant population change since 2002 and this Local Area Plan seeks to accommodate the future needs of the village in a consolidated manner. Planning policy requires Local Authorities to ensure a sequential approach to zoning land with a primary focus on the consolidation of settlement through zoning of lands within or contiguous to the village centre and within the existing built-up area of Caherconlish. This LAP places a strong emphasis on ensuring the delivery of sustainable communities providing high quality, universally accessible residential developments with an appropriate mix of housing type, tenure, density and size, through the redevelopment of brownfield, infill, and on greenfield sites, supporting the principles of placemaking, permeability and integration of community and recreation facilities.



Fig. 3.3 Stone wall on entrance to Village from Beary's' Cross Direction

To cater for the projected population growth, a mix of dwelling types and sizes will be required to meet the housing needs of all members of the community, including the increased demand for smaller unit sizes/downsizing schemes. A statement to identify how this has been considered shall be submitted as a requirement for any planning application for housing development to demonstrate that consideration has been given by the developer to meet the demand for housing in Caherconlish.

The Council will be guided by the Government policy outlined in *Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities* (DECHG, 2009) and *Urban Development and Building Heights: Guidelines for Planning Authorities* (DHPLG, 2018) and any subsequent replacement Government policies. In line with the above Guidelines, the following densities shall apply to residential zoned land in Caherconlish:

Zoning	Minimum Density
New and Existing Residential	22 units per hectare
Serviced Sites	10 units per hectare

Table 3.3 Density Standards

Objective DS O3: Density and New Residential Developments: It is an objective of the Council to:

Ensure that new and existing residential development complies with the residential density requirements as set out in Table 3.3.

3.3.3 Serviced Low-density Sites

In Caherconlish, zoning of land is included for the potential development of low-density serviced sites as alternative to the un-serviced one-off rural house in the open countryside. These individual residential plots will have access to services, such as utility connections (water and sewerage), footpaths, lighting and are within walking distance of the village centre. The density on these lands shall generally be 10 housing units per hectare. Whilst individual house design of serviced sites is encouraged, the overall design of the scheme must be consistent in terms of boundary treatments and landscaping. A quantum of land (2.085ha) located to the north of the village, has been identified as 'Serviced Sites'.

Objective DS O4: Serviced Sites - It is an objective of the Council to:

Permit serviced sites on appropriately zoned lands within the settlement boundary of Caherconlish, in line with requirements outlined in the Limerick Development Plan 2022-2028. The Council requires a minimum net density of 10 dwelling units per hectare on lands zoned Serviced Sites.

3.3.4 Specialised Housing including Older Persons Housing, Assisted Independent Living and Traveller Accommodation

Specialised housing accommodates the needs of those that require specialised design and planning needs, such as older persons, disabled or mobility-impaired people. Specialised housing also includes Traveller-specific accommodation. The Local Authority will ensure that all new housing developments or retrofitting existing units, will be designed to the highest quality with respect to the principles of universal design and place making. The provision of specialist housing should be integrated into the established or planning residential areas, be well served by appropriate levels of infrastructure, within walking distance of shops, services, public transport, open space and based on the principles of universal design and accessible public realm. Consideration of the nature of the existing housing stock and existing social mix in the area will be considered and provision will be made to a range of new housing types, tenures and adaptability for all age groups and abilities.

Limerick City and County Council has an adopted Traveller Accommodation Programme 2019-2024, which outlines the accommodation needs, policy and implementation measures to address the accommodation needs of the Traveller Community. Objective HO O15 of the Limerick Development Plan, 2022-2028 outlines Limerick City and County Council's commitment to support the delivery of traveller-specific accommodation with the relevant agencies, in accordance with the Traveller Accommodation Programme and any subsequent document. The current programme does not identify a requirement for specialised traveller accommodation for Caherconlish.

3.3.5 Social Housing

'Housing for All - a New Housing Plan for Ireland' is the government's housing plan to 2030. The plan includes ambitious actions to address homelessness, the provision of affordable housing and accelerating the delivery of social and affordable housing schemes. Part V of the Planning and Development Act 2000 (as amended) is one of the means through which Limerick City and County Council can seek to address demand for social housing in Limerick. The Council works in partnership with the Department of Housing, Local Government and Heritage and Approved Housing Bodies to deliver and manage social housing.

Objective DS O5: Social and Affordable Housing - It is an objective of the Council to:

Promote the provision of social and affordable housing in accordance with Part V of the Planning and Development Act 2000 (as amended), the Limerick Housing Strategy, the Housing Needs Demand Assessment, and government housing policy 'Housing for All' (2021),

Limerick City and County Council's Housing Delivery Action Plan 2022-2026 and any subsequent replacements thereof.

Chapter 4 – Town Centre First Approach

4.1 Introduction

The Limerick Development Plan acknowledges the challenges facing rural communities and the important role that towns and villages play as local drivers for their surrounding areas. The most recent government policy publication, *Town Centre First* seeks to create vibrant communities in urban settlements, including villages, such as Caherconlish, to encourage families back into living in the heart of towns and villages. The policy outlines the need for towns and villages to be climate resilient, well-connected, accessible locations where digital technology is integrated into daily commercial and social life and where urban built heritage is sustainably managed and conserved.

Policy TCF P1: Town Centre First - It is policy of the Council to:

Support the implementation of the Town Centre First policy in Caherconlish in creating a vibrant and attractive village centre to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community through the enhancement and development of the village's rich architectural heritage and enhancement of the public realm.



Fig. 4.1 Residential Housing on High Street

4.2 Town Centre First and the '10 Minute' Town Concept

The Town Centre First policy is derived from the concept of developing a 10-minute city/town/village, whereby a sustainable compact settlement, such as Caherconlish, provides access for its residents to their daily needs, within easy walking or cycling distance of their homes. There is clear scope in Caherconlish to promote greater connections and linkages through appropriately designed infrastructure and through the design stage of any future development. Recent years have shown a shift in attitude towards a desire for proximity of local services and amenities. Creating enhanced walking and cycling facilities enables residents to shift to more sustainable transport modes and in doing so, reducing the carbon footprint of the settlement.

The decline of villages needs to be tackled by focusing on policies, such as the Town Centre First approach, which seeks to future proof our local towns/villages by creating attractive places, where people want to live and can shop and meet their needs locally.



Fig. 4.2 Residential Units on Main Street

The Draft Plan promotes the 'Town Centre First' approach with a focus on creating a thriving village centre with a strong service and social function. Through the re-use of buildings, infill development, re-purposing of under-utilised lands within the village centre for mixed uses including residential, small local shops or creative workspaces, the Draft Plan seeks to consolidate the

village rather than encourage sprawl. In addition, the Draft Plan supports the investment in high quality pedestrian/cyclists friendly public realm, increased permeability and connectivity and attractive public spaces, where people can gather socially to include maximising green spaces that facilitate local communities and economies.

Policy TCF P2: Place-making Strategic Policy - It is policy of the Council to:

Ensure that new development in the village centre and in particular the opportunity areas, comprises the highest of qualitative and design standards, complimenting the existing historical built fabric and national heritage, sustaining Caherconlish as a village in which to live, work, invest in and do business.

4.3 Town Centre Health Check

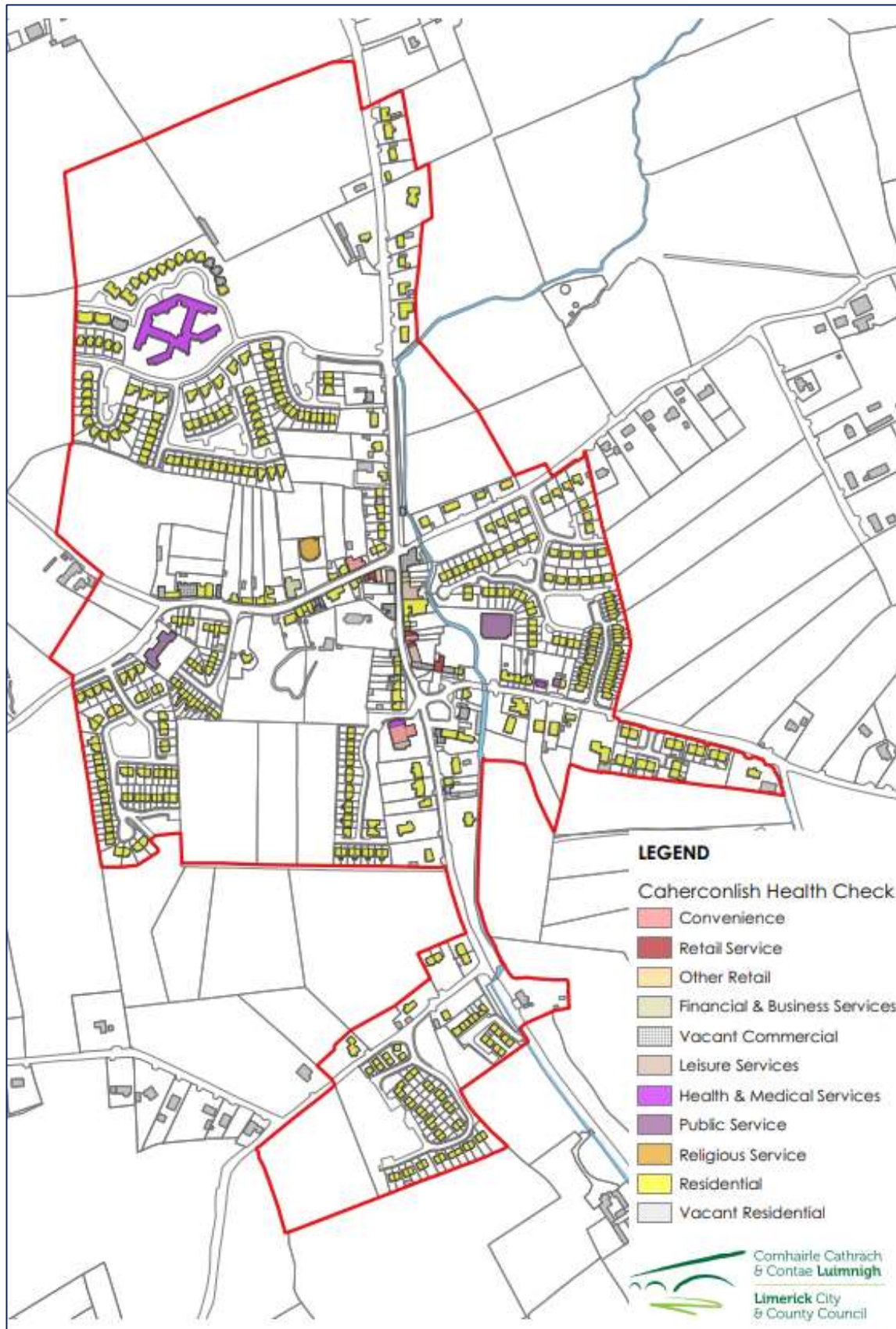
Vacancy in any urban centre impacts on the overall vitality and attractiveness of an area. Residential vacancy is an issue or consideration in devising a new Local Area Plan and according to the 2016 Census, 9 dwellings or 1.7% of the housing stock were deemed 'temporarily absent' and 50 dwellings were deemed 'other vacant dwelling' accounting for 9.4% of the housing stock. Data gathered from Geo directory analysis for Q2 2022 identified residential vacancy in Caherconlish at 2.8% (4 units).

Limerick City and County Council carried out a Health Check of Caherconlish village in January 2022. In total 507 units were surveyed with 3.9% deemed vacant residential (19 units) and 30% vacant commercial units (9 units). The breakdown of the units surveyed is outlined in the Health Check Map 4.1 further down the section.

There is some vacancy of properties visible throughout the village centre on High Street, Barrack Street, and around the village square. Some of these units are highly visible due to their scale, having large street frontages, or their location within the village, in particular the

Square. Collectively and even individually, these vacant buildings contribute to the village's neglected appearance. The Council has a proactive regime in place, which aims to tackle the issues of dereliction and vacancy throughout Limerick. A dedicated team within the Council work on a continuous basis seeking to reduce vacancy and dereliction, through the various tools available, including compulsory purchase orders of vacant and underutilised properties.

In order to realise the consolidation of Caherconlish, development will be encouraged to be delivered in a sustainable, sequential manner from the village core outwards, within the built up footprint of the village, while promoting the reuse and redevelopment of vacant and derelict sites and buildings. This Plan will provide support for continued diversification of services within the village core to sustain the residential population. Opportunities for the reuse of these buildings will be supported in the Plan area, as well as the provision of new services within the village. The Council will continue to monitor vacancy and work with the relevant stakeholders to address issues that exist and utilise the various tools available to implement urban regeneration.



Map 4.1 Caherconlish Health Check Map January 2022

4.4 Retail Strategy

The Retail Strategy for Limerick Shannon Metropolitan Area and County Limerick designates Caherconlish as a Tier 4 – Large Village Level 1 Retail Centre. The Retail Strategy refers to small towns, villages and local centres role as *‘fulfilling the everyday needs of the communities they serve’* and outlines how retail development should be targeted in the centres of small towns and villages complementing existing retail provision. The development of retail services in the smaller settlements will be focused on providing support services for their respective populations and rural hinterlands.

There is a number of vacant commercial units in Caherconlish. As previously outlined, retail vacancy, as accounted for through the Health Check Survey provided a breakdown of retail/commercial vacancy of 30% (9 total units).

The Council supports the ‘town centre first approach’ when assessing planning applications in relation to retail development. Development proposed on the ground floor in the village centre will be restricted to shopping and related services with active frontages to address the street. Out-of-centre locations for retail business and services are generally not permitted in efforts to consolidate the existing retail centre and encourage vacant units use within centre. These retail developments should also be located in areas of high accessibility to the areas they serve. The Draft LAP anticipates that additional retail development in Caherconlish will be achieved through the redevelopment of vacant commercial units in the first instance.

Policy TCF P3: Retail Strategic Policy - It is policy of the Council to:

To support the sustainable long-term retail growth of Caherconlish, in accordance with the Limerick Development Plan 2022-2028 and the Retail Strategy for the Limerick Shannon Metropolitan Area and County Limerick.

Objective ED P4: Retail Development - It is the objective of the Council to:

Promote the vitality and viability of Caherconlish, as a retail service centre and to improve the quantity and quality of retail provision in the village by:

- (a) Emphasising the village centre as the primary retail location;
- (b) Encouraging the upgrading and expansion of existing retail units and the development of new units within the village centre;
- (c) Ensure that proposals at ground floor level within the village centre are restricted to retail uses. Storage use will not be permitted as the primary use in this location;
- (d) Encouraging the use of upper floors in retail premises for commercial or residential use;
- (e) Enhancing the physical environment of the village centre, as a location for shopping and business through measures aimed at improving conditions for pedestrians;
- (f) Encourage the retention of traditional shop fronts to enhance the streetscape.

4.5 Opportunity Sites

The Council has identified 5 opportunity areas that have the potential to sustain community vitality and contribute to a positive public realm experience. The Council seeks to capitalise on the existing assets of these area, be that natural biodiversity and amenity, location or the historic built heritage.



Fig. 4.2 Image of Caherconlish Village Square

Objective TCF O1: Opportunity Sites - It is an objective of the Council to:

- (a) Encourage and support the appropriate and sustainable development or redevelopment where appropriate of lands identified as an opportunity site within the land use zoning map in line with the principles set out in Table 4.2.
- (b) Ensure that new development in the village centre and in particular the opportunity areas comprises the highest of qualitative and design standards, complimenting the existing historical built fabric, or natural heritage, sustaining Caherconlish as a village in which to live, work, invest in and do business.

Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Village Centre
- Sports Facilities
- Opportunity Sites
- Caherconlish LAP Boundary

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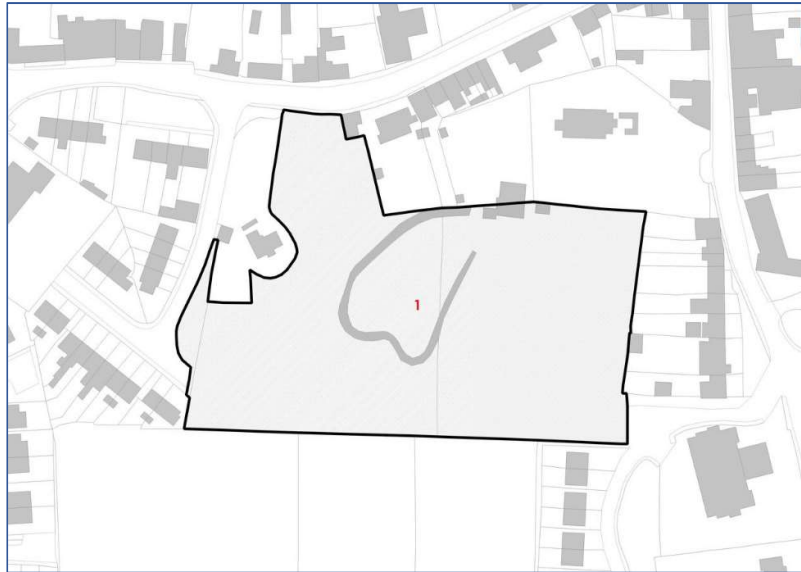
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Table 4.2 Caherconlish Opportunity Sites and Development Potential/Principles

Opportunity Site	Development Potential/Principles
Opportunity Site 1:	<p>Site Description: Lands between High Street and Barrack Street, linking the old church site and lands to the south with High Street. The site consists of two fields, separated from each other by a mature hedgerow and is bordered on all sides except the south by buildings and their curtilages.</p> <ul style="list-style-type: none"> - 1.491ha lands zoned ‘Open Space and Recreation’. - The entire site has important historical and archaeological associations for the locality: <ul style="list-style-type: none"> • It is contained within the Recorded Monument LI014-079001 ‘Historic town’ • The site is distinguished by a pronounced earthwork some 2,500 square metres in area, which rises about 5 metres above the surrounding fields. (Recorded Monument LI014-79002). • The top of the earthwork is the site of another Recorded Monument (LI014-079004, a castle). • The eastern portion of the lands abuts the medieval church (RMP LI014-079005) and graveyard (RMPLI014-079003). <p>Development Potential/Principles:</p> <ul style="list-style-type: none"> - Potential to develop the lands as a community park for public use. - Opportunity to create a walkable and cycle friendly community park that will enhance access and improve permeability and active travel linkages to the village centre from the west of the settlement, including easy access to Caherconlish National School through a safe and attractive network of walkways and cycle paths. - To deliver an exemplar community park with a clear identity and character that responds to the natural and historic environment and provides a great place for play and recreation. - Any development proposals will be required to include the entire lands to ensure the area is developed and managed in a sustainable and coherent fashion as a public park. - Ensure that full consideration is given to the protection of archaeological heritage, in undertaking, approving or authorising development in order to avoid unnecessary conflict between development and the protection of archaeological heritage. - In addition, any proposals that may be considered to affect views and setting of the old Church of Ireland Church, including proposals for tree planting will require prior consultation with the Council’s Archaeologist and the National Monuments Service.

Draft Caherconlish Local Area Plan 2023-2029

- The Council will seek to safeguard the amenities reasonably expected to be enjoyed amongst neighbouring land uses that the public use of this park might affect. This will require attention to how the park is to be laid out, careful consideration of uses permitted, including management of the park, appropriate lighting, boundary treatment and controls on public access at entry points.
- Development principles relating to Opportunity Site 4 as outlined below will ensure open spaces, where proposed, are positioned to provide passive and active surveillance with design of units positioned also to provide passive and active surveillance



Opportunity Site 2:

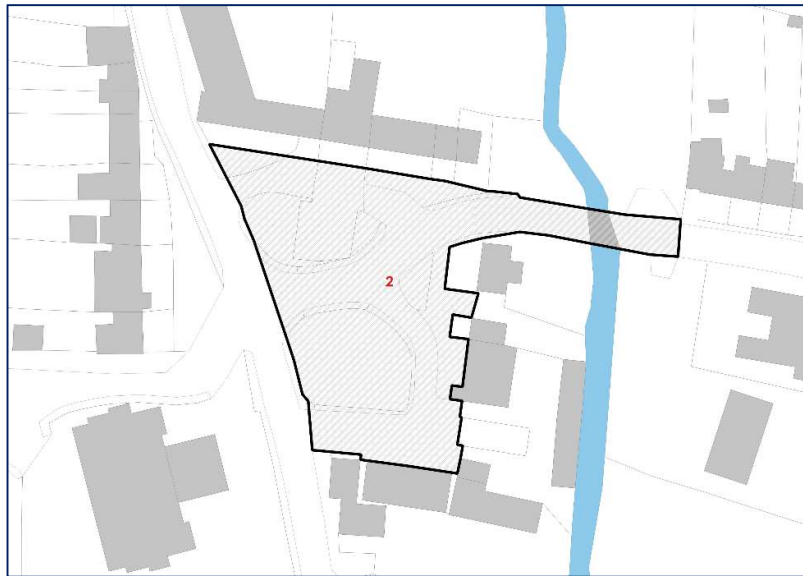
Description:

- Caherconlish Village Square
- The area is located in the village centre, at the junction between the regional road (R513) and a local road (L5094). The entire opportunity area is 0.327 hectares extending out the L5094 local road to the Millennium Centre.



- The site has a number of land use zoning including 'Open Space and Recreation' (the Square), the lands in the north and west of the Square are zoned 'village centre'. The area to the south and east is zoned 'Existing Residential' to reflect the dominant use there, and 'Education and Community Facilities' by the Millennium Centre.
- Planning permission was granted in 2018 to Caherconlish Tidy Towns for a Heritage Project (blacksmith memorial and fountain)

Development Potential/Principles:

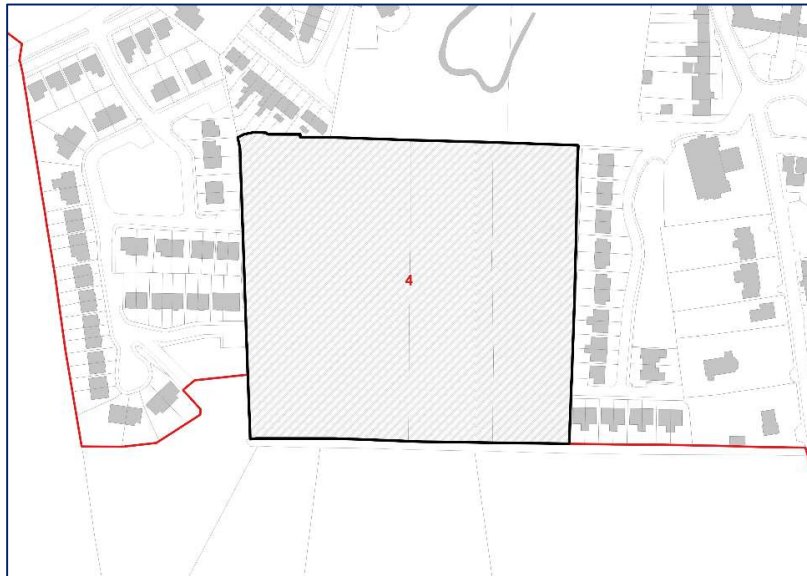
- Public realm improvement works to include tree-planting, walkways, benches and litterbins on the main green area.
- Enhanced pedestrian connectivity within the Square and to the Millennium Centre.



Opportunity Site 3:	<p>Description:</p> <ul style="list-style-type: none">- Potential to deliver a walkway along the Groody River- Forms Caherconlish's principal blue infrastructure asset and is a key feature of the village, adding to the amenity value and biodiversity within the settlement.- The Groody River is also important in that it is a tributary of the River Shannon and therefore feeds the Lower Shannon Special Area of Conservation (SAC) and it is essential that the integrity of the downstream Lower River Shannon SAC is protected.- The proposed river walk begins north of the village centre, with access proposed opposite the estate of Cois na Habhann on the R513. The route continues behind the former library parallel to the R513 Limerick Road through the 'Open Space and Recreation' zoning designation and continues east of the village centre to the south of the settlement boundary. <p>Development Potential/Principles</p> <ul style="list-style-type: none">- Potential to develop a blue/green infrastructure amenity link as a recreational/ecological resource and in doing so, providing a biodiversity corridor north and south of Caherconlish village centre along the section of the Groody River and in addition linking the L1149 to the R513 at Ceol na Habhann.- Any proposed development will require the demonstration of a planned, integrated scheme for the area to reinforce the riparian character of the banks of the river safeguarding the natural habitat of the river and its banks.- Future development proposals shall provide a high quality riverside walkway alongside the Groody River.- Layouts, elevations and plan form must be designed to reflect a 'sense of place' and community, utilising existing site features and enhanced landscaping, including the mature trees located along the corridor.- Proposals shall be designed in accordance with the principles of universal access for all.- Where possible, proposals shall include suitable landscaping and management measures to support enhanced biodiversity of the area.
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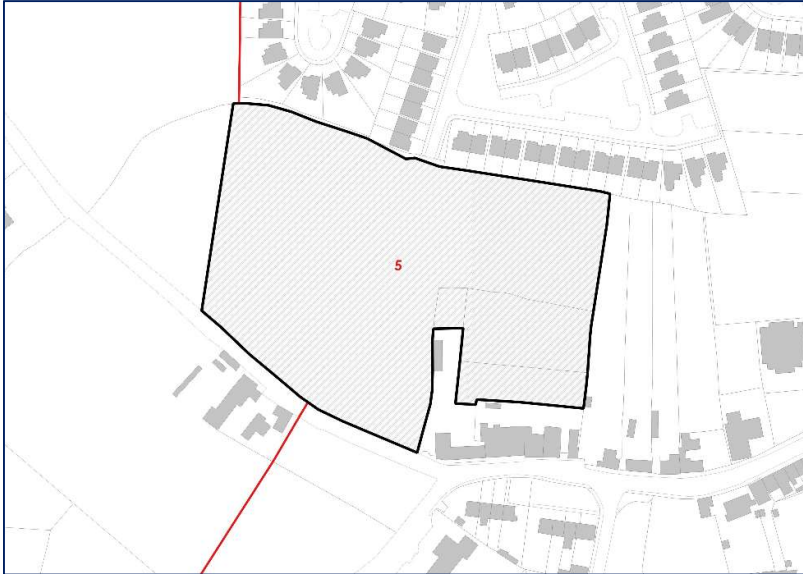
	 
<p>Opportunity Site 4</p>	<p>Description</p> <ul style="list-style-type: none"> - New residential lands adjoining Barrack Close and Castle Park - 3.280ha site zoned 'New Residential' - Infill/backland development connecting into the village core <p>Development Potential/Principles</p> <ul style="list-style-type: none"> - Detailed masterplan will be required showing proposed connectivity and linkages and access points as part of any development proposal; - Where possible, mature tree and hedgerow boundaries should be incorporated into the landscaping of the scheme to safeguard biodiversity corridors;

- Opportunity site in terms of the sustainable development and compact growth of Caherconlish optimising the use of serviced lands by focusing development on an infill/backland site and in doing so, maximising the viability of investment in social and physical infrastructure;
- Layouts, elevations and plan form must be designed to reflect a 'sense of place' and community, utilising existing site features and enhanced landscaping
- Good quality of private and communal open spaces;
- Variety of house types and unit size;
- Ensure open spaces, where proposed, are positioned to provide passive and active surveillance with design of units positioned to provide passive and active surveillance towards Opportunity Site 1 (proposed community park).
- Ensure the provision of green infrastructure is a key component of the design and layout, including connections to existing or new green infrastructure assets.



Opportunity Site 5	<p>Description:</p> <ul style="list-style-type: none">- New Residential lands Adjoining High Street and Cois na Habhann- 2.094 ha site zoned 'New Residential'- Part backland and infill development north west of village centre <p>Development Potential/Principles</p> <ul style="list-style-type: none">- Opportunity site for the sustainable development and compact growth of Caherconlish optimising the use of a serviceable site by focusing development on an infill/backland site and in doing so, maximising the viability of investment in social and physical infrastructure- The layout design will prioritise the creation of high quality permeability and connectivity from Ceol na Habhann into the village centre, including to Caherconlish National School.- Detailed masterplan will be required showing proposed connectivity and linkages and access points as part of application.- Careful consideration will be required in terms of design, including connectivity between the residential estate of Ceol na Habhann to the junction of the L1149 and L5105 with provision for safe walking and cycling infrastructure. This site is a critical element in improving sustainable movement between the village centre, the school and the housing estate of Ceol na Habhann.- A mix of housing types and tenures will be required, in accordance with the provisions of the Limerick Development Plan.- Ensure that full consideration is given to the protection of archaeological heritage, in undertaking, approving or authorising development in order to avoid unnecessary conflict between development and the protection of archaeological heritage.- Require any future proposals on these lands to be informed by the preparation of an overall masterplan, which will be prepared in conjunction with an archaeological assessment by suitably qualified archaeologists at the design stage, previous archaeological investigations in the immediately surrounding lands have identified significant archaeological remains in particular, potential town defences, which will require further investigation, which will be agreed with the National Monuments Service and the Council's Archaeologist at pre - planning stage.
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- A detailed traffic assessment will be required to assess any issues with access to the lands. Lands should be well designed in terms of connectivity and permeability with good pedestrian, cyclist links to the village centre and public transport.



Chapter 5 - Sustainable Communities

5.1 Sustainable Communities - Introduction

Community infrastructure of a social, sporting, educational, and amenity value are crucial to provide opportunities for inclusion of all community members and provides benefits to health and helps attract inward investment. Higher level spatial plans promote the 10 Minute Town Concept seeking to have all community facilities and services accessible within a 10 minute walk or cycle from homes or are accessible by public transport services connecting people to larger scaled settlements. In addition, developing the infrastructure for the development of sustainable communities is one of the best ways to address climate change enabling communities themselves to transition to a low carbon society.



Fig 5.1 Caherconlish Playground

High quality social and community services in an area makes for a more attractive place that encourages the establishment of new business and where people choose to live. The Local Authority is committed to the provision, upgrade and expansion of community facilities and social infrastructure in conjunction with private, public and voluntary organisations. Limerick City and County Council's Local Community Development Committee (LCDC) performs a role in developing, coordinating and implementing a coherent and integrated approach to local and community development, through the Local Economic and Community Plan 2016 – 2021 (LECP) and any subsequent updates.

Ireland's aging population is also evident in Caherconlish. From 2011 to 2016, the percentage of the population of the village in the age bracket 65+ doubled from 6% to 12%. Limerick City and County Council adopted an *"Age Friendly Limerick Strategy 2015-2020"* which commits to improving key areas of infrastructure, services, information and an overall social response to older person's issues. The need to cater for those wishing to downsize and reside in proximity to services and amenities is anticipated to grow into the future. These facilities should be located in existing residential areas on sites with good access to a broad range of services for elderly persons.

Policy C P1: Social and Recreational Infrastructure Community and Recreational Facilities -

It is the policy of the Council to:

Ensure that planning applications for social infrastructure and recreational infrastructure demonstrate climate resilience measures to climate-proof critical infrastructure.

Objective C O1: Expansion of Community and Education Facilities - It is an objective of the Council to:

Ensure provision of sufficient zoned lands to facilitate the expansion of existing and provision of new education, sports clubs, cultural facilities, healthcare facilities and community infrastructure in appropriate locations. The Council promote multi-purpose spaces and co-use of recreational facilities.

5.2 Community and Education Facilities

5.2.1 Education and Childcare

Caherconlish has a number of well-established community and social facilities and has many active community groups operating within the village involved in a wide range of activities including sports, arts and culture, local history and heritage, youth, environmental and local development. These groups have been very successful in delivering a number of community projects, including a community playground and have recently obtained planning permission for the redevelopment of Caherconlish tennis club. In addition, the Caherconlish Tidy Towns group have been granted permission for a heritage project in the village square. The Council will seek to support community-led projects that enhance the well-being of the community and cultural projects that create a sense of place/enhance public spaces within the village.

There is currently one national school within the settlement of Caherconlish with an enrolment in 2021/22 of 114 students. Caherconlish National School has limited capacity to expand. To facilitate the provision of any future expansion, lands opposite the existing school have been zoned for community and education use.

There are two providers offering preschool services within Caherconlish and in addition an after school (school going age) service operated from Caherconlish Community Centre. All preschool and afterschool facilities currently operating in Caherconlish are seasonal. There is no purpose built crèche, despite the growth in the number of young children with parents availing of this service in adjoining settlements.

Objective C O2: Childcare and Educational Facilities - It is the objective of the Council to:

- a) Support and facilitate improvements to existing educational and childcare and facilities within Caherconlish
- b) Ensure that there are sufficient educational and community facilities to meet the needs generated by proposed developments, by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 10 or more dwellings.
- c) Ensure that childcare and education facilities are provided in tandem with new residential areas, at accessible locations, which maximise opportunities for walking, cycling and use of public transport and comply with all relevant standards.
- d) Facilitate the development of lifelong learning facilities and digital capacity for distance learning.

e) Ensure that the existing school site is protected for educational use and that lands opposite to the school is protected for education and community uses.

5.2.2 Health

There is a HSE Health Centre operating within the settlement in Templemichael. 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 in line with planning requirements. The Council will continue to support further economic and social progress with regard to health services, including capital investment in community and continuing care services at the HSE (West) Health Clinic in Caherconlish.

5.2.3 Parks, Open Space and Recreation

Public open spaces and sports and recreational facilities are key elements in ensuring a good quality of life is achieved for all members of the community. The village of Caherconlish is currently served by a range of community facilities, including a soccer pitch, a playground and a health centre. The village also has a GAA ground and tennis court (albeit outside the LAP Boundary). In 2021, Caherconlish Tennis Club, located on the Ballyneety Road, received planning permission for the construction of a new clubhouse, multi-use astro turf courts and a sensory garden. In addition, the local Millennium Centre, includes a sports arena, large hall and meeting rooms. The Centre provides for a number of additional community services including a parent and toddler group, youth club, pilates, badminton and a music school.

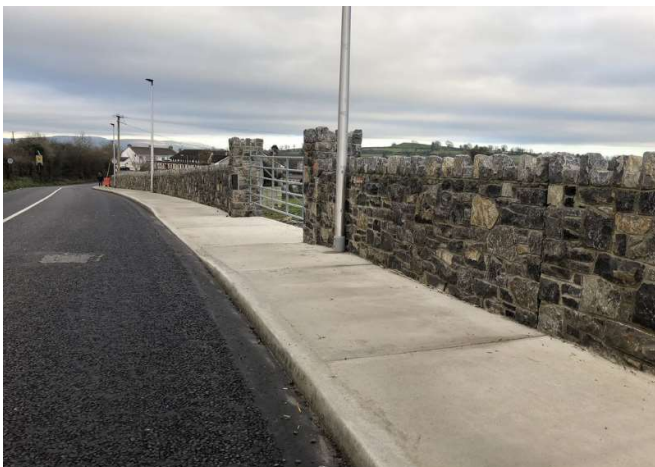


Fig 5.2 Newly constructed section of Creamery Walk

The recently constructed 'Creamery Walk', funded through the Town and Village Renewal Scheme, connects a walking loop from the village to the Old Creamery on High Street and linking back into the village, on the R513. The funding provided for the provision of the safe pedestrian access from Caherconlish National School is a welcomed and well-used addition to the village.

Objective C O3: Community Facilities It is an objective of the Council to:
Support and facilitate the provision of multi-functional community facilities to meet the needs of the population of Caherconlish.

Objective C O4: New Amenity Areas and Walkways - It is the objective of the Council to: Continue to facilitate the development of walkways as indicated on the Amenity and Sustainable Transport Map (Appendix 1) 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.



Fig. 5.3 Opportunity Site 1

Public open space is an integral part of any residential development. A variety of types and sizes of public open space should be provided with natural passive surveillance by the residents. Residential development should incorporate appropriate provision of quality public open space and play lots, in accordance with the Limerick Development Plan 2022-2028. The following table provides a hierarchy of Open Space within residential estates.

Table 5.1: Open Space Hierarchy within Residential Estates

Type of Public Open Space	Area	Accessibility from residential units	Note
Play lot/ pocket Park: primarily catering for play for younger children	400m ² - 0.2 ha.	Every home within 100m walking distance	<ul style="list-style-type: none"> - All residential areas in excess of 50 units should incorporate a play lot provided at a rate of 4sqm per residential unit; - Play lot should be overlooked with sufficient passive surveillance by as many houses as possible; - Not permitted to side or rear of dwellings; - Developer will be required to provide a minimum of two permanent play low maintenance features on site. The design shall reflect nature based play solutions.
Small Park	0.2 ha.- 2 ha.	Every residential unit within 400m walking distance	<ul style="list-style-type: none"> - To accommodate a small playground with a minimum of 4 play features, kick around space, and passive recreation;

			<ul style="list-style-type: none"> - Must be overlooked with passive surveillance by as many houses as is practicable; - Not permitted to side or rear of dwellings.
Local Park	2 ha. - 20 ha.	Residences to be within 1km	<ul style="list-style-type: none"> - To accommodate a wide range of uses including playing pitches, teenage space, passive recreation and biodiversity areas.

Chapter 6 – Economic Development and Tourism

6.1 Enterprise and Employment

Caherconlish acts as a service centre for its inhabitants and the rural hinterland. Its economic role includes the provision of some employment opportunities, crucial services for its residents, including shops, a post office, a Garda station, a petrol station and other community and professional services.

Section 3.4.3 of the Limerick Development Plan identifies 'Level 3 settlements as acting as important local drivers that provide a range of functions for their resident population and their surrounding catchments, including housing, employment services and retail and leisure opportunities. Objective SS O3 Level 3 Towns provides the appropriate plan support to *'consolidate the growth of these towns and focus policy on ensuring these towns become more self-sufficient, in terms of job creation and services.'* The economy of the village is predominantly based on the service sector. General service provision remains focused on Barrack Street and High Street. The village is predominantly a commuter village, with over 79% of the workforce with a fixed workplace not at their home working outside the settlement (Census 2016). There are currently no manufacturing or industrial workplaces operating within the village.



Fig. 6.1 Village Centre - local shop/restaurant/pharmacy

Settlements such as Caherconlish have capacity to accommodate community based enterprise centres on appropriately zoned lands where there is good access to regional and national roads and a pool of local skills. In this regard, the village is well placed in respect of ease of access off the N24 and links to the east of the County and North Cork. In addition, vacant

commercial units should be encouraged for redevelopment for small scale or local enterprise, creative workspaces and industry creation, subject to normal planning and environmental criteria.

Policy ED P1: Strategic Economic Development - It is policy of the Council to:

Promote and facilitate economic development and employment generating activities in Caherconlish in a sustainable manner in accordance with higher-level spatial plans, including the Limerick Development Plan 2022 – 2028.

Objective ED O1: Local Enterprise - It is an objective of the Council to:

Encourage the redevelopment of vacant commercial units, brownfield, derelict, and infill sites for local enterprise development, subject to the normal planning criteria.



Fig. 6.2 Caherconlish Main Street

6.1.1 Enterprise and Employment Zoned Lands

Together with the Regional Spatial and Economic Strategy (RSES) for the Southern Region, the NPF places a strong emphasis on compact, smart, sustainable, appropriate and inclusive economic growth in settlements. Since the adoption of the exiting plan, enterprise and employment within the village has largely remained unchanged with the exception of a number of change of use permissions from retail units to a restaurant, a bistro and a veterinary clinic on Barrack Street. Two significant areas of land zoned for enterprise and employment uses under the existing Plan remain undeveloped.

A total of 5.89 hectares of land is zoned for enterprise and employment in the Draft Plan in lands north of the village core on the R513. The LAP supports opportunities for employment creation, business and technology development in Caherconlish to facilitate economic development, in accordance with the Regional Spatial and Economic Strategy and the Limerick Development Plan.

Objective ED O2: Enterprise and Employment Zoned Lands - It is an objective of the Council to:

- (a) Support appropriate development on the 'Enterprise and Employment zoned lands in Caherconlish
- (b) Ensure the provision of a minimum 20m landscaped buffer zone between the proposed development and adjoining residential lands.

6.2 Tourism

Caherconlish is strategically located just to the south of the main Limerick to Waterford National Primary Road, (N24), which is one of the main tourist and traffic routes serving the east and south-east of the Country as well as other settlements in County Tipperary. High

volumes of traffic pass through the settlement daily, many accessing North Cork as an alternative route to the N20. Caherconlish should capitalise on its location and take advantage of the economic driver that tourism can play.

Caherconlish is a historic village and is well placed to develop a tourism niche in the promotion of its historic landmarks. The village Square has a number of potential public realm opportunities to increase its attractiveness. Further works in the form of a public fountain and blacksmith memorial was granted planning permission in 2018 would further enhance this area.

Objective ED O3: Tourism Development – It is an objective of the Council to:
Enhance the tourism potential of Caherconlish including the promotion of new tourism products in an environmentally sustainable manner and work with relevant landowners and stakeholders to encourage new development for the tourist industry within the Local Area Plan boundary.

Chapter 7 - Sustainable Mobility and Transport

7.1 Movement and Accessibility

The NPF, RSES and the Limerick Development Plan 2022-2028 seek to reduce dependency on the private car and secure a shift towards sustainable modes of transport, including walking, cycling and public transport. The importance of integrating safe and convenient alternatives to the car into the design of our local communities will play a primary role in meeting ambitious climate action targets to support the transition to a low carbon society. Caherconlish's proximity to Limerick City has resulted in a significantly proportion of commuter based car usage travelling outside the settlement on a daily basis. Its ease of access from the N24 and primary access route from Limerick to Mitchelstown and North Cork via the R513 creates traffic congestion through the main axis of the village. The R513 also serves as an important economic role for Limerick linking Limerick to Mitchelstown and East Cork.

Policy SMT P1: Integration of Land Use and Transport Policies - It is policy of the Council to: Support and facilitate the integration of land use and transportation policies for Caherconlish. The Council will support the development of a sustainable compact settlement, which can be served by sustainable modes of transport to reduce the need for long distance travel, as a means to reduce the impact of climate change.

Policy SMT P2: Transport and Movement - Promotion of Sustainable Patterns of Transport Use - It is policy of the Council to:

Seek to implement in a positive manner, in cooperation with other relevant authorities and agencies, the policies of the NPF, RSES and the Department of Transport's Active Travel, to encourage more sustainable patterns of travel and greater use of sustainable forms of transport in Caherconlish including public transport, cycling and walking.

7.2 Public Transport

7.2.1 Existing Public Transport Provision

Caherconlish is served by a number of public transport routes. These include daily provision into Limerick Bus Station and additional links to Galbally and Tipperary Town. Designated (informal) bus stops are provided for outside the former Library, outside Mace on the village Square and on Barrack Street. In addition, a Transport for Ireland (TFI) Local Link also serves the village providing an important local public transport link for the hinterland of the village directly to Dooradoyle. In line with national transport and planning policy, the Council welcomes any improvement to public transport services and infrastructure within the lifetime of this Plan and will work with transport providers to enhance provision in Caherconlish.

7.2.2 Proposed Public Transport Provision

In October 2022, the National Transport Authority announced the provision of a new route serving Hospital and Mitchelstown and into Limerick City. The new service is an important link that will also serve Caherconlish six times daily. Although this service has improved connectivity into the City and onto North Cork, public transport services to and from

Caherconlish are still, to a degree, limited and the times and allowance for connections limits the quality of service. Improvements to connectivity for the daily commute to the wider area are encouraged by the Council to improve accessibility to the services, employment and educational opportunities from Caherconlish. It is also important that those in the rural areas surrounding the village, are connected into the existing services. In this regard, the Draft Plan supports the National Transport Authorities Connecting Ireland Rural Mobility Plan, with the aim of increasing connectivity, particularly for people living outside major cities and towns.

The key public transport objectives for Caherconlish are to improve the existing bus services to encourage a shift to sustainable transport modes.

Objective SMT O1: Public Transport Provision: It is an objective of the Council to: Support and facilitate implementation of an integrated, multi-modal and accessible public transport network in Caherconlish and its hinterland, including any investment in the public transport by service providers.

7.3 Walking and Cycling

7.3.1 Existing Walking/Cycling Infrastructure

There are currently no cycle paths in Caherconlish. Main Street experiences high levels of traffic with some on street parking, while High Street experiences high levels of on street car parking. Given the compact nature of the settlement, cycling to increase connectivity and permeability for active travel usage and additional cycling infrastructure should be developed.



Fig. 7.1 Access to Village from Beary's Cross

Much of the settlement has the provision of pedestrian infrastructure. The newly established link from the School to the Creamery Walk is particularly popular with local residents. There are two pedestrian crossings within the village, one on the approach road to the village at Ceol na Habhann and a second one on the R513 at the junction at Lynch's Corner. The receiving environment, particularly on Main Street experiences a large number of vehicles and HGV's, using the road network daily creating a less attractive space for walking and cycling.

Additional infrastructural linkages and improvements to connectivity, particularly around the village Square would create a safer environment for pedestrians. Enhancements to pedestrian facilities, such as a connection to the GAA pitch and the Millennium Centre, are supported in the plan.

7.3.2 Proposed Walking/Cycling Provision

The key walking and cycling objectives for Caherconlish is to create an environment conducive to active travel and enable and encourage a shift to sustainable transport modes. A number of key actions have been identified as part of the Draft Local Area Plan to be implemented within the lifetime of the plan. These are provided for in Chapter 11 Monitoring and Evaluation.

Objective SMT O2: Sustainable Travel Infrastructure - It is an objective of the Council to: Maintain and expand active travel infrastructure to provide for accessible safe pedestrian and cycling routes route network in Caherconlish. This includes the following:

- (i) Support the development of an active travel connection from the village to Caherconlish/Caherline GAA pitch;
- (ii) Improved connectivity from Village Square to Millennium Centre, including traffic calming measures and pedestrian improvements on approach road from Boskill;
- (iii) Explore the feasibility for the provision of traffic calming measures on the Old Creamery Road.
- (iv) Incorporate Sustainable Travel measures in all new developments in the village.

7.4 Modal Shift and Targets

As mentioned, by nature of its close proximity to Limerick City, Caherconlish is a commuter village where the use of the private car is the predominant form of transport. Supporting and facilitating modal shift to sustainable transport options is a focus for the Draft Plan. Active travel is the concept of travelling by walking, cycling or other non-motorised wheel based transport modes. Active Travel is usually focused on shorter trips as a natural choice for every day journeys to school, work or for social reasons. Analysis of POWSCAR data for Caherconlish highlights that 78% of the working population travel outside of settlement for work purposes, travel by car driver. Changing the behaviour of this modal group to an alternative mode will be most challenging, however there is potential for change to modes, such as carpooling or public transport through workplace travel plans/mobility management planning at destination.

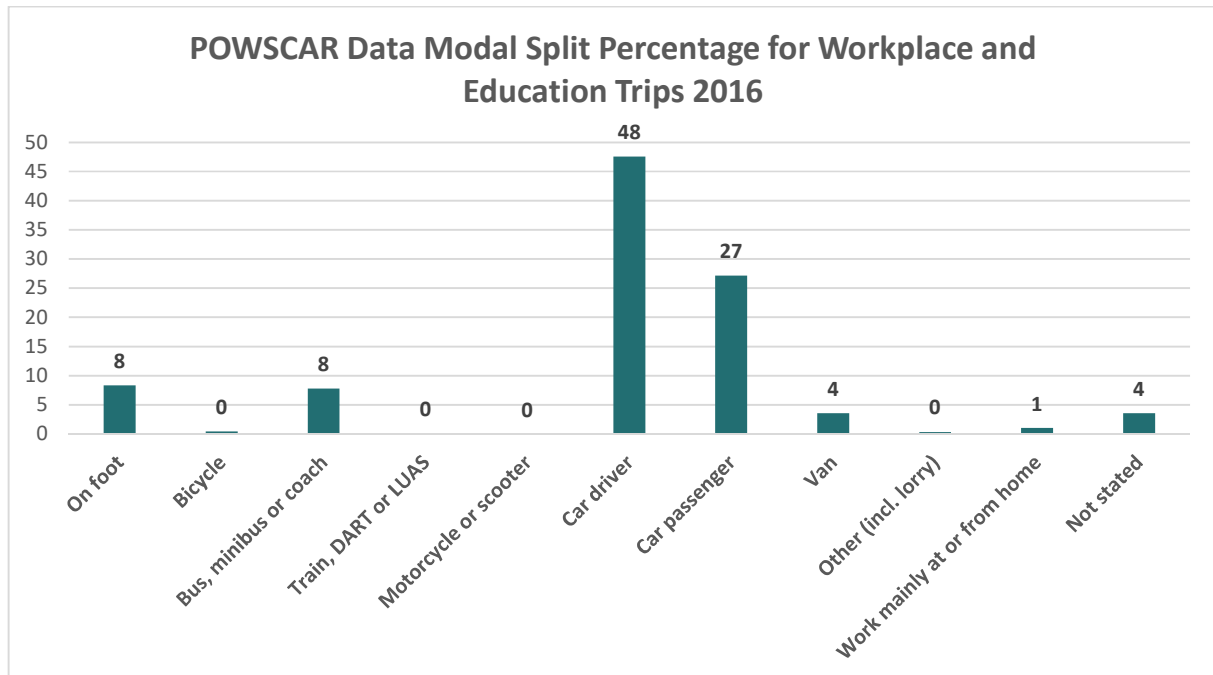


Fig 7.2: Places of Work, School or College Census Anonymised Results 2016

Analysis of POWSCAR Data for Caherconlish shows that car travel is also significantly high for more localised trips. For example, 37% of those travelling for work purposes with origin and destination within the settlement of Caherconlish travel by car driver (22 individuals). In addition, 50% of those travelling for educational purposes with origin and destination within the settlement travel by car (37 students) and out of the 37 students, 35 are travelling from within a 2km radius of the school. Focusing on school travel, Caherconlish National School, by nature of its location and layout experiences traffic congestion particularly at drop off and collection times. The Draft Plan supports the measures to address traffic issues at this location and also implementation of active travel measures and changing travel behaviour for the students and staff. There are many positive health, environmental and economic benefits from participating in active travel including reduced road congestion, improved air quality, addressing climate change, increased access to employment/education and reduced social exclusion.

Whilst the current situation appears to be entrenched, there are a number of future opportunities which have the ability to address current travel trends and to examine the existing travel behaviours within Caherconlish to provide for the realisation of a more sustainable transport model.

- Safe Routes to Schools Programme: Caherconlish has been included as part of the National Transport Authority's Safe Route to Schools Programme. The Safe Routes to School (SRTS) Programme was developed in partnership with the National Transport Authority (NTA) and Green-Schools and aims to improve safety at the school gate, improve access routes to school by improving walking and cycling infrastructure and increase the number of students who cycle to school. It is envisaged that the school will become actively engaged with the programme within the lifetime of the plan;

- Preparation of a Traffic Management Plan for Caherconlish to manage the existing road network and its users to maximise safety, efficiency and reliability;
- Increase permeability through future development within the settlement and also the creation of linkages from existing developments;
- Change of focus to town centre first policy, development of infill/brownfield sites and creation of a more compact village.

The Limerick Development Plan 2022-2028 sets out targets for the modal shift for Tier 3 Settlements including Caherconlish:

Limerick Development Plan 2022-2028 Modal Shift Targets Level 3 Settlements			
Settlement	Walk	Cycle	Public Transport
Settlement Levels 3-6/Rural Areas (All Work/Education Trips)	15%	5%	12%

Fig. 7.3 Modal Shift Targets Settlement Levels 3-6

With the high levels of commuter-based travel in Caherconlish, there are significant challenges with regard to promoting a modal shift away from the private car usage. However, the Draft Caherconlish Local Area Plan strives to reduce the reliance on the private car, by promoting and facilitating more sustainable modes of transport, based on the principles of the 10-minute town a compact settlement and the town-centre first approach. The Council will co-operate closely with other relevant agencies and stakeholders, including the NTA, to address modal shift targets as above.

Objective SMT O3: Supporting Modal Split and Behavioural Change - It is an objective of the Council to:

- Encourage, promote and facilitate a modal shift towards more sustainable forms of transport in Caherconlish.
- Support and facilitate implementation of an integrated, multi-modal and accessible public transport network catering for all members of society across Caherconlish and its hinterland, including any investment in the public transport by service providers in Caherconlish.
- Improve and create additional facilities for pedestrians and cyclists, as part of a coherent and integrated active travel network, as opportunities arise as part of new developments.
- Facilitate and implement the Safe Route to Schools Programme in conjunction with relevant stakeholders, with particular focus on Park and Stride and promoting modal change in favour of active travel measures. Seek to enhance the existing arrangements for school drop off/collection, which may require reassignment of road space to maximise pedestrian and cyclist safety.

7.5 Roads

Caherconlish is located south of the N24, only 2km south of the junction of the R513 with the N24, the main Limerick – Waterford National Route and experiences large volumes of traffic

travelling through the village on a daily basis. The heavy volume of traffic is principally from through traffic using the R513 between Limerick and Mitchelstown, which forms the main axis of the village. The National Development Plan 2019-2027 has identified the up-grade of the N24 and improved connectivity between Limerick and Waterford as a national infrastructural priority, and the section from Limerick Junction to Cahir is progressing through the design and environmental report stages. The improved route to southeast Tipperary and the Southeast of the country is hoped to have an impact on alleviating some of this through-traffic through Caherconlish. In addition, the N24 Beary's Cross Road Improvement Scheme, which includes a new roundabout junction, has commenced on the N24. This is a heavily used junction for those accessing Caherconlish, Hospital and into North Cork and for those travelling from Caherconlish into Limerick City.

The Council will seek to continue to work in partnership with Transport Infrastructure Ireland



Fig. 7.4 Directional Signage on the R513

(TII) and other stakeholders in the design process and the delivery of these schemes. In addition, the Council will examine the benefits in providing a bypass of the village. This will help alleviate traffic congestion in the centre of the village and along the approach roads as well as potentially serving as an access to the new development areas in the future.

Policy SMT P3: Sustainable Mobility and Regional Accessibility - It is policy of the Council to: Support sustainable mobility, enhanced regional accessibility and connectivity within Caherconlish and accessing Limerick and the south east area, in accordance with the Limerick Development Plan 2022-2028.

7.5.1 Proposed Road Infrastructure Provision

The key road infrastructure objectives for Caherconlish is enhanced accessibility to and within Caherconlish and to create an environment that supports sustainable travel and a better quality of life for its residents.

Objective SMT O4: Traffic Management Plan - It is an objective of the Council to: Facilitate the preparation of a Traffic Management Plan for Caherconlish Village.

Objective SMT O5 Movement and Accessibility - It is an objective of the Council to: Investigate the feasibility of a bypass for the village and to examine potential route options to allow for such infrastructure.

Chapter 8 – Climate Action, Environment and Heritage

8.1 Climate Action and the Environment

Climate Change and the transition to a low carbon society has become a key consideration of all land use plans. The effects of climate change are quickly becoming the biggest challenge we face today posing a serious threat to quality of life, communities, businesses, the environment and biodiversity. Land use planning is a critical tool to mitigate and adapt to climate change and the protection of our environment.

Limerick City and County Council has prepared a Climate Change Adaption Strategy 2019-



Fig 8.1 Groody River running south through Village

2024, which concentrates on dealing with the effects of climate change addressing adaption to minimise the effects of climate change, such as extreme weather events and greenhouse gas emissions. Through the policies and objectives set out in the NPF and RSES, Climate Adaptation and Mitigation measures are embedded in the plan making process. The Local Area Plan has been prepared with the purpose of integrating and implementing these policies and provisions where relevant. The approach to density, land use, design and movement is consistent with broader measures to address climate change in the areas of sustainable travel, green infrastructure, flood risk adaption and renewable energy sources, amongst others.

There are a number of ways in which a Local Area Plan can seek to reduce the carbon footprints and mitigate against the negative impacts of climate change. These include:

- Promote the provision of blue green infrastructure (planting of trees, hedgerows, woodlands, construction of surface water retention features such as ponds, lakes or swales);
- Promote climate proofing in the design of buildings and neighbourhoods;
- Promote the use of indigenous resources and adoption of new building techniques and designs that minimize energy intensive inputs;
- Seek to improve energy performance ratings on existing and new buildings. All new homes constructed must reach an energy performance rating in accordance with Part L – Conservation of Fuel and Energy 2019, which gives effect to Nearly Zero Energy Building (NZEB) Regulations.

Policy CH P1: Climate Change Strategic Policy - It is policy of the Council to:

Protect and enhance environmental quality and implement the climate action measures through the planning process to address climate change.

Objective CH O1: Climate Change: It is an objective of the Council to

- a) Ensure climate-proofing measures are incorporated into the design, planning and construction of all developments, including utilities and their networks. The use of green infrastructure as a mechanism for carbon offsetting and surface water management is encouraged.
- b) Ensure that all residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated. In the case of large industrial, commercial or newly constructed public buildings, the incorporation of renewable technologies, such as solar energy in the design will be encouraged, subject to compliance with all relevant planning criteria.
- c) Support and promote climate smart and the NZEB standard of building or equivalent for all new developments.
- d) Promote and support development of renewable energy sources, which will achieve low carbon outputs and promote Caherconlish as a low carbon area
- e) Support the development of low carbon and green technological businesses and industries.
- f) Promote responsible development and management of land, drainage systems and natural habitats and to encourage development at appropriate locations, which minimise the use of fossil fuels and maximises the use of local or renewable resources.

8.2 Biodiversity and Blue Green Infrastructure

The NPF recognises the role green blue infrastructure plays in assisting with adaptation and mitigation to climate change, aiding improvements in air quality and water quality, and providing benefits to biodiversity. The Limerick Development Plan's Landscape Character Assessments describes the varied landscapes that Limerick possesses and its importance in terms of its intrinsic value and beauty but also in providing for local residents and visitors as a place to live and for recreational and tourism purposes. Caherconlish is set within the Agricultural Lowlands Landscape Character Area as defined by the Development Plan, with locally important wildlife features and habitats. The village also contains a number of open spaces, hedgerows, a playground, an established walking route and agricultural land, all of which are valuable green infrastructure that enhances the village's identity and sense of place. There are a number of attractive mature trees, both individually and parts of larger stands and groups, to the south of the village, along the Groody River, and also in the village Square. A number of field boundaries within the plan area, while lacking mature impressive trees, also form an essential part of the natural green infrastructure of the area. There are no nature designations in the village.

Existing trees and hedgerows are an important features supporting biodiversity and should be carefully considered in any planning application. Applications shall seek to retain hedgerows, landscaped areas, retention or planting of trees and preservation of natural features etc. where possible. Suitable planting new edge or buffer treatments will be encouraged as part of new developments. These areas will emphasise enhancement of local biodiversity and local surface water management, while enhancing visual amenity. Management of invasive species, prior to and during construction shall be managed.

Other areas of important biodiversity in Limerick can include graveyards, cemeteries and green spaces. Following a land use survey of the village, evidence of the protected Barn Owl was present within the Old Medieval Church in the centre of the village and further evidence of nesting was found within the curtilage of the graveyard. The Council will require all new developments, where possible to identify, protect and where appropriate, enhance ecological features by making provision for local biodiversity.



Fig. 8.2 Groody River north off Main Street

The Groody River forms Caherconlish's principal blue infrastructure asset and is a key feature of the village, adding to the amenity value and biodiversity within the settlement. It is a tributary of the River Shannon and therefore feeds the Lower Shannon Special Area of Conservation (SAC) adding to its importance. The closest designated site to Caherconlish is the Lower Shannon SAC at the Mulkear River, a tributary river of the River Shannon, 3.6 km to the north of the village. However this is located downstream of the River Groody which swings

westwards shortly after leaving the village, to join the River Shannon itself and the Lower Shannon SAC circa 13 kilometres downstream from the village. Although no part of the Groody River is designated as part of this SAC at any location, it is important that the Lower Shannon SAC is safeguarded to prevent ex-situ effects to the site.

















Figure 8.3: Blue Green Infrastructure Benefits (Image courtesy of Draft Limerick City and Environs Blue Green Infrastructure Strategy)

Limerick City and County Council are currently preparing a Blue Green Infrastructure Strategy, which will be used to inform and guide the planning and management of BGI within Limerick City and Suburbs, Mungret and Annacotty. Nonetheless, many of the BGI principles will be relevant to the remainder of the County where the strategy's objectives and priority actions proposed can be adapted to suit Caherconlish. BGI has far-reaching benefits, including the creation of places, which improve physical and mental health, contributes towards to the provision of space for nature, plays a vital role in climate change mitigation and adaptation and many economic benefits. The Draft Local Area Plan for Caherconlish includes a number of policies and objectives that will guide the direction and support the delivery and enhancement of BGI within the village. These 'Enhancement Opportunities' are outlined in Table 8.1 and includes the associated key cross compatible Climate Action themes.



Fig 8.4: Image take from Draft Limerick City and Environs Blue Green Infrastructure: Climate Change Interlinking and Cross-cutting Themes.

Table 8.1: LAP Climate Action Enhancements Opportunities

Enhancements Opportunities	Theme
<ul style="list-style-type: none"> The creation of a community park (Opportunity Site 1) providing opportunities for both active and passive recreation whilst creating additional linkages and connections into the village centre, local facilities/services/amenities and existing or proposed residential areas. Opportunity Site 1 as identified, seeks to deliver an exemplar community park with a clear identity and character that responds to the natural and historic environment while still providing a place for play and recreation. 	 
<ul style="list-style-type: none"> Enhance the benefits of the Groody River in the creation of a linear walk, utilising the amenity value of the river, whilst creating additional linkages, connections and access points to the Groody River. 	 
<ul style="list-style-type: none"> Enhance existing public open space provision through the inclusion of three Opportunity Sites in support of public realm improvements, increased linkages and connectivity, increased accessible friendly outdoor seating and recreation provision. 	  
<ul style="list-style-type: none"> Ensure connectivity/linkages and open space provision is provided for in the design of any future developments in accordance with the Development Management Standards of Chapter 11 of the Limerick Development Plan. 	 
<ul style="list-style-type: none"> Maintain and expand the provision of active travel infrastructure to provide for accessible safe pedestrian and cycling routes route network in Caherconlish to minimise the need to travel via private transport and to create additional safe linkages and connections for pedestrians and cyclists. Such opportunities include the provision of additional active travel infrastructure in proximity to Caherconlish National School, connections to Caherconlish/Caherline GAA Pitch and the Millennium Centre. 	   
<ul style="list-style-type: none"> Support the integration of surface water management solutions into the landscape, including nature-based SuDS. 	










<ul style="list-style-type: none"> The Opportunity Sites identified, include the provision of tree planting in the village square and the protection of existing mature trees and hedgerows, where possible. Tree cover in parks, open spaces, along streets will absorb many atmospheric pollutants, filter out those pollutants, reduce water run-off, improve water quality, reduce noise and provide shading to help reduce urban heat island effects. 	  
<ul style="list-style-type: none"> Create a walkable and cycle friendly settlement that will improve access and quality permeability to the village centre from the village's residential areas. 	
<ul style="list-style-type: none"> Enhance the Groody River to attract target species to enhance the ecological corridor. 	
<ul style="list-style-type: none"> Ensure connections across any infrastructure projects for biodiversity. 	
<ul style="list-style-type: none"> Enhance and extend established pedestrian and cycle connections improving visual amenity, sense of place and safety. 	 
<ul style="list-style-type: none"> Utilise natural features such as the Groody River to develop a distinct character for the ecological corridor. 	

Table 8.2: Inventory of Blue Green Infrastructure in Caherconlish

Feature	Local name	Condition	Asset Value
Groody River	As indicated	Good	Opportunity Site 2 - to provide a public amenity link and wildlife corridor along the Groody River – potential biodiversity and amenity corridor, increase connectivity, active lifestyles.
1.491ha site zoned 'Open Space and Recreation' at the back of High	Site at back of High Street and Barrack Street	These lands consists of two fields, separated from each other by a mature hedgerow and is bordered on all sides except the south by buildings and their curtilages. The site is	Opportunity site 1 as a community park – public amenity, connectivity, active lifestyle and tourism potential.

Street and Barrack Street		distinguished by a pronounced earthwork some 2,500 square metres in area, which rises about 5 metres above the surrounding fields. Location of Recorded Monument LI014-79002, LI014-079004. The eastern portion of the site abuts the medieval church (RMP LI014-079005) and graveyard (RMPLI014-079003).	
Local walking loop	Creamery Walk	Walking loop from the village to the Old Creamery via High Street and linking back into the village via the R513 – sections of footpath, local road linking to Old Creamery has carrying capacity for a shared surface for majority of link with bad bends and poor visibility	Recently upgraded looped walking route for village, well used and popular among locals – public amenity value, connectivity, lifestyle
Playground	Caherconlish Community Playground	Relatively good condition but will need to be upgraded in coming years.	Constructed since the last plan was adopted – social interaction, active lifestyle
Village Square	As indicated	Grassed area in village centre with a line of three mature deciduous trees on its southern side. Needs public realm upgrade and improved pedestrian connectivity links to the surrounding road network and services.	The area is an important focal space within the village and it is therefore important to protect and enable it to work as an amenity space for the whole village – social interaction, public amenity value, connectivity.

Objective CH O2: Blue Green Infrastructure - It is an objective of the Council to:

- a) Develop and enhance blue and green infrastructure opportunities throughout Caherconlish in line with the detail set out in Table 8.1 LAP Climate Action Opportunities.
- b) Promote the concept of blue green infrastructure and linked green/open spaces, as a means to mitigate and adapt to climate change, reduce flood risk, improve habitat/biodiversity links/corridors and improve watercourse quality, to sustain high quality robust ecosystems.

c) Promote connecting corridors for the movement of species and encourage the retention and creation of features of biodiversity value, ecological corridors and networks that connect areas of high conservation value such as woodlands, hedgerows, earth banks, watercourses, wetlands and designated sites. In this regard, new infrastructural projects and linear developments in particular, will have to demonstrate at design stage, sufficient measures to assist in the conservation of and dispersal of species.

Objective CH O3: Conservation of Local Species- It is an objective of the Council to Require all developments, where there are species of conservation concern, such as the Barn Owl, to incorporate from design stage, elements that will assist in the conservation of these species.

Objective CH O4: Designated Sites and Nature Conservation- It is an objective of the Council to:

Ensure 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).

Objective CH O5: Tree Protection and Nature Conservation- It is an objective of the Council to:

Seek to protect natural stone boundary walls, ponds/wetlands, other natural features of local importance and mature trees where possible. Development that requires the felling or harming of such trees will not generally be permitted, unless supported by a tree survey establishing that the subject trees are of no ecological or amenity value. Such report shall be undertaken by a suitably qualified and competent person.

8.2.1 Water Framework Directive

The European Union Water Framework Directive (WFD) was signed into law in October 2000. The Water Framework Directive (WFD) brings an integrated approach to managing water quality on a river basin (catchment) basis, in order to protect and enhance both ecological and chemical quality of rivers, lakes, groundwater, estuaries and coastal waters.

The WFD is implemented through River Basin Management Plans (RBMPs) in three six-year cycles. Each cycle providing an opportunity to assess water conditions at different stages and set out actions to achieve water quality objectives. The third cycle runs from 2022-2027. Local Authorities are responsible for the development and implementation of RBMPs at a local level.

Policy CH P2: Water Framework Directive Policy - It is policy of the Council to:

Implement changes to the management of water bodies, taking account of all aspects of the Water Cycle, in accordance with the Water Framework Directive and the principal objective of the WFD to achieve good status in all waters and to ensure that status does not deteriorate in any waters.

8.3 Natural Heritage and Designated Sites

Local natural and built heritage enriches and nurtures community life. As custodians for future generations, the Council seeks to safeguard and protection of the natural and built heritage as a priority. In doing so, the Local Area Plan has a significant role in ensuring the conservation and enhancement of Caherconlish's natural and built heritage and the natural resources of wildlife and landscape. As a settlement develops, 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.



**Fig. 8.5 Image of RPS 1046
Medieval Church**

8.3.1 Archaeological Heritage

Caherconlish is classified as a historic town (LI014-079001) in the Record of Monuments and Places. There are a further 9 individual monuments within the village, as well as another five which are historically documented, but whose precise location has been lost. The RMP also includes a roadway known as King William's Road, which is located just outside the boundary of the LAP. The structures/monuments include earthwork, a water mill, church, castle, graveyard, road/trackway, mill, memorial stone, enclosure and the historic town. Evidence that survives in and around these sites is extremely valuable. The Local Authority will consult with the Development Applications Unit of the Department of Housing, Local Government and Heritage and other Statutory Consultees when considering applications for planning permission for development on, or in the vicinity of archaeological sites and/or monuments. Appendix 3 provides a list of structures in the Sites and Monuments Records for Caherconlish.

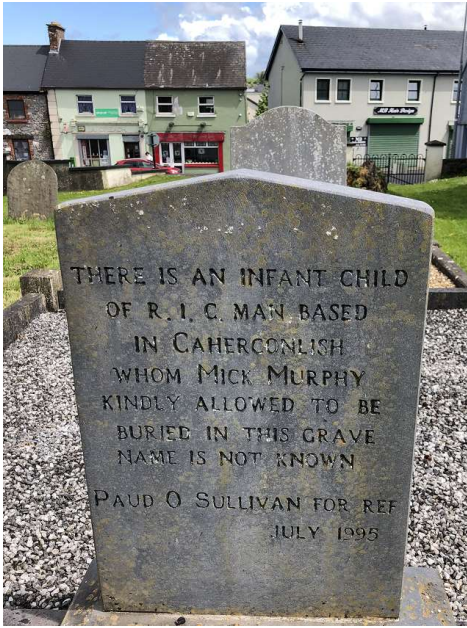


Fig. 8.6 A gravestone within the grounds of the Medieval Church off Main Street

Under the provisions of the National Monuments Act Section 12, 1994 Amendment, a person proposing any works (including exempted development) 'at or in relation to such a monument' must give two months' notice to the National Monuments Service. As sites continue to be discovered, some of those found subsequent to the publication (1997) have been included in the Historic Environment Viewer, which is available on the website. There are certain sites in State ownership or guardianship, or have been served with temporary preservation orders. Under the 2004 Amendment to the National Monuments Act, any of these sites or sites deemed National Monuments in the care or guardianship of the Local Authority will require Ministerial Consent for works in their vicinity.

Objective CH O6: Record of Monuments and Places - It is an objective of the Council to: Seek the preservation of all known sites and features of historical and archaeological interest. This includes all the sites listed in the Record of Monuments and Places, as established under Section 12 of the National Monuments (Amendment) Act 1994.

8.3.2 Architectural Heritage

8.2.2.1 Record of Protected Structures (RPS)

Limerick City and County Council is obliged to compile and maintain a Record of Protected Structures (RPS) under the provisions of the Planning and Development Act 2000 (as amended). Under the Act, Local Authorities objectives for the protection of structures, or parts of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest are mandatory to include in the development plan. The complete list for Limerick is available as Volume 3 of the Limerick Development Plan. Appendix 2 of this document provides the Record of Protected Structures located within the settlement of Caherconlish. There are 7 Protected Structures in Caherconlish, 5 of which are also listed on the NIAH. The diversity of structures include a Constabulary Barracks, Medieval Church and Graveyard and two shop fronts.



Fig. 8.7 Image of Medieval Church from Main Street

When considering works, including minor works to a Protected Structure, owners/occupiers are advised to contact the Conservation Officer of Limerick City and County Council, to ascertain obligations in terms of the proposed development to avoid damage to the integrity of the historical built fabric of the structure.

Objective CH O7: Protected Structures - It is an objective of the Council to: Preserve, protect and enhance the character of Caherconlish including all Protected Structures and attendant grounds in accordance with the best conservation practice and relevant heritage legislation.

8.4 Protected Views

There are a number of important views within and on the main approaches into the village that contribute to the character and visual amenity of Caherconlish. Such views are mostly of



Fig. 8.8 View from Catholic Church of Protected Structure No. 1047 from High Street

the former Church of Ireland ruins that has a special landscape and heritage context in the centre of the village. Views of the landmark buildings, such as the Church Ruins are of particular importance in terms of appreciating the special architectural and historical significance of the buildings. The Local Authority will ensure that any development in the village will seek to safeguard views of this historic monument are protected and enhanced by any development proposals.

Objective CH O8: Protected Views - It is an objective of the Council to: Safeguard scenic views and vistas, most particularly of the Old Church of Ireland building and spire and views along the Groody River. There will be a presumption against any development that would adversely affect the views and prospects and would be detrimental to the visual amenity of the area.

Chapter 9 - Infrastructure and Utilities

9.1 Infrastructure and Utilities

The sustainable social and economic growth of Caherconlish is dependent on adequate provision of high quality infrastructure associated with the provision of services for new developments. Key infrastructural provision, undertaken in a plan led manner will support the development of the village and ensure the development of good quality place making, where health and wellbeing is safeguarded, while also protecting the environment. The provision of high quality infrastructure networks and environmental services is fundamental to ensuring the long-term physical, environmental, social and economic development of the village.

9.2 Water and Wastewater Infrastructure

Collaborating with national, regional and local bodies is crucial to safeguard the protection of existing water and wastewater infrastructure assets in the village. The responsibility for water service provisions now rests with Irish Water. The Water Services Strategic Plan (WSSP) published in 2015 by Irish Water sets out strategic objectives for the delivery of water services over a 25-year period and a context for investment and implementation plans. At present, there is some capacity in the public water supply and wastewater treatment plant to cater for additional demand created during the lifetime of this LAP.

Caherconlish has a combined water supply which is currently provided from an existing local groundwater source (Caherconlish Spring), to the northeast of the village and a main water supply pumped from Limerick City (Clareville WTP). The Caherconlish waste water plant was upgraded in 2007. The treatment plant is designed for a population equivalent of 2,500.

Policy IU P1: Infrastructure and Utilities - It is policy of the Council to:

Ensure compliance for infrastructure led-growth in accordance with the DHPLG Water Services Guidelines for Planning Authorities.

Objective IU O1 - Wastewater Infrastructure: It is an objective of the Council to:

- a) Support the implementation of the Irish Water Investment Plans, in accordance with the settlement strategy of the RSES and Limerick Development Plan.
- b) Ensure adequate wastewater infrastructure is available to cater for existing and proposed development, in collaboration with Irish Water, avoiding any deterioration in the quality of receiving waters and ensuring discharge meets the requirements of the Water Framework Directive. This includes the separation of foul and surface water through the provision of sewerage networks.

Objective IU O2 - Water Infrastructure: It is an objective of the Council to:

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

9.3 Surface Water Management and SuDS

Adequate storm water drainage and retention facilities are necessary to accommodate surface water runoff from existing and proposed developments. Rivers, streams and ditches containing watercourses are important blue green infrastructure corridors and habitats in Caherconlish, providing multi-functional eco-system services, such as land drainage, recreational amenity, and clean/cool air and wildlife corridors. In the past, surface water management has tended to focus on intervention with the use of methods such as piping, culverting and installation of underground attenuation tanks. Using natural solutions to manage surface water can be cost effective and yield results that improve environmental quality. The use of natural drainage systems at surface level through utilisation of existing drains, natural slopes and existing ponds and natural wetland areas should be considered in the first instance. Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution), biodiversity (wildlife and plants) and amenity are collectively referred to as Sustainable Urban Drainage Systems (SuDS). SuDS can contribute to surface water retention and a reduction in the potential for flooding by acting as natural drainage.

Objective IU O3: Surface Water Management and SuDS - It is an objective of the Council to:

- a) Maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater, including reducing the discharges of pollutants or contaminants to waters in accordance with the Proposed Ireland River Basin Management Plan for Ireland 2012-2027 (DHPLG) and associated Programme of Measures.
- b) Require all planning applications, to include surface water design calculations to establish the suitability of drainage between the site and the outfall point;
- c) Require all new developments to include Sustainable Urban Drainage Systems (SuDS) to control surface water outfall and protect water quality.
- d) Require applicants to investigate the potential for the provision of porous surfaces, where car parking and hard landscaping is proposed.
- e) 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, where deemed necessary.

9.4 Flood Risk Management

To comply with the EU Floods Directive and to align with National Guidance 'The Planning System and Flood Risk Management Guidelines', 2009, the Draft Caherconlish LAP has taken flood risk into consideration when determining land use zoning and objectives. The Draft Plan is also informed by the OPW – the government organisation leading flood risk management and responsible for flood relief investment nationally.

The Council ensures that proper flood risk identification, assessment and avoidance are integrated within the planning system to safeguard the future sustainable development of Caherconlish. The land use zoning of the Draft LAP has been determined by applying the principles of the 2009 Guidelines that: (a) flood risk is avoided where possible; (b) where

avoidance is not possible, less vulnerable uses have been substituted for more vulnerable ones, and; (c) risk is mitigated and managed where avoidance and substitution are not possible.

A Stage 1 Flood Risk Assessment has been carried out and is provided in the Environmental Reports that accompany this Draft Plan. OPW CFRAM Study flood risk indicative maps are available for Caherconlish. JBA Consulting carried out an assessment of the areas of flood extent in Caherconlish and have verified the extent of flooding, which has informed the zoning of the lands in the Draft Plan.

Objective IU O4: Flood Risk Management - It is an objective of the Council to:

(a) Manage flood risk in accordance with the requirements of “The Planning System and Flood Risk Management Guidelines for Planning Authorities”, DECLG and OPW (2009) and any revisions thereof and consider the potential impacts of climate change in the application of these guidelines.

(b) 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 ‘The Planning System and Flood Risk Management’ (DEHLG and OPW, Nov.2009)

(c) Ensure that future developments in flood prone areas are generally limited to minor developments in line with the Circular PL 2/2014 and the Flood Risk Management Guidelines for Planning Authorities.

(d) Demonstrate that future development will not result in increased risk of flooding elsewhere, restrict flow paths, where compensatory storage/storm water retention measures shall be provided on site.

Objective IU O5: Flood Risk and Blue Green Infrastructure - It is an objective of the Council to:

Promote integration and delivery of blue green infrastructure in new developments, public realm and community projects as a means of managing flood risk and enhancing the natural environment.

Objective IU O6: Buffer Zone: It is an objective of the Council to:

Provide an appropriate set back from the edge of watercourses to proposed developments to protect the integrity of the Groody River and to ensure access infinity for channel clearing, and/or maintenance. Any proposed development shall have cognisance to the contents of the Inland Fisheries Ireland document ‘Planning for Watercourses in Urban Environments’ and in addition allow for access to and maintenance of existing Irish Water Infrastructure such as outfalls or pipelines.

Protect the integrity of the Lower River Shannon Special Area of Conservation site, through the establishment of buffer zones along the river.

9.5 Energy Generation

Caherconlish is served by the ESB Network and Gas Network and the village is served by overhead 110kV transmission lines. The higher-level spatial plans indicate there is significant potential to use renewable energy to achieve climate change emission reduction targets through electricity and gas networks. With costs actively driven down by innovation in solar, onshore and offshore wind in particular, the renewable industry is increasingly cost competitive.

According to Census 2016 data, 75.5% of households have broadband internet services in Caherconlish. According to the National Broadband Plan 96% of the village is covered by high speed broadband. The focus now on home working requires enhanced broadband connections to allow for the environments that cater for internet-based business, the facilitation of working from home and the creation of smart homes and smart buildings. Public WiFi hotspots are available in Caherconlish as part of the [WiFi4EU](#) initiative, National Broadband Ireland and the Vodafone Business Continuity Plan initiative at O'Sullivan's Centra and Service Station and The Millennium Centre.

Objectives IU 07: Energy Generation: It is an objective of the Council to:

- a) Support the providers of national gas and electricity grid infrastructure by safeguarding existing infrastructure from encroachment by development that might compromise the efficiency of the networks.
- b) Facilitate cooperation between utility and service providers to ensure their networks are resilient to the impacts of climate change, both in terms of design and ongoing maintenance.
- c) Facilitate improvement of telecommunications, broadband, electricity (including renewables) and gas networks infrastructure on an open access basis subject to safety requirements and proper planning and sustainable development
- d) Seek the undergrounding of all utility cables, where possible.
- e) Facilitate delivery of E-Charge Points for electric vehicles at suitable locations and in new developments in line with the Limerick Development Plan.
- f) Promote and encourage the use of renewable energy technologies and sources in existing and proposed developments subject to consideration of environmental, conservation, residential and visual amenity.
- g) Support the development of Smart Homes and Smart Buildings and facilitate the foundation for Smart Limerick in accordance with the Limerick Digital Strategy 2017 – 2020.
- h) Support and promote the NZEB standard of building or equivalent for all new developments

9.6 Waste Management and Circular Economy

The Circular Economy and Ireland's Waste Management policy is part of the waste hierarchy established by the EU's Waste Framework Directive, which sets out to prioritise waste prevention, followed by re-use, recycling, recovery and finally disposal into landfill. The Southern Region Waste Management Plan 2015 – 2021 and any subsequent update, is a

framework for the prevention and management of wastes in a safe and sustainable manner. The Waste Management Plan provides the framework for the prevention and management of waste in a safe and sustainable manner and includes the promotion of resource efficiency and the concept of the circular economy as one of its strategic objectives. Refuse collection is carried out by a number of private contractors in Caherconlish. The Council supports individual and community circular economy initiatives. This can include reducing resource consumption through sharing, repair and reuse, recycling and consumption avoidance.

Objective IU O8: Waste Management and Circular Economy: It is an objective of the Council to:

- (i) Support the Regional Waste Management Office in implementation of the EU Action Plan for the Circular Economy – Closing the Loop, to ensure sustainable patterns of consumption and production.
- (ii) Require all commercial and residential development to provide an adequate internal and external space for the correct storage of waste and recyclable materials.

Chapter 10 – Land Use Framework and Settlement Capacity Audit

10.1 Land Use Zoning and Implementation

The purpose of land use zoning sets out the development objectives for lands within the settlement boundary of Caherconlish. The overarching policies and objectives of the Limerick Development Plan 2022-2028 apply, as does the policies and objectives of this Local Area Plan. All development requiring planning permission must adhere to the Development Management Standards of the Limerick Development Plan 2022-2028.

The purpose of zoning is to indicate to property owners and the public the types of development, which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and ensure that land suitable for development is used to the best advantage of the community as a whole. The Land Use Zoning Map should be read in conjunction with the Land Use Zoning Objectives below, and the Land Use Zoning Matrix set out under Appendix I.

10.2 Land Use Zoning

There are 9 land use categories in the Draft Plan differentiated by colour. Refer to Map 1 Land Use Zoning in Appendix 1. The purpose of each land use is outlined in Section 10.2.1 below. Section 10.5 contains the zoning matrix, which should be read together with Map 1. It should be noted, the matrix acts as a generally guideline and the list is not exhaustive. Table 10.1 below indicates the extent of consideration when assessing planning application.

10.2.1 General Objectives and Purpose of Land Use Zones and Extent of Consideration

Land Use Zoning	Objective and Purpose
Village Centre	<p>Objective: To protect, consolidate and facilitate the development of Caherconlish's commercial, retail, educational, leisure, residential, social and community uses and facilities.</p> <p>Purpose: To consolidate Caherconlish's Village Centre through densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses and urban streets, while delivering a high-quality urban environment, which will enhance the quality of life of residents, visitors and workers alike. The zone will strengthen retail provision in accordance with the Retail Strategy for Limerick-Shannon Metropolitan Area and County Limerick, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists, while minimising the impact of private car-based traffic and enhancing the existing urban fabric.</p>
Existing Residential	<p>Objective: To provide for residential development, protect and improve existing residential amenity.</p> <p>Purpose: This zoning reflects established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the area will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.</p>
New Residential	<p>Objective: To provide for new residential development in tandem with the provision of social and physical infrastructure.</p> <p>Purpose: This zone is intended primarily for new high quality housing development, including the provision of high quality, professionally managed and purpose built third-level student accommodation. The quality and mix of residential areas and the servicing of lands will be a priority to support balanced communities. New housing and infill developments should include a mix of housing types, sizes and tenures, to cater for all members of society. Design should be complimentary to the surroundings and should not adversely impact on the amenity of adjoining residents. These areas require high levels of accessibility, including pedestrian, cyclists and public transport (where feasible).</p>

	This zone may include a range of other uses particularly those that have the potential to facilitate the development of new residential communities such as open space, schools, childcare facilities, doctor's surgeries and playing fields etc.
Residential Serviced Sites	<p>Objective: To offer an alternative to the rural one-off house, providing an opportunity for people to design a house to their individual needs and supported by existing services.</p> <p>Purpose: Provides an element of housing choice within the settlement boundary, and facilitate an element of housing choice on serviced lands within Caherconlish, supporting the principle of compact growth and sustainable development.</p>
Education and Community	<p>Objective: To protect and provide for education, training, adult learning, community, healthcare, childcare, civic, religious and social infrastructure.</p> <p>Purpose: Protect existing community facilities and allow for expansion if required to sustain a thriving community.</p>
Enterprise and Employment	<p>Objective: To provide for and improve general enterprise, employment, business and commercial activities.</p> <p>Purpose: Provides for enterprise, employment and general business activities and acknowledge existing/permitted retail uses. This land use zone may accommodate light industry, low input and emission manufacturing, logistics and warehousing and office developments. The form and scale of development on these sites shall be appropriate to their location, having regard to surrounding uses and scale. A proliferation of retail uses will not be permitted. Proposals may generate a considerable amount of traffic by both employees and service vehicles and traffic assessments may be required. Sites should be highly accessible, well designed and permeable with good pedestrian, cyclist links to the town centre and public transport. The implementation of mobility management plans will be required to provide important means of managing accessibility to these sites.</p>
Open Space and Recreation	<p>Objective: To protect, provide for and improve open space, active and passive recreational amenities.</p> <p>Purpose: Provides for active and passive recreational resources including parks, sports and leisure facilities and amenities including greenways and blueways. The Council will not normally permit development that would result in a substantial loss of open space. Linked green spaces/corridors are encouraged.</p>
Utilities	<p>Objective: To provide for the infrastructural needs of transport and other utility providers.</p>

	Purpose: Preserves land for the provision of services such as electricity and gas networks, telecommunications, the treatment of water and waste water etc. Such proposals shall demonstrate resilience to climate change.
Agriculture	<p>Objective: To protect and improve rural amenity and provide for the development of agricultural uses.</p> <p>Purpose: Protect rural amenity and agricultural lands from urban sprawl and ribbon development and provide a clear demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or rural related business activities which have a demonstrated need for a rural based location, and which would not interfere with rural amenity are open for consideration. Compliance is required with the criteria for Small Scale Home Based Businesses In Rural Areas as set out in the Limerick Development Plan 2022 - 2028 or any replacement thereof. One off dwellings will only be considered on agriculturally zoned land outside of Flood Zones A and B for the permanent habitation, subject to the terms and conditions of the rural housing policy as set out in the Limerick Development Plan 2022 - 2028.</p>

The approach of Limerick City and County Council to various types of developments is determined by the zoning objective for the area in which the site is located. This approach is set out in the following Land Use Zoning Matrix, and should be read in tandem with the Land Use Zoning Map.

The Land Use Zoning Matrix outlines the types of developments considered appropriate or otherwise in each land use zone and are indicated as below.

Extent of Consideration	
Generally Permitted indicated as /	A generally permitted use is one the Council accepts in principle in the relevant zone, subject to compliance with all relevant planning criteria, including applicable policies, objectives, development management standards and Section 28 Guidance.
Open for Consideration indicated as O	A use open for consideration by the Council and the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with existing uses or the proper planning and sustainable development of the area.
Generally Not Permitted as X	A use incompatible with the zoning policies or objectives for the area, would conflict with the permitted/ existing uses and would be contrary to the proper planning and sustainable development of the area.

Table 10.1: General Objectives and Purpose of Land Use Zones and Extent of Consideration

Non-Conforming Uses are uses, which do not conform to the zoning objective for the area in which they are located. Where legally established, extensions or improvements to these uses shall be considered on their merits, on a case-by-case basis where they do not adversely affect

the amenities of properties in the vicinity, and are not prejudicial to proper planning and sustainable development.

10.3 Advice when Submitting a Planning Application

The Planning Authority encourages applicants to avail of pre-planning meetings to discuss policy issues regarding their proposal prior to submitting a planning application. Such meetings are of particular value if specific assessments are required given the sensitivity, type of development and location of the site in Caherconlish. Refer to www.limerick.ie to avail of a meeting. Applications are advised to avail of pre-connection enquiries with Irish Water to ascertain if connection to the public mains and sewer is feasible prior to submitting a planning application.

Zoning	Total Area Zoned in 2023 LAP - ha	Total Area Zoned in 2012 LAP - ha
Agriculture	1.624	19.74
Enterprise and Employment	5.892	8.06
Education and Community Facilities	2.711	7.67
Utilities	No designation	0.29
New Residential Total	6.53	7.1
Phase 1	No designation	3.85
Phase 2	No designation	2.7
Existing Residential	24.866	27.70
Residential Serviced Sites	2.085	3.52
Phase 1	No designation	2.09
Phase 2	No designation	1.74
Open Space and Recreation	5.655	9.06
Village Centre	2.461	2.15

Table 10.2: Total Zoned Lands

10.5 Land Use Zoning Matrix

Land Use Zone	Village Centre	Existing Residential	New Residential	Serviced Sites	Education and Community	Enterprise and Employment	Open Space and Recreation	Utilities	Agriculture
Abattoir	X	X	X	X	X	X	X	X	O
Advertising and Advertising Structures	/	X	X	X	O ¹	/ ¹	/ ¹	O	X
Aerodrome/Airfield	X	X	X	X	X	X	O	X	O
Agricultural Buildings	X	X	X	X	X	X	X	X	/
Agricultural Supplies/Machinery Sales	/	X	X	X	X	/	X	X	X
Allotments	X	/	/	/	/	X	O	X	O
Amusement Arcade/Casino	/	X	X	X	X	X	X	X	X
Bank/Credit Union	/	X	X	X	/	X	X	X	X
Bed and Breakfast/Guesthouse	/	/	/	/	X	X	X	X	/ ²
Betting Office	/	X	X	X	X	X	X	X	X
Boarding Kennels	X	X	X	X	X	/	X	X	/ ²
Bring Banks/Bring Centres	/	/	/	/	/	O	X	/	X
Builders Providers/Yard	X	X	X	X	X	/	X	X	X
Burial Grounds	X	X	X	X	O	X	O	X	/
Campsite/ Caravan Park - Holiday Use	X	X	X	X	X	X	X	X	X
Car Park	/	X	X	X	/ ¹	/ ¹	/ ¹	/	X
Childcare Facilities	/	/	/	/	/	O	X	X	X
Civic Recycling/Waste Facility	X	X	X	X	X	/	X	/	X
Community/Cultural/Tourism Facility	/	/	/	/	/	X	/	X	X
Conference Centre	/	X	X	X	O ¹	O	X	X	X
Dancehall/Nightclub	/	X	X	X	X	X	X	X	X

¹ Ancillary to the primary use only² Where the use is ancillary to the use of the dwelling as a main residence

Land Use Zone	Village Centre	Existing Residential	New Residential	Serviced Sites	Education and Community	Enterprise and Employment	Open Space and Recreation	Utilities	Agriculture
Education/Training Facility	/	/	/	/	/	/	X	X	X
Enterprise Centre	/	X	X	X	O ¹	/	X	X	X
Extractive Industry/Quarry	X	X	X	X	X	X	X	X	O
Fast Food Outlet/Take-Away	/	X	X	X	X	X	X	X	X
Food Drink Processing/Manufacturing	X	X	X	X	X	/	X	X	/ ¹
Fuel Depot/Storage	O	X	X	X	X	/	X	X	X
Funeral Home	/	O	O	O	X	/	X	X	X
Garden Centre	/	X	X	X	X	/	X	X	O
General Public Administration	/	X	X	X	O	O	X	X	X
Hair and Beauty Salons	/	X	X	X	X	X	X	X	X
Halting Site	X	O	O	O	X	X	X	O	X
Health Centre	/	/	/	/	/	O	X	X	X
Health Practitioner	/	/	/	/	/	O	X	X	X
High Technology Manufacturing	X	X	X	X	X	O	X	X	X
Hospital	/	X	X	X	/	O	X	X	X
Hotel	/	X	X	X	X	O	X	X	X
Industry - Heavy	X	X	X	X	X	X	X	X	X
Industry - Light	O	X	X	X	X	/	X	X	X
Leisure/Recreation Facility*	/	X	X	X	X	O	O	X	X
Logistics	X	X	X	X	X	/	X	X	X
Nursing Home/Residential Care or Institution/ Retirement Village	/	/	/	/	O	X	X	X	X
Offices	/	X ²	X ²	X ²	X	/	X	X	X
Park and Ride Facilities	/	O	O	O	/ ¹	O	X	/	X

Land Use Zone	Village Centre	Existing Residential	New Residential	Serviced Sites	Education and Community	Enterprise and Employment	Open Space and Recreation	Utilities	Agriculture
Petrol Station ³	/	X	X	X	X	O	X	X	X
Place of Worship	/	O	O	O	/	O	X	X	X
Plant Storage/Hire	X	X	X	X	X	/	X	X	X
Professional Services*	/	X	X	X	X	/	X	X	X
Public House	/	X	X	X	X	X	X	X	X
Renewable Energy Installation	O ¹	O ¹	O ¹	O ¹	O ¹	/	X	/	O
Research and Dev./ Science and Technology	/	X	X	X	X	O	X	X	/ ⁴
Residential	/	/	/	/	X	X	X	X	/ ⁵
Restaurant/Café	/	X	X	X	X	X	X	X	X
Retail	/	X	X	X	X	X	X	X	X
Retail - Warehouse	X	X	X	X	X	X	X	X	X
Scrap Yard	X	X	X	X	X	O	X	X	X
Sports Facility	O	/	/	/	/	O	/	X	X
Telecommunications Structures	/	X	X	X	/	/	O	/	/
Vehicle Sales Outlet	X	X	X	X	X	/	X	X	X
Vehicle Servicing/ Maintenance/ Repairs	X	X	X	X	X	/	X	X	X
Veterinary Clinic	/	X	X	X	X	O	X	X	X ⁶
Warehousing	X	X	X	X	X	/	X	X	X
Waste Disposal and Recover Facility	X	X	X	X	X	/	X	/	X
Wholesale - Cash and Carry	X	X	X	X	X	/	X	X	X

³ Petrol station shops shall not exceed 100m² (net) as per the Retail Planning Guidelines

⁴ Rural related research and development only

⁵ Subject to compliance with the Rural Housing Policy

⁶ Only where the need to locate in a rural environment has been demonstrated because of the nature of the clinic required

***Comparison** - Goods including Comparison Goods: clothing and footwear; furniture, furnishings and household equipment (excluding non-durable household goods); medical and pharmaceutical products, therapeutic appliances and equipment; educational and recreation equipment and accessories; books, newspapers and magazines; goods for personal care; goods not elsewhere classified; bulky goods;

***Convenience** - Goods including food alcoholic and non-alcoholic beverages; tobacco; nondurable household goods;

***Leisure/ Recreation Facility** - Cinema, Theatre, Concert Halls, Bingo Halls, Bowling Alley, Commercial Play etc.;

***Professional Services** - Including for example accountants, architects, solicitors etc.

10.6 Settlement Capacity Assessment - Tiered Approach to Zoning

In accordance with Appendix 3 of the National Planning Framework (NPF), the tiered approach to zoning has been applied to zoned lands as laid out in Table 10.3 below. Tier 1 refers to lands that are adequately serviced and can connect to existing services (road, path, public lighting, water supply and surface water drainage). Tier 2 lands refer to lands that have constraints in terms of connecting to one or more services but have the potential to become fully serviced over the lifetime of the Plan.

The Settlement Capacity Assessment sets out the sites identified for new residential development, serviced sites and enterprise and employment with respect to availability of key infrastructure to ensure that these lands are developable over the lifetime of the plan. The sites are identified as being serviced (utilities), served by public transport and community infrastructure and satisfies the principles of the Town Centre First policy and compact growth, all promoted by higher level spatial plans. Where existing infrastructure is located in close proximity to a site and can potentially be extended to service the site, these services have been indicated as available. It should be noted that the table below is for information purposes only and developers are advised to avail of pre-planning consultation with the service providers regarding development of these lands prior to submitting a planning application.

Table 10.3: Settlement Capacity Assessment: Caherconlish

Site No.	Zoning	Area (ha)	Density	Lighting	Footpaths	Public Transport	Road Access	Water	Foul	Surface Water	Flood Risk	Infill/ Brown-field	Timeline/Cost	Comments if applicable	Tier
1	New Residential	3.280	22 units/ha	✓	✓	●	✓	✓	✓	✓	✗	✓	S	- Opportunity Site No. 4 (refer to Section 4.5 Opportunity Sites for Development Potential and Guidance) - Infill site <150m from Village Centre	1
2	New Residential	0.407	22 units/ha	✓	✓	●	✓	✓	✓	✓	✗	✓	S	- LCCC Housing Department Approved Pipeline Site under LCCC Housing Delivery Action Plan 2022-2026	1
3	New Residential	0.234	22 units/ha	✓	✓	●	✓	✓	✓	✓	✗	✓	S	- LCCC Housing Department Approved Pipeline Site under LCCC Housing Delivery Action Plan 2022-2026	1
4	New Residential	2.094	22 units/ha	✓	✓	●	✓	✓	!	!	✗	✓	M €350K	- Opportunity Site No. 5 (refer to Section 4.5 Opportunity Sites for Development Potential and Guidance) - Part of site is backland/infill site <350m from Village Centre in close proximity to the Primary School, access and infrastructural works with be required to be delivered by the developer - Active Travel funding application sought for safety works outside Caherconlish National School – works proposed at junction with High Street. - Stormwater Infrastructure in Ceol na hAbhainn estate (to the North of the site) and on High Street (to the East of the site).	2
5	Residential Serviced Sites	2.085	10 units/ha	✓	✓	✓	✓	✓	✓	✓	✗	✓	S	- Infill site <320m from village centre	1
6	Town Centre	.22	22 units/ha	✓	✓	✓	✓	✓	✓	✓	✗	✓	S	- 7 units granted village centre (Planning Reference 21/550)	1
7	Enterprise and Employment	5.89	N/A	✓	✓	✓	✓	✓	✓	✓	✗	✗	S	- Lands located <700m from village centre. Applicants will also have to provide walking/cycling infrastructure to connect with the village centre. A Masterplan shall be prepared for the overall lands.	1

Legend			
Serviced/Yes	✓	Serviceable/ Investment required	!
Not required/No	✗	Located within a 500km walk	●
Short term: 1-2 year delivery	S	Medium term: 3-4 year delivery	M

Chapter 11 – Monitoring and Evaluation

11.1 Implementation of the Local Area Plan

The Draft Plan sets out the Council’s vision and strategy for Caherconlish, including specific policy and objectives to provide a framework for the sustainable development of the village over the period 2023-2029. Regular monitoring of the progress made in relation to ensuring the effective delivery of the objectives set out in the Draft Plan will take place. This will include a review of identified actions to be implemented within the timeframe of the plan. Coordination between other key departments in the Local Authority will be critical in ensuring that those objectives relating to issues such as roads, housing and community development are achieved.

11.2 Local Area Plan Actions

The implementation of the Draft Local Area Plan requires the cooperation and participation of all stakeholders. The Council will continue their leadership role in progressing and securing the policy and objectives of the Draft Plan. The Council will also continue to foster a collaborative approach with citizens, communities, stakeholders, sectoral interests, government and non-government agencies to achieve collective support and successful implementation of the Draft Plan. Table 11.1 below outlines the identified actions and associated lead responsibility, in implementing identified actions within the plan timeframe. Some of these actions are outside the control of the Local Authority and will be dependent on private bodies (such as private housing) to be delivered.

Table 11.1: Draft Caherconlish Local Area Plan – Plan Actions

	Action	Lead Responsibility/LCCC Directorate	Timeline
Action 1	Monitor the type of developments permitted in Caherconlish, including the number of residential units constructed on an annual basis to ensure compliance with the Core Strategy of Limerick Development Plan 2022-2028	LCCC	Ongoing
Action 2	Opportunity Site 1 – Community Park	LCCC Community, Tourism and Culture LCCC Planning, Environment and Place-making Directorate	Medium Term
Action 3	Opportunity Site 3: Groody River Walk	LCCC Community, Tourism and Culture LCCC Planning, Environment and Place-making Directorate	Medium Term
Action 4	Opportunity Site 2 - Village Square	LCCC Planning, Environment and Place-making Directorate	Medium Term
Action 5	Traffic Management Plan	LCCC Transport and Mobility Directorate	Medium Term
Action 6	Feasibility Study – Village Bypass	LCCC Transport and Mobility Directorate	Medium Term
Action 8	Provision of a pedestrian link to Caherconlish/Caherline GAA Pitch	LCCC Transport and Mobility Directorate	Short Term
Action 9	Improved active travel connectivity from Village Square to Millennium Centre	LCCC Transport and Mobility Directorate	Short Term
Action 10	Safety works outside Caherconlish National School – works proposed at junction with High Street.	LCCC Transport and Mobility Directorate	Short Term
Action 11	Facilitate and implement the Safe Route to Schools Programme including the identification of park and stride locations and development of an active travel behavioural change programme for Caherconlish National School. Seek to enhance the existing arrangements for school drop off/collection to maximise pedestrian and cyclist safety	LCCC Transport and Mobility Directorate	Short Term

Action 12	Improvements to Old Creamery Road - Examine possibility of creating shared space with reduced speed limit.	LCCC Transport and Mobility Directorate	Short Term
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Timeline Legend			
Short Term	1-3 years	Medium Term	3-6 years

Appendix 1: Maps



Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Village Centre
- Sports Facilities
- Opportunity Sites
- Caherconlish LAP Boundary

Forward Planning
Economic Development and
Enterprise Directorate

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DATE: October 2022		DWS. No. CHZN/23-29/
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Legend

- Agriculture
- Education and Community
- Enterprise and Employment
- Existing Residential
- New Residential
- Open Space and Recreation
- Residential Serviced Sites
- Village Centre
- Flood Zone A
- Flood Zone B
- Opportunity Sites
- Caherconlish LAP Boundary

Forward Planning
Economic Development and
Enterprise Directorate

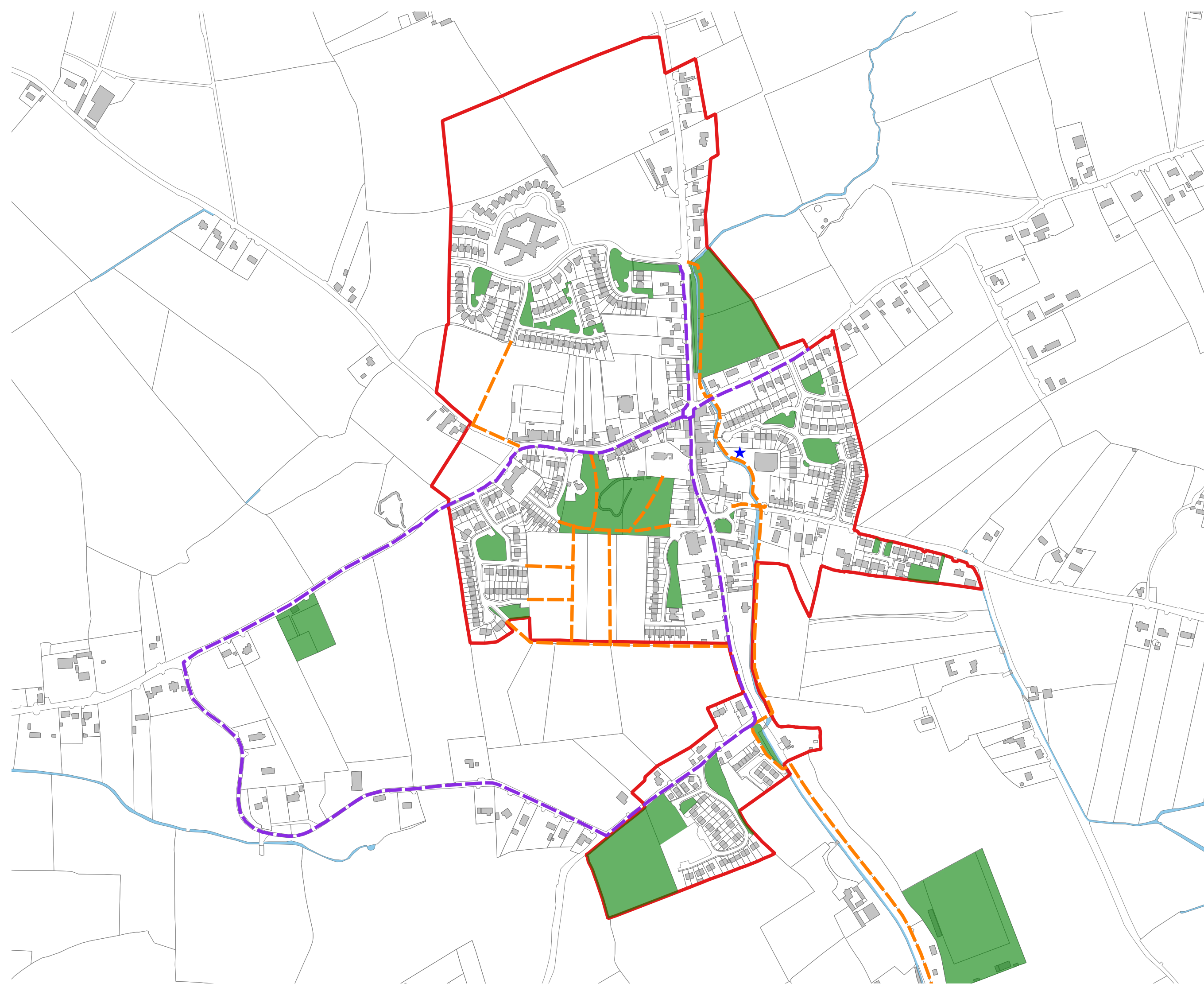
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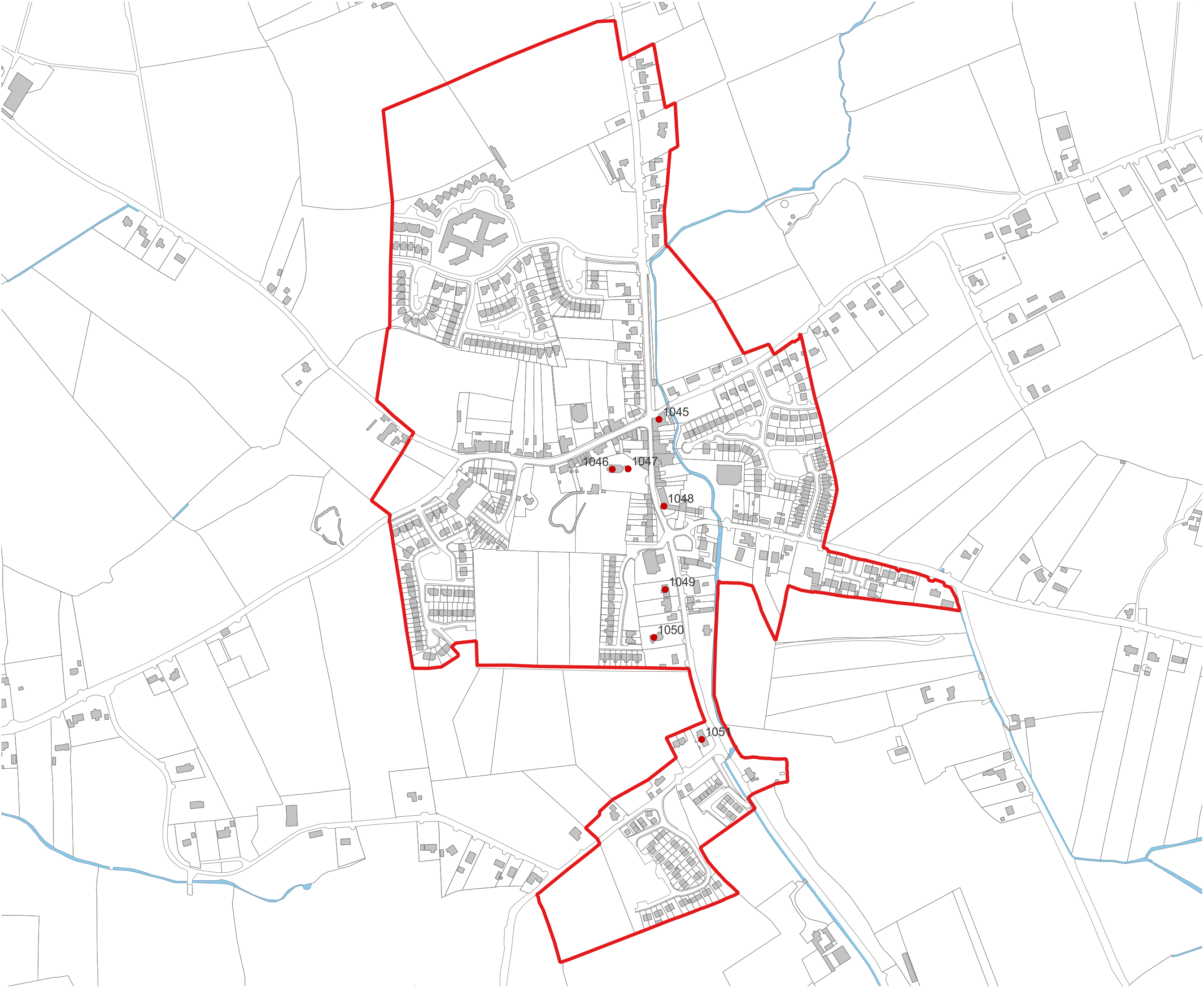
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Legend

- ★ Playground - non LCCC
- Existing Pedestrian/ Cycle Routes/Links
- - - Proposed Pedestrian /Cycle Routes/Links
- Open Space and Recreation
- Caherconlish LAP Boundary

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Caherconlish
Local Area Plan
2023-2029

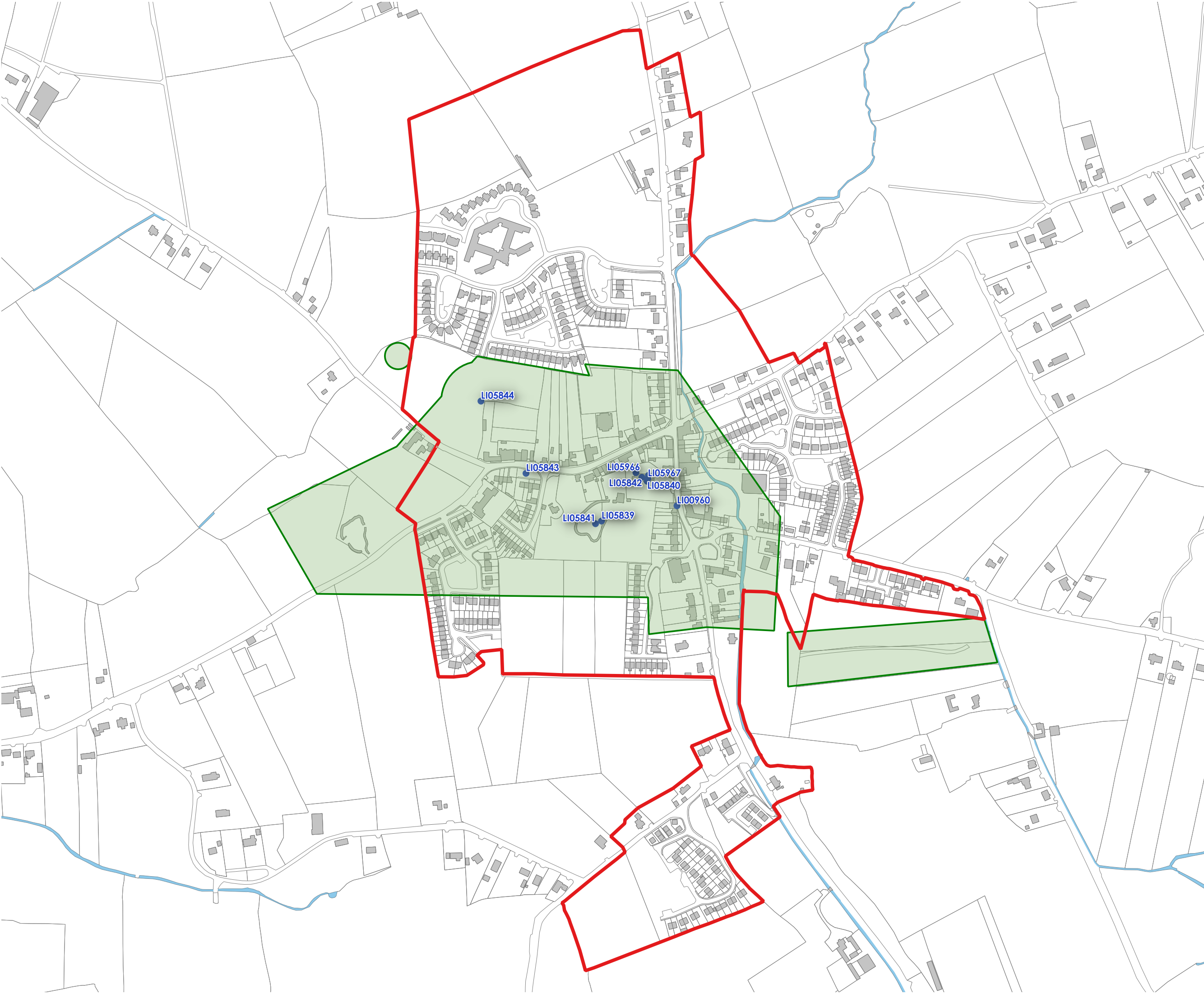
Protected Structures Map

- Legend**
- Record of Protected Structures
 - LAP Boundary

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**Caherconlish
Local Area Plan
2023-2029**

National Monuments Map


- Legend**
- National Monuments
 - Zones of notification
 - LAP Boundary


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Legend

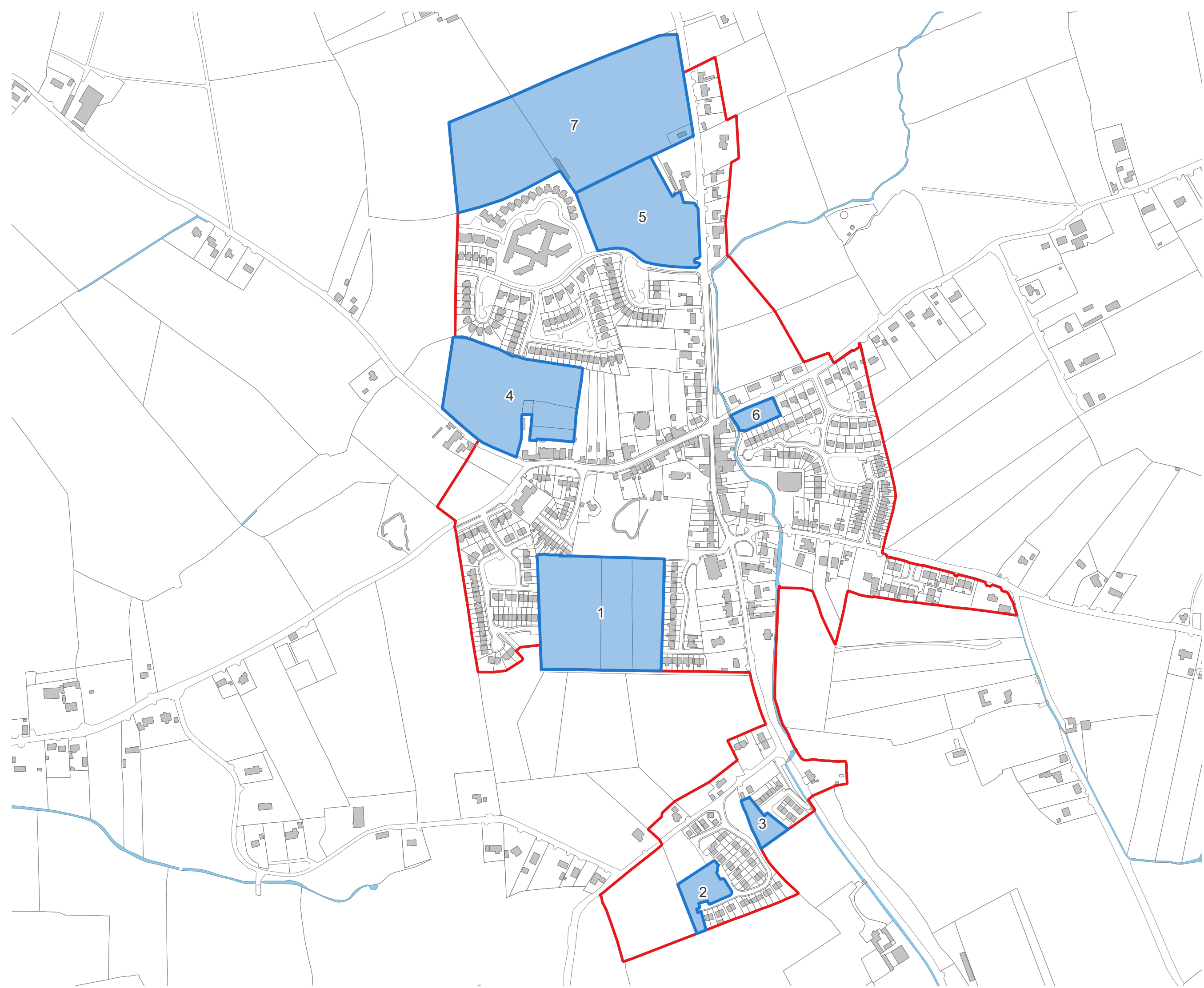
 Settlement
Capacity Audit Sites

 Caherconlish
LAP Boundary



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Appendix 2: Record of Protected Structures

RPS Reg. No.	NIAH Reg. No.	Name	Location	Description	Photo
1045	21805007	Michael Lynch	Barrack Street, High Street, Caherconlish	End of terrace 2 storey building. Built c1830. Notable features include rendered walls, quoins and stringcourse, square headed display openings having render rope moulded surrounds, timber sash windows, cast iron rainwater goods	
1046	21805004	Caherconlish Church of Ireland Church	Barrack Street, Caherconlish	Old Church of Ireland, graveyard and boundary wall. Built 1770 incorporating fabric from earlier period. Many notable features including octagonal spired and cut limestone details, distinctive cast-iron weather vane on apex, cut limestone architrave to tower, pointed arch windows and door, limestone sills.	

1047	None	Caherconlish Church of Ireland Church	Caherconlish	Original east gable wall and chancel of medieval church, within forms the curtilage of the Old Church of Ireland church.	
1048	21805011	O'Connell's Pharmacy	The Square, Barrack Street, Caherconlish	Semi-detached 6 bay building built c.1800 with two rendered shops fronts on south and west elevations. Many notable features including cast-iron rainwater goods, terracotta ridge tiles, finials and timber bargeboards, rendered wall with quoins and stringcourse, sliding sash windows, pillasters, fluted consoles with pedimented caps, fascia and moulded cornice, half-glazed timber double doors.	
1049	None	Unknown	Old Barrack Road, Caherconlish	Single storey three bay dwelling. It is believed, this building was one of the first of bungalows built in East Limerick.	

1050	21805018	Caherconlish Church of Ireland Church	Old Barrack Road, Caherconlish	Detached single cell, Gothic Revival style church, built c.1866. Many notable features including hipped and pitched slate roof with cast iron ridge creastings and rainwater goods, limestone copings and eaves course wrought iron finial, buttresses, quoins, tooled limestone block –and-start surrounds and stain glass windows, pointed arches, timber battened double leaf doors	
1051	21805019	Constabulary Barracks	Old Barrack Road, Caherconlish	Detached 5 bay two-storey building built c.1865. Simple façade, notable features include hipped slate roof with overhanging eaves, roughcast rendered walls and render plinth course, square headed openings with stone sill, sliding sash windows.	

Appendix 3: Sites and Monuments Records

Archaeological sites are included in the Sites and Monuments Record under the provisions of Section 12(1) of the National Monuments (Amendment) Act, 1994.

Section 12(3) of the Act states “When the owner or occupier...of a monument or place which has been recorded under subsection (1) or any person proposes to carry out, or to cause or permit the carrying out of, any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the [Minister for the Environment, Heritage and Local Government] and shall not, except in the case of urgent necessity and with the consent of the [Minister] commence the work for a period of two months after having given the notice.”

Section 16 of the Act prohibits the use or possession of detection devices “in, or at the site of, a monument recorded under Section 12.”

The following table lists the Recorded Monuments and Places located in Caherconlish:

SMR Ref. No.	Classification	Townland
LI014-079001-	Historic Town	Caherconlish, Hundred Acres East, Templemichael, Boskill
LI014-079002-	Castle - Ringwork	Caherconlish
LI014-079003-	Graveyard	Caherconlish
LI014-079004-	Castle - Towerhouse	Caherconlish
LI014-079005-	Church	Caherconlish
LI014-079006-	Castle - unclassified	Caherconlish
LI014-079007-	Castle - unclassified	Hundredacres East
LI014-079008-	Town Defences	Caherconlish (not located; murage grant 1358)
LI014-079009-	Tomb - Chest tomb	Caherconlish 17 th C Maunsell
LI014-079010-	Wall monument	Caherconlish 17 th C Bourke
LI014-079012	Tomb - Chest tomb	Caherconlish 17 th C Goold
LI014-080	Road - road/trackway	Boskill (just outside LAP area)
LI014-099	Mill - unclassified	Caherconlish (not located recorded as near the RIC Barracks)
LI014-111	Water mill -unclassified	Hundredacres East
LI014-149	Excavation	Hundredacres East