

Castletroy

County Limerick



Limerick County Council
Forward Planning

Local Area Plan
2009 – 2015
July 2009
Extended until June 2019

This Local Area Plan for Castletroy was deemed to be made on 13th July 2009

On the 20th June 2014 Limerick City and County Council extended the duration of the Castletroy Local Area Plan 2009-2015 for a further five years, until June 2019.

TABLE OF CONTENTS

1.0	INTRODUCTION	7
1.1	What is a Local Area Plan (LAP)?	7
1.2	Composition of the Plan	7
1.3	Relationship with Other Plans	7
1.3.1	National Spatial Strategy:.....	8
1.3.2	Mid West Region – Regional Strategy and Regional Planning Guidelines:	8
1.3.3	Limerick County Development Plan, 2005-2011:.....	8
1.3.4	Limerick Land Use and Transportation Study.....	8
1.3.5	Limerick County Development Board strategy for economic, social & cultural development 2002-2011	9
1.3.6	Limerick City Development Plan, 2004 – 2010	9
1.3.7	Waste Management for the Limerick / Clare / Kerry Region 2006 - 2011:	9
1.3.8	Limerick County Council Housing Strategy 2005 - 2011	9
1.3.9	Mid West Retail Planning Strategy 2001 – 2011	9
1.3.10	Limerick County Retail Strategy 2003.....	10
1.3.11	Sustainable Residential Development in Urban Areas (December 2008).....	10
1.3.12	Urban Design Manual – A Best Practice Guide (2008)	10
1.4	Review of Castletroy Local Area Plan 2003	10
1.4.1	Population	10
1.4.2	Housing	10
1.4.3	Community and Recreation.....	11
1.4.4	Built and Natural Environment	12
1.4.5	Economic Development	12
1.4.6	Water Services and Waste Management	13
1.4.7	Roads and Traffic.....	13
1.4.8	Land Use Zoning.....	13
1.4.9	Overall Plan Performance	13
2.0	PLANNING CONTEXT	15
2.1	Locational Context	15
2.2	Principal Demographics	16
2.2.1	Past trends	16
2.2.2	Population Projections	16
2.2.3	Medium growth scenario:.....	16
2.2.4	High growth scenario:	17
2.2.5	Household size.....	17
2.3	Land Budget	17
2.3.1	Residential land budget.....	18
2.3.2	Industrial Land Budget	19
3.0	CHARACTER & LANDUSE APPRAISAL	20
3.1	Urban Structure	20

3.1.1	Castletroy North	20
3.1.2	Castletroy South.....	20
3.1.3	Dublin Road.....	20
3.2	Roads and Accessibility	22
3.3	Water Services	22
3.4	Waste Management	23
3.5	Surface Water	23
3.6	Natural & Built Heritage	23
3.6.1	Natural Environment.	23
3.6.2	Designated sites within the plan area.	24
3.6.3	Trees for Preservation within the Plan area.....	25
3.6.4	Built Environment	25
3.6.5	Castletroy / Dromore Architectural Conservation Area.....	26
3.6.6	Record of Protected Structures.....	28
3.7	Housing	29
3.8	Retail.....	29
3.9	Employment and the Local Economy	30
3.10	Community Facilities	30
3.11	Education	31
3.12	Childcare	31
3.13	Health and Social Services.....	31
3.14	Religion.....	31
4.0	CORE STRATEGY.....	32
4.1	The Vision for Castletroy	32
4.2	Strategic Objectives	32
4.3	Core Policies.....	34
4.3.1	Sustainable Development	34
4.3.2	Development Uses.....	35
4.3.3	Development Proposals Generally.....	35
4.4	Land Use Zoning	36
4.5	Land Use Zoning Categories.....	37
4.6	Land Use Zoning Matrix.....	41
5.0	DEVELOPMENT MANAGEMENT POLICIES.....	44

5.1	Housing	44
5.2	Built Environment and Heritage.....	47
5.3	Tourism.....	53
5.4	Local Economic Development Employment and Economic Activity.....	54
5.5	Retailing.....	55
5.6	Community and Education	56
5.7	Transport and Accessibility	58
5.8	Water Services.....	60
5.9	Flood Risk Management	61
5.10	Waste Management	62
5.11	Energy Consumption and Efficiency.....	63
5.12	Other Development	64
6.0	URBAN DEVELOPMENT FRAMEWORK.....	65
6.1	Purpose of the Development Framework	65
6.2	Sustainable Residential Development in Urban Areas (December 2008),-guidelines for planning authorities	66
6.3	Development Form	66
6.3.1	Development Layout & Design.....	67
6.3.2	Density	71
6.3.3	Building Heights	72
6.3.4	Bio-diversity	72
6.3.5	Public Open Space	73
6.3.6	Management Plan for Public Open Space.....	75
6.3.7	Roads	75
6.3.8	Road and Estate Names.....	75
6.3.9	Services.....	76
6.3.10	Apartments/Duplex Style.....	76
6.4	Access for People with Disabilities	76
6.5	Car parking and Loading	76
6.6	Opportunity Sites	78
7.0	IMPLEMENTATION	89
7.1	Planning Context	89
7.2	How the LAP will be implemented	89

7.3	Development Contribution Scheme	89
7.4	Monitoring	90
7.5	Community Participation	90
7.6	Pre-Planning Advice.....	90
8.0	SEA STATEMENT FOR CASTLETROY LOCAL AREA PLAN	91
8.1	Introduction.....	91
8.2	Summary of how environmental considerations were factored into the plan	91
8.3	Summary of how the Environmental Report and submissions and observations made to the Planning Authority under Section 20(3) of the Act were taken into account... 	91
8.4	Reasons for choosing the plan as adopted in the light of other reasonable alternatives considered	92
8.5	Measures decided upon to monitor, in accordance with Article 14J, the significant environmental effects of implementation of the Local Area Plan.	93

APPENDICES:

- Appendix 1: Land Use Zoning Map
- Appendix 2: Architectural Conservation Area & Protected Structures Map & List
- Appendix 3: Amenity Strategy Map & Riverside Buffer Zones Map
- Appendix 4: Transport Infrastructure Map
- Appendix 5: Recorded Monuments Map
- Appendix 6: Flood Extent Map
- Appendix 7: Groody River Valley Management Plan
- Appendix 8: Strategic Environmental Assessment Report

1.0 INTRODUCTION

1.1 What is a Local Area Plan (LAP)?

This is the Local Area Plan for Castletroy to cover the period 2009 - 2015. The area to which the plan relates is defined on Map 1. The Local Area Plan is a legal document and is a public statement of planning policies for Castletroy. This Plan replaces the previous 2003 Castletroy Local Area Plan. The aim of this plan is to establish a framework for the planned, coordinated and sustainable development of Castletroy and for the conservation and enhancement of its natural and built environment over the next six years and beyond. It is an important statutory document and will affect all those who live in Castletroy or have an interest in its development. The Plan provides guidance as to how this development can be achieved, what new developments are needed, where public and private resource inputs are required, and guidance for development proposed in the plan area.

This Plan outlines the planning policies and objectives for Castletroy. All planning applications for Castletroy will be measured against the contents of the Plan.

The Plan has been prepared in accordance with the requirements of the Planning & Development Acts, 2000 - 2006 and the Planning & Development Regulations 2001 - 2008. The Plan also has regard to the policies and provisions of national, regional and local guidance documents. The Planning and Development Act clearly specifies those matters that must be included in a Local Area Plan, as well as matters that may be included.

1.2 Composition of the Plan

The Plan consists of a written statement, photographs and maps. The written statement contains analysis of statistics, projections and policy objectives and contains the following sections:

- Introduction
- Planning Context
- Character & Landuse Appraisal
- Core Strategy
- Development Management Guidelines
- Urban Design Framework
- Appendices and maps including zoning objectives & protected structures

The zoning maps provide a graphic representation of the proposals of the Plan, indicating land-use, conservation designations and other control standards together with various objectives of the Council. All maps should be referred to in order to obtain a full list of policies and objectives which relate to each site.

1.3 Relationship with Other Plans

The Plan has been prepared having regard to National, Regional and local policy documents, including the National Spatial Strategy, the Limerick County Development

Plan 2005, the Regional Planning Guidelines for the Mid West region, the Limerick Planning, Land Use and Transportation Study (PLUTS) and the Retail Strategy for County Limerick (2003).

1.3.1 National Spatial Strategy:

The National Spatial Strategy for Ireland (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic and physical development and population growth between regions. Its focus is on people, on places and on building communities. Through closer matching of where people live with where they work, Ireland will become a sustainable community. The National Spatial Strategy focuses on a number of specific regions and their specific development with the identification of Gateways which are to be used to support more geographically balanced growth and development in the regions away from the Greater Dublin Area. Castletroy forms part of the Limerick – Shannon Gateway and Limerick’s designation as a gateway centre in the National Spatial Strategy will have implications for population growth in the Plan Area and will influence the specific development role and capability of Castletroy.

1.3.2 Mid West Region – Regional Strategy and Regional Planning Guidelines:

This document has been prepared in accordance with the National Spatial Strategy, and provides key mechanisms as a response to the NSS in respect of a vision, connectivity, world-class places and products, enterprise enablers, balanced development and sustainability within the region. The Regional Strategy and Regional Planning Guidelines provide a wider area approach to the development of County Limerick. These guidelines look at Limerick in its regional context with Limerick City & suburbs, Shannon and Ennis acting as a central core and further advances the areas designation as a Gateway. This Local Area Plan accords with the Regional Strategy and Regional Planning Guidelines.

1.3.3 Limerick County Development Plan, 2005-2011:

In preparing the Local Area Plan, the Planning Authority has had regard to the policies and objectives set out in the Limerick County Development Plan, 2005-2011. The County Development Plan provides the policy framework for the development of Limerick County including the City Environs within which Castletroy is located. Castletroy is situated within the top tier of the Limerick County Settlement Structure which incorporates the Limerick City Environs. The Development Plan establishes that the City Environs will be promoted as the primary Development Centre for large scale and high growth development of the County.

1.3.4 Limerick Land Use and Transportation Study

The Limerick Planning, Land Use and Transportation Study (PLUTS) was commissioned by Limerick City Council, Clare County Council and Limerick County Council in March 1999 with the objective of producing a clear twenty year strategy for the planning, land use development and transport systems for the Limerick Region. The preferred development strategy outlined in PLUTS promotes the further development of existing major growth poles in the region (Limerick, Ennis and Shannon are designated as Primary Development Centres) and the further development of satellite towns (situated on transportation corridors) in order to capitalise on the potential for the area to act as a gateway to the west of Ireland. The PLUTS future growth scenarios therefore project a

significant increase in population in the major towns, including the City Environs within which Castletroy is located.

1.3.5 Limerick County Development Board strategy for economic, social & cultural development 2002-2011

This Strategy was launched by the County Development Board in 2002, and aims to implement strategies on a countywide basis that combines local programs for economic, social and cultural development. This document had an important input into this Plan, as it is the framework for the economic, social and cultural development of County Limerick.

1.3.6 Limerick City Development Plan, 2004 – 2010

The Limerick City Development Plan puts forward planning and sustainable development objectives for the City Council's administrative area, which includes Limerick City Centre. The eastern boundary of the City plan adjoins the Castletroy LAP at its western boundary. The core aim of the City Development Plan is the promotion of sustainable economic & community development. Lands in the City adjoining the Castletroy boundary are, in general, zoned for 'Residential', 'General Purpose' & 'open space' uses and the zoning objectives within the Castletroy LAP take account of the adjoining city zoning objectives. The Shannon SAC extends from the City plan into the Castletroy LAP area. A Park & Ride site is identified within the city boundary to the north of the Dublin road & adjoining the Castletroy LAP area boundary. The City plan also identifies proposed road improvements to the Bloodmill road & the Tipperary road.

1.3.7 Waste Management for the Limerick / Clare / Kerry Region 2006 - 2011:

The Waste Management Plan for the Region provides for the sustainable management of waste throughout the County. The priority objectives of the strategy place emphasis on prevention, minimisation, reuse, recycling and recovery of energy in order to end the current over reliance on landfill for waste, and the application of the 'polluter pays' principle. Waste management has become an integral part of sustainable development initiatives and this LAP is guided by the principles of Sustainable Development.

1.3.8 Limerick County Council Housing Strategy 2005 - 2011

The County Housing Strategy sets out current and future housing requirements within the County and the requirement for social and affordable housing. It is a requirement under Section 95(1)(b) of the Planning and Development Act 2000 that a planning authority shall include objectives in the development plan to secure the implementation of the 'Housing Strategy'. The Limerick County Council Housing Strategy 2005 sets out the future housing need for the County and sets out housing objectives in terms of social and affordable housing in County Limerick. The Strategy envisages continued population growth in the County and a continuing decline in household size falling from 2.73 in 2008 to 2.66 in 2011.

1.3.9 Mid West Retail Planning Strategy 2001 – 2011

This strategy was prepared in 2001 on behalf of Limerick, Clare & North Tipperary County Councils and Limerick City Council to address the retail needs, opportunities and

issues of the mid-west region and sets out an integrated strategic framework for retail planning in the Mid West over the period to 2011. The Strategy sets out aims which respond to the influences of national & local policy. The Mid West Retail Hierarchy identifies Castletroy & Parkway as Tier 3 Level 1 district centres within the Metropolitan area.

1.3.10 Limerick County Retail Strategy 2003

This strategy sets out a retail hierarchy for the provision of various retail facilities within County Limerick and identifies a tiered approach to retail provision with Castletroy Shopping Centre and Parkway as the location for the District Centres to serve the area.

1.3.11 Sustainable Residential Development in Urban Areas (December 2008)

These guidelines set out a preferred residential development approach in urban areas and recommend that new development should contribute to creating compact towns in order to encourage walking and cycling and full use of established services and facilities and set out minimum residential densities which should be applied. The LAP has integrated the approach set out in these guidelines in the Development Guidelines.

1.3.12 Urban Design Manual – A Best Practice Guide (2008)

This manual is intended as a companion to the above residential guidelines and sets out best design practice for new residential development in cities, towns and villages. This manual is relevant to new residential applications in Castletroy.

1.4 Review of Castletroy Local Area Plan 2003

The 2003 Castletroy Local Area Plan is a statutory document prepared for Castletroy & adopted in 2003 in conjunction with the local stakeholders and the relevant public bodies. The purpose of the plan was to establish development policies for Castletroy up to the year 2009. The 2003 Castletroy Local Area Plan 2003 was used as a basis for this new Local Area Plan. The performance of the plan is briefly described below.

1.4.1 Population

The 2003 plan projected population growth in the plan period with an estimated population of 12,000 by 2009. An assessment of the 2006 census shows the population has grown to 10,601 people and further projections show a population of 11,674 people to the end of 2009 when the 2003 plan expires. The population projections indicated in the 2003 plan are therefore in line with actual population growth.

1.4.2 Housing

Most new housing has been developed in the residential zoned areas to the south of the Dublin road, on lands on the Groody road, Schoolhouse road, Golflinks road and at Newtown. These developments have provided for a mix of house types and designs including apartments, duplex units, semi detached and detached dwellings, student accommodation and assisted living units for the elderly ensuring that the plan area provides accessibility for all sectors of society.

Social and affordable housing is being provided for through the mechanism of Part V of the Planning & Development Acts, although demand for social and affordable units in the plan area is not currently being met.



Accommodation to serve elderly persons and students located within Castletroy

1.4.3 Community and Recreation

The existing plan contains 6 objectives relating to community and recreation. Very significant improvements have taken place during the plan period providing for the implementation of a neighbourhood park which accommodates a children's play ground and skate board park. A further extension of the park is planned.

A nursing home, childcare and medical facilities have also been provided at various locations throughout the plan area.

A proposal for a primary school has not been implemented although extensions to the temporary Gaelscoil have been permitted to provide for its expansion and a site has been reserved for the permanent provision of a Gaelscoil.



Castletroy playground & park developed under the 2003 Castletroy LAP

1.4.4 Built and Natural Environment

The 2003 Plan contains 5 policies and 5 objectives which have a built heritage conservation orientation. The preservation of the Groody Valley Green wedge has continued its function as a green lung between the city and Castletroy and its role as a wildlife corridor. The visual character of the Dublin road has been retained and enhanced with the provision of additional high quality and land mark buildings although there is scope for further improvements in this regard, particularly with regard to the streetscape at Castletroy District centre. An objective to provide for a riverside walk along rivers within the plan area has yet to be implemented along the Groody river. It has however been accommodated along the river Shannon .

1.4.5 Economic Development

There has been considerable development in retail, industry and office development within the plan area which has increased the employment availability in Castletroy due to construction and services, particularly in the retail sector over the period of the 2003 plan. Additional retail and services of an appropriate scale have also been provided within the local services centres developed to serve the new residential areas. The lands to the north and south of the Tipperary road have accommodated much of the economic development within the plan area with a high standard of design. Plassey Technology Park contains a significant land bank of available land to meet demand for technology park type development.

It has been a policy of the 2003 plan to strengthen the role of the District centre as a primary retail centre for Castletroy. A planning application for an extension to the District centre has been permitted (currently under appeal to An Bord Pleanala), however, improvements to the existing centre have been limited.

1.4.6 Water Services and Waste Management

The plan contains 4 objectives in relation to utilities. Water and waste water infrastructure has been available to serve development under the 2003 plan and as such infrastructure in this regard has not been a constraint to the development of the area.

1.4.7 Roads and Traffic

The plan contained 8 road and traffic policies and 6 roads and traffic objectives. There has been significant progress in the implementation of these policies and objectives over the life of the 2003 plan, including the completion of the southern ring road phase one, which has led to a significant reduction in traffic congestion and considerable improvements in safety and accessibility within the plan area. The Southern ring road phase 2 is currently under construction.

A local distributor road network has been implemented to a large extent with the final section of this network from the Groody road to Schoolhouse road due for completion by 2011. Footpaths & cycle lanes have been implemented along much of the road network in the plan area.

An in-bound bus lane is in place along part of the Dublin road and plans are in place to extend this along the full extent of the Dublin road within the plan area.

1.4.8 Land Use Zoning

The County Housing Strategy 2005-2011 states that the Plan had a theoretical capacity to accommodate 2,410 housing units on its zoned residential and mixed use lands under the 2003 plan. The zoning allocation of the 2003 Plan for residential purposes was 96.4 ha, approximately 40 ha of which has been developed, is currently under construction or planning permission has been granted on. An assessment of house counts in November 2008 shows 1,375 residential units with live planning permission in the plan area which have not yet been commenced. In addition, approximately 57 ha of "*Residential Development Area*" zoned lands remains undeveloped and with no planning permission.

With regard to lands for employment and commercial uses, 119.6 ha of Industrial 1 land was available under the 2003 plan, approximately 100 hectares of which remains undeveloped. 53 ha of undeveloped Industrial 2 zoned lands was available under the 2003 plan, 27 ha of this remains undeveloped.

Having regard to the above, there has been considerable development of zoned lands within the life of the 2004 Local Area Plan.

1.4.9 Overall Plan Performance

While some of the specific objectives and policies have not been implemented, many have been part implemented or implemented in full and overall performance of the plan is impressive, particularly with regard to the extent of infrastructure and development which has occurred during the life of the 2003 plan.

There has been a notable improvement in service provision during the plan period, including a nursing home, crèches, playground, skateboard park, and retail and industrial developments. An ice skating ring is currently under construction.

A considerable number of larger residential developments have been granted during the plan period, many of which have been implemented or are currently under construction which has resulted in a substantial increase in the available housing stock within the plan area. The majority of these are on Groody road, Schoolhouse road, Golf links road and at Newtown. However, the lack of available social and affordable housing units to meet demand is noted and this should be addressed.

The district road proposal to serve the plan area has not fully been implemented although this is due for completion over the life of the 2009 plan.

2.0 PLANNING CONTEXT

2.1 Locational Context

Castletroy is located within the eastern environs of Limerick City, approximately 3 kilometres from Limerick City Centre. It is bisected by the R445 Dublin road through the centre of the plan area and the N24 Tipperary road to the south of the plan area. Castletroy contains a number of distinct components i.e. Castletroy North containing the University and Plassey business park, Castletroy South which largely contains residential areas and the Dublin road. The area is bounded to the north by the River Shannon, to the east by the Mulcair, while the Groody River Valley forms the west ward boundary. The Southern ring road forms the southern boundary.

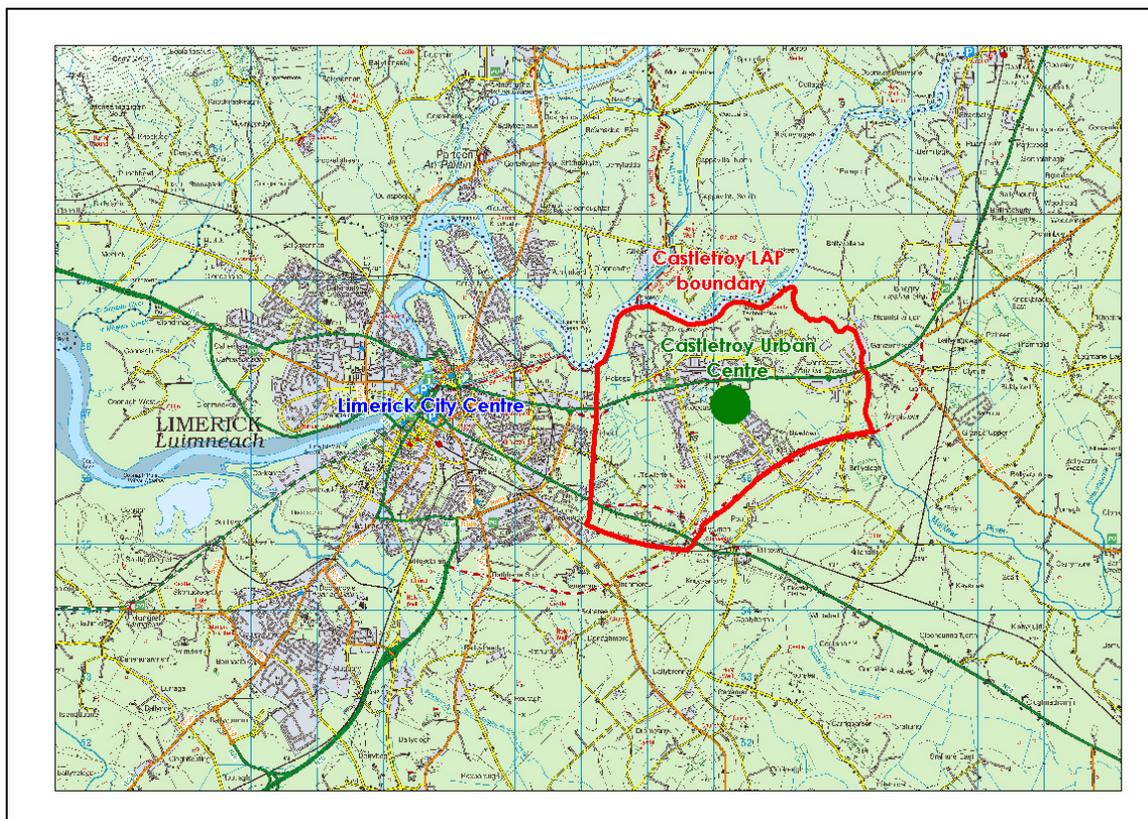


Figure 2.1 Castletroy's locational context

The plan area includes part of the electoral divisions of Limerick South Rural, Ballysimon and Ballyvarra. The surrounding rural hinterland to the east is agricultural land and is an area of relatively flat, open countryside. A number of recent road infrastructure developments have been carried out or are currently under construction including the Southern Ring Road and the realigned N7 Limerick to Nenagh dual carriage way road.

2.2 Principal Demographics

2.2.1 Past trends

The total population residing in the Castletroy plan area in 2006 was 10,601 which made up 8.06% of the total population of County Limerick. This is an increase of 35% in the last 27 years for the area, an actual population increase of 6874 from 1981-2006. In the last census period from 2002 – 2006, the Plan Area's growth rate has continued with a population increase of more than 15% as shown in Table 2.1.

The Castletroy Plan Area falls mainly into three Electoral Divisions (EDs) namely Ballysimon, Ballyvarra and Limerick South Rural and the areas have shown some of the highest growth rates in the county in recent years. The majority of the population in the Ballysimon ED fall within the Plan area. The north-eastern part of the Ballyvarra ED fall within the Plan area centred around the Annacotty village and a part of the Limerick South Rural ED fall within the Castletroy Development Boundary adjoining the Southern Environs area.

Table 2.1: Past population trends in the Castletroy Area

Year	Castletroy	Population Increase	% Increase
1981	3727	-	-
1996	7000	3273	46.8%
2002	8979	1979	22%
2006	10,601	1622	15.3%

Source: Central Statistical Services

2.2.2 Population Projections

Population projections have been carried out in order to provide an indication of future trends and the resulting demands for infrastructure and services within the plan area over the life of the forth-coming plan.

Population projections are based on an averaging of past trends projected forward and the application of the population ratio of Castletroy to the total projected county population. The analysis integrates an adjustment for mortality, fertility and migration based on the "*Demographic Component Method*" and based on CSO data. Based on these projections both a high and a medium scenario have been calculated using CSO data in this regard. These high and medium scenarios take account of the migration trends with the high scenario continuing the current trend and the medium scenario consistent with a more modest performance for the Irish economy and labour market over the projection period. In preparing the population projections for the plan area the medium scenario has been selected as the most appropriate and is broadly in line with the targets put forward by the Department of the Environment and Local Government for County Limerick in 2007.

2.2.3 Medium growth scenario:

Under this scenario it is expected that the high population growth of the last inter-censal period will ease off and an overall growth rate of approximately 41% from 2006-2026 is

anticipated (See Table 1.2). This is an anticipated increase of 2,301 people over the life of the 2009 – 2015 plan period.

Table 2.2: Medium-Growth Scenario

Year	Projected Population	Average Annual Growth rate	Actual increase
2006	10,601	-	-
2009	11,674	3%	1073
2015	13,975	2.7%	2301
2021	16,301	2.4%	2326
2026	17,989	1.9%	1688

2.2.4 High growth scenario:

The unprecedented growth in the last number of years in the area is unlikely to continue at the same rate, but nevertheless it is necessary to cater for a situation where growth expectations exceed predictions. Therefore a high-growth scenario was also considered with an increase of 2,562 people over the life of the 2009 – 2015 plan period.

Table 2.3: High-Growth Scenario

	Projected Population	Average Annual Growth rate	Actual increase
2006	10,601	-	-
2009	11,754	3.3%	1153
2015	14,316	3%	2562
2021	17,025	2.7%	2709
2026	19,164	2.2%	2139

2.2.5 Household size

The CSO figures show average household size for County Limerick in 2006 stood at 2.9 persons per household. The Limerick County Development Plan 2005 has indicated that this figure is set to reduce in the coming years to a projected household size of 2.66 persons in 2011. This decrease in household size will have implications not only for the number of housing units required but also for the size and type of units.

2.3 Land Budget

A land budget is a calculation of the amount of zoned land available and how many factories/businesses/houses can be developed on that land. In order to determine the extent of zoned land required over the 2009 -2015 plan period it is necessary to carry out a land budget on existing serviced lands within the existing plan boundary in order to determine whether it is necessary to extend the existing plan boundary and to determine the level of additional infrastructure that will be required to service lands zoned for development.

2.3.1 Residential land budget

This relates to land zoned ‘*Residential Development Area*’ in the Castletroy Local Area Plan 2003. There is at present approximately 50 Hectares of undeveloped “*Residential Development Area*” zoned land in Castletroy. On the basis of a minimum net housing density of 30 units per hectare (based on the recommendations of the DEHLG document ‘Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities’ (December 2008) there is sufficient residential zoned lands to cater for 1,500 dwellings. Applying the national average household size of 2.66 persons per household, this equates to a population capacity for 3,990 people within the existing residentially zoned lands in Castletroy. Furthermore, there are currently extant permissions for in the order of 1375 residential units which can accommodate a population increase of 3657 people.

Table 2.4 Assessment of Capacity of Undeveloped Residential Zoned Lands

Undeveloped Residential Zoned land	Density per ha	Total potential units	Average Hsehd size	Total potential population	Estimated population 2008	Projected population growth 2008-2009	Projected population growth 2009-2015	Projected population growth 2015-2018
50 ha	30	1,500	2.66	3,990	11,304	370	2,301	1,170

Projected population growth 2008-2018*	Capacity of undeveloped <i>Residential Development Area</i> zoned land (50 ha)	Existing planning permission granted & not commenced	Capacity of units with planning permission granted & not commenced	Total Capacity for Population Increase	Projected population growth 2008-2018
3,841 persons	3,990 persons	1375 units	3,657 persons	7,647 persons	3,841 persons

*DEHLG Development Plan Guidelines recommend zoning sufficient land for a 9 year growth period to serve a 6 year plan.

The present population of Castletroy is approximately 11,300 persons. At current estimates, the population of Castletroy will reach approximately 14,000 persons by 2015 and 15,145 persons by 2018. This will create additional demand for approximately 1,015 housing units (taking an average household size of 2.66 persons per household) up to 2015. The land zoned for residential use is thus in excess of present and future requirements over the life of the 2009 – 2015 Plan.

Furthermore, additional lands zoned “Retail/Commercial/Community” and ‘Enterprise & Employment’ on Bloodmill road (refer to Opportunity Sites 4 and 5) are available for development or redevelopment which can accommodate additional residential units.

2.3.2 Industrial Land Budget

This relates to land zoned Industrial 1 and Industrial 2 in the Castletroy Local Area Plan 2003. There is at present 180 hectares of Industrial 1 zoned land and 76 hectares of Industrial 2 zoned lands in Castletroy. Approximately 100 ha of Industrial 1 zoned lands and 27 ha of Industrial 2 zoned lands are undeveloped at present and on that basis, the land zoned for industrial use is considered sufficient to provide for the normal demands of industry.

Land is a finite resource and it is important therefore to ensure its efficient use by maximising the potential of development land and avoiding urban sprawl. For this reason, and having regard to the population projections for the plan area, the availability of adequate zoned undeveloped lands and the availability of infrastructure within the existing plan area, the development boundary of the 2003 Castletroy LAP has been retained.

In line with the principles of proper planning and sustainable development, this plan focuses on the efficient use of land by consolidating the existing settlement, focusing in particular on development capacity within the central urban areas through re-use of under-utilised land and development of serviced lands within the built up area and placing a high degree of emphasis on creating living environments of the highest quality through attention to detail in urban design, integration of amenities, facilities for children, older persons and sections of the community with special needs.

3.0 CHARACTER & LANDUSE APPRAISAL

3.1 Urban Structure

As demonstrated by the population demographics of the area for the last three decades outlined above, Castletroy has undergone major changes in terms of development. The locational context section has already sub-divided the overall area into three sub-areas, Castletroy north, Castletroy south and Dublin road. The distinct physical characteristics of these areas are further outlined below.

3.1.1 Castletroy North

The major inter-related land uses of the University and the National Technological Park (Plassey Park) dominate the northern half of the plan area. There are also areas of residential development, community and sports facilities and hotels as well as a number of neighbourhood centre type developments offering retail and other services to the local working and resident population. The sporting and recreational facilities of the University are open to public use and so act as an important amenity to the local area. The educational, business and industrial uses are in the process of long term development and have large areas of land committed to them. These areas play an important part in continuing Limericks development as a strategic Gateway location as designated in the NSS.

3.1.2 Castletroy South

The southern part of the plan area has been the location of significant residential and community development over the life of previous plans for this area. The Castletroy Golf Course is located centrally within the southern area. The area of Newtown has accommodated significant residential development along with a public park and second level school. Further residential development has taken place along the Groody road. Two primary schools, a church and local retail and service facilities are also available in this area. The village of Annacotty is also located within this area which comprises a local commercial center and established residential areas.

There remain areas of agricultural lands within this area which have been zoned for residential development and the plan sets out a framework within which these areas can be developed to accommodate future population growth within the plan area.

3.1.3 Dublin Road

The Dublin road corridor in the plan area is defined by the Annacotty and Groody Bridges to the east and west, and by properties with frontages onto either side of the road as well as areas of undeveloped land. In land use terms it can be divided into three distinct sections, Annacotty bridge to Kilmurry roundabout, Kilmurry roundabout to Groody roundabout and Groody roundabout to the City boundary.

Along the section between Annacotty bridge and Kilmurry roundabout, large areas of the road frontage to the east of this section remain undeveloped except for a number of houses in small groupings on either side of the road. Most of the undeveloped lands on

the northern road frontage are part of the Enterprise & Employment' zoned land uses of Castletroy north whilst large areas on the southern side are zoned for residential and community use. The relationship of these developments to the road frontage in visual terms needs to be determined in future planning applications.

In the area of Kilmurry roundabout itself, the lands on either side of the road are zoned for 'Retail/Commercial/Community' use. This area is located at a major road junction within the plan area and is designated as a District center to serve the area. This area is currently underutilised considering its strategic position in the center of the plan area, its accessibility and the availability of public transport and its designation as a district centre. Any future development of this area requires careful consideration in terms of the uses, access, car parking and building height, mass and location to ensure its success as a commercial focus for Castletroy and in its impact on the Dublin road, particularly in terms of appearance.

Between Kilmurry roundabout and Groody roundabout the road frontage is established urban residential in character and mostly developed. This section contains a number of attractive features including mature trees, stone walls, variety of building type and the ruins of Newcastle Castle.

The section of the Dublin road between Groody roundabout and the City boundary projects an entrance to the city in the form of a number of high quality buildings recently constructed or currently under construction which will accommodate retail, recreational, commercial and hotel uses. This area also contains the Groody river valley which acts as a green wedge between the city and suburbs and is an important feature in distinguishing between these areas.



Established attractive features, both natural and man made along the Dublin road.



In order to protect and enhance the distinctive characteristics of the different areas within Castletroy, policies have been included in the LAP to ensure the appropriate development of these areas.

3.2 Roads and Accessibility

Castletroy extends along both sides the R445 Dublin road and along both sides of part of the newly designated regional road that was the N24 prior to the opening of the Southern ring Road phase 1. The plan area is bound by the southern ring road to the south which acts as a by pass for traffic.

The issue of traffic movement and vehicular and pedestrian traffic safety is an important one for Castletroy due to the levels of traffic within the plan area, particularly along the above mentioned roads.

Traffic figures for the R445 Dublin Road at Castletroy show the annual average daily traffic (AADT) figures for the year 2008 at Annacotty Bridge as 21,265, 15% of which is HGV's.

The Southern Ring Road Phase One has been completed since the 2003 Castletroy LAP has been adopted and this has had a significant impact on reducing traffic and relieving congestion through the area and resulted in the reclassification of the N7 Dublin Road through the plan area as a regional road.

A section of road from the Parkway roundabout to the Groody Roundabout has been widened and a programme for the provision of a local Distributor Road network through the plan area has been ongoing and is due for completion by 2011.

Cycle lanes and footpaths have been incorporated into this Distributor Road Network and further cycle lanes are proposed. Existing, proposed and potential cycle lane routes and the route of the existing and proposed bus lanes are shown on the *Transport Infrastructure Map 5*.

A bus lane has been developed along part of the Dublin between Kilmurray roundabout and Groody roundabout and this is proposed to be extended over the full length of the Dublin road within the plan area.

The Plan aims to provide for a sustainable transport system, which will provide a safe and prosperous environment for the people of Castletroy and those travelling through the District.

3.3 Water Services

The provision of adequate water supply and wastewater treatment utilities is crucial to the continued expansion of Castletroy.

The wastewater treatment plant at Castletroy has treatment facilities to cater for a population equivalent of 18,000 with proposals for increasing capacity to 39,000 PE currently underway. There will be adequate capacity in the wastewater treatment facilities to cater for projected expansion of Castletroy over the life of the LAP, once this increased capacity has been provided.

The water treatment plant at Clareville, which also supplies Limerick City and parts of Clare, provides the water supply to Castletroy. This plant is currently being upgraded by Limerick City Council. On completion of this upgrade there will be adequate capacity to service the Castletroy LAP area over the life of the 2009 plan based on the proposed LAP boundary.

3.4 Waste Management

Recent years have seen a dramatic change in the approach to waste management – both control and disposal. There is now greater emphasis on waste minimisation, re-use and recycling. Recycling depends on a shared responsibility between the Local Authority, industry, consumers and the business sector. An increase in population in Castletroy will increase the pressures on waste cycling facilities in the area.

Currently recycling facilities are available at Castletroy Shopping Centre, Milford Credit Union and at the UL campus.

3.5 Surface Water

The Council recognises that the disposal of surface water and the prevention of flooding are critical issues to the long-term development of parts of Castletroy. It is due to this fact that the green wedge of the Groody River Valley is viewed with such importance. Furthermore, recent draft guidelines issued by the DEHLG '*the Planning System and flood risk management*' will have implications in relation to surface water in the plan area.

3.6 Natural & Built Heritage

Natural and cultural heritage makes an important contribution to local communities, contributing to the quality of life of local people. Conservation and preservation relates to buildings and land and the Council are concerned with the protection and enhancement of both. As the economy grows, the demands on the environment, both natural and manmade become greater. The role of the Council is to balance the two – the preservation of a high quality environment while satisfying economic and social needs.

3.6.1 Natural Environment.

Castletroy's natural river borders form part of the natural resources with which it is endowed. Scattered throughout the area are many impressive trees, both individual and parts of larger stands and groups. Within open space and other areas zoned in the LAP are field boundaries, which, while lacking mature impressive trees nonetheless form an essential part of the natural fabric of the area. Consideration will also be given to the preparation of Tree Preservation Orders where these are deemed necessary.

The River Shannon and the Mulcair have been designated as a Special Area of Conservation. The presence of designated sites will have implications for development, in terms of buffer zones, but could also constitute an opportunity, as the designation of such areas is generally recognition of good species diversity and river quality, which would have implications for angling activities and other amenities.

The River Shannon is of particular importance within the LAP. Quite apart from the importance of the river corridors of the area from an ecological perspective, the River Shannon, Mulcair and Groody are of particular importance for the following reasons:

- The presence of the Shannon, Groody and Mulcair are important in adding an ecological and amenity value to the Plan Area. The Mulcair to the east is part of the Special Area of Conservation and is of importance for lamprey.
- The rivers provide an opportunity for a walkway.
- It has become accepted practice in flood risk management internationally, for river flood plains to remain undeveloped and to allow them to flood naturally in order to decrease the flooding risk to populated areas and developed zones.

Castletroy has areas of low-lying land, which, prior to the development of the district over the last 50 years or so, would have been part of the flood plain of the Groody, Shannon and Mulcair rivers and local tributaries. This type of land places limits on what can be achieved both in terms of physical development and also has implications for the provision of space for active recreation such as playing pitches. The evidence for this lies in the large amount of excavated drainage channels, which still remain and also the vegetation, which is largely of wetland character. This is a particular feature of the Groody River Valley. Such areas are particularly common within the Groody River Valley.

This too has implications for development in that it is important for potential developments to demonstrate, where they are permitted in former flood prone areas, that they would not have an adverse effect on flooding regimes within the area and in areas upstream and downstream of the development's location.

In addition to its role as a river corridor of ecological importance, the Groody River Valley is of particular significance to Castletroy. This is due to a number of reasons:

- The presence of the Groody River Valley is important in preserving the identity of Castletroy in that it provides a buffer zone between it and the city of Limerick
- It, as a tributary of the River Shannon and the presence of the wet grasslands of its floodplain, provides a wildlife corridor and an important feeding ground in the late autumn and winter for wildfowl.
- It has become accepted practice in flood risk management internationally, for river flood plains to remain undeveloped and to allow them to flood naturally in order to decrease the flooding risk to populated areas and developed zones. This has assumed particular importance in both national and local level given recent flood events that have taken place.

3.6.2 Designated sites within the plan area.

Site Code	Site Titles	NHA	SAC	Comments.
2165	Lower River Shannon SAC site		X	Part of Shannon catchment. Important for Salmonids

Lower River Shannon Special Area of Conservation

This site is unusual in that covers a number of different counties. It is a riverine designation with its principal aim being the conservation of aquatic life. Several listed species such as lamprey exist in the stretch of rivers covered by the plan and the Shannon and Mulcair are also important for salmonid species. They are also an important feeding and breeding ground for wintering wildfowl, perhaps less so here than further down stream, nonetheless, it is important to ensure that any activities undertaken in the plan area would not have an impact on water quality and habitats either within the plan area or downstream. A variety of additional designations apply to the site at downstream locations (Special Protection Area, Natural Heritage Area) so this reinforces the importance of ensuring that activities within Castletroy have no downstream consequences for natural history designations. To this end additional land has been set aside as River Groody green wedge. This will serve as a buffer along one of the important tributaries of the Shannon, while a proposed buffer zone along the Shannon and Mulcair rivers will minimise direct effects on the site.

3.6.3 Trees for Preservation within the Plan area

Trees being as visually prominent as buildings are an important landscape component. They are able to integrate with building structures and in the open countryside can provide important landscape features and visual variety. From an ecological viewpoint, whatever the species, it is important to ensure that an adequate tree stock remains within the plan area.

Closely related to the question of trees in the landscape is that of hedgerows. Within the plan area there is a presumption against the removal of these landscape features. These are part of the fabric and history of the landscape. Apart from their visual contribution they are also important habitats in their own right. In order to ensure their continued vitality and usefulness as landscape features and habitats they require continuous management particularly if they are to be integrated within new developments. Some of the field boundary system exists within areas that have been zoned. There will be a presumption against the removal of selected hedgerows in planning applications for these areas and developers will be asked for management plans for both the retention and management of field boundary and landscape features within their site areas. This has been further developed in some of the Opportunity Site briefs that appear elsewhere in the plan.

The link between the quality of the local environment, of which trees are an important component, and human well-being is one that is increasingly recognised. With that in mind trees and groups of trees have been identified in both the site development briefs and the plan as a whole. A mix of different factors have been involved in the selection of the features to be preserved. These are from a natural history perspective, and also from the point of view that trees and landscape features are important cultural and indeed historical landmarks.

3.6.4 Built Environment

The built environment of the area is not well defined and lacks a definite streetscape. However, there is a long history of human occupation in Castletroy stretching back into prehistory.

Most of Castletroy is in the medieval civil parish of Kilmurry, whilst the eastern parts are in some of the city parishes. Many of the surviving archaeological monuments are enclosures, which are likely to date from early medieval period. Kilmurry, the parish church, was first mentioned in 1291, though the present church was built in the early 19th century. The area is fortunate in having two very fine tower houses, one at Castletroy on the banks of the River Shannon, and the other at Newcastle. These generally date from the 15th to the 17th century. In the 19th century there are many mills recorded in the area, at Ballysimon (Indian corn and wheat), Ballyclough (flour, corn and a second mill for paper), Reboge Meadows (a bleach mill), Singland (a beetling mill), Plassey Mills at Sreelane (flour, corn and oatmeal) and Rivers (Indian corn)

The medieval past is represented through such buildings as New Castle and Castle Troy, which gives its name to the area. In the 18th and 19th centuries the rolling farmland of the area formed the parkland for the houses of landed gentry and merchant families. Rivers and streams running through the terrain provided power for various milling industries. Other aspects of life, such as religious practice, saw expression in buildings such as Kilmurry Church of Ireland and the Roman Catholic Church dedicated to Mary Magdalene and places such as the Jewish Burial Ground. In the 20th century many innovations in the practice of architecture found expression here with Modern Movement and some of the earliest timber frame houses built in Ireland in modern times were constructed here in the 1970's.

Part IV [Architectural Heritage] of the Planning and Development Act, 2000 (as amended) allow for two grades of protection for our built heritage under its provisions. In the first instance there is the Protected Structure. Secondly, there is the Architectural Conservation Area.

Protecting the built heritage under the provisions of Part IV of the Planning and Development Act 2000 – 2002 has positive benefits for the structures concerned in that they become eligible for consideration under the provisions of the Conservation Grant Scheme operated by Limerick County Council.

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

3.6.5 Castletroy / Dromore Architectural Conservation Area

An ACA is a place, area or group of structures or townscapes, which are of special architectural, historical, archaeological, artistic, cultural, social, scientific or technical interest.

The principal grounds of the University of Limerick are made up of all, or parts of, the lands surrounding a number of country houses. Some survive, others have been demolished. All however have contributed their lands to the rolling and undulating parkland terrain within which the University of Limerick has developed since its

foundation in the 1970's. Within the area of the proposed Architectural Conservation Area there are a number of protected structures, which are listed in Appendix 2 of this Plan. The provisions of Part IV of the Planning and Development Act, 2000 allows for associated buildings, such as stable blocks and coach houses (in the case of a house) or mill streams and their ancillary features (like sluices) to be protected also.

It is felt that the designation of an Architectural Conservation Area in and around the University Campus is necessary to secure the appreciation of the setting of the existing protected structures and the buildings of high architectural quality constructed since the University's foundation. The assignment of Architectural Conservation Area status to a place does not preclude future development. However, by defining the University Campus and nearby lands as being of special architectural interest the Council will ensure that all future changes will enhance, rather than detract from, the character of the area. The designation of the ACA provides a different level of protection to buildings than the Record of Protected Structures, as it does not contain restrictions to the interior of structures. It is not a restrictive tool that precludes future development. The carrying out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially affect the character of the ACA. In assessing development proposals within the ACA, the Council shall take into account the material effect that the proposed development would be likely to have on the character of the ACA.

The University of Limerick initially developed in a parkland setting along the left bank of the River Shannon. It has become hemmed in on this site by diverse developments such as housing estates, the Plassey Technology Park, and other commercial and industrial developments. The objective in establishing the Architectural Conservation Area has been to

- Safeguard the parklands associated with Plassey House in order for the evolved university complex to retain significant tree cover, green areas and vistas down to the River Shannon;
- Safeguard views out from, or in towards, the University's principal buildings;
- Safeguard elements associated with the historical evolution of the site such as waterways and water control mechanisms such as sluices or pumps;
- Ensure that the University's setting and amenities are safeguarded from unauthorised works and insensitive developments;
- Allow the University to develop on the left bank of the River Shannon in a sensitive and strategic manner without compromising the site's significance.

Works to the exteriors of buildings, structures or features within the A.C.A., or in its settings, which may impinge upon the character of those buildings, structures or features, or the general character of the Architectural Conservation Area, may require planning permission. Clarification may be obtained through the use of the Declaration Process set out in Section 5 of the Planning and Development Act, 2000, upon payment of the requisite fee.

3.6.6 Record of Protected Structures

The Record of Protected Structures is set out in the Appendices to this Plan. The listing of these items for preservation denotes their inherent value to the community. This value is recognised by the Council and to this end, the Council will draw attention to the heritage value they represent and will offer such expert advice on conservation as is available to it. It is also an objective to develop the tourist and recreational potential of the items listed where possible and appropriate. The Council will actively pursue funding for building conservation under the Conservation Grants scheme run by the Department of Environment and Local Government.

Under the Planning and Development Act 2000 the entire building and curtilage of a protected structure is protected. Works to the exteriors and interiors of protected structures or proposed protected structures (including the area deemed to be the curtilage of these structures) or in their settings, which may directly impinge upon the fabric of the protected structure or its character of those buildings may require planning permission. Owners or occupiers may obtain clarification in this regard through the use of the Declaration Process set out in Section 57 of the Planning and Development Act, 2000, as amended in 2002. Those seeking to alter a protected structure are advised to discuss their proposal with the Planning Department of Limerick County Council before any alteration is made

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

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

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

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

3.7 Housing

Castletroy has experienced significant house building activity since 1997 and the population statistics outlined in Chapter 2 demonstrate the level of growth that has occurred in the area in recent years.

It is anticipated that the proximity of Castletroy to Limerick City and its designation as a Gateway in the NSS, current levels of housing demand, availability of residential zoned lands, continued employment growth and the restrictive settlement policy operating in the surrounding rural hinterland, will all contribute to further population growth and a subsequent demand for housing.

The plan area provides for a range of housing types and tenures. Student accommodation in the Castletroy area is of significant importance having regard to the location of the University of Limerick within the LAP area and the resulting demand for student accommodation. The University of Limerick has a current student population of 11,000. Future expansion plans aim to increase the University's student population to at least 14,350 students. Student accommodation has been developed by the private sector in the form of student apartments on the Groody road and the University has provided additional on campus accommodation adjacent to the University and on the northern side of the river Shannon in Co. Clare.

Limerick County Council's 'Housing Strategy' specifically addresses the issue of social and affordable housing and defines and quantifies the need for such housing in Castletroy and in the county as a whole.

Population projections indicate that the population of Castletroy will grow by approximately 7,000 people over the next 20 years, giving a total population of 18,000 BY 2026. This LAP covers a period of 6 years from 2009 – 2015 and as such forecasted housing demand for this period is provided for in the plan. As outlined in table 2.4 in Chapter 2 above, approximately 1,300 dwelling units will be required over the 2009 – 2015 LAP period to accommodate the projected population increase.

3.8 Retail

The County Limerick Retail Strategy, 2003, guides the supply of retail land in Castletroy. For the purposes of retail planning the Retail Strategy divides County Limerick into two broad geographic areas, the Metropolitan Area and the Hinterland. These areas are then subdivided into different Tiers, with Castletroy defined as a Tier 3 District centre within the Metropolitan area, the purpose of which is to serve the immediate convenience needs of the district, the surrounding Limerick environs and rural hinterland. The areas retail floorspace is largely concentrated on the two Tier 3 District Centres of Castletroy Shopping Centre and Parkway as defined in the Retail Strategy. A lower order level of retail facilities is available in the form of Tier 4 which are neighbourhood centres which are smaller scale retail facilities to serve local populations in the vicinity of these centres.

The provision of shopping facilities is essential to ensuring the vitality and viability of the district. In recent years the retail choice in Castletroy has increased significantly with the provision of a District Centre (Castletroy Shopping Centre), an extension to the Parkway District Centre to provide for retail warehousing and additional retail floorspace currently under construction, and also the provision of significant retail warehousing in

the Ballysimon area. There are also a number of neighbourhood centres which have been developed in tandem with residential development in the area. The district is well served with local shopping facilities such as banks, newsagent, pharmacies and takeaways. The University has its own Banks, shops and pharmacy. The Parkway shopping centre to the west of Castletroy within the Limerick City boundaries is also available for regional level shopping within close proximity to Castletroy residents.

The projected population increase of approximately 2,500 people over the 2009 LAP and increasing consumer needs will result in an increased demand for retail services and consequently, additional floorspace will be required. Although the retail centres of Limerick City and suburbs will continue to compete it is important that the retail sector of Castletroy is allowed grow appropriately. This is necessary to promote the Plan's Strategy, to create a self-sustaining community in the district and reduce the need to travel for everyday services. Furthermore, it is envisaged that Castletroy will become a more accessible and attractive place to shop, as passing traffic is diverted from the N7 Dublin Road onto the proposed Southern Ring Road, resulting in a more pedestrian friendly environment which is more attractive for shoppers. In order to make the most efficient use of land within the plan area, it is considered that retail services can generally be accommodated within existing under utilised and undeveloped sites and in the form of mixed use developments within the plan area.

3.9 Employment and the Local Economy

The Castletroy district has a vibrant local economy with a range of commercial, industrial and employment facilities. The main employers in the area are located in the National Technological Park at Plassey, the University of Limerick, and industrial developments in the vicinity of Ballysimon road. Large areas of undeveloped lands are available for development within the plan area to facilitate further employment generating development. The areas proximity to Limerick city and the availability of a skilled work force and large resident population all assist in facilitating future employment generating developments in the area.

3.10 Community Facilities

The district of Castletroy is currently well served in terms of recreation facilities with a vast range of clubs and organisations of a sporting nature in existence. Indoor activities are catered for with a state of the art 50-metre swimming pool and leisure complex at the University of Limerick. Sporting facilities, both indoor and outdoor are also available to the public, in the evenings, at the Castletroy Community College and at the University. The GAA have playing pitches at Monaleen, and on the Newtown Road. Rugby in the District is served by the UL Bohemians Club based at Mulcair Drive and the University. Castletroy has an 18 hole Golf Course. Walking and cycle lanes have been incorporated alongside the new distributor roads and a walking track is in place along the banks of the river Shannon. The University and the Secondary and Primary Schools provide many night class courses throughout the year. The district park has been partly developed and is proposed to be expanded to provide for additional recreational facilities within the district park which is proposed to be extended.

3.11 Education

Castletroy has three Primary Schools. Milford National School on the northern side of the District has 489 pupils. Monaleen National School on the southern side of the District has 567 pupils. Gaelscoil Chaladh an Treoigh on the Monaleen Road was established in 2001 and has 166. . It is proposed to relocate the Gaelscoil to a site on the Dublin road and consultation with the Department of Education and Science has indicated that one additional primary school is required to accommodate growth in the area. There are National Schools also located in Lisnagry, Ahane and Castleconnell which are in close proximity to the LAP lands

Castletroy Community College opened in September 2000 and has 1,047 pupils. The University of Limerick has a student population of 11,000 students.

3.12 Childcare

In the Castletroy District childcare facilities are provided by the private sector. A number of purpose built facilities have been built in recent years and are in operation. Additional childcare facilities will be required in line with the development of new communities in the area.

3.13 Health and Social Services

Castletroy contains a variety of health care services, largely provided by the private sector. There are a number of Doctors and Dentists surgeries in the District. Milford Care Centre provides hospice and convalescent care. Day Centre for the elderly is run at Milford Care Centre. In regard to the current zoning which is Education and Active Open Space, the Planning Authority will examine any extension to the health care and/or religious elements of the site in a positive light given the importance of the services provided by Milford Care Centre to the community. Child Welfare and Developmental Clinics are run by Public Health Nurses from the HSE West at the Gate Lodge Health Centre at Milford and a Child Welfare Clinic at Annacotty. Community Welfare Clinics are also run at the Gate Lodge in Milford.

There is no Garda Station in the Castletroy District. Henry Street Garda Station serves the District. An Garda Síochána have advised that they have no current proposals to acquire lands in the area for their use.

3.14 Religion

The community in Castletroy is served by two churches, one located at Milford Grange and one on Monaleen Road. The burial ground in the district is at Kilmurry Church and there are no further plots available. The nearest graveyards are then located in the City or in Castleconnell. In consultation with the local community a burial ground has been identified as a requirement in the area. To this end, the Council will investigate a suitable location for a graveyard to serve the area, subject to funding being made available.

4.0 CORE STRATEGY

The Core Strategy sets out the vision, strategic objectives and core policies for the future development of Castletroy. The Development Framework outlined in Section 5 below translates these objectives and policies into a spatial strategy for this part of the environs as well as providing the foundation that will shape the future development of Castletroy beyond 2015.

4.1 The Vision for Castletroy

In order to prepare appropriate policies and objectives to frame the future development of the Castletroy area, it is necessary to advance a vision statement. The aim of this plan is to establish a framework for the planned, coordinated and sustainable development of Castletroy and for the conservation and enhancement of its natural and built environment.

Based on the above, the overall vision for the future development of Castletroy is to ***“facilitate and encourage the restoration, consolidation and improvement of the built and natural environment of Castletroy and to promote the creation of sustainable, high quality living and working environments which provide attractive, vibrant and safe places which function effectively while ensuring that the residential, employment, educational and amenity needs of its current and future population are met”***.

4.2 Strategic Objectives

The County Development Plan emphasises that the development of settlements must be promoted in a planned and sustainable manner. Urban sprawl on the edge of towns and villages should be avoided and a clear distinction between built up areas and the open countryside maintained. Strengthening the fabric of towns and villages through public-private collaboration and encouraging the regeneration of derelict and obsolete areas should also support the long-term viability of settlements.

This LAP builds upon the strategy of the County Development Plan by supporting and promoting the sustainable development of Castletroy as a self-supporting community, enjoying a good standard of life in terms of housing, jobs, amenities, transport and natural environment. The County Council recognises that the town must offer living and working conditions, educational, recreational and community opportunities of the highest quality in an attractive urban environment in order to achieve this.

In order to achieve these aims Strategic Objectives have been established to underpin the LAP, and policies have been formulated which will be used in the Councils development management functions which will help to achieve the objectives.

Objective 1: An enhanced Physical and Natural Environment

- To protect and promote areas of quality natural and built environment including the landscape, open space, architectural and cultural heritage, material assets and natural resources;
- To strictly control the further expansion of the suburbs into the rural area;

- To provide and accommodate the social, cultural and economic development of the area without compromising such aims for future generations by minimising the consumption of natural, non-renewable resources, including land;
- To ensure sufficient land is zoned for development so as to strengthen and consolidate the existing urban form and support the long term viability of the area;
- To establish a clear development boundary in accordance with the needs of the district and based where possible on recognisable physical features;
- To maintain a clear physical and visual edge to Castletroy to reinforce the distinction between the built-up area and the open countryside;
- To protect and enhance the historical features and their surroundings;
- To protect and enhance the Rivers Shannon, Mulcair and Groody and their environments;
- To introduce designations where necessary to protect important structures, natural features and views;
- To protect water quality and maintain bio-diversity; and
- To encourage the reduction, reuse and recycling of waste and improve energy efficiency to reduce the impact of climate change

Objective 2: A Consolidated and Vibrant District Centre

- To upgrade the physical environment in the District centre, by encouraging the sensitive redevelopment of under-utilised sites and by improving the public realm for pedestrian legibility and permeability;
- To protect and improve existing retail and residential amenities and provide for appropriate retail /residential/ infill development, having regard to the scale, character, topography and amenities of the area; and
- To formulate a set of design and density guidelines to encourage development that will reinforce the particular physical qualities of the district;

Objective 3: A Strong Local Economy

- To promote Castletroy as a strategic location for Industry, first class education facilities and high quality living environments to ensure the areas competitiveness;
- To designate sufficient zoned areas for commercial, retail and employment uses;
- To designate suitable areas zoned to encourage economic development providing a range of retailing and service opportunities for residents in the area;
- To encourage the regeneration of the District centre to support existing local businesses;
- To facilitate the provision of improved public transport infrastructure in order to provide better transportation for commuters and visitors; and
- To encourage the role of Castletroy as a local service centre for the surrounding area.

Objective 4: A Vibrant Community with convenient Local Services and Amenities

- To improve quality of life by promoting social and cultural amenities and encouraging the development of a vibrant community spirit.
- To achieve social inclusion by seeking to redress social inequalities and social polarisation.

- To promote a range of house types and sizes to cater for all ages, household sizes and income groups;
- To designate specific sites for additional services and facilities to cater for the current and future needs of the population;
- To ensure that a high level of local services and amenities in terms of sports / recreational play facilities, educational, community, childcare and retail provision are provided in tandem with new housing development; and
- To reserve land for public open space, recreational and sports facilities and parks/walkways.

Objective 5: An Accessible and Legible District

- To reduce congestion and improve accessibility and pedestrian and motorist safety throughout the area by completing the distributor road through the area.
- To ensure that the local road network provides ease of access for residents between the various residential and employment areas;
- To protect and improve pedestrian and cyclist routes throughout the district which reduce conflict between the needs of pedestrians and motorists;
- To provide amenity walks within and through the district and linking the various natural and heritage features; and
- To ensure that both visitors and residents have access to varied means of transportation to and from Castletroy, with an emphasis on public transport.

4.3 Core Policies

4.3.1 Sustainable Development

Achieving good sustainable design in new development is a key objective of central government and the County Council. A core strategy for the Castletroy LAP is therefore based on the need to ensure the sustainable planning and development of the district as a balanced community with high quality standards in the provision of housing, employment, and access to social and community facilities, recreation and amenities, transport and the natural environment.

Core Policy 1: Sustainable Development

It is the policy of Limerick County Council to promote development that makes a positive contribution to the sustainability within Castletroy by recognising the importance of conserving and enhancing the quality of the built and natural heritage, as well as having regards to the needs of all sections of the local community, in its decisions on the use of land and on other strategies that have an impact on the use of space.

Explanation:

The vision for the future of Castletroy set out in this LAP considers the economic, social and environmental aspects of the area, and regards all three within the objective of meeting the needs of the community in the Plan area. The future well being of the community depends on these aspects being equally addressed, while maintaining effective protection and enhancement of the environment and ensuring the prudent use of natural resources.

To achieve sustainability it is considered that new development should be contained within the settlement boundary, with an emphasis on high quality design. This will ensure that the area can develop as a positive and balanced community within a coherent physical framework that encourages an efficient and sustainable use of land. This strategic objective is defined through a range of policies and land use designations that seek to control, guide and encourage forms and types of development at appropriate locations within the area.

4.3.2 Development Uses

The Land-use Zoning Plan (refer Map 1) facilitates a variety of uses within the settlement boundary that can cater for existing and future needs of the population over the next six years.

Core Policy 2: Development Uses

It is the policy of the Council that new development uses will have regard to the proper planning and sustainable development of Castletroy and respect the amenities of the neighbouring properties as well as the areas character and visual appearance. All new and proposed uses will also have to conform to the permissible uses as detailed in the Land Use Zoning Matrix Table.

Explanation:

Future development within Castletroy is concerned with the undeveloped 'Residential Development Areas' and lands designated for 'Retail/Commercial/Community' and 'Industry' as well as guidance for the redevelopment of the under utilised District Centre site and other selected sites as identified on the Land-Use Zoning Map.

The Land Use Zoning Plan encourages a variety of uses in a manner that promotes the concept of a balanced residential community with appropriate services and facilities, while ensuring that the district retains its character and continues to function effectively as a compact physical place with good accessibility and high quality public spaces.

The Land-use Zoning Matrix provides an indication of the permissible developments under each zoning and the types of uses that may be open for consideration.

4.3.3 Development Proposals Generally

The proposed LAP includes an Urban Development Framework that sets out the broad approach to promoting development in a way that is consistent with the strategic development objectives and these core development policies. In order to achieve these objectives, the qualities of new development layout, design and architectural treatment are fundamental considerations of the development process. The Development Framework identifies the key elements of the approach to change and growth in the plan area for the next six years and is also intended to provide the foundation that will shape the future development of Castletroy beyond 2015.

Core Policy 3: Development Proposals Generally

It is the policy of the Council that development proposals will only be considered that:

- a) *Are located within the settlement boundary as defined on the Zoning Map 1;*
- b) *Comply with the guidance for new development set out in the Urban Development Framework;*
- c) *A masterplan for the entire lands within the particular 'Opportunity Site' shall be prepared by the applicant.. This plan shall adhere to the urban design principles and development management guidelines and site specific design briefs outlined in Chapter 6.*
- d) *Do not conflict with the principles of proper planning and sustainable development of the area, such as are detailed in the Urban Development Framework in the LAP and the Development Management Guidelines in the County Development Plan;*
- e) *Protect and enhance the area's physical character and built and natural environment;*
- f) *Do not adversely affect any Recorded Monuments in the area;*
- g) *Do not adversely affect neighbouring properties' residential amenities and those of the surrounding area;*
- h) *Do not create traffic hazards or congestion; and*
- i) *Promote the development of Castletroy as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form and a variety of land uses and activities.*
- j) *That developments incorporate Sustainable Urban Drainage features (SUDS), in order to minimise the possibility of adverse effects either up stream or down stream on the hydrology of the area.*
- k) *Do not exceed infrastructure capacity*

Explanation:

It is the policy of the County Council to favourably consider forms of development only where it accords with the Urban Development Framework, Land Use Zoning Map and all other architectural and design guidance set out in the LAP.

Any significant divergence from the guidance must adequately demonstrate how such divergence would be of greater benefit in achieving the strategic development objectives for Castletroy as set out in this Plan.

4.4 Land Use Zoning

The proposed Land Use Zoning Map is included in Appendix 1. The land use zonings will be used to guide development to appropriate locations and should be read in conjunction with both the Zoning Matrix and the Urban Development Framework. The purpose of land use zoning is to indicate to property owners, developers and the general public, the types of development that are considered most appropriate in each area. In this context, the zoning objectives allow the developer to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in the Plan.

In the control of development, zoning seeks to avoid competing and incompatible uses so as to promote greater environmental quality and thereby rationalise the land use pattern of the area.

Where established businesses already exist a reasonable extension will be considered, even though it might conflict with existing zoning. Such an extension will be subject to normal planning criteria.

Core Policy 4: Land Use Zoning

It is the policy of the Council to determine applications for development in accordance with the Land Use Zoning Map and Zoning Matrix and other guidelines set out in the Plan in order to:

- a) Promote development and direct compatible land uses to the areas reserved for such purposes;***
- b) Ensure that the environmental quality of land use zones are protected from intrusion by competing or incompatible uses;***
- c) Endeavour to rationalise land use patterns within the town by encouraging nonconforming uses to relocate away from the established and residential development areas; and***
- d) Where there is no commitment to develop zoned land on the part of the landowner within the life of the Plan Period, the Council may consider rezoning such land to a non-development use in the making of a new Plan.***

Explanation:

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

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

4.5 Land Use Zoning Categories

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

Retail/Commercial/Community

The purpose of this zoning is to protect and enhance the character of Castletroy's District and Neighbourhood centres and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to these centres, while guiding the development of an expanded consolidated town centre area.

Warehousing/industrial and other incompatible uses will not be permitted in the District and Neighbourhood centres and the Council will encourage such existing uses in the town centre to relocate to more appropriate edge of town locations.

It is an objective of this LAP to encourage the development of an enhanced District centre.

It is the policy of the Council to:

- Enhance and support the development of the district centers as the principal location for retail and commercial uses that provide goods or services;
- Encourage a mixed use character in the District centres by supporting a variety of compatible uses that will contribute to an enhanced provision of a range of District centre uses and which will consolidate the District centre as the primary activity and business centre for the area;
- Encourage the integration of residential areas with any proposed development of the District centre at appropriate densities having regard to the sites location on a public transport route and served by an existing and proposed dedicated bus lane;
- Encourage the development of land uses that are considered particularly important to the viability and vitality of District centres such as retailing and general offices;
- Improve the quality of the public realm in any proposals for the redevelopment of the Castletroy Shopping Centre district centre, including hard and soft landscaping and following the recommendations of the Design Brief for this area;
- Promote improved pedestrian accessibility, permeability and safety within any proposed redevelopment of the Castletroy Shopping Centre district centre; and
- Limit the development in the designated Neighbourhood centres to such a scale that will not detract from the District centres function

Established Residential

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

It is the policy of the Council to:

- Promote development that supports the predominant land use in the surrounding area;
- Accommodate a range of other uses that support the overall residential function of the area where an acceptable standard of amenity can be maintained and where the amenities of existing residents/occupiers are protected;
- Encourage a high standard of residential design in new residential developments and to improve permeability and accessibility;
- Discourage the expansion or intensification of existing uses that are incompatible with residential amenity; and
- Have regard to the Urban Development Framework outlined in Section 6 in proposed new developments and appropriate densities as set out in the DEHLG document 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' (December 2008).

New Residential

This zoning provides for new residential development and other services associated with residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential

amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations.

It is the policy of the Council to:

- Conserve and enhance the quality and character of the wider area;
- Protect residential amenity and allow for development appropriate to the sustainable growth of the area;
- Promote the provision of community and other facilities such as childcare as an integral part of residential areas subject to overall residential amenity;
- Provide for a range of house types and sizes to meet the various housing needs of existing and future residents;
- Facilitate the expansion of the area in a balanced and sustainable way;
- Have regard to the Urban Development Framework set out in Section 6 in proposed new developments and appropriate form and densities as set out in the DoEHLG document 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' (December 2008).

Parks, Leisure and Sport Areas

The areas zoned as "Neighbourhood Parkland/Open Space/Recreation" are dispersed throughout the area, and include playgrounds, parks, areas for outdoor activities, sports centres, sports pitches, and landscaped areas.

It is the policy of the Council to:

- To protect, improve and provide for recreation, open space and amenity provision through the preservation of green space to be dedicated to active or passive recreation, i.e. sports fields, playgrounds, local areas of play (LAP)s and local equipped areas of play (LEAPs);
- To protect, improve and maintain public open space;
- To preserve private open space; and
- To provide recreational and community facilities.

Education/Active Open Space

The objective of this land use zoning will be to ensure the provision of adequate community and education facilities including health centre/clinics; places of worship; cultural uses; schools; community halls; sports clubs; recreational buildings and parks/playgrounds.

Enterprise & Employment

Enterprise & Employment areas have been zoned with the intention of providing for a high quality and sensitively designed strategic development which should be the subject of a Master Plan and design brief prepared by the developer/landowners. The following requirements apply to lands zoned Enterprise & Employment:

- (a) It is recommended that the Master Plan for the site off Bloodmill road, Towlerton should comply with the requirements of the design brief set out in Section 6.6 of this LAP in relation to Opportunity Site 5. Residential use will only be permitted on Enterprise & Employment' zoned lands identified on Map 1 and are not permitted on other Enterprise & Employment zoned lands within the plan.

- (b) Master Plans for Enterprise & Employment lands shall include proposals for a comprehensive transport and landscape framework including pedestrian/cycle links along the River Shannon and River Mulcair at the National Technological Park and along the Groody Valley at Ballysimon Road, Towleron. Adequate pedestrian/cycle links should be provided from the sites to the adjoining developments and the road/cycle network in the area.
- (c) The Master Plan and design brief shall incorporate an overall design concept for the development on the site, in terms of scale, proportions and finishes of the highest architectural quality. Relevant criteria from the Development Control Guidelines set out in the County Development Plan should be incorporated into the overall scheme.
- (d) The Master Plan shall include the infrastructure and service provision for the sites, including a hydrological survey and mitigation measures as required against potential flooding on the sites.
- (e) Submit evidence of community participation in the formulation of the Master Plan for the sites.

All future development on the sites should be constructed thereafter in accordance with the Master Plan unless otherwise agreed with the Planning Authority.

Industrial

The purpose of this zoning is to facilitate the development and expansion of existing and new industrial uses within Castletroy. This designation is intended to facilitate general industry / bulk retailing / transport / logistics type uses, thereby facilitating important employment opportunities within the area. However some restrictions, which may apply in these zoned areas, ensure that the viability of retail in the district centre is not compromised.

The aims of this land use-zoning objective include:

- a) To provide sufficient land to encourage new enterprise within Castletroy; and
- b) To ensure any retail provision is compliant with the Retail Planning Guidelines and does not detract from the viability of the District centre core retail areas.

Agricultural Areas

The purpose of this zoning is to provide for the development of agriculture by ensuring the retention of agricultural uses, protect them from urban sprawl and ribbon development and to provide for a clear physical demarcation to the adjoining built up areas. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration.

Utility

The purpose of this zoning is to provide for essential public services, existing and planned, such as Waste Water Treatment plants.

Groody Valley Green Wedge

The purpose of this zoning objective is to preserve and protect the Groody Valley Green Wedge from development in order to maintain its importance in preventing the coalition of built up areas of Limerick City and suburbs and to retain its important role as a wildlife corridor and a flood risk management zone. In exceptional circumstances appropriate community facilities may be permitted on a small portion of the Groody Valley area as provided for by specific objective 'D1' as indicated on Map 1.

4.6 Land Use Zoning Matrix

The following use classes apply in the Land Use Zoning Matrix:

/ = Generally Permitted

A use which is generally permitted is one which the Council accepts in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

O = Open for Consideration

An Open for Consideration use is one which 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 the permitted uses and conforms with the proper planning and sustainable development in the area.

X = Generally Not Permitted

A use Generally Not Permitted is one which would be incompatible with the policies and objectives for the zone, would conflict with the permitted uses and would be contrary to the proper planning and sustainable development of the area.

Castletroy Land Use Zoning Matrix Table

Development/ Zone	Residential	Enterprise & Employment	Industrial	Open Space, Recreational/ Neighbourhood Parkland	Retail/ Commercial/ Community Development	Education/ Community/Active Open Spaces	Groody River Valley Green Wedge	Agriculture
Dwelling	/	X***	X	X	O	X	X	X*
Flats	/	X***	X	X	/	X	X	X
Guesthouses	O	X	X	X	/	X	X	X
Hotel	O	O	X	X	/	X	X	X
Local Shops	O	O	O	X	/	X	X	X
Retail Warehousing	X	O**	O	X	/	X	X	X
Regional Shops	X	X	X	X	/	X	X	X
Take Away	X	X	X	X	/	X	X	X
Pub	X	O	X	X	/	X	X	X
Restaurant/Café	O	O	O	X	/	X	X	X
Cinema, Dance Hall	X	O	X	X	/	X	X	X
Conference Facilities	X	O	X	X	/	X	X	X
Community Hall Recreation	O	O	O	X	O	O	X	X
Community Hall Functions	O	O	O	X	/	O	X	X
Nursing Home / Nursing home integrated with retirement homes	O	O	X	X	O	X	X	X
Health Centre/Clinic	O	O	X	X	O	X	X	X
Hospital	X	O	X	X	O	X	X	X
Church/School	/	O	X	X	O	/	X	X
Open space/Recreational/Leisure	O	O	X	/	O	/	O	X
Office	O	O	O	X	/	X	X	X
Car Repair/Sales	X	O**	/	X	O	X	X	X
Petrol Station	X	X	/	X	O	X	X	X
Industry								
General	X	O	/	X	X	X	X	X
Light	O	/	/	X	O	X	X	X
Wholesale/Warehouse	X	/	/	X	O	X	X	X
Agricultural Machinery	X	X	/	X	O	X	X	X
Garden Centre	O	O	O	O	O	X	X	X
Amusement Arcade	X	X	O	X	/	X	X	X
Advertising Panel	X	O	O	X	/	X	X	X
Hair Dressing salon	O	O	X	X	/	X	X	X
Bank	O	O	X	X	/	X	X	X
Group Housing, Halting Sites & Transient sites for Travellers	O	O	O	X	O	X	X	X
Childcare Facilities	/	O	O	X	/	O	X	X
Bring Centre	/	O	/	/	/	/	/	/
Recycling Centre (e.g Bottle Banks)	O	O	O	/	/	/	O	O
Burial Ground	O	O	O	O	O	/	X	/

* = Except for farmer, son or daughter - see Housing Chapter. ** = Retail Warehousing & car repair/sales not permitted in National Technological Park

*** = Residential use not permitted, except on opportunity site 'O5' (refer to section 6.6 of LAP). Key = / Generally Permitted O Open for Consideration X Generally not permitted

5.0 DEVELOPMENT MANAGEMENT POLICIES

The Core Strategy (Section 4) of the proposed LAP is based on the need to ensure the sustainable planning and development of the area as a balanced community. This section contains more detailed development management policies covering Housing, Environment and Heritage, Employment, Community and Education, Amenity and Recreation, Movement and Accessibility, Water Services, Flood Risk Management, Waste Management and Energy Efficiency. The policies together with the Core Strategy and the Urban Development Framework will be used to make consistent decisions on planning applications.

5.1 Housing

Estimated Land Requirements for New Housing

The demand for lands to be available for residential development over the next 6 years and in the longer term (9 years) has been determined by assessing projected demographic changes and the role of the town within the County Settlement Strategy. Chapter 2 of this LAP indicates the demand for residential zoned land over the life of the plan and beyond. Based on the projections sufficient land is zoned to accommodate the potential population growth over the life of the plan.

Policy H1: New Housing Development

It is the policy of the Council to ensure that all new housing developments:

- a) Provide for a range of house types, sizes and tenures within each proposed new residential area to meet varying housing needs;*
- b) Provide well designed, attractive, functional and supervised amenity public open spaces in compliance with the Open Spaces requirement as set out in the Urban Development Framework;*
- c) Developers will also be required to provide an equipped children's playground in association with open space provision for all residential development schemes of 25 units or more which are greater than 800 metres by road from an existing easily accessible equipped children's playground. Playgrounds should be carefully sited within residential areas so that they are both easily accessible and overlooked by dwellings, while not causing a nuisance to nearby residents (note: this is in addition to the requirements for play areas in apartment schemes as recommended in the DEHLG 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities);*
- d) Co-ordinate the provision of road, cycle and pedestrian networks and other services to new residential areas;*
- e) Provide high quality residential layouts in accordance with the Urban Development Framework of this Plan;*
- f) Conform to the DoEHLG guidelines 'Sustainable Residential Development in Urban Areas' 2008 and the companion Urban Design Manual; and*
- g) Developments shall comply with the design guidelines for residential development set out in Sections 5 & 6 of this LAP and in the Limerick County Development Plan*

Policy H2: Housing Density and Infill Development

It is the policy of the Council to:

- a) Promote the concept of a 'compact district' by encouraging appropriate forms of development in suitable locations and by resisting sporadic isolated developments;*
- b) Conform with the DoEHLG density recommendations in the document 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' (December 2008).*
- c) Due to the existing quality public transport route on the Dublin road and the proposed improvements to this route, require a minimum net residential density of 50 units per hectare on appropriate sites within 500 metres of the Dublin road, subject to appropriate design and amenity standards.*
- d) Require a minimum net residential density of 30 units per hectare on appropriate 'Residential Development Area' sites within the plan area*
- e) Encourage the re-development of Castletroy Shopping Centre with the creation of mixed use development to include residential units;*
- f) Promote the redevelopment of derelict sites in Castletroy, in a sensitive and appropriate way; and*
- g) Co-ordinate the provision of road, cycle and pedestrian networks and other services to new residential areas and linking new residential areas to existing developed areas.*

Social and Affordable Housing

High priority will be given to the provision of social and affordable housing to meet the needs identified in the County Council's Housing Strategy (2005-2011). All lands zoned for residential development or a mix of uses including residential will be subject to the requirements of Part V of the Planning and Development Act 2000 in relation to the provision of social and affordable housing.

The Council will reserve 20% of all lands within the plan area for social and affordable housing where the proposal is related to residential or an element of residential development. The Council will engage in discussions with developers prior to the formal planning process to negotiate details of the operation of Part V of the 2000 Act, as amended, in relation to specific development.

Policy H4: Social and Affordable Housing

- a. It is the policy of the Council to ensure that housing development of five or more units on lands or sites greater than 0.1ha, or on other sites where an exemption from the provisions of Part V is not permitted, to conform to the provisions of the Housing Strategy and Part V of the Planning and Development Act 2000 (as amended) in respect of social and affordable housing provision. Applicants may reach an agreement with the Council for the provision of social and affordable housing, in accordance with the provisions of the Housing Strategy.*
- b. It is the policy of the Council to acquire land or dwellings for the provision of social housing.*

Explanation:

Housing affordability has become an increasing problem in Castletroy and elsewhere in the County. This policy intends to secure affordable housing in accordance with the County Housing Strategy which requires that residential development on lands zoned for residential development or a mix of uses including residential in Castletroy shall reserve 10% of land (or equivalent) for affordable housing and 10% for social housing. In calculating the required number of social and affordable dwellings required on any development site, the total number of proposed dwellings will be multiplied by 0.2 and the result rounded up or down to the nearest whole dwelling (0.5 and above rounded up).

Special Needs

The Council will seek to ensure that adequate provision for people with special needs is incorporated within new housing development in the area.

Policy H5: Special Needs

It is the policy of the Council to facilitate the provision of housing for those with special needs, such as elderly people and those with disabilities, including sheltered housing. The integration of such housing into developments located near services and community facilities will be encouraged.

Childcare Facilities

The County Council will seek to ensure the adequate provision of childcare places and facilities in Castletroy through the planning system and to improve the quality of childcare services within the community. Childcare is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of hours.

Policy H6: Childcare Facilities

It is the policy of the Council to require the provision of appropriate purpose built childcare facilities as an integral part of the proposals for new residential development. Direct provision on site will normally be required where proposals involve the provision of 75 no. or more dwellings in accordance with the Childcare Facilities; Guidelines for Planning Authorities (DoEHLG 2001).

Traveller Accommodation

It is the responsibility of the Council, as the Housing Authority for the area, to provide suitable accommodation for the travelling community. There are a number of ways in which such accommodation may be provided, including standard housing, special group housing schemes, residential caravan parks, transient halting sites, loans & grants for the purchase of mobile homes and house purchase loans.

Policy H7: Traveller Accommodation

It is the policy of the Council to facilitate the provision of appropriate accommodation for the travelling community in accordance with the Traveller Accommodation Programme 2009 - 2013 currently being prepared by Limerick County Council and to support the actions/ objectives of the Integrated Plan for the Delivery of Public Services to Travellers in County Limerick.

Rural Housing

Part of the Castletroy area is zoned Agriculture. In these areas it is a priority to retain the rural character.

H7: Rural Housing

It is the Policy of the Council to permit housing on agriculturally zoned land for the sons or daughters of farmers only and subject to the terms and conditions of the rural housing policy as set out in the County Development Plan.

5.2 Built Environment and Heritage

It is the policy of the Planning Authority to protect the built and natural environment, along with the heritage of the Plan area. More detailed policies in this regard are outlined below which relate to specific areas and elements within the plan.

Built Environment

Whilst the built environment within Castletroy is not well defined and lacks a definite streetscape, there are a number of buildings and structures of particular importance and these are deemed to be Protected Structures as identified in the 2003 LAP and in the County Development Plan, and classified under Sections 51 and 55 of the Planning and Development Act 2000.

Policy B1: Protected Structures

It is the policy of the Council to protect structures entered onto the Record of Protected Structures, or listed to be entered onto the Record and to encourage their appropriate use/re-use, conservation and restoration. The Council will accordingly, in its development management function, have regard to this policy. Exempted development regulations shall not be applicable to such structures where a proposed development / use would materially affect the character of the structure or any element of the structure which contributes to the architectural heritage. The Council will not generally favour:

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

The Council will encourage the rehabilitation, restoration, re-use and change of use of existing older buildings and protected structures where appropriate, in preference to their demolition and redevelopment, in accordance with the principles of sustainable development. Proposals to construct extensions sympathetic to such buildings in order to facilitate their reuse would be welcomed by the Council. In this instance, a change of use, which is in accordance with the proper planning and sustainable development of the area, would not be considered as contravening the zoning provisions in the Plan.

Architectural Conservation Area (ACA)

In recognition of the areas special architectural and parkland qualities, the University of Limerick campus is designated as a single Architectural Conservation Area (ACA).

Policy B2: Architectural Conservation Area

It is the policy of the Council to protect and enhance the character of structures within the designated ACA by seeking to ensure that development:

- a) Contributes to or enhances the character and streetscape of the area;*
- b) Avoids a negative visual impact on the landscape and visual appearance of the area;*
- c) Reflects and respects the scale and form of existing structures within the area; and*
- d) Retains/incorporates/replicates exterior features that contribute or enhance the character and townscape of the area'*

Archaeological Heritage

A number of sites within the plan area are designated as Recorded Monuments (RMP). These are listed and mapped in Appendix 6 of this LAP.

Policy B3: Archaeological Heritage

It is the policy of the Council:

- To safeguard the value and settings of archaeological remains and monuments in and around Castletroy;*
- To seek the preservation of archaeological remains in situ or, and only where appropriate, through archaeological excavation;*
- To provide guidance to property owners and developers regarding the archaeological implications of a proposed work or development;*
- To promote pre-planning consultations in relation to the archaeological heritage with the Planning Authority;*
- To require archaeological monitoring outside the area of the RMP on development proposals where the scale and nature of such developments may, in the opinion of the planning authority have a negative impact on previously unknown archaeological remains/artifacts*

Applicants are advised to consult the archaeological maps, which are available in the Planning Offices for consultation in order to ascertain whether proposed developments are located within areas of archaeological potential. The following policies shall apply to such sites:

- a) Where a development site coincides with areas of archaeological potential the planning application will be referred to the DoEHLG for their recommendations;*
- b) In cases where it is deemed that the Archaeological Heritage would be affected by a proposed development (due to their location, size or nature), the Planning Authority will require an archaeological assessment;*
- c) In relation to development proposals the Planning Authority will adopt a policy of archaeological monitoring which will be required on developments where the scale and nature of such developments may, in*

- the opinion of the Planning Authority, have a negative impact on previously unknown archaeological features/artefacts; and*
- d) *In relation to archaeological assessment of sites, applicants will also be required to define the buffer area or area contiguous with any monument which will preserve the setting and visual amenity of the site.***

Explanation:

In areas of residential zoning, consideration will be given to applications concerning the entire area rather than individual one off developments within this zoned area on its merits. In relation to archaeological assessment of sites, applicants will also be required to define the buffer area or area contiguous with any monument which will preserve the setting and visual amenity of the site. The area of the monument and buffer should not be included as part of the open space requirement demanded of specific developments but should be additional to the required open spaces.

Developers are also advised of additional requirements under the National Monuments (Amendment) Act, 1994. Exempted development would not apply within the area of the Recorded Monuments and Places as these instances would be covered by Section 12 (3) of the 1994 amendment to the National Monuments Act. The National Monuments Acts 1930- 2004 provide the legal framework for the protection of archaeological heritage. The National Monuments (Amendment) Act 1994 established a Record of Monuments and Places (RMP). It is a legal requirement, under Section 12 (3) of the 1994 Amendment, that any person, who wishes to carry out 'any work at or in relation to' an RMP, this includes development that does not require planning permission and general ground disturbance, seeks the agreement of the Commissioners of Public Works, providing at least two month's notice in writing.

Special Control Area

In recognition of the importance of recorded monument LI005-037, an enclosure located to the south of Schoolhouse road, as an important archaeological feature and its proximity to developed areas, the lands are designated a Special Control Area (SCA). The designated areas will be protected free from development to maintain the archaeological heritage of the site.

Policy B4: Special Control Area

It is the policy of the Council not to permit future development in the Special Control Area (SCA) and to retain the sites archaeological features.

Dublin Road Character Area

The R445 Dublin road which transects the LAP area acts as an important entrance road into Limerick city. The road contains a variety of attractive features which contribute to the character and amenity of the area.

Policy B5: Dublin Road Character Area

It is a policy of the Council to ensure that the visual character of the various sections of the Dublin Road be maintained. It is necessary to safeguard and enhance the attractive setting of R445 Dublin road through the plan area by ensuring that any possible development that may occur in this area does not

detract from and contributes to the setting of the areas natural and man made features. In particular the Council will seek the following:

- a) Maintain the visual character of the various sections of the Dublin road;***
- b) Maintenance of the mature trees along the entire length of the Dublin road within the Plan area;***
- c) Maintenance of natural stone walls along the Dublin road;***
- d) Any new development shall be of a high architectural design in order to protect and enhance this entrance into Limerick;***
- e) Protect the Groody river valley from inappropriate development in order to act as a green wedge between the city and suburbs and as an important feature in distinguishing between these areas.***

Explanation:

The approach from Annacotty gives an attractive view over the river Mulcair and into Annacotty village. Further west along the Dublin road the mature established residential character provides variety and interest. This is further provided for in the Groody river valley which acts as a natural buffer zone and an important wildlife corridor.

There will be a presumption against development which detracts from the character of the Dublin road. However, it is noted that large tracts of zoned land along the Dublin road remain undeveloped. This policy does not seek to prevent the development of these lands or the redevelopment of sites on the Dublin road. However, the Council will exercise a high level of control (layout, design, siting, materials used, landscaping) where development is proposed.

Natural Environment

Castletroy's natural river borders form part of the natural resources with which it is endowed. Scattered throughout the area are many impressive trees, both individual and parts of larger stands and groups. Within open space and agricultural areas zoned in the last plan are field boundaries, which, while lacking mature impressive trees nonetheless form an essential part of the natural fabric of the area. Consideration will also be given to the preparation of Tree Preservation Orders where these are deemed necessary.

In addition to designated sites there are implications for planning policy resulting from the Water Framework Directive. This requires improvement in both ground and surface water quality by 2015. It is intended, through the medium of policies in the plan and the development management guidelines relating to waste water infrastructure, that adverse effects on both ground and surface waters would be minimised which will assist in achieving the aims of the Water Framework Directive.

Policy N1: Protection of Natural Environment

It is a policy of the Council to:

- Ensure the protection of the natural environment and to ensure that an adequate network of natural areas lies within the plan area.***
- Promote the integration of existing natural and landscape features and habitats into future developments through the promotion of careful design and mitigation measures where necessary.***
- Retain the River Groody Green wedge as put forward in the current plan as both a flood management area and as an ecological corridor.***

- *To ensure that developments incorporate Sustainable Urban Drainage features (SUDS) where appropriate in order to minimise the possibility of adverse effects either up stream or down stream on the hydrology of the area.*
- *Prepare Tree Preservation Orders where necessary.*
- *It is the policy of the council to seek the conservation and protection of non-designated wildlife habitats such as grasslands, ponds, lakes, wetlands, hedgerows, streams and stone walls where appropriate. In addition the Council will seek to promote linkages between different habitats within the plan area. Design and layout proposals which encourage such linkages will be encouraged.*
- *In assessing planning applications and development proposals generally the Council will have regard to the contents of both the 'Draft Shannon River Basin Management plan' and subsequent documents and the 'Water Framework Directive.'*
- *It is the policy of the Council to protect the Ground water resources of the plan area*

Trees, Woodlands and Hedgerows

There is a general appreciation of the important contribution of landscape features to the character of Castletroy's urban area and rural fringe.

Policy N2: Trees, Woodlands and Hedgerows

The landscape, amenity and nature conservation value of trees, woodlands, hedgerows and other landscape features throughout the Local Plan area will be preserved and where possible enhanced.

It is a policy of the Council to preserve, maintain and incorporate into new development proposals where appropriate the existing stands of mature trees and field boundaries as identified on Amenity Strategy Map 4, which contribute to the overall character of both the built up and as yet undeveloped areas of Castletroy. Further details of features to be preserved lie within the site briefs prepared for the plan.

There will be a presumption against the removal of selected hedgerows in planning applications and developers will be asked for management plans for both the retention and management of field boundary and landscape features within their site areas.

In the Architectural Conservation Area, trees will be protected and inappropriate arboricultural works will be resisted where trees are of public amenity value and contribute to the character of the area.

All potential development applications that lie alongside protected trees, tree lines and hedgerows should identify suitable buffer zones and appropriate protection measures around all such features on the drawings submitted as part of the planning application. Protection measures should be outlined both during the construction and operational phases of the development.

Special Areas of Conservation

The rivers Shannon and Mulcair have been designated as a Special Area of Conservation. This designation will have implications for development, in terms of buffer zones, but could also constitute an opportunity, as the designation of such areas is generally recognition of good species diversity and river quality, which would have implications for angling activities

Policy N3 Special Areas of Conservation

- *It is the policy of the Council to preserve and protect the River Shannon and River Mulcair SAC's from development in order to maintain their importance in terms of ecology but also to retain their importance as an amenity area both for the immediate area, and the nearby city. It is also considered important to preserve it's flood plain as a flood risk management zone.*
- *The Council will seek to ensure that proposals along the River Shannon and Mulcair will achieve an appropriate balance of uses, which are in accordance with the sensitivity of the riverside environment.*
- *To introduce a buffer area along the Shannon River of 30 metres which will function as both a flood management and amenity area and contribute to the overall Sustainable Urban Drainage Framework of Castletroy*
- *Mulcair buffer: along undeveloped areas of the Mulcair a buffer area of 25m will be required in order to protect the water quality of the river and to create an additional wild life feature and wildlife corridor.*
- *No developments will be permitted which would compromise the ability of the Groody, Mulcair and Shannon rivers to achieve good water quality status by 2015 as required by the Water Framework Directive.*

Explanation:

The Lower River Shannon SAC site is one of the most important conservation sites in the country, and perhaps the largest. Generally most ecological damage is caused to rivers when they flow through urbanized areas and the range of policies put in place above is designed to minimize such damage while at the same time trying to preserve the rivers as an amenity both for the plan area and city beyond.

Policy N4 It is the policy of the council to protect plant animal and bird species which have been identified by the Habitats Directive, Birds Directive Wildlife Act and the Flora Protection order in line with National and EU legislation.

Explanation:

Most of our wildlife occurs outside designated sites and enjoys the protection of legislation in addition to that afforded by planning legislation. It is important that the importance of such wildlife is reflected in the policy content of the Local Area Plan. Another important document that should be taken into account is the 'Draft Shannon River Basin Management Plan'. The purpose of this document is to take an integrated approach towards water quality issues and water quality management in the Shannon Basin. Some of the measures that have been advocated in the Basin Management Plan

such as riparian buffer zones have been included in the current plan. The Castletroy Local Area Plan will take cognisance of this document and subsequent versions of it when dealing with water and riparian issues.

Policy N5 Groody River Valley

It is the policy of the Council to preserve and protect the River Groody Green Wedge from inappropriate development in order to maintain its significance as an important ecological role, as a natural wildlife corridor and as a flood risk management zone. The protection of this area is also considered necessary to act as a natural amenity area both for the immediate area, and the nearby city. The management techniques outlined in the Groody River Valley Management Plan in Appendix 7 of this LAP shall be adhered to.

The Groody is an important riverside amenity and the area around the Groody River is a particularly quiet area in the midst of otherwise noisy surrounding. With this in mind it is the policy of the council to ensure that the area is traversed only by cycleways and walkways.

However, it is the policy of the council to facilitate the provision of recreational, amenity and accommodation uses related to disability in the approximate location as indicated by Specific Objective 'D1' on Map 1.

5.3 Tourism

It is the policy of Limerick County Council to promote the development of tourism in the County, a resource that is underdeveloped, while simultaneously protecting and conserving the natural, built and cultural heritage features that form the very resource on which the County's tourism industry is based. Castletroy has the potential to attract tourism based trade from throughout Ireland and abroad through factors such as its location in proximity to Limerick City, the presence of the University and the University Concert Hall.

Tourism offers an opportunity to promote economic growth and the further development of Castletroy, thus helping to achieve a vital objective of the development strategy. The Council will encourage appropriate tourism development in the area to ensure that the potential of tourism to further contribute to the area's economy is harnessed.

Any proposed tourist related developments must be carefully sited and of the highest design and quality in order to enhance and protect the natural and built heritage of the area.

Policy LE1: Tourism Enhancement

It is the policy of the Council to:

- a) Enhance the tourism potential of the Castletroy area on appropriately zoned lands, including the promotion of new environmentally sustainable tourism products and visitor accommodation including cooperation with the relevant bodies in the marketing and promotion of tourism in the area; and***
- b) Encourage new development for the tourist industry to be located near existing services and infrastructure to support the general economic vitality of the settlement.***

Sustainable Tourism

The worldwide acceptance of this concept is an essential principle of all future tourism development. The future management of natural, man-made and human assets is critically important for the long-term sustainability of any tourism industry. Developments which adversely impact the environment, which are short-term, high volume, and opportunistic in nature should be avoided. Key aspects of a sustainable tourism policy include land use; management of the physical environment; conservation of natural and cultural heritage sites; development of market led products; and investment in human resources.

5.4 Local Economic Development Employment and Economic Activity

Castletroy's location within a 'Gateway' city provides a significant opportunity for inward investment. It is vital to the long-term development of the area that economic activity is maintained and enhanced through diversification with a strong emphasis on a high quality environment and high skilled employment. Castletroy's location allows it to provide the critical mass to attract such economic activity and provide the services and amenities for employers and employees to locate in this area. It is an objective of this LAP to facilitate new employment through the provision of a choice of adequately zoned lands, encourage high quality design and layout and the provision of appropriate infrastructure to ensure their development.

Policy LE1: Employment and Economic Activity

The County Council will actively encourage future employment provision within Castletroy to support the continued development of the area. The Council will seek to:

- a) Ensure that sufficient land is available to encourage new enterprise to locate within the area;***
- b) Encourage the development of appropriate light industry and enterprise developments;***
- c) Ensure that a high standard of design and layout is achieved for new commercial and industrial developments;***
- d) Continue to co-operate with all concerned development and employment agencies in promoting Castletroy as a location for employment activities;***
- e) Facilitate the development of local enterprise centres so that local and indigenous industries have the opportunity to develop;***
- f) Facilitate the continuity and encourage the expansion of existing enterprises, having regard to the protection of the amenity value of neighbouring properties; and***
- g) Ensure that future development does not compromise the viability of existing facilities and that existing facilities do not compromise the viability of future development.***
- h) Have regard to the City and County retail strategy to ensure commercial uses such as retail warehousing, car showrooms, garden centres, car and machinery hire premises etc are developed in a planned, orderly and sustainable manner.***
- i) Support the development of a high technology strategic site at the National Technology Park***

Explanation:

The LAP has retained the Enterprise & Employment (previously named 'Industrial 1') and Industrial (previously named 'Industrial 2') land zoning from the previous 2003 LAP, with some slight amendments to include the potential for a mix of uses, including some residential development considered open for consideration on designated Enterprise & Employment zoned lands on the Bloodmill road (Opportunity Site 5), subject to compliance with the objectives of the Design Brief for that site. The Council will also seek the protection of the Enterprise & Employment zoned lands at Plassey park for further commercial development.

The Council will ensure the achievement of a high standard of design and layout for new commercial / industrial development in accordance with the Urban Development Framework.

The Council will continue to facilitate enterprise investment in the area and will work in cooperation with all concerned development and employment agencies, including the County Enterprise Board, IDA, Shannon Development, FÁS, Forbairt, Forfás and local community groups. The main objective of this co-operation is to encourage the provision of employment, developing local resources and promoting Castletroy as an investment location. In addition, the redevelopment of the Castletroy Shopping Centre site as a mixed use area including residential, commercial, retail and leisure facilities, will be encouraged, subject to the objectives of the Design Brief for that area being met.

5.5 Retailing

Local shopping and commercial facilities will play an important role in promoting social inclusion and reducing the need to travel, while providing important cultural and commercial destinations for everyday life. Any application for retail development shall be assessed against the DEHLG 'Retail Planning Guidelines for Planning Authorities'. In determining applications for retail development regard will be had to the zoning objective and the function of the site within the retail hierarchy as outlined in the 'Retail Strategy for County Limerick' and the County Development Plan.

Policy LE2: Retail Development

It is the policy of the Council to support & assist the consolidation and expansion of the Parkway District Centre.

It is the policy of the Council to liaise & work with Limerick City Council in facilitating major improvement of the retail & supporting services offer in the East Central Sector of the Metropolitan Area to meet local & strategic needs.

It is the policy of the Council to promote & encourage major enhancement of retail & other town centre land uses in & adjacent to the Castletroy District Centre

The retail policies will be achieved by:

- a) Ensuring that land use zonings and other designations and development management measures accommodate the development of appropriate retail provision in Castletroy;***
- b) Assessing planning applications for new retail development proposals according to the 'sequential approach' as recommended in the Retail Guidelines 2000 published by the Department of the Environment and Local Government.***
- c) Ensuring that proposals at ground floor level in retail areas within the District and Neighbourhood centers are restricted to shopping and service***

- activities. 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 and / or residential use;*
 - e) Ensure that new retail development is of a high standard of architectural design, finish and layout.*
 - f) Encourage the retention of traditional shop fronts within the District and discourage the use of external roller shutters, internally illuminated signs and inappropriate projecting signs.*
 - g) Ensuring adequate car parking is available for all new developments in accordance with Parking Standards as defined in this plan.*
 - h) To encourage local shopping facilities (corner shops) in new residential schemes in order to ensure convenience for residents to promote a continued sense of community and reduce journeys to higher order centers. Floor areas will generally be restricted to a maximum of 40sqm in these locations. The design of the shop shall be in keeping with the overall character of the area. A high quality shop front will be required. The level of advertising matter will be strictly controlled and adequate carparking and loading areas shall be provided.*
 - i) Restrict major development to locations within appropriate zones. Within the Neighbourhood Centres the gross convenience shopping floor area should not exceed 900sqm in area.*
 - j) Generally restrict the total retail floor area in petrol filling stations to 100 sqm.*
 - k) Ensuring that proposals for significant retail development complies with the provision of the County Retail Strategy, the Retail Planning Guidelines and the Mid west retail strategy.*

5.6 Community and Education

The provision of adequate community facilities is an essential element of sustainable and balanced development. Community facilities include educational, religious, health, recreational and sporting needs and activities. A key objective of the proposed LAP is to ensure that the education and community needs of residents, both new and existing, can be provided for and that expansion of the area will be accompanied by a corresponding expansion of community facilities.

Policy C1: Community and Education Facilities

It is the policy of the County Council to:

- a) Establish and implement, in partnership with other providers of public services and with the participation of the local community, strategies to enhance and support the development of existing and new community and recreational facilities to counter disadvantage and social exclusion and improve the quality of life;*
- b) Assist in developing and facilitating community organisations to ensure effective action, participation and representation in the community;*
- c) Review from time to time the educational needs of the area in the light of Department of Education policy and population changes to ensure sufficient land, including space for recreational facilities, is reserved for future educational needs;*

- d) ***Encourage the integration of health facilities within new and existing communities.***
- e) ***Encourage the provision of appropriate community based facilities, subject to proper planning considerations and the principles of sustainable development.***
- f) ***Investigate an appropriate location for the development of a burial ground to serve the Castletroy area***
- g) ***Accommodate the development of a Gael Scoil (primary level) and an additional primary school within the centrally located 'Education/Active Open Space' zoned lands to meet the future educational demands of the area.***
- h) ***Support the development of Allotments at appropriate locations to serve the Castletroy area.***
- i) ***Have regard to the document 'The provision of schools & the planning system, a code of practice for planning authorities', prepared by the dept of education & Science and DEHLG' (July 2008).***
- j) ***Support the expansion & further development of the University of Limerick, subject to normal planning controls***

Amenity and Passive Recreation

The provision of public open space and facilities for sport and recreation underpins people's quality of life. The Council views such provision as important to individuals' health and wellbeing and to the promotion of a sustainable community. The district already possesses a number of GAA, Rugby and Soccer grounds, a childrens playground and a skateboard park. Proposals to extend these amenities are also being progressed.

Lands zoned for 'Education / Active Open Space' close to the district center are proposed for further development of amenity and recreation uses. Other areas of land zoned 'Neighbourhood Parkland/Open space Recreational' have also been carried forward in the proposed 2009 plan in order to ensure an adequate supply of a variety of open space types is available to serve all sectors of society.

In new residential developments, the Council will seek to ensure that adequate provisions are made for recreational facilities, where this is appropriate, concurrent with the development.

POLICY C2: Recreational Facilities and Amenity Areas

It is the Policy of Limerick County Council to:

- a) ***Ensure that existing and proposed public open spaces identified within the Urban Development Framework / Design Briefs and Land Use Zoning Map are protected and/or developed appropriately for recreational purposes to serve the needs of the local residents;***
- b) ***Ensure the completion of the acquisition of land necessary for the Neighbourhood park and to complete the development of that park;***
- c) ***Continue to co-operate with sports clubs, schools and community organisations in the provision of adequate sports and recreational facilities to serve existing and future residents;***
- d) ***Seek to reinforce the riparian character of the district by safeguarding and enhancing the natural qualities of the Shannon, Mulclair and Groody River corridors;***

- e) *Provide a riverside walkway alongside the Mulcair river and the Groody river in the District;*
- f) *Seek to enhance the biodiversity value of the district through suitable landscape enhancement and management measures;*
- g) *Ensure new residential development incorporates appropriate provision for managed open space, play areas or other informal recreation facilities for the benefit of local residents;*
- h) *Ensure that all new developments enhance the recreational and amenity value of the district; and*
- i) *Seek a contribution towards the landscaping of public open space and creation of recreational facilities in association with the development of nearby residential, industrial or commercial developments.*

5.7 Transport and Accessibility

A key theme of the County Council's Transport and Infrastructure policy is the promotion of an integrated transport system throughout the County that is safe, efficient, competitive, accessible and socially and environmentally friendly with an increased emphasis on the use of alternative modes of transport including public transport, cycling and walking. This LAP adopts a similar policy where relevant to Castletroy and aims to explore ways for managing levels of traffic and reducing vehicle dominance in the area as an essential strategic objective.

There is a distributor route throughout the plan area. The County Council are currently in the process of securing the completion of this distributor road. The completion of the distributor road will help alleviate traffic congestion on local roads within the plan area which do not have the capacity for large volumes of traffic and will present significant longer term benefits to the area.

Policy M1: Movement and Accessibility

It is the policy of the County Council to:

- a) *Encourage the development of a safe and efficient movement and accessibility network that will cater for the needs of all users and to encourage priority for walking and cycling, public transport provision and accident reduction;*
- b) *Ensure that adequate facilities and access provision are provided for those with disabilities in the community. The council will strive to ensure that the provision of such facilities will be in line with current good practice in relation to such issues.*
- c) *Complete the construction of the Distributor Road linking Groody road to Schoolhouse road which will allow for improved accessibility and a more efficient local road network.*
- d) *Provide for the upgrading of the N24 Tipperary road junction at the Southern ring road;*
- e) *Improve the efficiency of junctions in the District to enhance the free flow of traffic through the District.*
- f) *Only permit development where a safe and secure access can be provided;*
- g) *Require that roads provided to serve private housing developments are designed to a high standard.*
- h) *Improve directional signposting in the District*

- i) Advertising signage adjacent to the N7 and N24 and other major transport routes will be prohibited.*
- j) Provision of clear and unambiguous carriageway markings and associated directional signage indicating directional priorities for traffic.*
- k) Upgrade both the Golf Links & Monalenn roads for all road users*
- l) Upgrade the junction of Ballysimon road & Golf links road*

Public Transport

Castletroy is in a position to facilitate an enhanced public transport service due to its proximity to Limerick city and also due to the critical mass of the university and residential and employment uses in the area.

A bus lane has been implemented along part of the Dublin road in the inbound direction towards Limerick city. It is proposed to further extend this bus lane along the full extent of the plan area to provide for a quality public transport link to serve the area.

Policy M3: Sustainable Public Transport

The Council will work closely with public transport providers to enhance the provision of public transportation services and to support and facilitate the provision of new services through the district and enhancing and expanding existing services.

In particular, it is a policy of the County Council to:

- a) Enhance the local bus networks serving the district through the provision of appropriate infrastructure.*
- b) Investigate measures to encourage the extension of public transport. The Council will consult with Bus Eireann & other providers of public transport infrastructure as to the provision of an improved service to the district following the completion of the Southern Ring Road, Distributor Roads and bus lanes.*
- c) Promote the use of public transport where possible;*

Pedestrian and Cycling Accessibility

The area is generally well served with footpaths or where there are none there are proposals in place to develop these areas with footpaths. There are also a number of designated cycle links in the district and a proposal to provide for a cycle route through the district.

Policy M4: Pedestrians and Cyclists

It is the policy of the Council to

- a) Facilitate and encourage walking as a more convenient, popular and safe method of transport in Castletroy and to facilitate and encourage the provision of cycle links and cycle parking facilities in all new developments where appropriate.*
- b) Provide and encourage pedestrian walkways throughout residential developments and direct routes to the District Centre, Neighbourhood Centres, commercial, leisure and community facilities in the District.*
- c) Provide cycle links and cycle parking facilities or make provision for cycle links where appropriate;*
- d) Ensure the provision of a safe environment for the movement of vehicular (both cars and bicycles) and pedestrian traffic;*

- e) *Promote the development of walking and cycling as viable alternatives to the private motor vehicle through the construction of additional footpaths and walking routes as shown on the Amenity Map 4*
- f) *It is a policy of the Council to create a continuous pedestrian route along the rivers Shannon, Mulclair and Groody.*
- g) *Consideration should be given to the creation of non vehicular linkages that are removed from more heavily trafficked areas and as such have higher amenity value.*

Access and Parking

In planning for a sustainable transport system it is the policy of the Plan to reduce traffic congestion, improve accessibility and provide for appropriate parking.

Policy M5: Access and Parking

The Council will seek to;

- a) *Promote local access routes and pedestrian movement corridors that encourage a strong network of linkages and enhanced permeability;*
- b) *Ensure that new developments provide for adequate off street parking in accordance with the parking standards contained in the County Development Plan;*
- c) *Only permit development where a safe and secure access can be provided to serve the development.*

5.8 Water Services

The provision of adequate water supply and waste water treatment utilities to serve the anticipated level of population growth of Castletroy requires the coordination of service provision and monitoring of the ongoing reviews of adequate provision.

Policy W1: Services Infrastructure

It is the policy of the County Council to endeavour to:

- a) *Ensure that the necessary drainage facilities to serve the needs of all development within the district and to prevent pollution are provided and to separate the disposal of foul and surface water through the provision of separate sewerage networks in so far as possible;*
- b) *Facilitate improvements to the existing water supply system and waste water treatment system where necessary to cater for the needs of an expanding population and to ensure sufficient quality and quantity in terms of existing provision;*
- c) *Ensure that development proposals provide adequate water and wastewater infrastructure to facilitate the proposed development, which will contribute to an improved water/wastewater infrastructure;*
- d) *Ensure that proposals for development fully demonstrate the suitability of proposed surface water outfalls to accommodate the proposed surface water discharge; and*
- e) *Have regard to the capacity of existing drainage system in the area during the assessment of planning applications; planning permission should not be granted where the proposed development is likely to cause pollution, nuisance, endanger public health or result in over loading of existing waste water infrastructure.*

- f) *In order to establish whether the existing surface water drainage can accommodate an additional discharge generated by a proposed development(s), Limerick County Council will require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall;*
- g) *To restrict, where feasible, the use of culverts on watercourses in the County, while having regard to safety or on-going maintenance considerations.*
- h) *To require all applications for development to demonstrate that appropriate Sustainable Urban Drainage Systems (SUDS) have been provided for.*
- i) *To require applicants to investigate the potential for the provision of porous surfaces where car parking and hard landscaping is proposed.*
- j) *Foul pumping stations are not generally permitted.*
- k) *Ensure that development proposals do not exceed the capacity of the existing wastewater treatment infrastructure to ensure that the potential for pollution to the water resources of the area are minimized.*
- l) *Design features that encourage water conservation such as rainwater harvesting and storage will be encouraged.*

Sustainable Urban Drainage Systems

The extent of paved and other hard surface areas reduces the capacity of the soil to absorb run off and may increase the risk of flash flooding. A sustainable approach to urban drainage encompasses a whole range of approaches to surface water drainage including:

- Source control measures including recycling or re-use of grey water;
- Infiltration devices to allow water to soak into the ground including individual soak aways and communal facilities;
- Permeable surface treatments that in suitable locations allow rainwater and run off to infiltrate into permeable material below ground and provide storage if needed; and
- Water attenuation designs that can hold excess water and that can be emptied gradually and in a controlled manner in drier periods.

The Planning Authority will normally be able to advise of sensitivities on particular sites that will demand some SUDS measures to be adopted. From the initial design phases to subsequent consideration of planning issues and construction consideration should be given to the incorporation of the principles of sustainable urban drainage into the new development.

The use of SUDS mechanisms will be one of the responses to climate change issues in that it is through such measures that flooding, currently seen as one of the major effects of climate change, can be alleviated. There will be a need for further adaptation of strategies in the future and the Council will, where necessary and appropriate, put these measures in place.

5.9 Flood Risk Management

The DoEHLG “The Planning System and Flood Risk Management - Consultation Draft Guidelines for Planning Authorities 2008” require the planning system at national, regional and local levels to:

- Avoid development in areas at risk of flooding by not permitting development in flood risk areas, particularly floodplains, unless where it is fully justified that there are wider sustainability grounds for appropriate development and unless the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall;
- Adopt a sequential approach to flood risk management based on avoidance, reduction and then mitigation of flood risk as the overall framework for assessing the location of new development in the development planning processes; and
- Incorporate flood risk assessment into the process of making decisions on planning applications and planning appeals.

The OPW Planning Policy Guidance should also be regarded in the design and consideration of development proposals as outlined below.

Policy W2: Flood Risk Management

(a) Regard shall be had to the draft guidelines “The Planning System and Flood Risk Management” and any subsequent guidelines issued by the DEHLG.

(b) The OPW Planning Policy Guidance should also be regarded in the design and consideration of development proposals;

(c) In the case of the Shannon and Mulcair, developers shall adhere to the buffer zone requirements. In the case of undeveloped areas along the river banks these zones shall be 30m in the case of the Shannon and 25m in the case of the Mulcair.

- ***The Council will, where appropriate prevent alteration to natural drainage systems and in the case of development works will require the provision of acceptable mitigation measures in order to minimise the risk of excessive run off, flooding and adverse effects on water quality through run off erosion and sedimentation or the introduction of pollutants***
- ***The council will maintain and protect natural forms of drainage control through reserving areas of woodlands wetlands and areas of natural vegetation, where these help to regulate stream flows, recharge ground water and screen pollutants.***
- ***The Council will ensure that the River Groody Green wedge is retained to act as part of the flood relief measures of the plan by ensuring that it can function as a natural flood plain area.***

(The application of higher design standards may be appropriate in certain cases where the level of risk and/or uncertainty warrant it e.g. hospitals or other emergency services, main roads, chemical plants, cultural repositories, areas of karst etc)

5.10 Waste Management

It is important that future developments in the area take into account recycling targets under the Regional Waste Management Plan 2006 – 2011 to ensure that an adequate

number of bring banks are available in population centres. By Jan 2009 50% of all commercial development will have to separate organic waste and by Jan 2010 this target would need to increase to 100%.

Castletroy currently has a recycling bring-bank facility that can cater for the existing demand for re-cycling glass, cans and textiles. The anticipated increase in population will exert further pressures on waste recycling facilities in the area. It is therefore necessary to encourage the promotion of waste prevention and minimisation as part of the local planning process.

Policy WM1: Waste Management

It is the policy of the County Council to:

(a) Require the provision of recycling facilities and adequately screened waste storage areas for new residential and commercial developments;

(b) Continue to promote recycling and the minimisation of waste and work with the community in the maintenance and provision of refuse disposal services and recycling facilities;

(c) Encourage the recycling of materials from all waste sources and promote the principles of waste prevention and minimisation with local businesses, schools and residents' associations;

(d) Ensure the implementation of waste recycling systems on all construction, infrastructure and demolition schemes of five or more housing units or commercial or industrial development on sites in excess of 0.5 hectares through provision of waste management plans as part of the planning applications.

(e) To ensure developers provide new housing with effective composting facilities by applying suitable planning conditions to new residential development.

(f) All commercial and residential developments should be provided with adequate internal and external space (this space should be covered, ventilated and allow servicing directly from this location) for the correct storage of waste and recyclable materials. This is particularly important in relation to shared bin spaces such as apartment developments. In such cases the following must be provided for:

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

5.11 Energy Consumption and Efficiency

Energy Efficiency

Ireland is committed to reducing dependency on carbon fossil fuel consumption, and is required under the Kyoto Protocol and EU Directive to have at least 13% of its energy generated from renewable energy sources by 2010 and, as such, the Council will support renewable energy projects that can reasonably be provided. The Council also recognises that renewable energy provides an opportunity for the matching of local

energy needs to local energy sources, and has the potential for local employment creation, economic development and for increasing local competitiveness.

POLICY E1: Renewable Energy

The provision of renewable energy schemes, particularly from wind, solar and biomass resources, will be encouraged by the Council. Proposals will be considered against the following criteria, according to the scale and nature of the scheme:

- a) The proposed development would not have a detrimental effect on the environment and character of the Plan area, including visual impact and generation of emissions;***
- b) The development is located and designed in a manner which would be sensitive to the character of any buildings or landscapes affected;***
- c) The location of the scheme does not impinge on transport routes; and***
- d) The scheme does not cause unreasonable adverse effect on existing dwellings and business premises.***

Adequate supporting information, which assesses the extent of possible environmental effects and how they can be satisfactorily mitigated, will be required to accompany any planning application for this form of development. Domestic scale Renewable Energy proposals will be encouraged by the Council where appropriate.

Depletion of Non-renewable Resources

One of the fundamental principles of sustainable development is that the earth's resources are finite and should not be depleted by the pressures, which the human race places upon them. Accordingly the Council is committed to minimising the use of all forms of non-renewable resources.

POLICY E2: Protection of Irreplaceable Resources

All development within the Plan area will be expected to minimise the depletion of irreplaceable resources, such as energy, surface and ground water, soils, habitats and historic features. A thorough assessment of proposals will be carried out to determine:

- a) The extent to which such resources are affected;***
- b) The availability of appropriate alternative sites for the proposed form of development which would have a lesser effect on such resources;***
- c) The scope to minimise impact through the design of development and to mitigate any proven impact; and***
- d) The opportunity to compensate effectively for any apparent loss of resources.***

5.12 Other Development

Other development or development that is not specified elsewhere in this Plan will be assessed on an individual basis on the merits of each development or application or where guidance is provided in the Limerick County Development Plan this guidance will be used.

6.0 URBAN DEVELOPMENT FRAMEWORK

6.1 Purpose of the Development Framework

Section 6 sets out the development management guidelines in accordance with which proposals for development in Castletroy will be assessed. This relates to those developments for which planning permission is necessary under the *Planning & Development Act 2000* and *Planning and Development Regulations 2001*. These guidelines should be read and applied in conjunction with the Development Control (DC) Standards set out in the *Limerick County Development Plan*. This section of the LAP makes reference to the general standards in the *Limerick County Development Plan* and provides additional guidelines that are specific to the Castletroy context. Where guidelines are not specifically provided in the Castletroy LAP, the relevant standards in the *Limerick County Development Plan* will apply. This section also sets out guidelines for opportunity sites identified on Map 1.

Where an applicant is reviewing these guidelines and standards with respect to a specific development proposal, it is advisable to refer to additional regulations, standards and guidelines that may need to be considered when preparing a planning application. This may include, for example, Building and Fire Regulations, Architectural Heritage Conservation Guidelines, etc. Particular attention should also be paid to relevant DEHLG planning guidelines, including the following:

- Sustainable Residential Development in Urban Areas (December 2008), guidelines for planning authorities
- Urban Design Manual – A Best Practice Guide (February 2008)
- Childcare Facilities Guidelines (2001)
- Retail Planning Guidelines (2005)
- The provision of schools and the Planning System: A Code of Practice for Planning Authorities (July 2008)
- The Planning System & Flood Risk Management – Consultation Draft Guidelines for Planning Authorities (September 2008)
- Development Management Guidelines for Planning Authorities

The guidance herein is intended to assist prospective applicants in drawing attention to those aspects of planning and design that the planning authority will be taking into account when assessing applications for new residential development.

The guidance is under-pinned by ‘Sustainable Residential Development in Urban Areas, guidelines for planning authorities’, (December 2008), and the companion Urban Design manual which is concerned with achieving a series of high-level aims for successful and sustainable residential development in urban areas.

6.2 Sustainable Residential Development in Urban Areas (December 2008), guidelines for planning authorities

This guidance comprises a review and updating of the 1999 Residential Density Guidelines and is intended to assist planning authorities, developers, architects and designers in delivering quality residential development into the future. The guidelines are accompanied by a best practice urban design manual which sets out and illustrates essential criteria for sustainable residential development, and demonstrates how new developments can be integrated and facilitated across a range of scales and locations.

The guidelines stress that planning authorities should promote good urban design in their policy documents and in their development management process. Clearly defined policies create more certainty for potential developers and their design teams, and also provide a basis for developing a shared, collaborative approach to pre-application consultations with the planning authority.

The companion urban design manual shows how urban design principles can be applied in the design and layout of new residential developments, at a variety of scales of development and in various urban settings. In particular, the design guide sets out the following 12 criteria which can be used at pre-application meetings and in the assessment of planning applications and appeals:

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

These guidelines will be of fundamental importance to the future development of Castletroy.

6.3 Development Form

The main objective for the new residential development areas in Castletroy is to achieve high quality living environments that are more sustainable than many previous examples and can be enjoyed by all who use them. In the majority of cases, recent housing developments have tended to be repetitive and uniform. A similar mix of houses arranged to a standardized layout around a rigid road hierarchy results in sameness that lacks any local identity where one housing area looks very similar to any other.

Based on examples of best practice, the attributes set out below are essential prerequisites for delivering residential environments of higher quality.

Movement	A movement framework that is safe, direct and attractive to all users
Mix	A rich mix of housing opportunities
Community	A sense of neighbourhood and community ownership
Structure	A coherent structure of buildings, spaces landscape and movement routes
Layout	Street layout and design that is appropriate to use and context
Place	Attractive and clearly defined public and private amenity space
Parking	Convenient but unobtrusive parking
Safety	A safe and secure environment
Adaptability	Housing that is robust and adaptable to changing requirements
Maintenance	An environment that can be well maintained over the long-term
Sustainability	Housing designed to minimize resource consumption
Detail	Well considered detailing of buildings and spaces

In seeking to achieve the above standards, this LAP does not seek to prescribe in detail the form and appearance of development in Castletroy, which may be unduly prescriptive, but instead sets out guiding principles that the County Council wish to see embodied in new development. Development parameters for each of the larger undeveloped residential development areas (Opportunity Sites) identified in the plan are set out in order to establish a set of guiding principles for development within these areas which have been identified on Map 1.

6.3.1 Development Layout & Design

The creation of high quality housing, attractive public open spaces and a sense of community shall take priority in design considerations. New development shall follow the principles below. Applications for new development will be assessed by the County Council according to how well they respond to the following general principles:

6.3.1.1 Layout

- i. In all cases development proposals immediately adjoining existing development shall provide for the protection of existing residential amenities and shall have particular regard to minimising overlooking and visual intrusion.
- ii. Large residential areas shall generally be broken into small functional and visual groups. Each group of houses should have its own visual identity with variations being achieved by layout, siting, form, mass, grouping, building lines, house design, building width, external finishes, colour, hard and soft landscaping and house size.
- iii. Occasional non-domestic buildings will be encouraged within residential areas at suitable locations as a means of encouraging mixed-use development.
- iv. Layouts shall have a sense of identity and place appropriate to the character of the area and a logical hierarchy of places within the scheme working from streets to semi-private and private areas;
- v. A design approach to public areas such as streets, plazas and open spaces that is guided by the best principles of passive surveillance to encourage a safe sense of place, discourage anti-social behaviour and facilitate effective community policing will be encouraged;

- vi. In the interests of security, all areas used by the public such as open spaces, roads and footpaths shall be overlooked by housing where possible. All public open spaces (hard and soft landscaped) shall be overlooked by adjoining accommodations to ensure passive surveillance. Back-land spaces, rear access lanes, blind corners and long side-garden walls shall be avoided so as to minimise the risk of anti-social activity.
- vii. Private and public areas shall be clearly delineated. Private areas shall be protected from undue overlooking and public areas shall be easily accessible and overlooked.
- viii. The form of new development should follow the natural contours of the ground and shall not appear regular or linear.
- ix. Consideration shall be given to the retention of trees, groups of trees, stone walls and other landscape features where possible.
- x. Where boundaries have to be removed and are to be replaced, they shall be replaced with boundary types similar to those removed, for example, native tree and hedgerow species / stone walls.
- xi. Have regard to natural features or views or vistas to enrich the layout and orientation of housing.
- xii. Landscaping should be considered at the initial planning stage in order to obtain the maximum benefit from existing features. This has scope to break up and soften the development's visual impact and assist in integrating the development into the topography.
- xiii. Encourage the planting of native species which have a high biodiversity value.
- xiv. Development should make a positive contribution to its surroundings and take the best advantage of its location through the use of site topography, views, context, landscape, design orientation (sunlight and daylight), to optimise sustainability;
- xv. All boundary treatments where required shall be appropriately designed, with high quality finishes.
- xvi. Ensure cycle ways and pedestrian pathways are laid out so that they contribute to linking the development to the rest of the locality, amenities, shopping, community facilities and other residential areas so as to reduce reliance on the private car. These shall be designed with security, safety and ease of movement in mind. All existing pedestrian routes should be preserved and expanded upon where possible.
- xvii. Parking should be provided discretely, in indented bays and overlooked parking courts wherever possible
- xviii. Traffic calming will be an integral feature in the design of housing layouts.
- xix. Developers shall take adequate measures to minimise the impact of traffic, noise, and dust on residential amenity during construction phases.



Top: This plan for a residential district incorporates alternative pedestrian and cycle routes through the scheme, creating options for users. One route runs through landscaped open space, while another runs on-street through a village centre. The arrangement of facilities in the neighbourhood is considered in relation to the length of walking time (5 and 10 minutes).

Middle: Existing routes from the centre of town are used to form new connections for this urban extension proposal. Pedestrian and cycle routes are also provided, giving a range of transport alternatives. New development builds around these links



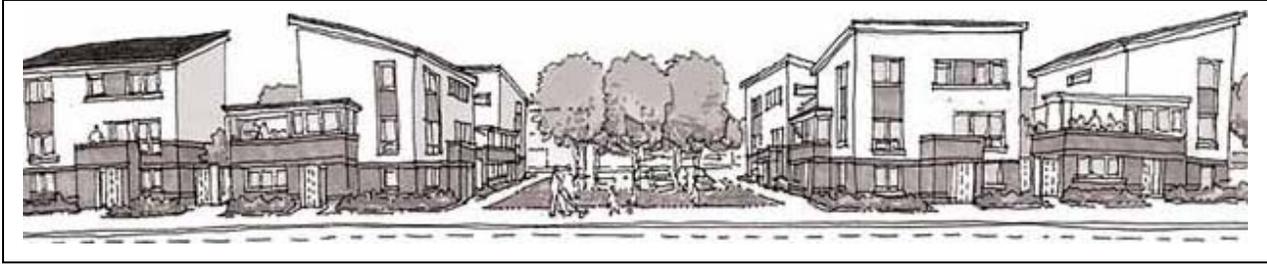
Bottom: New Development designed within urban blocks of varying sizes rather than in a linear fashion.

(Source: Urban Design Manual: A best practice guide - A companion document to the Planning Guidelines on Sustainable Residential Development in Urban Areas. Department of Environment, Heritage and Local Government December 2008)



6.3.1.2 Design

- i. Each new residential area shall provide mixed residential development - comprising residential blocks, courtyards of town houses, duplex, traditional family housing and single storey houses so that residential developments can meet the requirements of a range of home owners and occupiers, including first time buyers, single people, couples, young families and the elderly.
- ii. Residential developments should contain a variety of house styles, having regard to the creation of harmonious architectural character areas within larger housing development.
- iii. Where apartments are provided, a variety of 1, 2 and 3 bedroom units should be provided to ensure schemes appeal to a variety of homeowners.
- iv. The scale, massing and height of proposed development should be considered in relation to that of adjoining buildings, the local topography, the general pattern of heights in the area, and views and landmarks.
- v. In the majority of cases, successful development is achieved by defining and enclosing space by buildings, structures and landscape. Buildings that follow a continuous building line around a street block and contain the private space within rear gardens or courtyards are usually more successful than individual buildings that stand in the middle of a plot.
- vi. Street frontage buildings shall be designed to provide strong corner definition such that gables are avoided and front elevation definition shall be continued to the side elevation thereby ensuring a 'seamless' transition at corners and junctions. The corners and other key focal points of blocks should be articulated through height and / or architectural treatment;
- vii. Housing designs shall consider orientation and sun-path so as to maximize amenity, daylight and the benefits of passive solar gain to domestic heating. Creation of overshadowing should be avoided.
- viii. Achieve a clear distinction between public fronts and private backs. Public fronts and private backs are made more distinct when primary access is from the street, the principal frontage.
- ix. Regard shall be had to softening the visual impact of a building through design detailing. For example, attention to doors and windows to reduce the visual impact of development.
- x. Dual aspects shall be incorporated into the design of every apartment/residential block with the majority of units in all blocks being dual aspect.
- xi. The use of both traditional and contemporary design is encouraged, along with the use of local materials and techniques on all buildings.
- xii. Consideration shall be given to the provision of functioning chimneys in all dwelling houses, together with sustainable energy solutions for all dwelling units.
- xiii. Development layouts and building designs should have regard to the provisions for social and affordable housing under Part V of the *PDA 2000* and the *Limerick County Housing Strategy*.
- xiv. It will be an objective of the council to encourage internal design, particularly of kitchens and utility rooms that will permit the use of the three bin waste collection system.



The edge of this scheme has been set out in a way which presents an open frontage. Houses face towards the road, including using special corner units which avoid blank gables. Open spaces allow long view-lines into the site, while the well over-looked spaces help give a sense of neighbourhood identity. (Source: Urban Design Manual: A best practice guide – DOEHLG February 2008)

6.3.2 Density

To achieve the objectives of sustainability it is considered in this LAP that new development needs to be focused within the defined settlement boundary of Castletroy, with an emphasis on high quality urban design. In the interests of land efficiency within the plan boundary it is considered necessary to apply minimum recommended densities.

In determining suitable density, the character and amenities of the site and of the surrounding area will be considered along with the need for a variety of site sizes and house designs to encourage social mix and choice. In appropriate locations higher densities will be required which must be subject to exceptional quality of design and finishes, proper provision for active and passive recreation and good living conditions, including privacy and adequate natural light, within each accommodation unit.

The following densities are in line with the recommendations outlined in '*Sustainable Residential Development in Urban Areas*' guidelines for Planning Authorities issued by the DEHLG.

6.3.2.1 Sites on public transport corridors:

Within 500 metres of a bus stop minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, should be applied. Map 1 of this LAP outlines the 500 metre radius where a minimum net requirement of 50 dwellings per hectare will be required on residential development where such development is permitted. This proposal is based on the availability of a dedicated bus lane serving this area.

6.3.2.2 Outer Suburban / 'Greenfield' sites:

These are defined as open lands on the periphery of cities whose development will require the provision of new infrastructure. The required net densities on such lands will be in the general range of 35 – 50 dwellings per hectare. Development at net densities of less than 30 dwellings per hectare will be discouraged. This density applies to all lands zoned for residential use outside of the 500 metre radius indicated on Map 1.

In applying guidelines on residential densities, the Planning Authority will assess each application on its merits having regard to how the proposal relates to the structure of adjoining areas, the character of an area and its landscape setting, overall density (plot ratio and site coverage) together with other guidelines and standards, including adequate daylight, energy efficiency, privacy, general storage space, open space, landscaping, appropriate height, parking areas, provision for disabled access, life cycle adaptability and informal surveillance of external spaces. The reduction of guidelines or standards as a means of increasing density, such as inappropriate separation distances between dwellings, sub-standard infill, etc., will not be considered an appropriate means of densification. The Planning Authority reserves the right to determine appropriate guidelines and standards for each application

6.3.3 Building Heights

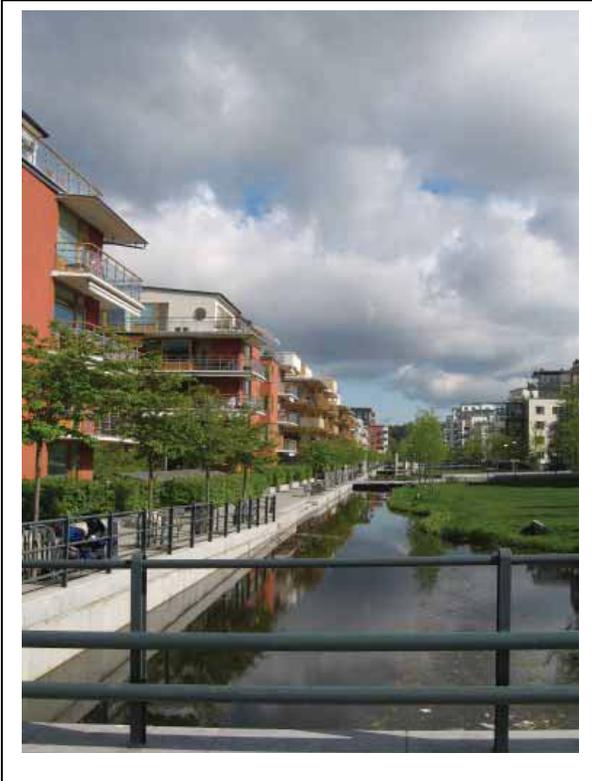
A variety of building heights will be encouraged in all new developments / redevelopment. Key considerations in establishing appropriate building heights will be:

- i. The scale of the existing streetscape and existing building heights in the surrounding areas.
- ii. Assessment of integration with the existing streetscape in the area
- iii. The degree of overlooking and any resulting loss of privacy.
- iv. The degree of over-shadowing and any loss of light that may arise.
- v. Impacts arising on the streetscapes of Castletroy, including the degree of obtrusion of the building on the skyline.
- vi. The extent to which the building detracts from important landmarks.
- vii. The effect on the microclimate in the vicinity of the proposed development.
- viii. The degree to which the building may contribute to the overall townscape. In particular, care will be required in the treatment of roof-tops and all machine/mechanical rooms will need to be adequately screened or designed as an integral part of the building.

6.3.4 Bio-diversity

Design layouts should aim to enhance and protect the biodiversity resources of the area. This can be achieved through the following:

- i. Retain and enhance existing vegetation, including trees, shrubs and hedgerows, wherever possible and incorporate into the development.
- ii. Networks of wildlife sites are more ecologically valuable than isolated wildlife areas. Where possible create linking corridors of habitats
- iii. Use native planting species of local provenance (i.e. grown locally rather than imported). Trees and shrubs that grow naturally in the surrounding countryside are often the best choice for the area.
- iv. Where possible and appropriate avoid the culverting of watercourses
- v. Where possible set aside maintenance-free / semi-natural areas and avoid or limit the use of herbicides and pesticides.



In this scheme, sustainable drainage is integrated as an amenity within a public space, creating a local landmark and a focus for recreation. (Source: Urban Design Manual: A best practice guide – DOEHLG February 2008)

6.3.5 Public Open Space

Public open space is one of the key elements in defining the quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. Open space standards shall comply with the guidelines set out in the Limerick County Development Plan. In calculating the area of open space, the area of roads, grass margins, roundabouts, footpaths, left over area, backlands, buffer zones around ecological monuments and visibility splays shall not be taken into account.

The Council will require all open space provision to take account of the following principles:

- i. Open space should be provided on a hierarchical basis in a comprehensive and linked way, designed as an integral part of the development
- ii. Areas should be of demonstrable recreational or amenity value. Small dysfunctional open spaces should be avoided.
- iii. The majority of open space should be multi-functional and should include space for informal amenity, childrens play areas and passive amenity.
- iv. Areas should be easily and safely accessible from all dwellings which the space is designed to serve.
- v. The design, location and appearance of open space areas should have regard to the amenities of nearby dwellings, for example areas where children play should be overlooked by the fronts of nearby dwellings to provide for maximum surveillance and overlooking
- vi. Public open space should not be located so close to adjoining dwellings so as to cause undue noise or nuisance to existing or proposed residents.

- vii. Attractive natural landscape features should be protected and incorporated into open space areas for example, trees, streams and hedgerows. Tree planting should normally form an integral part of such open space areas.
- viii. Areas to be suitably proportioned. Narrow tracts, backlands areas, steep gradients or peripheral areas will not be acceptable.
- ix. Hard landscape elements such as paving, cobbled areas should be incorporated into the design and presentation of open areas.
- x. Developers should consider providing a variety of open spaces. These should include both formal and informal semi-natural areas, such as wetlands, woodlands, meadows, green corridors, as well as formal gardens and seating areas.



Children's play areas overlooked by housing provide a degree of security. The open layout of these two cases avoid the problem of acoustic nuisance which can occur in dense courtyard conditions. (Source: Urban Design Manual: A best practice guide – DOEHLG February 2008)



Childs play area located within apartment development and overlooked by apartments

6.3.6 Management Plan for Public Open Space

Developers will be required to make suitable provision for the future management and maintenance of open space. Where spaces and facilities are not taken in charge by the Council alternative arrangements should be made through management company's or as otherwise agreed with the Planning Authority.

6.3.7 Roads

Residential layouts should be designed in such a way that heavy through traffic is discouraged. Road alignments should discourage speed and give priority to the safety and convenience of pedestrians and cyclists in accordance with the *Traffic Management Guidelines* issued by the DoEHLG in 2003. Circulatory routes and linkage between proposed developments and future development lands must be upheld. The homezone design and layout principles will be encouraged. Developments should contain shared surfaces, traffic calming measures and other pedestrian/child friendly features to facilitate the use of the street for amenity.

6.3.8 Road and Estate Names

The naming of residential developments shall be approved by the County Council, and shall reflect local and Irish place names for the locality as far as possible. No development work or advertising of housing schemes shall be allowed until the name has been agreed with the Planning Authority

6.3.9 Services

All services including electricity, public lighting cables, telephone and television cables shall be provided underground in new housing developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings

6.3.10 Apartments/Duplex Style

The design and layout of all apartment / duplex developments shall comply with the provisions of the DEHLG Guidelines “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” (2007).

6.4 Access for People with Disabilities

Access requirements for physically disabled persons should be incorporated into the design of buildings and layouts of developments likely to be used by the general public and will be a material consideration of the Planning Authority in assessing applications. Developers should have regard to the criteria set out in the following in the preparation of development proposals

- Access for the disabled - minimum design criteria, published by the National Rehabilitation Board;
- Part M of the Building Regulations 1997 to 2000; and
- Buildings for Everyone - Access and uses for all the citizens, by the National Rehabilitation Board, 1998.

The needs of people with disabilities should be taken into account in the design and construction of footpaths and parking areas. Footpaths in private commercial and housing developments and public housing developments shall be dished at junctions. Parking areas should make provision for spaces for disabled drivers and such spaces should be located in the most convenient locations for ease of use.

Tactile indicators are becoming increasingly more common. Tactile paving surfaces can be used to convey important information to visually impaired pedestrians about their environment. The provision of tactile surfaces for the visually impaired in all developments will be encouraged.

6.5 Car parking and Loading

New development will normally be required by the Planning Authority to provide adequate off street car parking facilities. Such facilities shall cater for the immediate and anticipated future demands of the development, and shall be located within the site or in close proximity to such development. Car parking facilities shall generally be provided in a manner that reduces its visual impact to a minimum, such as behind the building line and with screening where possible. Car parking should be carefully designed to integrate successfully into its location in terms of layout, surface treatment and screen planting. Parking bays shall be adequately delineated and shall be provided with proper public lighting facilities.

Communal car parking arrangements will also be acceptable in residential developments. For security reasons, car parking should always be overlooked by

housing. There should not be an excessive amount of car parking grouped together. The visual impact of large areas of car parking can be reduced by the judicious use of screen planting, low walls and the use of textured or coloured paving for car parking bays. Permeable surfaces should be used where possible in order to minimize surface water runoff.



Rather than relying on speed bumps, this design proposal uses layout to control traffic speeds with an indirect route, parking layouts and making clear thresholds into a 'home zone' street. (Source: Urban Design Manual: A best practice guide – DOEHLG February 2008)

In developments of an industrial or commercial nature, developers will be required to provide loading or unloading facilities sufficient to meet the demand of such development.

The Council may modify the requirements of loading and unloading facilities in any particular case where it considers it would be in the interests of proper planning and sustainable development of the area to do so. Parking and service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of the buildings and in such a manner to ensure minimal impact on the amenity of adjoining properties.

Where a number of uses are contained within one development, the various uses shall be separated and the overall parking requirements for the development shall be assessed relative to each separate use in order to compute the overall parking requirement for the development (e.g. in a hotel the function rooms, bars etc. shall be assessed as separate from the bedroom provision).

In addition to the above requirements, developers will be required to provide and maintain loading and circulation facilities sufficient to meet the likely demand of each development.

The general parking standards required by the Council for new development shall be in accordance with the Limerick County Development Plan.

6.6 Opportunity Sites

A number of sites have been identified on Map 1 as 'Opportunity Sites'. These sites represent opportunities to accommodate a large part of the development in Castletroy envisaged over the forthcoming plan period. Development on these sites shall be in accordance with the zoning objective of the site in question. The sites designation as an 'opportunity site' refers to its potential opportunity to accommodate sustainable development within the plan area which will assist in achieving the overall objectives of the LAP. The guidelines outlined below are intended as guidelines only and are not intended to prescribe in detail the form and appearance of the identified development land, which may be unduly prescriptive, but instead sets out guiding principles that the County Council consider appropriate for the development of these lands. Where a developer can demonstrate alternative, more appropriate proposals for development these may be considered by the planning authority. Developers will be required to advance a master plan for the Opportunity Sites which adhere to the urban design principles and development management guidelines set out section 6.3 above and take due consideration of the indicative additional site specific guidance set out below.

Planning applications from individual landowners wishing to proceed with a planning application on part of an opportunity site will be considered where they can demonstrate that the proposed development complies with the overall objectives of the design brief for the lands, for example with regard to the provision of pedestrian links, cycle routes, etc.

Area O1:

Area: 24 hectares

Zoning Objective: Residential Development Area



Description: The site is located to the east of the Groody river and to the north of the N24 in the south West of the Plan Area. Existing land use is agricultural. The topography of the site is such that the northern part of the site slopes upwards from west to east. Overall the middle of the site is the lowest and acts as a natural drainage sump which is

reflected in the wetland vegetation of this part of the site. The southern part of the site is open agricultural land.

Density: Medium (Minimum net density of 30 units per hectare)

This area will contain part of the distributor road from Groody road to Schoolhouse road. A masterplan shall be prepared for the entire area by the applicants. The Masterplan shall adhere to the following parameters:

- i. Mixed residential development comprising residential blocks of apartment & duplex units, town houses, duplex and traditional housing, including single storey dwellings is envisaged;
- ii. Frontage development shall define the proposed district road and the Groody river valley green area in the interests of passive surveillance of public areas.
- iii. Buildings heights will range from two to three storeys, predominantly three storey along the distributor road and Groody valley and punctuated at key locations by four storey buildings where appropriate.
- iv. Design and layout of proposed developments shall take the gradually rising ground (west to east slope) into account and consider locating the tallest buildings and structures on the lower levels while the more exposed and visible higher levels should have buildings more appropriate in terms of overall height and design. Landscaping of the more visible parts of any development to help screen development should be an integral part of any application. Notwithstanding the above, all development shall respect the residential amenity of existing development on adjoining sites.
- v. The open space in this area shall include a childrens playground, provided at the developers expense and accessible to all residents and the general public and which shall be operational in tandem with the occupation of nearby dwellings. The scale of the playground shall be appropriate to serve the needs of the overall 'O1' designated lands.
- vi. To assist in flood control measures and to preserve habitats the maximum possible number of drainage features on site shall be retained.
- vii. Mature trees and hedgerows identified on the Amenity Strategy Map shall be incorporated into the open space / street network to serve the area;
- viii. A network of pedestrian and cycle routes shall be provided through the lands and shall provide appropriate links to all adjoining areas;
- ix. The developers shall investigate the potential for using open water courses which exist on these lands to accommodate surface water attenuation for the development;
- x. An existing protected structure, St Mary Magdelines well, located in the north west of these lands shall be preserved and any proposals for the lands shall illustrate how this structure will be protected and accommodated in the overall development.
- xi. While a distributor roadway is proposed to bisect the site, any surviving remnants of the wetland vegetation in the centre of the site and immediately to the south east of the proposed distributor road shall be retained, both as flood management measure and for its habitat importance.

Area O2:

Area: 14 hectares

Zoning Objective: Residential Development Area

Description: This site is to the west of Castletroy college and is currently used as grazing land. In relation to the sites topography, the most elevated part of the site is the north-eastern portion. In overall terms the site slopes upwards from south to north. However the slopes are gradual and overall land parcel is not locally dominant.



Density: Medium (Minimum net density of 30 units per hectare)

This area is located adjoining the second level school and Public Park. A masterplan shall be prepared for this area by the developers. The Masterplan shall adhere to the following parameters:

- i. Mixed residential development comprising residential blocks of apartment & duplex units, town houses, duplex and traditional housing, including single storey dwellings is envisaged;
- ii. Frontage development shall define the main distributor road to the south of the site and the lands zoned “Retail / Commercial / Community” to the west of the site;
- iii. Development along the distributor road to the south of the site shall comprise a mix of high quality designed frontage residential blocks punctuated with intermittent individually designed buildings/dwellings, to ensure visual interest and develop a stimulating streetscape.
- iv. Buildings heights will range from two to three storeys, predominantly three storey along the distributor road and punctuated at key locations by higher buildings where appropriate and subject to the protection of the amenities of existing residents;
- v. A network of pedestrian and cycle routes shall be provided through the lands and to provide appropriate links to the adjoining “Education / Active open space” zoned lands and towards the Castleroy district centre

- vi. Prospective developments shall preserve the Chalybeate Well, an existing stone well feature located centrally within these lands and the hedge line as indicated on the Amenity Strategy Map. The maintenance of access to the well will be an important part of any design and layout proposals.
- vii. The layout shall provide for the retention of existing mature oak trees within the site that are of particular wildlife interest. A landscaping scheme is to be submitted with all applications to indicate how this is to be achieved



Fig 6.1: The Chalybeate Well and nearby Oak tree, an important feature of Site R2.

Area O3:

Area: 6.5 hectares

Zoning Objective: Residential Development Area



Description: This site is located in the south east of the plan area close to Annacotty. The site is bound by the Mulcair river to the east and the Southern ring road to the south. The site comprises land that was formerly filled. As a result of the fill the vegetation is mixed and shows much regeneration of young willow as a result of poor drainage conditions caused by the fill. The topography of the site in overall terms is not locally dominant.

Density: Medium (Minimum net density of 30 units per hectare)

A masterplan shall be prepared for this area by the developers. The Masterplan shall adhere to the following parameters:

- i. Mixed residential development comprising residential blocks of apartment & duplex units, town houses, duplex and traditional housing, including single storey dwellings is envisaged;
- ii. Frontage development shall define the existing local road to the west of the site and the Mulcair river to the east of the site.
- iii. The design and layout shall provide for a 25m buffer zone adjoining the Mulcair river to allow for potential flooding and the development of a walkway.
- iv. Existing mature trees on site shall be incorporated into the open space / street network to serve the area;
- v. A network of pedestrian and cycle routes shall be provided through the lands and shall provide appropriate links to all adjoining areas.
- vi. The Mulcair river, which runs along the sites eastern boundary shall be incorporated into a landscaped open space area and will accommodate surface water attenuation for the plan lands and shall be overlooked by buildings. A riverside pedestrian walkway shall be provided as part of the development of these lands.
- vii. Proposals for development shall take due consideration of the adjoining southern ring road and the provision of adequate separation distances from the road and landscaping to act as a screen from this main road and to provide for noise barriers.
- viii. No foul pumping station will be permitted on this site.

Mixed Use Opportunity Sites:

Area O4 – Castletroy District Centre:

Area: 18 hectares

Zoning Objective: 'Retail / Commercial / Community'

Description: Castletroy District Centre has been identified as an opportunity site which is currently under utilised having regard to its strategic location centrally within the plan lands and on the Dublin road which is served by a quality public transport route which provides a dedicated bus lane towards Limerick City Centre and also due to its designated function as a district centre. The site has frontage onto the main Dublin road through the LAP lands which has direct links to Limerick City Centre. The site provides good accessibility opportunities for pedestrians, public transport and cars.

A masterplan shall be prepared for this area by the developers. The Masterplan shall include a detailed Urban Design Framework which includes proposals for civic amenity, land uses, public streets and spaces and landscaping. Piecemeal redevelopment will be resisted in favour of a comprehensive masterplan approach.

Part of the site at the existing Castleotry shopping centre contains a two storey mall type structure surrounded by a mass of car parking and a cinema and fast food restaurant. These existing buildings on site are considered generally unremarkable in architectural terms and poorly related to the wider street scene and surroundings. Therefore these structures could be demolished to allow comprehensive redevelopment of the site.

Any new development / redevelopment on this site needs to positively contribute to the character and identity of the area. The emphasis in designing and considering new proposals should be on achieving good quality urban development that provides for a high quality urban form, makes effective use of this prime centrally located land and contributes to a sense of place by creating new streets.



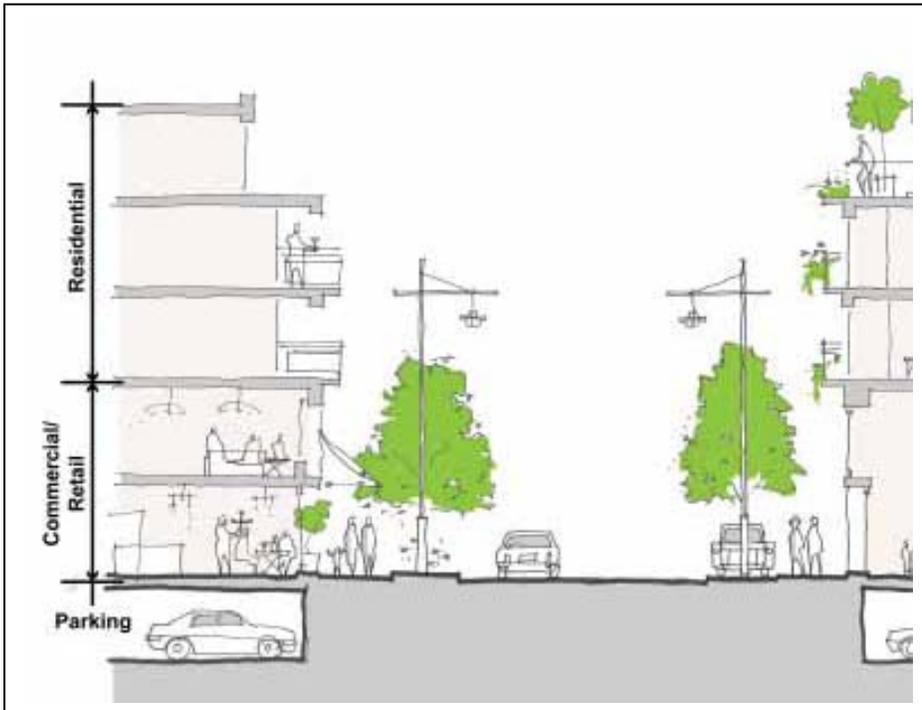
The masterplan shall consider the following:

- i. Emphasis shall be placed on the creation of an urban environment with a distinct identity and sense of place, developing a hierarchy of streets, urban spaces and high quality, architecturally designed buildings.
- ii. A high standard of urban design will be required throughout the site in order to create a high quality environment with a definite sense of place, functionally and physically connected to the existing and permitted development on surrounding lands.
- iii. Development shall include a mix of uses, including retail, restaurants / cafes, offices, leisure and social facilities and residential; The primary use is envisaged to be retail use with other uses acting as ancillary uses;
- iv. The public realm will be characterised by a high standard of quality finishes and treatments. A network of high quality spaces formed by quality buildings, paving and landscaping is required.

- v. Consideration should be given to the development of an urban square within the lands. Architecturally designed buildings and open plazas, using high quality finishes will define civic spaces.
- vi. Integration of the proposed development with adjoining existing and permitted development shall be demonstrated.
- vii. Architecturally significant frontage definition is required along the main roads accessing the site.
- viii. Due to the sites strategic location on the main street within the district (Dublin road) and its function as a district centre, it is recognized that there is potential for increased building heights at this location. The masterplan shall indicate building heights proposed, including landmark buildings.
- ix. Proposed development shall consider the importance of the Dublin road as a main street through the area and any redevelopment of the site shall contain buildings with frontage directly onto the street onto the Dublin road to the north of the site and onto other public roads in this area.
- x. A network of streets and spaces shall be provided to accommodate development within the site.
- xi. Uses at ground floor level shall consist of retail / services or other uses accessible to the public and a mix of residential / offices will be encouraged above ground floor level.
- xii. Any development proposals on this site shall demonstrate a sufficient mix of uses and 15% of any development / redevelopment on this site shall be for residential use and shall be appropriately integrated with other proposed development on site to ensure the creation of a successful mixed use development.
- xiii. Direct pedestrian access should be provided from the Dublin road and other adjoining public roads, into the site. Development shall maximise pedestrian permeability into and through the site form surrounding lands.
- xiv. A significant quantity of secure and sheltered cycle parking must be provided on-site.
- xv. A bus pull-in bay should be considered on the Dublin road in order to reduce traffic congestion and improve public transport facilities.
- xvi. The site is within the defined District centre and there is good public transport provision in existence and therefore reduced parking standards may be considered. A Traffic Impact Assessment will be required in order to demonstrate that any shortfall in car parking will not result in negative impacts on traffic.
- xvii. Where parking is provided the use of underground parking will be encouraged. In the interests of good urban environmental planning, large surface car parks will be discouraged;
- xviii. Broad footpaths will aid pedestrian movement and also add a sense of importance to the development by improving the public realm. High quality footpath surfaces are expected, and these should extend beyond the boundaries of the development site. Street furniture and lighting must also be high quality.
- xix. A relaxation in the application of guidelines or standards, particularly with regard to car parking and open space provision may be considered where the overall quality of the design is high, and/or where it can be shown that appropriate facilities exist in the vicinity and that adequate accessibility is available from the site to these facilities. A relaxation of the car parking guidelines and the public open space requirement should ensure

development proposals are not in any way constrained by development standards more suited to locations outside the district centre. All such cases will be addressed on their merits having regard to the policies and guidelines set out throughout this Plan

- xx. Separate vehicular access from individual sites onto the Dublin road shall be discouraged in favour of shared entrances to reduce the number of individual access points onto the Dublin road. The indicative location of shared entrances shall be identified in the Masterplan.



This mixed use proposal places apartments at second floor above an active street of shops and cafes. A first floor of offices provides a 'buffer' to the noisier restaurant uses. A set back at second floor gives further privacy. (Source: Urban Design Manual: A best practice guide – DOEHLG February 2008)

Area O5: Lands at Bloodmill Road

Area: 30 hectares

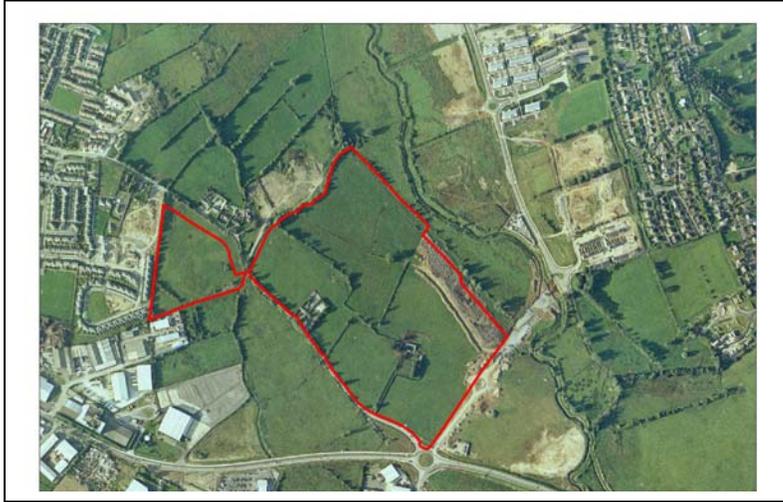
Zoning Objective: Enterprise & Employment

Description:

This site comprises lands zoned 'Enterprise & Employment' in the south west of the LAP. The lands are bound by the Groody river valley to the east, the Bloodmill road to the south west, the link road between the Groody road and the N24 to the south east and agricultural lands to the North West.

The site is currently used for grazing with whitethorn hedges forming field boundaries. There are gaps in these hedges in places indicating poor maintenance and elder is also present which further undermines the hedge structure. The northern portion of the site is the wettest with several almost over grown field drains present.

The sites topography slopes upwards from the Bloodmill road towards the old farmhouse and farm yard and then slopes downwards towards the drains at the northern boundary.



Design Brief:

This site represents an opportunity to develop a mixed use employment centre in Castletroy. Development shall be subject to a masterplan which shall demonstrate the proposed mix of uses throughout the lands and shall include a mobility management plan.

Part of the site is located within a flood risk area. Prior to any development proposals being prepared for these lands a flood impact assessment shall be carried out and the layout of the proposed development shall have regard to the findings of the flood impact assessment and shall provide for appropriate uses in accordance with the DEHLG *'The Planning System and Flood Risk Management'*. The Planning Authority will prohibit development on or adjacent to floodplains where such development may have a negative impact on flood control, access for channel maintenance or future flood control works or might contribute to environmental degradation were flooding to occur.

The vision for the development of these lands will be focused on the creation of a high quality environment in terms of overall design and layout, a mixture of functions, tenure types and unit sizes and the provision of a broad range of on site facilities for existing & future employees. The primary uses on this site shall be for employment creation. A range of other uses are considered open for consideration but are seen as ancillary to the primary use as an employment zone. An element of residential use in this employment zoned area may be considered where the proposed development makes a positive contribution to the area in terms of adding to the richness and diversity of uses. The appropriate location for residential use should be in close proximity to public transport nodes, adjacent to public facilities such as shops, crèches, restaurants and hotels and fully integrated into the overall development. The Council will use its development control powers to implement proposals in this regard.

The Masterplan for the area should provide for the following:

- i. The primary use on this site shall be for employment creation. Other uses shall be considered in order to facilitate a mixed use environment where the primary use of the zone for employment creation is not jeopardised. The planning authority will support the development of the area as a major employment centre with supporting facilities such as crèches, public restaurants/cafes and amenity areas for employees and visitors;
- ii. Retail development shall be of a scale to serve the local residential and working population and shall not be to such a scale that it will detract from higher order retail centres serving the area. The maximum gross retail convenience floor space shall be 900 sq. m.
- iii. The proposals for the site shall include an element of residential use which shall be 15% of the total development floor area. Such residential uses shall be appropriately integrated with other mixed uses on the site and shall comprise a mix of residential unit types.
- iv. Development shall provide for a civic square and streets with active frontage. The public realm will be characterised by a high standard of quality finishes and treatments. A network of high quality spaces formed by quality buildings, paving and landscaping is required. Architecturally designed buildings and open plazas, using high quality finishes will define civic spaces.
- v. Pedestrian and cycle links from the site through to the Groody valley park shall be accommodated;
- vi. Development shall be double fronted & shall address the Groody park, the Blood mill road and streets and civic spaces within the development
- vii. Development shall have regard to the topography of the site and shall take the gradually rising ground (south to north slope) into account in terms of overall design, particularly with regard to building height.
- viii. Preservation of the existing drainage features on this site shall be incorporated into the development where possible. Drainage features should remain unculverted and undisturbed where this will prove beneficial to run off and flood water management.
- ix. Linkages between the development lands and the N24 Tipperary road shall be an integral element of the plan and is one of the basic tenets of achieving the sustainable economic development of the area into the future so that the area can be served by public transport.
- x. Gateway or landmark buildings accentuating the urban identity of the plan lands will be required at key locations. The precise locations will be identified in the masterplan which is required as an objective of the local area plan.
- xi. A significant quantity of secure and sheltered cycle parking must be provided on-site.
- xii. Where parking is provided the use of underground parking will be encouraged. In the interests of good urban environmental planning, large surface car parks will be discouraged;

Area O6: Community Lands at Dublin Road

Zoning Objective: 'Education/Active Open Space'

Description:

This site comprises lands zoned 'Education/Active Open Space' in the centre of the plan lands. This area has been extended under the draft 2009 LAP in order to provide for the

necessary community facilities to serve the area in line with the future growth of the area. The lands are bound by the Dublin road to the north and by Castletroy college to the south. The area includes lands which are proposed for active open space to serve Castletroy college.



Design Brief:

Prior to any planning application on these lands a master plan shall be prepared for the entire site which provides for the following:

- i. Following discussions with the Department of Education and Science, these lands have been identified as an appropriate location for two primary schools, one of which is envisaged to be a Gael scoil.
- ii. The community uses listed below shall be accommodated on the site. Only where these uses are deemed unnecessary or are provided elsewhere to serve the plan area shall an alternative use which is in accordance with the zoning objective for the lands be considered:
 - 2 primary schools, one of which shall be a Gael Scoil;
 - Library;
 - Community Centre;
 - Active open space, including all weather playing pitches.
- iii. A network of pedestrian and cycle routes shall be provided through the lands and shall provide appropriate links to the adjoining residential zoned lands and towards Castletroy District Centre

7.0 IMPLEMENTATION

7.1 Planning Context

The benefits of the LAP will only be achieved if its policies are translated into action. The implementation of the Plan will be through:

- The development management process;
- Developing partnerships with other agencies;
- Ongoing management of the plan; and
- Monitoring and reviewing the plan regularly.

This LAP sets out certain policies and objectives in an attempt to promote, facilitate and guide development in the Castletroy Area. It also seeks to make Castletroy a more attractive place to live and recreate in and seeks to enhance quality of life. This Plan puts forward many ideas and it is important that it is implemented on the ground. Once adopted, the LAP will be used as a basis for guiding investment decisions for the public and private sector.

If Castletroy is to grow and expand it will need additional support services such as shops, employment provision and recreational facilities. The provision of such facilities rests as much with the general public, businesses and other organisations as it does with Limerick County Council. It must be remembered that this LAP is not only a Plan for the Planning Authority, but it is more importantly a Plan for the people of Castletroy. The local community contributed to the contents of the LAP through the submission of comment sheets and attendance at the public consultation events.

7.2 How the LAP will be implemented

The Council is also constrained in its implementation efforts by limited resources. This factor underlies the need to maximise both financial and human resources in consultation with Government and Non-Government organisations and individuals. Furthermore, there is a need to combine the statutory powers of the Council with proactive and voluntary sector investment.

There are some proposals set out in this LAP over which the Council would have no direct responsibility or control. The expansion of primary and post-primary schools, for example, are essentially the responsibility of the Department of Education, whilst the provision of health services falls under the auspices of the Department of Health. Whilst the Council will use whatever it can to facilitate the provision of social community and transport infrastructure, it is not in all instances the direct provider of such services.

7.3 Development Contribution Scheme

The Planning and Development Act 2000 provides for the adoption of a development contribution scheme and Section 48 (1) of the Planning and Development Act 2000 outlines that a planning authority, when making a grant of permission may include a condition requiring the payment of a contribution in respect of public infrastructure and facilities throughout the County. Some exceptions apply to certain development under

the contribution scheme a contribution cannot be levied, for example, in regard to existing properties and in respect of residential units which are provided in accordance with an agreement made under Part V of the Planning and Development Act 2000, or those provided by approved housing bodies.

7.4 Monitoring

The Council will keep all matters which affect development and the planning of development under regular review. Monitoring is an essential part of the overall development LAP process. There is a requirement therefore, to identify the extent to which the LAP is being implemented and the effectiveness of its policies and proposals, particularly in relation to sustainability. In addition, the assumptions and forecasts, which underpin the LAP, will require continued assessment to detect any fundamental changes which impact upon the policies within the plan.

7.5 Community Participation

Public confidence in the development planning system relies heavily on the involvement of community participation and in transparency of the system itself. Public and regulatory bodies must be kept informed of public opinion in as much as the public are adequately informed of the roles and actions of the regulatory bodies. The Council engaged the community at the initial stages in the LAP process with a community consultation event in October 2008. It is necessary to continue to promote community participation in all aspects of the Plan implementation process and the Council promotes the active involvement of the Community in the implementation of specific objectives and policies in the LAP.

7.6 Pre-Planning Advice

Limerick County Council offers an advisory service to potential developers in the form of preplanning advice. The Area Planner is available for consultation by appointment for any prospective developments in area. Advice is given on design and the ability of existing services to accommodate the proposed development. This advice is given subject to the stipulations of Section 247 of the Planning and Development Act 2000, where the carrying out of consultations shall not prejudice the performance of a planning authority or any of its functions. This service is available from the earliest stage of a project and intending developers are recommended to avail of the service and to ring the County Council for information and an appointment.

8.0 SEA Statement for Castletroy Local Area Plan

8.1 Introduction

In accordance with article 9 of the SEA directive and 14(l) of the Planning and Development (Strategic Environmental Assessment) regulations 2004 the following is a statement summarising how environmental considerations have been integrated into the Local Area Plan and how the Environmental Report and the outcome of consultations were taken into account and indicates the reasons for choosing the plan as adopted in light of other reasonable alternatives considered. Also included are monitoring measures. A copy of the SEA document is included in Appendix 8 of this plan.

8.2 Summary of how environmental considerations were factored into the plan

During the preparation of the Proposed Local Area Plan consideration was given to expansion of zoning outside the current plan boundaries. This option was rejected as analysis indicated that sufficient land was zoned for different purposes within the Plan area to cater for the population for the next plan period. It was considered that expanding zoned land across the Mulkear, part of the Lower River Shannon SAC site, would mean that development pressure would be exerted on the site from both sides, which would isolate it from the surrounding countryside. The issue of the SAC site and the issue of the need for appropriate assessment should development encroach upon the site had been flagged by the Department of the Environment Heritage and Local Government during the statutory consultation period. Appropriate Assessment was not deemed necessary as buffer zones were incorporated into the plan along the Shannon and the Mulkear, while additional land was zoned specifically for the protection of the Groody River Valley, both to ensure that it could function as a natural flood plan and also to preserve the semi-natural habitats that exist there.

The need to ensure that the urban form of Castletroy was further consolidated is reflected in the zoning patterns of the new plan. The zoning as presented in the plan seeks to consolidate the settlement pattern of Castletroy ensuring that future development in terms of location and scale contribute to this end.

8.3 Summary of how the Environmental Report and submissions and observations made to the Planning Authority under Section 20(3) of the Act were taken into account

The submissions under section 20(3) of the Act were taken into account in the final plan by ensuring that the designated sites, SAC on both Shannon and Mulkear were protected through the zoning mechanism as was the Groody River Valley.

The following provides a summary of how submissions / consultations were taken into account following the first and second public display periods.

- Submissions were received requesting the rezoning of lands within and outside the plan area. In order to consolidate the settlement structure of Castletroy no new lands were zoned outside the settlement boundary.
- Thirty four submissions were received in the first public display period, six were received in the second.
- In response to submissions from the EPA in the first public display period concerning overloading of infrastructure the additions were made to the waste-water policy to prevent overloading the capacity of the waste water treatments

systems. The policy in relation to flood risk management was also strengthened following submissions from the Environmental Authorities. The Groody river valley had a management plan prepared in order to retain it as semi-natural open space and flood plan area. Though due to material alterations the zoning of part of the Groody management plan area reverted to agricultural use this is not expected to have any appreciable difference on land use.

- Policies in relation to the promotion of sustainable transport links were included as was one that allowed higher density developments closer to the transport corridor of the plan area that ensures that the greater numbers of people could avail of public transport links.

Flood policies were further strengthened as a result of submissions received during the first public display period. This included reference being made to the "*The Planning System and Flood risk Management: draft guidelines for Planning Authorities*". DEHLG, 2008. These were carried through into the final plan.

Other changes that took place were minor in nature and were not considered to have significant environmental effects following screening.

8.4 Reasons for choosing the plan as adopted in the light of other reasonable alternatives considered

The following three scenarios were considered:

- 1 Continuation of the existing plan.
- 2 The plan as currently presented.
- 3 The zoning of additional lands outside the current development plan boundary.

1: Proceed with existing plan i.e. the do nothing alternative. As indicated earlier such a course of action would not allow the plan to be updated to include aspects of current best practice in relation to environmental and planning issues. In addition once a plan has been prepared the Planning and Development Acts 2000 - 2007 states that it shall indicate for how long a local area plan will remain in force. This time period has come close to expiry so preparation of a new plan was required.

2: The plan, as presented, is considered to be the best compromise between adapting to the changing needs of Castletroy i.e. increasing provision for mixed use development, and providing for the changing needs of the community by allocating additional lands for community uses. Buffer zones have been introduced along undeveloped banks of the Mulkear and along the Lower River Shannon SAC site. Submissions received, both from the Department of the Environment, Heritage and Local Government and the general public had raised concerns regarding the local environment and designated sites in Castletroy. The plan as adopted is considered to be the best way to accommodate the ongoing development needs of Castletroy with the conservation of its natural heritage and historic features. The provision for additional development lands has been accommodated within the existing plan boundaries and the plan has incorporated new policies which reflect the emergence of new guidance on planning and environmental matters. It also has enhanced measures for the protection of the designated sites within the plan boundaries

3: It had been submitted that lands outside the existing plan area would be zoned for development purposes. This option was considered but not pursued as it would result in zoning which would be in excess of requirements and contribute to urban sprawl which runs counter to the contents of the Department's guidance document called *Development Plans: Guidelines for Planning Authorities* (2007, S4.6). This states that "excessive areas of land around small towns and villages should not be zoned for development". While some alteration of zoning took place within the existing development boundary no expansion of the boundaries has taken place. Sufficient lands for differing purposes have been zoned within the existing boundaries to cater for the forthcoming plan time period.

8.5 Measures decided upon to monitor, in accordance with Article 14J, the significant environmental effects of implementation of the Local Area Plan.

The following section shows the measures decided upon.

Table 8.2: Measures envisaged concerning monitoring in accordance with Article 10 of the directive.

Environmental Category	Potential impact	Indicators	Comments
Bio diversity, flora and fauna	Fragmentation, loss of habitats, species.	Known losses, reports, surveys by relevant bodies, NPWS Fisheries	Requires cooperation liaison with other bodies.
Population and Human Health	Ground surface/ water pollution. Traffic accidents. Noise.	Pollution incidents, Traffic reports	Could be obtained through Traffic impact assessments produced as part of planning applications.
Soil	Contamination	Reports/Surveys	Local contamination may occur as a result of pollution.
Water	Pollution of ground and surface waters, estuary waters. Excessive	Water pollution surveys, incidents as brought to light as a result of complaints,	Cooperation with other bodies such as Fisheries NPWS and Health Board

	abstraction	sampling	required.
Air and Climate factors	Local air pollution. Green house gas emissions	Traffic volumes. Comments in individual EIS's submitted.	Contents of EIS submitted to the Planning Authority in the monitoring time frame may be indirect sources of data
Material assets	Use of brown field sites	Planning applications.	Nil
Cultural heritage.	Development in or close to protected sites, habitats or structures.	Known loss of sites or structures.	Increased liaison with other bodies required.

Explanatory note: much information of relevance may be available in Environmental Impact Statements or reports produced as part of planning applications. The first step towards collating this information would be the establishment of a library of such documents. In addition it is proposed to increase contacts with other statutory agencies that might have relevant information that hitherto has not been readily available to the Local Authority.

APPENDICES

Appendix 1: Land Use Zoning Map

Appendix 2: Architectural Conservation Area Map & Protected Structures Map & List

Appendix 3: Amenity Strategy Map & Riverside Buffer Zones Map

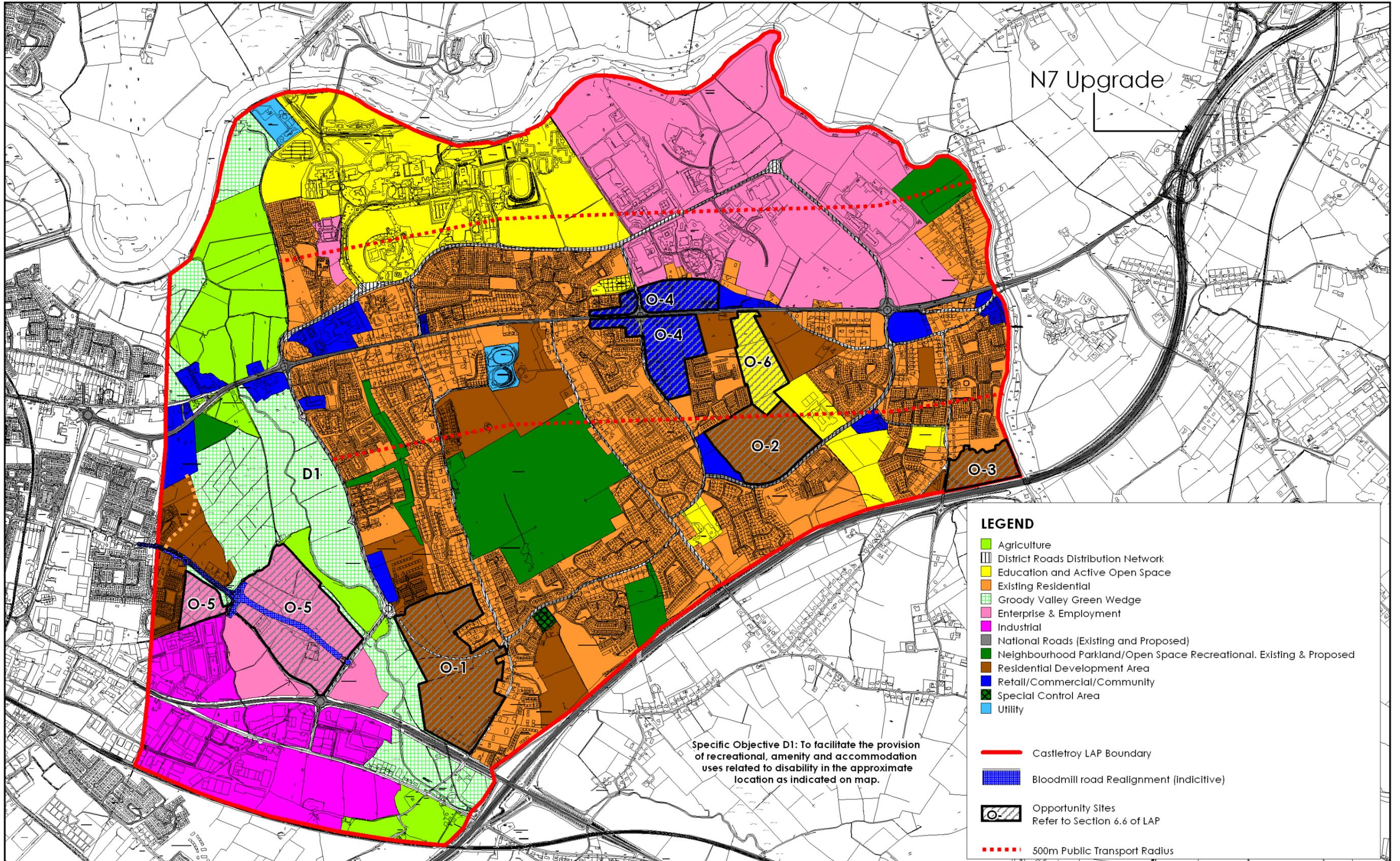
Appendix 4: Transport Infrastructure Map

Appendix 5: Recorded Monuments Map

Appendix 6: Flood Extent Map

Appendix 7: Groody River Valley Management Plan

Appendix 1: Land Use Zoning Map



LEGEND

- Agriculture
- Education and Active Open Space
- Existing Residential
- Groody Valley Green Wedge
- Enterprise & Employment
- Industrial
- National Roads (Existing and Proposed)
- Neighbourhood Parkland/Open Space Recreational. Existing & Proposed
- Residential Development Area
- Retail/Commercial/Community
- Special Control Area
- Utility

- Castletroy LAP Boundary
- Bloodmill road Realignment (indictive)
- Opportunity Sites
Refer to Section 6.6 of LAP
- 500m Public Transport Radius

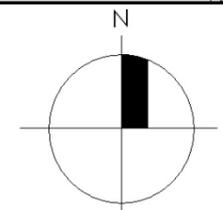


Limerick County Council
 Planning & Development Department

Castletroy Local Area Plan 2009-2015

July 2009

Ordnance Survey Ireland Permit No. 8516
 © Ordnance Survey Ireland/Government of Ireland



Landuse Zoning Map
 Map 1

Appendix 2: Architectural Conservation Area Map & Protected Structures Map & List

LAP Ref.	Development Plan Reference/s	Building Name /Title	Location	Description	Picture
1	1111 (CT3)	Castle Troy	Castletroy	Medieval-Castle	
2	1285 (CT20)	Plassey Bridge	Sreelane	Bridge	
	Also known as The Black Bridge, this was constructed as part of the Shannon Navigation works to allow horses towing barges downstream to cross the river at this point to continue the last stretch of the journey to Limerick City.				
3	1114 (CT5)	Plassey Mill (in ruins)	Sreelane	Industrial Structure	
	Associated complex of Millstreams, Locks and Sluices, and so forth, also included in this listing.				
4	1112 (CT4)	Plassey House	Sreelane.	Country House	

5	1113 (CT4A)	Plassey Fountain	Sreelane	Country House feature	
6	1117 (CT7)	'Park House' identified on early mapping as "Castle Troy House"	Castletroy	Country House	
7	1115 (CT6)	Milford House	Sreelane	Country House	
8	1116 (CT6A)	Lodge	Sreelane	Country House feature	
9	1110 (CT2)	Rectory Now known as Glebe House	Newcastle	Former Church of Ireland Rectory	

10	1109 (CT1)	Kilmurry Church	Newcastle	Former Church of Ireland church	
<p>This church now houses the Kilmurry Arts and Heritage Centre, which is run by the local community.</p>					
11	1129 (CT18)	Creamery	Rivers	Industrial Structure	
<p>This building has been much modified since the turn of the century but its essential character has been retained and enhanced in accordance with best practice in architectural conservation.</p>					
12	1128 (CT17)	Letter Box	Rivers	Commercial feature	<p>Removed for safekeeping</p>
<p>Letterbox of the Edwardian period.</p>					
13	1129 (CT16)	'Annacotty Mill'	Rivers	Industrial Structure	
<p>This listing includes the Mill Race and the Miller's Cottage.</p>					
14	1130 (CT19(i))	Shop and Dwelling	Rivers	Commercial & Dwelling	
<p>'Eamonn Nicholas' - Two-storey house with butcher's shop at ground floor level, the first of four structures in this row of buildings.</p>					

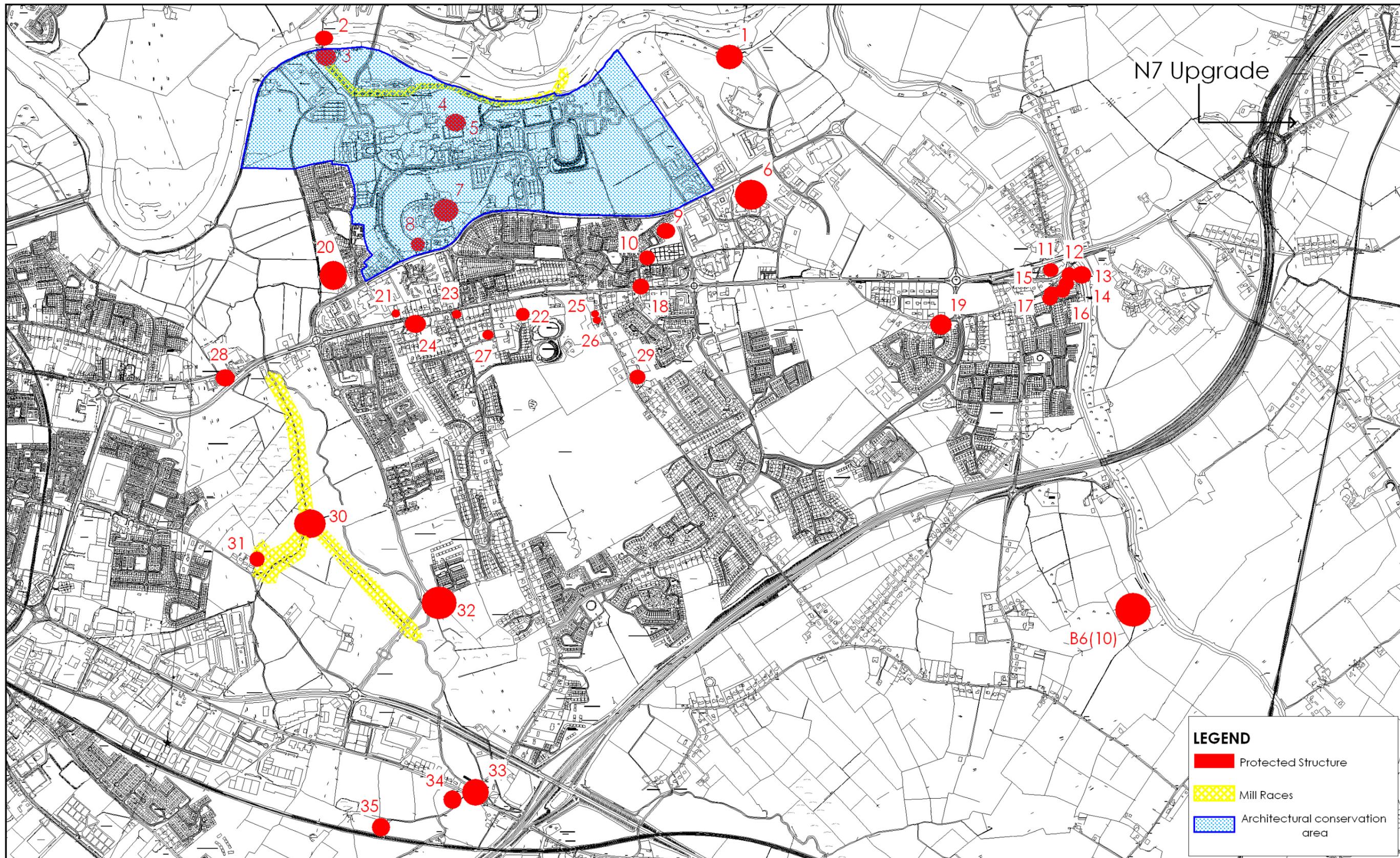
15	1131 (CT19(ii))	Shop and Dwelling	Rivers	Commercial & Dwelling	
	'Black Swan'- Two-storey public house floor level, the second of four structures in this row of buildings				
16	1132 (CT19(iii))	Shop and Dwelling	Rivers	Commercial & Dwelling	
	Two-storey private house, the third of four structures in this row of buildings				
17	1133 (CT19(iv))	Shop and Dwelling	Rivers	Commercial & Dwelling	
	'Ryan's'- Two-storey house with commercial unit at ground floor level, the fourth of four structures in this row of buildings				
18	1120 (CT10)	The Hurler's	Newcastle	Public House	

	This structure history is not yet fully understood- it is believed to have functioned as a coaching inn in the past.				
19	594 (B6(7))	'Annacotty House'	Newtown	Farmhouse	
	This structure is also accompanied by the remains of a vernacular farmyard complex.				
20	1286 (CT21)	St. Senan's	Dromroe	Rural Structure - Dwelling	
	Now known as Dromroe, this single storey house fronts a vernacular farmyard of the highest quality which is deemed to comprise the curtilage of the protected structure.				
21	1287 (CT23)	'Glanleam'	Newcastle	Suburban Structure - Dwelling	
	This two-storey three bay house is a good example of a vernacular interpretation of the modern movement architectural style of the 20 th century.				

22	1288 (CT24)	Yoma	Newcastle	Suburban Structure - Dwelling	
<p>A significant asymmetrical three storey building which is an excellent interpretation of the modern movement. It is believed that the original architect acted as his own architect and returned to Ireland from Japan from which he also drew inspiration.</p>					
23	1122 (CT11)	Castleview House	Newcastle	Institutional-former police barracks	
<p>This former police barracks has been in use as a dwelling since the early part of the 20th century.</p>					
24	1119 (CT9)	New Castle (in Ruins)	Newcastle	Medieval Structure-Castle	
25	1289 (CT26)	'Cooleen'	Newcastle	Suburban Structure - Dwelling	
<p>One of a pair of modern movement house constructed simultaneously on adjacent plots in the 1930's. They were designed by the architectural practice of Clifford-Smith & Newenham. Cooleen retains most of its original character.</p>					

26	1290 (CT27)	'Sunning Hill'	Newcastle	Suburban Structure - Dwelling	
<p>The second of the two modern movement houses designed by Clifford-Smith & Newenham and constructed in the 1930's. This particular one was extensively re-modelled in the late 20th century to reflect the Art Deco architectural style.</p>					
27	1291 (CT28)	Cooltara	Newcastle	Suburban Structure - Dwelling	
<p>Yet another Clifford-Smith & Newenham designed dwelling. With the sun-catcher windows, masonry walls interspersed with brick panels pointed with lime rich bedding mortars, it is a distinctive building which has retained its character despite having been extended on two occasions.</p>					
28	1118 (CT8)	'Groody Toll House'	Reboge Meadows	Institutional-Toll House	
<p>This former Toll House for the Bridge over the Groody River is now in use as a dwelling.</p>					
29	1123 (CT12)	St. Mary Magdalen's Catholic Church	Newcastle	Roman Catholic Parish Church	
30	1126 (CT15)	Singland Mill	Singland & Reboge Meadows	Industrial Structure	
<p>Former Corn Mill also known locally as 'Blood Mill'. There is an extensive network forming the Millrace, with sluices also surviving</p>					

31	1292 (CT32)	Singland House	Singland	Industrial- the Miller's House	
32	1124 (CT13)	Mary Magdalene's Well	Kilbane	Medieval Site- Holy Well	
	This site is located within a small grove of trees, which is deemed to comprise the site's curtilage.				
33	1125 (CT14 / D5(A))	"O'Shea's"	Ballysimon	Thatched Public House	
34	1293 (CT35)	Glen Sheil	Garryglass	Rural Structure - Dwelling	
	This is a quite distinctive building constructed at the beginning of the 20 th century				
35	1294 (CT36)	"Nolan's"	Garryglass	Farmhouse	
	A traditional vernacular two-storey three-bay farmhouse with a modern farmyard. The photograph shows the patterns in the external render and the mix of sash windows used in the house, all of which contribute to the character of the building.				

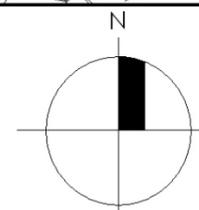


Limerick County Council
 Planning & Development Department

Castletroy Local Area Plan 2009-2015

July 2009

Ordnance Survey Ireland Permit No. 8516
 ©Ordnance Survey Ireland/Government of Ireland

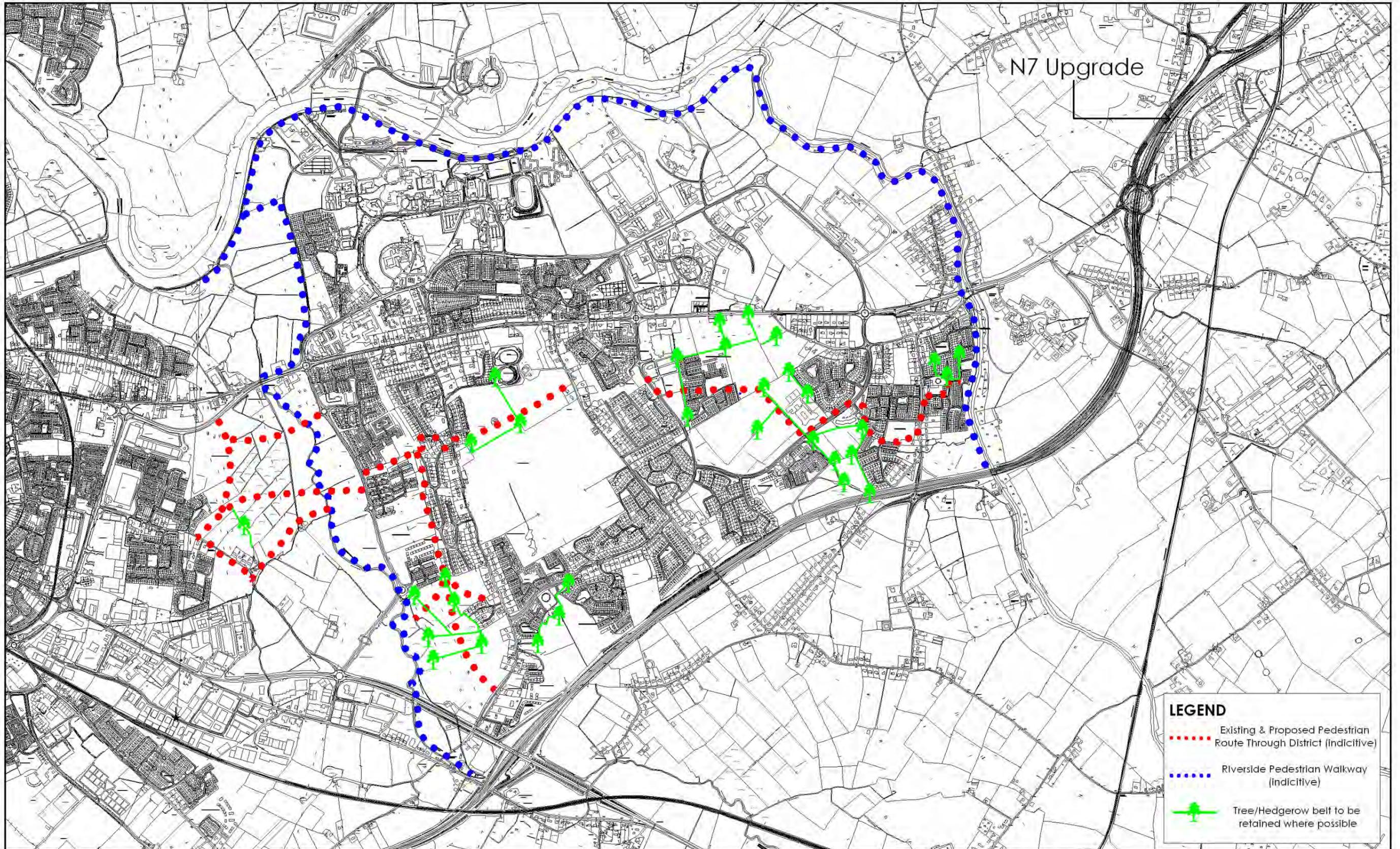


**Castletroy Protected Structures &
 Architectural conservation Area Map**
Map 2

Appendix 3:

Map 3: Amenity Strategy Map

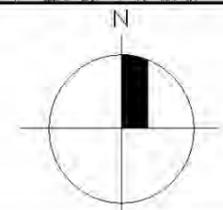
Map 3A: Riverside Buffer Zones Map



N7 Upgrade

LEGEND

- Existing & Proposed Pedestrian Route Through District (indicative)
- Riverside Pedestrian Walkway (indicative)
- Tree/Hedgerow belt to be retained where possible



Limerick County Council
 Planning & Development Department

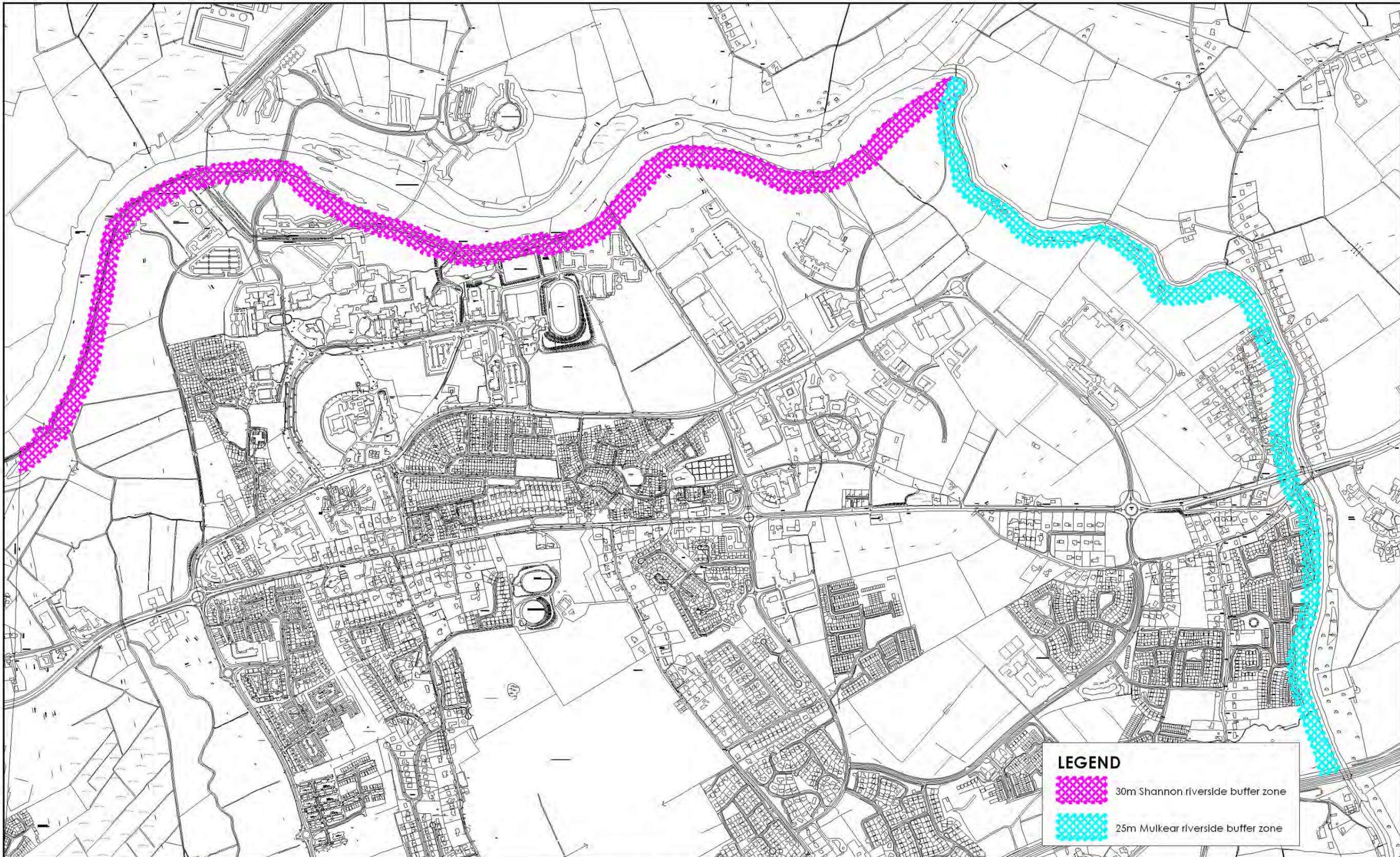
Castletroy Local Area Plan 2009-2015

July 2009

Ordnance Survey Ireland Permit No. 8516
 ©Ordnance Survey Ireland/Government of Ireland

Castletroy Amenity Strategy

Map 3



LEGEND

-  30m Shannon riverside buffer zone
-  25m Mulkear riverside buffer zone

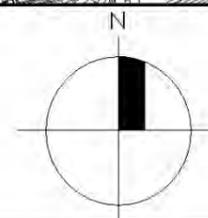


Limerick County Council
 Planning & Development Department

Castletroy Local Area Plan 2009-2015

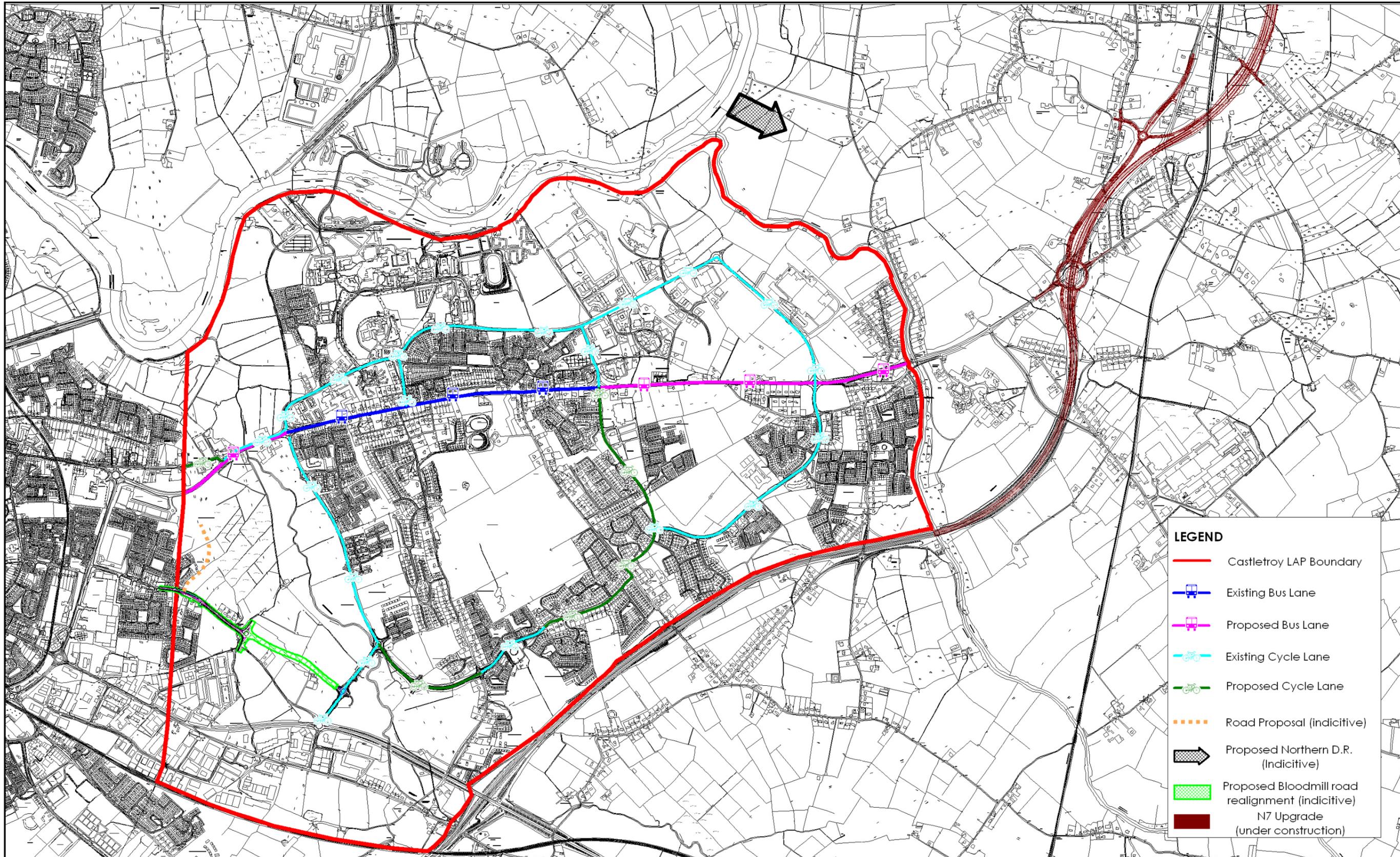
July 2009

Ordnance Survey Ireland Permit No. 8516
 ©Ordnance Survey Ireland/Government of Ireland



Castletroy Riverside Buffer Zones
Map 3a

Appendix 4: Transport Infrastructure Map



LEGEND

- Castletroy LAP Boundary
- Existing Bus Lane
- Proposed Bus Lane
- Existing Cycle Lane
- Proposed Cycle Lane
- - - Road Proposal (indicitive)
- Proposed Northern D.R. (Indicitive)
- ▨ Proposed Bloodmill road realignment (indicitive)
- ▨ N7 Upgrade (under construction)

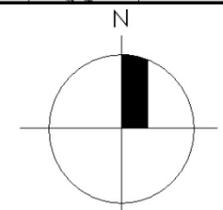


Limerick County Council
 Planning & Development Department

Castletroy Local Area Plan 2009-2015

July 2009

Ordnance Survey Ireland Permit No. 8516
 ©Ordnance Survey Ireland/Government of Ireland



Castletroy Transport Infrastructure

Map 4

Appendix 5: Recorded Monuments Map & List

Recorded Monuments within the Castletroy LAP

Number	Classification	Townland
LI005-025	Tower House	Newcastle
LI005-026001	Church	Newcastle
LI005-026002	Graveyard	Newcastle
LI005-033	Well	Singland
LI005-034001	Holy Well	Kilbane
LI005-035	Enclosure	Kilbane
LI005-037	Enclosure	Kilbane
LI005-041	Watermill	Ballysimon
LI005-042	Mill	Ballysimon
LI005-052	Tower House (possible)	Sreelane
LI005-068	Earthwork (possible)	Newtown
LI005-069	Enclosure (possible)	Ballysimon
LI005-073	Fulacht Fiadh	Towlerton
LI005-074	Standing Stone	Towlerton
LI006-017001	Castle	Castletroy
LI006-017002	Bawn (possible)	Catletroy
LI006-018	Enclosure	Rivers
LI006-019	Enclosure	Rivers
LI006-059	Enclosure	Castletroy
LI006-061	Enclosure	Ballyclogh
LI006-063	Enclosure	Rivers
LI006-082	Earthwork (possible)	Ballyclogh

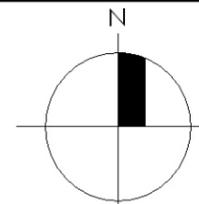


Limerick County Council
 Planning & Development Department

Proposed Castle Troy Local Area Plan 2009-2015

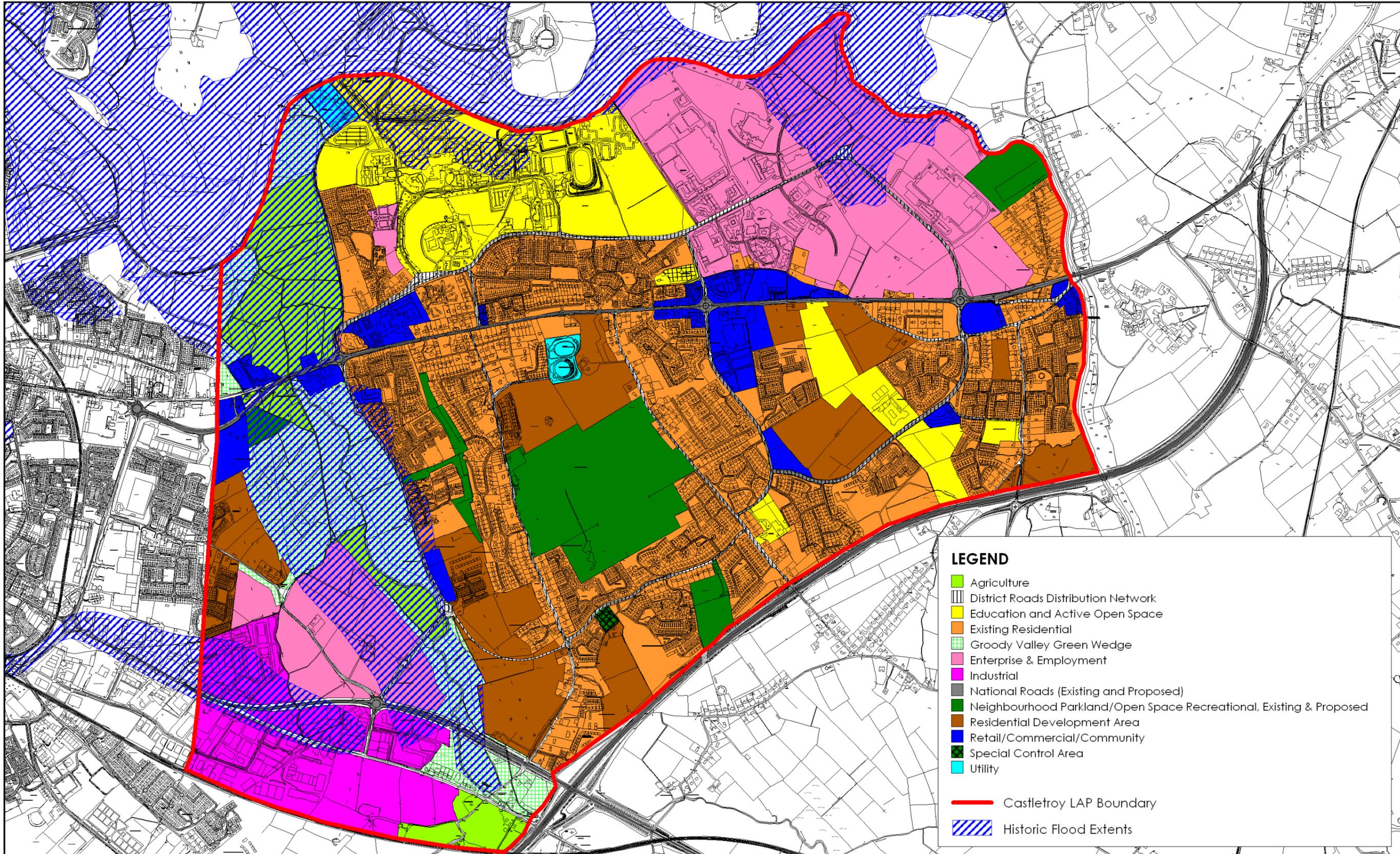
March 2009

Ordnance Survey Ireland Permit No. 8516
 ©Ordnance Survey Ireland/Government of Ireland



**Castle Troy Recorded
 Monuments Map**
 Map 5

Appendix 6: Flood Extent Map

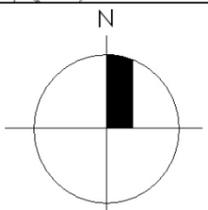


Limerick County Council
 Planning & Development Department

Castletroy Local Area Plan 2009-2015

July 2009

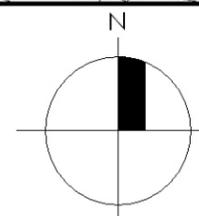
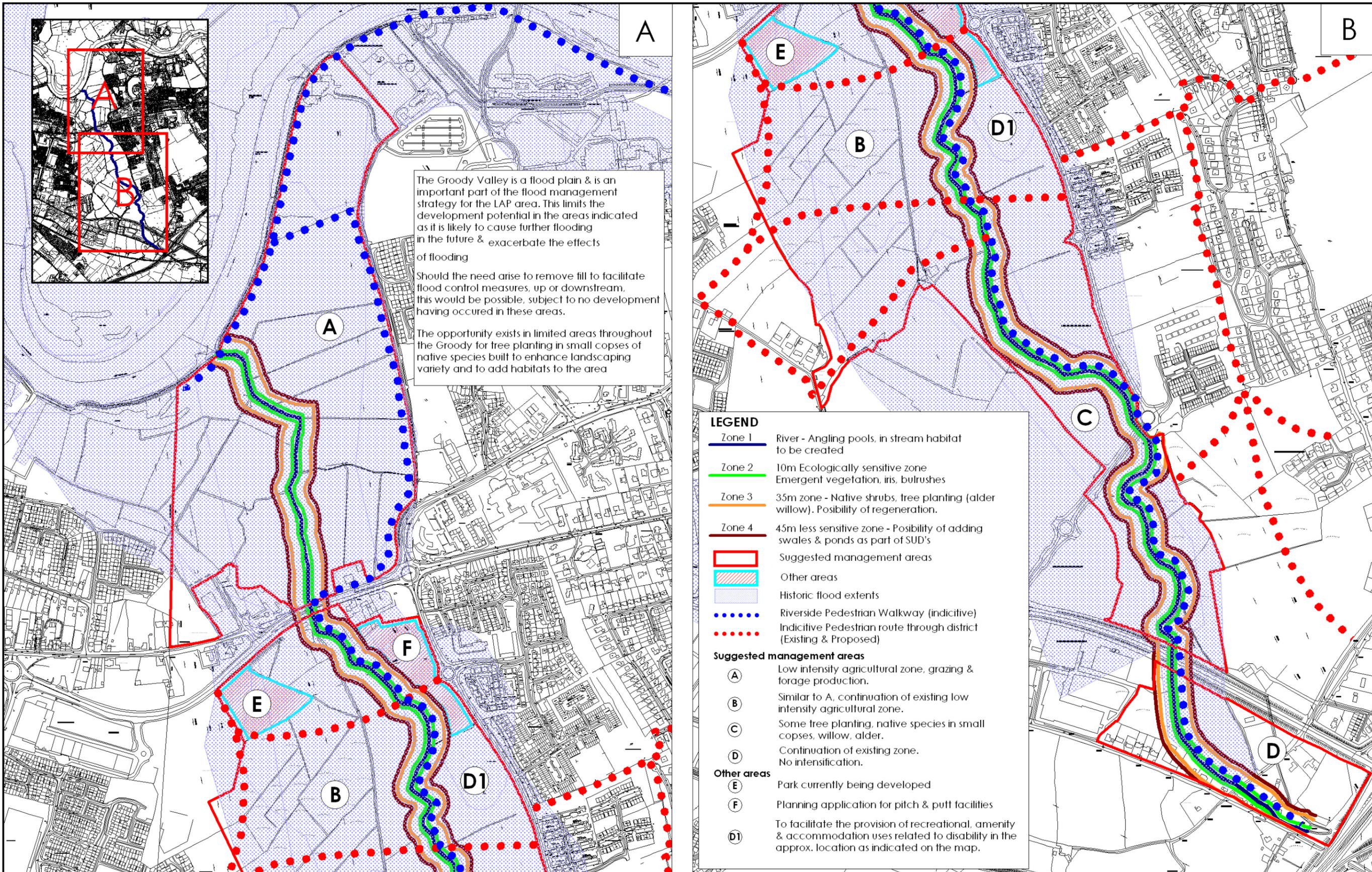
Ordnance Survey Ireland Permit No. 8516
 ©Ordnance Survey Ireland/Government of Ireland



Castletroy Flood Extents Map

Map 6

Appendix 7: Groody River Valley Management Plan



Appendix 8: Strategic Environmental Assessment Report

**Strategic Environmental Assessment: Environmental Report with
Appropriate Assessment Screening document as an appendix.**

May 2009.

1.1 Contents and main objective of the plan and its relationship with other relevant plans.

Introduction: In compliance with the Planning and Development regulations (Strategic Environmental Assessment) 2004, a Strategic Environmental Assessment has been carried out for the Castletroy Local Area Plan. What follows is the Environmental Report part of the SEA process. This should be read in association with the Proposed Local Area Plan for Castletroy dated January 2009. In this the likely significant effects on the environment of implementing the plan are identified, described and evaluated.

The current Castletroy Local Area Plan has been adopted by Council in 2003. It is a six-year development plan that sets out the planning policy for Castletroy.

The purpose of the proposed Plan is to:

- (i) identify key development issues informed by statutory requirements, issues from the Council's perspective and community and stakeholder participation;
- (ii) develop policy objectives for the proper planning and sustainable development of the Castletroy that are consistent as far as possible with National Plans, Strategies and Policies;
- (iii) provide a detailed and consistent framework for the use of land and the control and regulation of development that will guide planning decisions;
- (iv) provide a basis for co-ordinating public and private development throughout the area;
- (v) ensure public participation through the statutory process governing its preparation; and
- (vi) inform local the communities on how their interests will be affected.

The Local Area Plan is currently being reviewed and as Castletroy has a population of over 11, 000 people it lies within the mandatory threshold for SEA. The new Plan will be in place from 2009 until 2015.

1.2 Relationship with other plans.

Much of the policy background has been laid for the Castletroy Plan with the County Development Plan (2005-2011) and the Regional Planning Guidelines (2004) providing the most immediate policy backdrop to the LAP. The National Spatial Strategy designates Limerick as one of a network of gateway centres which are to function as nodes of development to ensure balanced regional growth outside the eastern part of the country. This will have implications for Castletroy as part of the environs of Limerick City.

1.2.1 County Development Plan Policy background: Position within the County Settlement structure.

There are currently six tiers to the settlement hierarchy (See table 1.1). Castletroy is part of the city environs. These are the built up environs of Limerick City that lie within the area of Limerick County Council. Limerick City itself is the responsibility of Limerick City Council which is a separate planning authority. This area, in addition to being an important residential area, accommodates a wide range of services and employment and retail outlets of county and regional importance. The Environs are the most urbanised

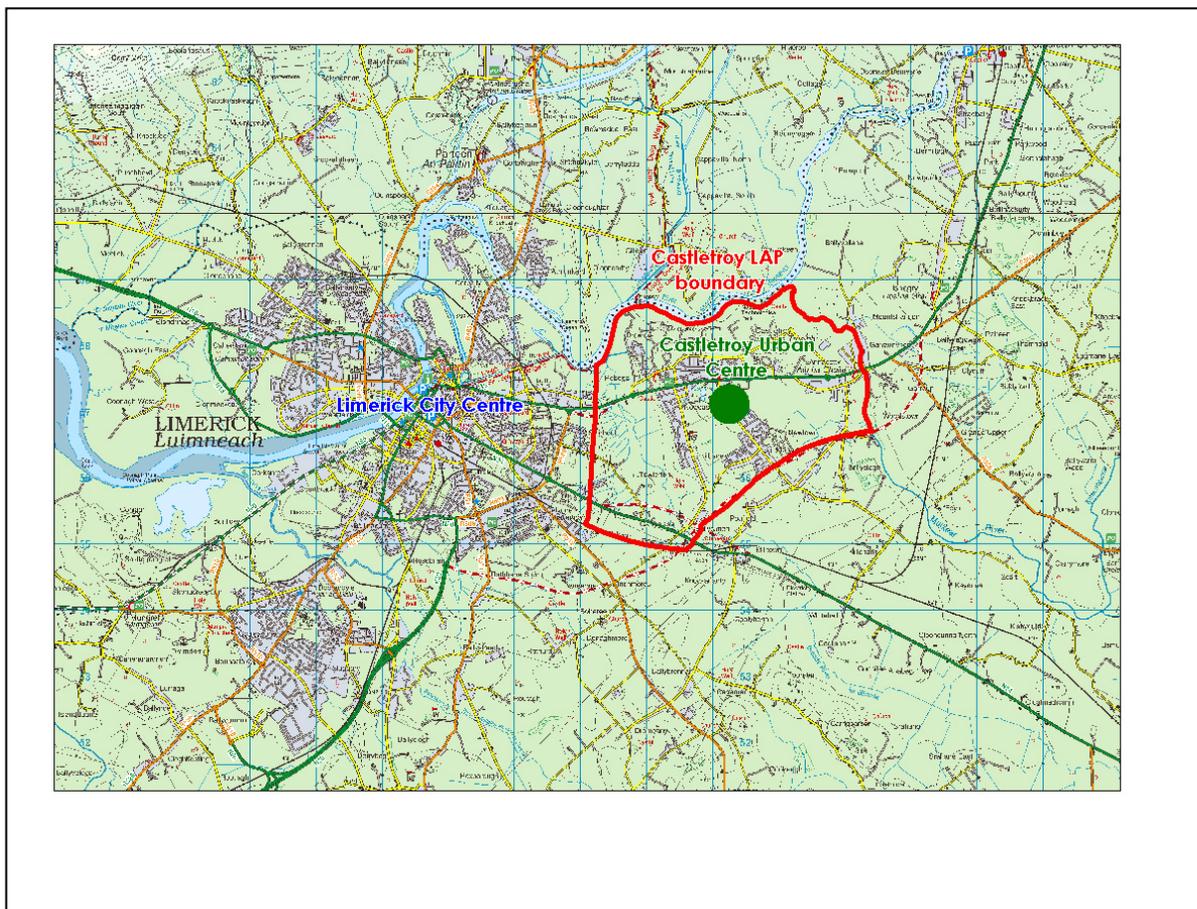
parts of Limerick County. In the words of the County development plan they “will be promoted as the primary development centre for large-scale and high growth development in the County” (CDP 2005, p. 25). The environs form part of the Limerick/Ennis/Shannon Gateway in the NSS and in the Mid West Regional Planning Guidelines (RPG).

Table 1.1	
Settlement Structure for County Limerick	
The City Environs	These locations are defined as the City Environs Area comprising the areas covered by the Castletroy Local Area Plan and the Caherdavin and Southern Environs District Development Plans.
Key Towns	Kilmallock, Newcastle West.
Centres on Transport Corridors	Abbeyfeale, Adare, Askeaton, Caherconlish Castleconnell, Croom, Foynes, Patrickswell and Rathkeale.
Other Centres	Bruff, Cappamore, Glin, Hospital, Kilfinane and Pallaskenry
Villages (with Council water and /or sewage facilities)	Ardagh, Ardpatrick, Athea, Athlacca, Ballyagran, Ballyhahill, Ballyingarry, Ballylanders, Ballyneety, Banogue, Broadford, Bruree, Carrigkerry, Castlemahon, Castletown, Clarina, Croagh, Doon, Dromcollogher, Elton, Fedamore, Galbally, Glenosheen, Kilbehenny, Kilcornan, Kildimo, Kilmeedy Killeely, Knockaderry, Knocklong, Loughill, Montpelier, Mountcollins, Murroe, Nicker, Old Pallas, Oola, Pallas Grean, Shanagolden, Strand, Templeglantine and Tournafulla.
Small villages (without Council water or sewage facilities)	Anglesboro, Ashford, Ballyorgan, Caherline, Crecora, Feenagh, Feohanagh, Glenroe, Knockainy and Meanus.

Source: Limerick County Development Plan 2005-2011. See also Figure 2 Chapter 1.

1.3 Description of the current State of the Environment. Environmental Characteristics of the area likely to be affected and Identification of any existing environmental Problems.

1.3.1 Description of the area: Castletroy is located within the eastern environs of Limerick City, approximately 3 kilometres from Limerick City Centre. It is bisected by the R445 Dublin road, through the centre of the plan area and the former N24 Tipperary road to the south of the plan area. Castletroy can be considered to be a number of distinct components i.e. Castletroy North containing the University and Plassey business park, Castletroy South which largely contains residential areas and the Dublin road. The area is bounded to the north by the River Shannon, to the east by the Mulcair, while the Groody River Valley forms the west ward boundary. The Southern ring road forms the southern boundary.



The plan area includes part of the electoral divisions of Limerick South Rural, Ballysimon and Ballyvarra. The surrounding rural hinterland to the east is agricultural land and is an area of relatively flat, open countryside. A number of recent road infrastructure developments have been carried out or are currently under construction including the Southern Ring Road and the realigned N7 Limerick to Nenagh dual carriage way road. The housing stock of Castletroy dates in large part from the 1960s onwards which indicates it's recent growth.

The area has been heavily developed within the last 30 years and little remains in the way of commercial farming within the plan boundaries. The central portion of the plan area is the most elevated with lower levels to the west and south and also along the Shannon.

The River Shannon lies to the north of the Plan area while the Mulcair forms the eastern boundary, both are part of the Lower River Shannon SAC site. The Groody river and it's associated green corridor is the western boundary of the plan area.

1.3.2 Population in Castletroy

Table 1.2 : Past population trends in the Castletroy

Year	Castletroy	Population Increase	% Increase
1981	3727	-	-
1996	7000	3273	46.8%
2002	8979	1979	22%
2006	10,601	1622	15.3%

Source: Central Statistical Services

The population in Castletroy has shown continued increase over the last two decades or more and is expected to increase to a total of 11, 674 by the end of 2009.

1.3.3 Potential Environmental Problems.

The presence of the Lower River Shannon SAC site in the form of the River Shannon to the North, the Mulcair to the east are one of the important features to consider. The Groody River valley, though not designated also acts a spawning ground for lamprey and salmonids, important species under the Habitats Directive (personal communication –The Fisheries Board) and is also of ecological significance.

One issue that has come to the fore recently has been that of flooding. All the rivers within the plan area have had a history of flooding. In light of this history and the concerns raised by the recent DEHLG Flood Guidance document, this is an issue that requires particular attention. This has resulted in the following measures being incorporated into the plan:

1 Additional open space zoning has been put in place within the River Groody Valley which will function as a flood residence area.

2 A buffer zone has been put in place along undeveloped lengths of the Mulcair and Shannon.

3 Sustainable Urban Drainage Polices have been incorporated into the proposed plan.

There exists a growing need in the city environs to ensure the preservation of key features of the natural and built environment such as open space, trees and groups of trees and the parkland setting of the University for example.

To service a growing population there is a need to ensuring the development of public transport and sustainable transport initiatives, while ensuring smooth traffic flow on existing and proposed roadways.

Ensuring that infrastructural facilities such as wastewater treatment centres keep pace with population growth. This is of particular importance given the proximity of the designated sites.

The pace of development often associated with location of the nationally important Plassey Technological Park and the University of Limerick means that despite the pressure to ensure that such development takes place it should do so in a manner that ensures maximum use of brown field sites and should assist in consolidating the existing built form.

1.3.4: The “Do Nothing” Scenario:

In terms of estimating how environmental conditions might change over time without implementation of the new plan some of the headings outlined above are useful starting points. In terms of not considering the implications of flooding and factoring in adequate buffer distances it is likely that the risk associated with flooding within the Plan area will increase. The Development Plan Guidelines (2007) speak of the need to take a precautionary approach towards flooding issues while the more recent guidelines presented by the DEHLG offer more detailed advice. Not implementing the revised plan would mean that the opportunity to take into account the updated guidance would not be availed off, with possibility of increasingly severe flood events in the future.

Castletroy has one of the fastest population growth rates of any where in the county, despite the economic down turn it is likely that population growth will be higher than any where else in the county. Failure to implement the new plan would mean that the additional zoning that would be required to cater for this growth would not take place. In addition the opportunity to incorporate the provisions of the new guidelines *Sustainable Residential Development in urban Areas* from December 2008 would be missed.

Environmental practices in relation to issues such as re-cycling and waste disposal have altered since the previous plan was put in place, without a new plan this would mean that policies in relation to these issues could not be updated in order to reflect current best practice.

In addition the environmental report should take into account the contents of other plans for the area as outlined in section 4.11 of the SEA guidelines. What is also central to the process of plan-making is the incorporation of the various guideline documents which are issued by the DEHLG to inform plan –making. Since the last plan guidelines have been issued in relation to flooding while central to the making of plans was the publication of the Development Plan Guidelines in June 2007. Proceeding with the plan as it stands i.e. do nothing scenario would mean that the opportunity to incorporate current best practice as detailed in these guidance documents would be missed.

Further development scenarios are outlined towards the end of this report.

1.3.5 Identification of potential environmental problems.

The proximity of both the Mulcair and the Shannon both part of the Lower River Shannon SAC site are amongst the most important environmental sites that lie within the plan area. Barr and Thomson (2004) identify key issues that could affect water quality in the Shannon basin. Those that might apply within the plan area are sewage, water abstraction, urban drainage and septic tanks, industry and leisure activities.

Policy responses within the plan including that of restricting development that might overload existing waste water treatment systems and the incorporation of buffer distances and Sustainable Urban Drainage Practices (SUDS) are designed to ensure that development activities that fall within the remit of the plan do not cause damage to these sites or affect their water quality.

Without the consolidation of the plan area brought about by the non-expansion of the plan boundaries, urban sprawl and associated under use of development land could otherwise have come about. The practice of over-zoning, has been avoided in this plan by basing the zoning patterns on what has been termed “a realistic assessment of need” (DEHLG, 2007 p.33). Sufficient land has been zoned, both for the period of the proposed plan but also for a three-year period beyond which the plan ceases to have effect. While this marks best practice in the way to approach the issue of zooming it is important that this is adhered to in subsequent s of the plan as otherwise this might contribute to the unsustainable zoning patterns which would run counter to the accepted planning practices and the requirement of the SEA guidelines which call for higher densities of development in suitable locations (DEHLG, 2004 p.32). Bearing in mind that these are part of the city environs the stress has been on higher density development appropriate in such areas and also indicated as suitable by higher level guidance documents such as the NSS and RPGs which view Limerick as a gateway city.

1.3.6 Environmental Protection Objectives Relevant to the plan and Description of how those objectives and any Environmental Considerations have been taken into account in preparing the Plan.

One of the key issues is the protection of **bio-diversity, flora and fauna** that arises within the plan area would be the protection of the designated SAC sites i.e. bio-diversity flora and fauna- present in policies. The issues of nature conservation have been taken into account in policies N4 and N5. Additional policies taking into account aspects of the natural environment also appear in those relating to Architectural Conservation Areas and individual character areas such as that of the Dublin Road (Policy B5) Policies relating to the protection of trees and woodlands and natural areas are included as Policies N2 and N1. Additional lands have been zoned to protect the Groosdy Riever Valley

In terms of **population**, and improving local quality of life these measures are present under section 5.1. In section 5.6 Community and Education policies relating to community and Education facilities (C1) and Recreational Facilities and Amenity Areas (C2) also exist to facilitate the provision of such facilities and amenities.

Human health has been addressed under range of different headings such as policies H5 and H6 that deal with housing and special needs and also childcare facilities.

Related issues to Human health such as waste management have been included in section 5.10.

The issue of **soil** conservation is best dealt with by consolidating the existing development patterns, which prevents expansion on to green field sites. This has been the case in the proposed plan as there has been no expansion of the development boundaries of the plan. Policies also exist in relation to waste management that are designed to reduce the amount of waste going to land fill. These are in section 5.10 of the plan and also have a bearing on the issue of human health mentioned above.

Water conservation and protection has been considered from a number of different aspects. The inclusion of additional protective zoning along the Groody coupled with protective buffer along as yet undeveloped areas along the Shannon and the Mulcair prevent direct interference with these rivers and provide a zone for the attenuation of pollutants. The inclusion of policies promoting Sustainable Urban Drainage are also important in mitigating against the effects of floods. In addition Policy W1 in section 5.8 states that planning permission will not be granted “where the proposed development is likely to cause pollution”.

Air and Climatic factors have been taken into account by the inclusion of policies promoting the use of public transport in section 5.7 but also in the promotion of renewable energy technologies that is present in section 5.11 that deals with Energy Consumption and Efficiency.

In the SEA guidelines it is suggested that one of the best ways to deal with the issue of **material assets** is to “maximise use of the existing built environment” (SEA Guidelines, 2004, p.31). This has been mentioned in section 6.3.2 where it is stated that “ new development needs to be focused within the defined settlement boundary of Castletroy” In addition policy B1 in section 5.2 encourages the “ *rehabilitation restoration , reuse and change of use of existing older buildings and protected structures where appropriate*”

The **cultural heritage** of the area also has specific policies relating to it. Protection and conservation of the architectural heritage of the area are other issues to be considered which are dealt with in the built environment section (5.2) under policies B1 to 5 that deal with individual protected structures architectural conservation areas and also individual character areas such as that of the Dublin Road. Archaeological Heritage is also dealt with in this section. In addition policy B4 relating to the Special Control area has specific mention of Archaeology.

Landscape has been considered under a number of headings including policies relating to Special Character Areas such as that of the Dublin Road. In addition policies relating to the aspects of the urban landscape such as Architectural Conservation Areas, ecological sites and trees and hedgerows have been outlined above.

Table 1.1 Scoping of Local Area Plan Policies.

Issue	Criteria - Is there a policy or objective relating to the Topic?	Policy/Objective Ref / Absence	Comments
Non-Renewable Resources e.g. soils	Protection and conservation of productive land and prime agricultural land.	Policy E2	
	Protection and conservation of local woodlands, particularly those that have both amenity and ecological value.	N2 Trees, Woodlands and Hedgerows	In addition policy C2 which safeguards amenities also provides for the protection of trees and landscape features.
	Protection and conservation of water sources and supply networks..	N4 Groody Valley, E2	See policy E2,
Biodiversity	Protection, conservation and enhancement of wildlife habitats within designated sites and other important habitats and networks	N1 Natural Environment and N3 SAC sites N2 Trees, Woodlands and Hedgerows. Policy W2 in relation to the 30m and 25 m buffer zones along the Shannon and Mulcair.	Covered in a number of policies but also reflected in the additional zoning of lands as part of the River Groody green wedge. The Buffer distances of 25m and 30m out forward for the Mulcair and Shannon respectively are also designed to provide further protection for these rivers.
	Protection and conservation of species of flora and fauna protected by law.	Referred to in the CDP that has precedence over the LAP.	Also included in Policy N4 on page 50.
Environmental Quality, landscape. Built and natural environment. Including material assets, air and climatic factors.	Encouragement of reuse and adaptation of existing buildings and structures.	B1	Encourages re-use of older buildings and protected structures.
	Encouragement of public transport use.	Policies M3 and M4.	M3 and M4 promote public transport and cycling and Pedestrian Accessibility.
	Promotion of renewable energy and Municipal Heating systems.	Policy E1	Further accompanied by a note "domestic scale renewable energy proposals will be encouraged where appropriate." P.65
	Promotion of incentives to ensure efficient use of local resources.	Policy E2	Amongst the first of it's kind in LCC Laps.
	Promotion of environmentally friendly design.	Section 6.3	6.3.1.2 in particular details elements of sustainable design. In addition 6.3.5 outlines requirements for public open space.

Issue	Criteria - Is there a policy or objective relating to the Topic?	Policy/Objective Ref / Absence	Comments
	Preservation and Conservation of local character in built and natural environment , such landscape features.	Policy B2 relates to the Architectural Conservation Areas in Castletroy	B2 relates to the University area, much of the remainder of Castletroy has emerged since the 1960s
	Promotion of urban agriculture.		No Policies in existence
Environmental Equity, population and human health.- see also previous heading.	Protection, management and improvement of access to resources to satisfy fundamental needs		Open space requirements 6.3.5 and Bio-diversity issues in relation to lay out are included in section 6.3.4.
	Establishing of implementation group to ensure that the plan policies are prepared in an integrated fashion.	No policy present but working group established in house to ensure more balanced policy coverage.	Review and monitoring section of SEA will indicate targets which will show how the plan polices are being implemented.
	Monitoring and review framework clearly articulated.	See Section 8.5 of this report	Present.

Source: adapted from *Heritage Appraisal of Development Plans* and Table 4B SEA Guidelines.

1.3.7 Likely Significant effects on the Environment:

The assessment that follows is that of the preferred plan strategy i.e. that which has been presented in the previous seven chapters of the Local Area Plan.

The amounts of land zoned for differing uses has been arrived at by the use of the land budget technique which takes into account the amount of land already in use for particular zoning headings, the amount of land that remains undeveloped and projections for future needs based in part on past land use take up through the planning process and through population growth. As a result of this process it has been decided not to expand the Local Area Plan Boundaries as sufficient undeveloped land remains within the current plan area to cater for all zoning needs within the projected lifetime of the Plan.

The key aspect of the plan that minimises environmental impact is that the development boundary of the Local Plan remains the same as the previous plan.

This will have the effects of consolidating the existing urban structure.

It will ensure that “brown field land within the development boundaries will have a greater chance of re-use in line with the principle of giving preference to the re-use of brown field lands, rather than developing green field lands” (SEA guidelines, 2004, p.30)

It will minimise possible effects on designated sites such as the River Shannon SAC site by ensuring that no further stretches of the river come within the plan area and therefore might be subject to more sustained development pressure than would otherwise be the case.

In line with the principles of Sustainable Urban drainage (SUDS) a buffer zone has been established along the River Shannon (30m) and the Mulcair (25m). In addition to acting as a flood residence area this buffer zone will provide additional space for each river corridor that while having ecological benefits will also prove beneficial from an amenity perspective.

Additional land has been zoned as River Groody Green Wedge. This allows for flood residence areas but also has significant ecological benefits as the Groody drains into the River Shannon. Protection of the Groody water shed in turn allows further attenuation of potential pollutants from entering the Shannon itself. The Groody is also a spawning ground for salmonids and lamprey-important species under the Habitats directive.

Additional land has been zoned for industrial purposes within the plan area and also for residential purposes while there has been changes of zoning to allow mixed use development in parts of the plan area. The changes in zoning, all within the existing plan area, have been designed to respond to the changing needs of the city environs and allow a more flexible zoning response to changing needs over the lifetime of the plan.

1.3.8 Alterations to the LAP:

Text changes to the LAP such as that to S5.6 support the “*development of allotments at appropriate locations*” is expected to have environmental benefits in that it will encourage local food production. Other changes to s2.3.2 altering lands from agricultural to industrial complies with sequential approach towards zoning outlined in the Development plan guidelines (2007). There were other minor changes in relation to zoning patterns in areas already zoned such as one from residential to retail/community usage which would have no environmental effects occurring as it odes within an already developed area (submission 15). Other minor changes to zoning were to reflect existing land uses (18)

While the alteration of portions of the River Groody green wedge from Groody Valley Green wedge to Agricultural marks a change of zoning , in practical terms it does not mean a change of land use as low intensity agricultural use is the dominant land use in the area

Other changes in the plan are in the main changes to text or mapping and are points of clarification and do not have any environmental effects.

1.3.9 Cumulative effects:

As indicated above the consolidation of the local area plan boundaries coupled with a range of policies to deal with issues such as flooding and renewable energy and resource use coupled with additional protective zoning for the Groody and buffers along the Mulcair and Shannon should minimise the emergence of cumulative adverse effects. The monitoring framework put forward later in the report should enable such effects to be detected in time for action to be taken if required.

1.4 Measures designed to prevent reduce and as fully as possible Offset any Significant Adverse Environmental effects.

As indicated in previous chapters the consolidation of the existing settlement patterns through non-expansion of the Local Area Plan Boundaries is the key measure designed to minimise significant environmental effects. This will prevent undue urban sprawl and encroachment into green field sites currently outside the plan boundaries and ensure that additional lengths of the Lower River Shannon SAC site are not subject to concentrated development pressure which would have been the case had there been an expansion of the LAP boundaries.

While the alteration of portions of the river Groody green wedge from Groody Valley Green wedge to Agricultural marks a change of zoning , in practical terms it does not mean a change of land use as low intensity agricultural use is the dominant land use in the area. The zoning land use matrix also controls the activities that would be permitted in the area as would the recognition of it’s history to flood. The change of zoning does mark a change of use and hence would have little environmental effect. .

The addition of buffer zones along undeveloped sections of the Mulcair and Shannon affords additional protection to these sites.

All of the above in addition to the inclusion of Sustainable Urban Drainage (SUDS) policies are designed to minimise the possible future effects of flooding.

Updating of policies in relation to the use of renewable energy and public transport and resource use as outlined in the previous section are designed to minimise the environmental effects of the plan.

1.4.1 Trade offs between differing aspects of policies:

In all forms of development there are some unavoidable losses whether of environmental stock or indeed of cultural and built heritage. Development cannot be pursued at the price of unacceptable environmental loss while at the same time placing undue restrictions on development activity is unacceptable. The question exists as to whether or not these losses are acceptable or indeed prevent greater losses elsewhere within the functional area of the Local Authority. For instance residential zoning may result in the loss of some semi-natural habitat such as improved grassland. However concentration of settlement within the environs and within convenient travelling distance of both employment and amenities would result in reduced commuting times and less consumption of fossil fuels. The concentration of development also allows for the easier processing of waste from such areas and would play a part in reducing the possibilities of piecemeal contamination of groundwater in the county by septic tank discharges.

The concentration of development would also have the effect of reducing air quality in terms of exhaust emissions and the like. Nonetheless this is a better alternative than having more dispersed patterns of development, which while not resulting in local reduction in air quality from time to time would be less sustainable in the long run due to greater consumption of fossil fuels. The encouragement of permeability within the plan will also help to ensure that in the long run should such corridors be availed of that this will make a contribution to improving air quality.

It is considered that the policies adopted in the plan is the best balance to ensure that sufficient land is zoned for residential and other purposes to facilitate continued growth, it reduces damage from piecemeal development which, in the absence of the updating of the Local Area Plan would be the likely alternative- see the "do nothing scenario" above.

1.5 Outline of reasons for selecting alternatives and description of how the assessment was undertaken including any difficulties.

1.5.1 Section of Alternatives: we have already discussed one development alternative the "do-nothing scenario" in section. 8.2.4.

Alternative 1: proceed with existing plan i.e. the do nothing alternative. As indicated earlier such a course of action would not allow the plan to be updated to include aspects of current best practice in relation to environmental and planning issues. In addition once a plan has been prepared the Planning and development Act 2000 says that it will indicate for how long a local area plan will remain in force. This time period has come close to expiry so it meant that a new plan would have to be prepared.

This is the second most preferred alternative for the planning authority.

Alternative 2: proceed with plan as presented. The plan, as presented, consolidated development within existing plan boundaries and has incorporated new polices which reflect the emergence of new guidance on planning and environmental matters. It also has enhanced measures for the protection of the designated sites within the plan boundaries

This is the **most preferred alternative** for the planning authority.

Alternative 3: expand the development boundaries of the existing plan. Such a course of action would run counter to current planning and environmental advice which focuses on consolidation of existing development patterns and zoning only in response to need. The Development Plan guidelines (June 2007) are particularly strong in this regard.

This is the least preferred alternative for the Planning Authority

1.5.2 Description of the assessment process and difficulties encountered: the assessment process was hampered by both the short timescale involved and also gaps in the information required. Much of the information required was generated by the survey work and background preparation work of the Local Area Plan itself. In terms of difficulties one of the key issues involved for instance such was lack of detailed knowledge of the hydrology of parts of the plan area. In addition precise information on the Lower River Shannon SAC site is lacking in particular the lack of a management plan which would be useful in informing polices that would help safeguard the site. In the absence of such detailed guidance more general measures were put in place based on Sustainable Urban Drainage guidance produced by the Shannon Regional Fisheries board, whose help is acknowledged in the preparation of this document.

1.6 Proposed monitoring measures.

These are presented in tabular form below.

Table 1.2 Measures envisaged concerning monitoring in accordance with Article 10 of the directive.

Environmental Category	Potential impact	Indicators	Comments
BIO DIVERSITY, FLORA AND FAUNA	FRAGMENTATION, LOSS OF HABITATS, SPECIES.	KNOWN LOSSES, REPORTS, SURVEYS BY RELEVANT BODIES, NPWS FISHERIES	Requires cooperation liaison with other bodies.
POPULATION AND HUMAN	GROUND SURFACE/ WATER	POLLUTION INCIDENTS,	COULD BE OBTAINED THROUGH TRAFFIC IMPACT

HEALTH	POLLUTION. TRAFFIC ACCIDENTS. NOISE.	TRAFFIC REPORTS	ASSESSMENTS PRODUCED AS PART OF PLANNING APPLICATIONS.
SOIL	CONTAMINATION	REPORTS/SURVEYS	LOCAL CONTAMINATION MAY OCCUR AS A RESULT OF POLLUTION.
WATER	Pollution of ground and surface waters, estuary waters. Excessive abstraction	WATER POLLUTION SURVEYS, INCIDENTS AS BROUGHT TO LIGHT AS A RESULT OF COMPLAINTS, SAMPLING	COOPERATION WITH OTHER BODIES SUCH AS FISHERIES NPWS AND HEALTH BOARD REQUIRED.
AIR AND CLIMATE FACTORS	Local air pollution. Green house gas emissions	Traffic volumes. Comments in individual EISs submitted.	CONTENTS OF EIS SUBMITTED TO THE PLANNING AUTHORITY IN THE MONITORING TIME FRAME MAY BE INDIRECT SOURCES OF DATA
MATERIAL ASSETS	USE OF BROWN FIELD SITES	PLANNING APPLICATIONS.	NIL
CULTURAL	DEVELOPMENT IN OR CLOSE TO PROTECTED	KNOWN LOSS OF SITES OR	INCREASED LIAISON WITH OTHER BODIES

HERITAGE.	SITES, HABITATS OR STRUCTURES.	STRUCTURES.	REQUIRED.
-----------	--------------------------------------	-------------	-----------

Explanatory note: much information of relevance may be available in Environmental Impact Statements or reports produced as part of planning applications. The first step towards collating this information would be the establishment of a library of such documents. In addition it is proposed to increase contacts with other statutory agencies who might have relevant information which hitherto has not been readily available to the Local Authority.

1.7 Non-Technical Summary:

The SEA process is a series of techniques that allows appraisal of the likely significant effects on the environment of implementing a plan. All Local Area Plans with a population of 10,000 and over are subject to this process.

The main purpose of the assessment is to identify the likely effects of development policy and to suggest mitigation measures where these effects are judged detrimental to the environment.

This involved the examination of differing development alternatives and the selection of the one which proves to be the best compromise in securing development at least environmental cost.

The three development alternatives examined were as follows:

- 1** Retaining the existing plan- this was rejected as it would not allow the plan to adapt to changing circumstances and legislation and guidance documents
- 2** The plan as put forward which allows further environmental protection and development within the existing development plan boundaries. This was the alternative selected.
- 3** Allowing expansion of the development boundaries. This was rejected as it did not mark a sustainable land use structure.

Having taken into account the criteria in Schedule 2A of the 2001 Planning Regulations it is considered that the plan as presented is the most sustainable development alternative.

1.7.1 Conclusions

While at the outset of the development plan period it is difficult to estimate the effects of the policies of the plan, the preparation of the assessment ensures that at least the policies at their initiation follow good environmental practice. One of the first steps in establishing this is ascertaining whether or not the policies are in accordance with national and EU legislation. This approach has been consistent throughout the plan in that the policies have sought to take into account national and EU guidelines and legislation.

The rationale behind the policies was that the cumulative effect of the development or other plan proposals on the area should maintain the balance of or improve the overall environmental stock of the area. Some losses to the natural environment may be inevitable but these are outweighed by such factors as concentration of development which is more easily serviced. In short the plan has created a backdrop for the coherent development of the Castletroy area for next six years.

Appendix One to Environmental Report: Appropriate Assessment Screening

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

The Proposed Castletroy LAP has been assessed to see if it needs to be subject to an 'Appropriate Assessment'. Based on the *Methodological guidance on the provision of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*, a 'Screening Matrix' and a 'Finding of No Significant Effects Matrix' have been completed. The conclusions are that the LAP **following the material alterations does not require** an Appropriate Assessment.

The principal consideration for an Appropriate Assessment would be if the LAP were likely to have significant effects on a Natura 2000 site – Special Areas of Conservation (SAC) and Special Protection Areas (SPA) are Natura 2000 sites. There is a SAC within the boundaries of the Castletroy LAP, the Lower River Shannon SAC site that consists of the River Shannon itself to the north and the Mulcair to the east. The LAP has been formulated to ensure that land uses, developments and effects arising from permissions based upon this Plan (either individually or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of any Natura sites, having regard to their conservation objectives.

Screening Matrix

Brief description of the project or plan:
<p><i>This LAP is intended to provide for the proper planning and sustainable development of Castletroy for a duration of six years, from adoption in 2009 until 2015, unless amended. The vision is aimed at the creation of a clean and safe, sustainable environment, in communities where people want to live, work or visit, and where residents have access to local job opportunities. Castletroy should continue to develop as a good place to live, with high quality housing that meets local needs and with a good quality of life, and where leisure and recreational activities are available to all.</i></p> <p><i>The Council is committed to delivering the vision by working in partnership with local people and organisations so as to achieve a town that:</i></p> <ul style="list-style-type: none"><i>• Has a sustainable level of development appropriate to the character, heritage, amenity and strategic role of Castletroy as one of the main settlements of the county, and that allows for the enhancement of it's character, services and amenities;</i><i>• Supports and protects the environment, heritage, character and amenity of the town, and in particular the River Groody and Shannon and Muclcair floodplains and SAC site and the architectural and archaeological heritage of the area;</i><i>• Has a high quality built environment with a well developed public realm and appropriate building forms, materials, heights and associated landscaping that complement and enhance the distinctive character of Castletroy;</i><i>• Has a suitable range of community facilities and amenities for a settlement of it's size.</i><i>• Is well connected to, but has a strong local identity separate from, Limerick city and the other city environs.</i><i>• Has a safe network of amenity walks within and through the plan area and linking the various natural and heritage features;</i><i>• Has a strong sense of community spirit, civic pride and social inclusiveness;</i>

- *Has an adequate level of service infrastructure to support existing and future populations in a manner that protects and complements the environment, including an adequate road network, traffic management and parking facilities, improved public transport and safe routes for pedestrians and cyclists, and adequate wastewater disposal, water supply and surface water drainage.*

Brief description of the Natura 2000 sites:

The River Shannon (Lower River Shannon SAC site-002165,)the Lower River Shannon SAC site, is one of the largest in the Country and comprises the Shannon Estuary and it's tributaries. In this portion of the site nearing the sea the Shannon and it's tributaries from the largest estuarine complex in Ireland. This comprises an important habitat not just for fish and invertebrate species within the river but this complex also supports the largest numbers of wintering waterfowl in Ireland.

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

*Additional zoning of lands as part of the River Groody Green wedge and buffer zones on the bank of Shannon and Mulcair. These were put forward in the original in January 2009 and were expected to have **beneficial impacts**. However due to material alteration some of the lands in the Groody have reverted to agricultural zoning. **This is not expected to result in real any alterations in land use patterns**. Though the agricultural zoning matrix means that the possibility of single dwellings for land owners sons or daughters can be developed in this area in practical terms this is unlikely to happen. It has not occurred in the past and is unlikely to do both as the result of possible flooding risk or the fact that given site conditions that the sites are unlikely to pass the Trial Hole Percolation tests that are a pre-requisite for such developments.*

Despite the reversion to agricultural zoning the overall area of protective and open space zoning in the Groody valley has been greatly expanded in his plan over the previous Local Area Plan that will result in significant environmental benefits. In the previous plan the protective zoning for the Groody was smaller in area, in the current plan it has been expanded. By expanding this area it allows protection to a large tributary of the Shannon in the plan area and by extension to the River Shannon itself. The Groody is a salmonid river and spawning round for Lamprey species as indicated by the Fisheries Board. This is intended to give increased protection to the site. It allows a buffer between any potential development and the SAC site. This location is indicated on the zoning map as part of the Proposed Local Area Plan. The additionally zoned lands will also function as a flood plain that will minimise effects on the flood regime of the river.

The buffer zones also indicated as part of the Proposed LAP also confer additional protection for both the Shannon and Mulcair Rivers.

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

- **Size and scale;**

No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, arising from their size or scale will be allowed on the basis of this LAP (either individually or in combination with other plans or projects) based on the additional zoning for the Groody within the LAP boundary which means an additional buffer area for the designated site. In addition the provision of the buffer zone along the Mulcair and the Shannon confer additional protection to the Lower River Shannon SAC site.

- **Land-take;**

The additional zoning of the lands in the Groody area to green space zoning is a means of further protecting this site and the Shannon. In terms of the Lower River Shannon SAC site, the addition of buffer zoning on the southern bank of the Shannon and the western bank of the Mulcair distances the site from development. This provides a buffer zone which is in accordance with recommendations of the

forthcoming guidelines, *Planning for watercourses in Urban Environments*, from the Shannon Regional Fisheries Board.

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

The River Shannon SAC site is within the boundaries of the plan.

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

No policies within the plan indicate the need for abstraction of water from the SAC site or removal of trees or timber from the river bank. The policies within the plan seek to protect the integrity of the sites.

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

The sewage disposal will eventually be carried out by means of pumping the waste to the municipal treatment system, which will have spare capacity. In the plan there are policies designed to ensure that the pace of development does over-reach the capacity of the available treatment systems.

- **Excavation requirements;**

Bearing in mind the specific mentions of the designated site and the buffer zone in the new zoning patterns, this should afford sufficient protection from any such works in the time frame of the new plan.

- **Transportation requirements;**

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

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

No Construction projects within the plan area will be permitted to encroach upon the designated sites present in the plan area.

- **Other**

None.

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

- **reduction of habitat area:**

As indicated above the new zoning shows the designated sites and is a reflection of the importance attached to them by the Planning Authority. The additional zoning of lands adjacent to the Groody marks an increase in habitat area, while the buffer distances afford increased protection.

- **disturbance to key species;**

No projects giving rise to disturbance to key species for Natura 2000 sites will be permitted on the basis of this LAP (either individually or in combination with other plans or projects).

- **habitat or species fragmentation;**

The additional zoning in the Groody River Valley and the buffer zones will help to prevent further fragmentation of the sites and protect the species that are contained within them.

- **reduction in species density;**

It is not envisaged that any reductions in species density would take place both through the fact that policies ensure that potential discharges to the Shannon are controlled and that the integrity of the sites within the boundary are respected. The additional buffer zone created by the additional protective zoning adjacent to the Groody is a further protective measures as is the addition of buffer zones along the Lower River Shannon SAC sites.

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

No projects giving rise to significant adverse changes in key indicators of conservation value for Natura 2000 sites will be permitted on the basis of this LAP (either individually or in combination with other plans or projects).

- **Climate change:**

The consolidation of development within the boundaries of the LAP while at the same time recognising the importance of the conservation sites in side the plan boundaries is not expected to result in climate change issues that would affect the sites.

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

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

By respecting the site boundaries in terms of specialised zoning it is not expected that the structure of the site would be affected.

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

With the integrity of the site respected by zoning and the overall conservation objectives set out by the County Development Plan and the LAP it is not expected that the various factors that help the site function as a particular habitat will be affected.

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

- **loss;**

Not applicable.

- **Fragmentation;**

Not applicable.

- **Disruption;**

Not applicable.

- **Disturbance;**

Not applicable.

- **change to key elements of the site (e.g. water quality etc);**

Not applicable.

The buffer zones and additional zoning outlined above are measures should prevent the above effects from taking place.

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.

Not applicable- the additional zoning in the Groody River Valley and the buffer zones in addition to the inclusion of sustainable Urban Drainage Policies in the plan should prevent the above effects from taking place. .

Finding of No Significant Effects Matrix

Name of Project or Plan:	<i>Castletroy LAP.</i>
Name and location of Natura 2000 sites:	<i>The River Shannon and Lower River Shannon SAC (Site Code 002165)</i>
Description of the Project or Plan	<i>As given in Screening Matrix above.</i>
Is the Project or Plan directly connected with or necessary to the management of the site (provide details) ?	<i>The LAP is intended to provide for the proper planning and sustainable development of Castletroy and includes policies and objectives to protect and manage in a suitable manner the natural heritage of the area, including its Natura 2000 sites, and to seek the enhancement of these resources where appropriate and feasible.</i>
Are there other projects or plans that together with the project of plan being assessed could affect the site (provide details)?	<i>The LAP has been formulated to ensure that the uses, developments and effects arising from proposals and/or permissions based upon the policies and objectives of the Plan (either individually or in combination with other plans or projects) will not give rise to significant adverse impacts on the integrity of the Natura 2000 sites, having regard to their conservation objectives.</i>
The Assessment of Significance of Effects	
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 sites:	<i>The LAP by including zoning and polices that respect the sites is not likely to affect the designated sites.</i>
Explain why these effects are not considered significant:	<i>Allied to the polices and zoning that protect the sites. Such developments as may be permitted on the basis of this Plan will be required to conform with the relevant regulatory provisions, including those set out in the CDP (2005), for the prevention of pollution, nuisance or other environmental effects likely to significantly and adversely affect the integrity of the Natura 2000 sites.</i>
List of Agencies Consulted: Provide contact name and telephone or email address:	<i>SEA Environmental Report and Appropriate Assessment Screening Reports were sent to: The Manager, Development Applications Unit DoEHLG Dun Sceine, Harcourt Lane Dublin 2 (T: 01 833 3190) Co-Ordination Unit Dept. of Communications, Marine & Natural</i>

		<p><i>Resources</i> 1st Floor, Elm House, Earlsvale Road, Cavan Dublin 2 (T: 01 678 2910)</p> <p><i>Tadhg O'Mahony</i> Environmental Protection Agency Regional Inspectorate Inniscarra County Cork (T: 021 487 5540)</p>	
Response to consultation		<i>Awaited.</i>	
Data Collected to Carry out the Assessment			
Who carried out the Assessment?	Sources of Data	Level of assessment Completed	Where can the full results of the assessment be accessed and viewed
<i>Heritage Officer, Forward Planning Section, Limerick County Council.</i>	<i>Existing NPWS Site Synopsis</i> <i>Internal Sources within Council such as the Environment and Water Services Section also consultation with the local Fisheries Board.</i>	<i>Desktop study, site visits.</i> <i>Interviews with selected personnel.</i>	<i>On display with LAP.</i>