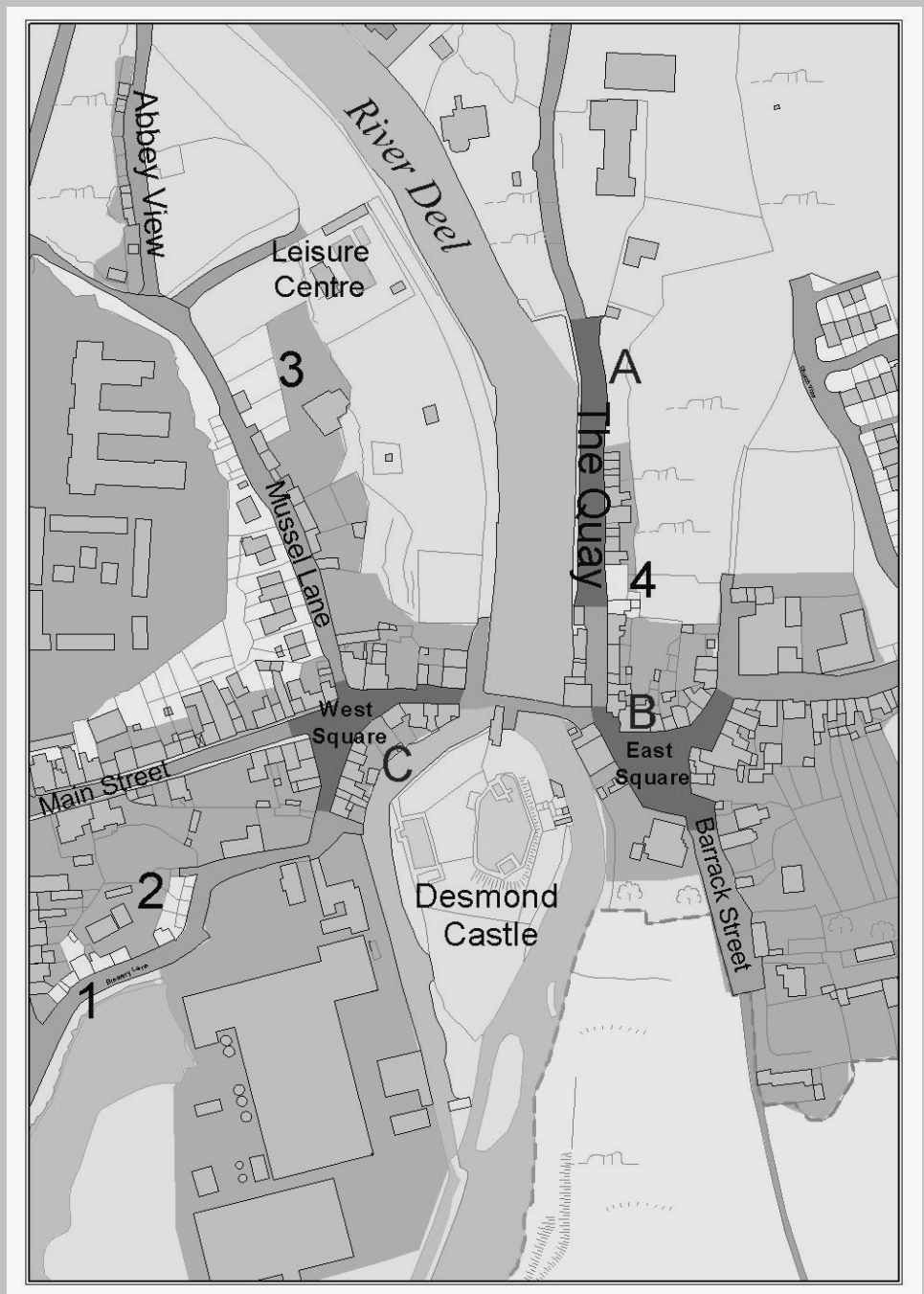


ASKEATON

LOCAL AREA PLAN 2009–2015



Limerick County Council

Plan deemed made on the 23rd March 2009

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Illustrations

This written statement is illustrated by the drawings and paintings of pupils from Scoil Mhuire, Askeaton, on the theme ‘Askeaton 2028’.

1 Introduction

1.1 *What is a Local Area Plan?*

The Askeaton Local Area Plan is a plan made by the elected members of Limerick County Council following public consultation. The Plan has been made in accordance with the Planning and Development Acts 2000-2006. This Plan is the successor of the first Askeaton Local Area Plan, which was adopted in 2002.

The purpose of the Plan is to guide the long term physical development of the town. The Plan provides a detailed guide for the next six years, to 2015, in accordance with a long term strategy to 2028. The Council may at any time amend or revoke the Plan.

1.2 *The Plan Area*

The Plan is for the built-up area of Askeaton settlement. Its northern boundary is defined by the N69 bypass and its eastern edge by the roads to Rathkeale and Ballysteen. On the south side the plan area includes all the development accessed from the main road through the town (R518), the Aerobord factory complex and an area of farmland to the south-west. The plan area, which has a total area of 130 hectares, is outlined on the plan maps.

1.3 *Relationship of the Local Area Plan to other plans and strategies*

This plan is made in the context of the County Limerick Development Plan 2005-2011, which itself is part of a hierarchy of plans and guidelines, which make up the development policy framework of the country. The following are of particular relevance to Askeaton and are summarised in Chapter 2:-

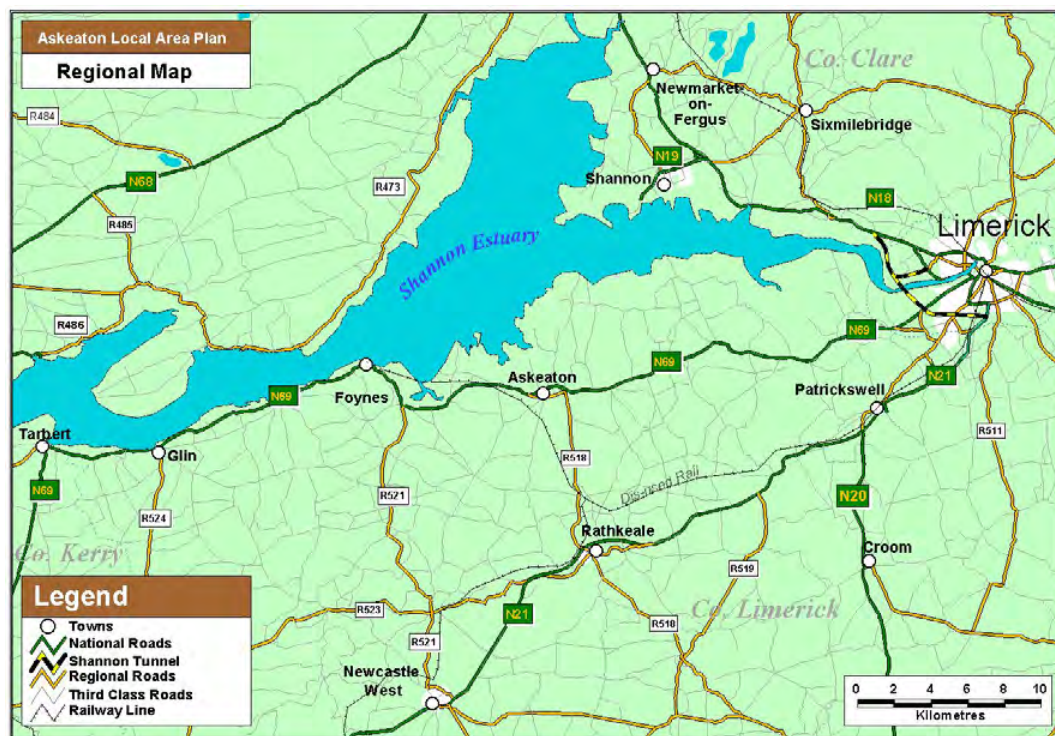
- National Spatial Strategy (2002)
- Sustainable Rural Housing Guidelines (2005)
- Mid West Regional Guidelines (2002)
- Limerick Planning and Land Use Transportation Study (PLUTS)
- Limerick County Development Plan 2005-2011
- Limerick County Housing Strategy 2005-2011
- Residential Density Guidelines for Planning Authorities (1999)
- Sustainable Residential Development in Urban Areas (2008)
- Urban Design Manual- a best practice guide (2008)
- Architectural Heritage Guidelines (2004)
- Planning System and Flood Risk Management – Consultation Draft Guidelines for Planning Authorities (September 2008)

Other relevant guidelines are the Retail Planning Guidelines (2005) and the Provision of Schools and the Planning System. A Code for Planning Authorities, The Dept of Education and Science and the DEHLG (July 2008). It is a requirement that there is consistency between the different levels of guidance and that the objectives and policies in the local area plan, the lowest level of policy making, are in accordance with the policies of the higher level plans.

2 Context

2.1 Location

Askeaton is twenty five kilometres from Limerick city on the south side of the Shannon estuary. The town is just off the N69 national secondary road between Limerick and Tralee. This road also serves Listowel and the villages on the south shore of the estuary. Rathkeale lies ten kilometres to the south of Askeaton on the R518. The town is also served by the now disused, but intact, 43 km. long, Foynes to Limerick railway line. There is an old railway station on the south side of the town. Askeaton is on the River Deel (An Daoil) which rises in the Mullaghareirk Mountains, near Newcastle West, and flows into the Shannon estuary just north of the town.



Map 1 Regional Context.

2.2 Physical Setting

The town has grown up on the banks of the Deel beside the river's lowest bridging point. The Deel was once a good salmon and grilse fishery but now is mainly fished for brown trout. The tidal river channel below Askeaton Bridge is more than 30 metres wide, forming an important element of the attractive character of the town centre. The countryside around the town is farmland of varying capability, of wide capability to the east and more limited capability towards the west. Dairy farming is the predominant activity but there is also some beef and tillage. The mudflats of the estuary are about 2 kilometres to the north of the town.

2.3 Population

Askeaton had a population of 979 in 2006, which represents a 6.3% increase on the 2002 population. Growth has occurred on the western side of the town (primarily the Deel Manor estate) which has more than offset an ongoing fall of population on the eastern side of the town. Askeaton is now nearly as large as it was 20 years ago, in contrast to neighbouring settlements where the recent reverse in population decline has been less pronounced (Diagram 1).

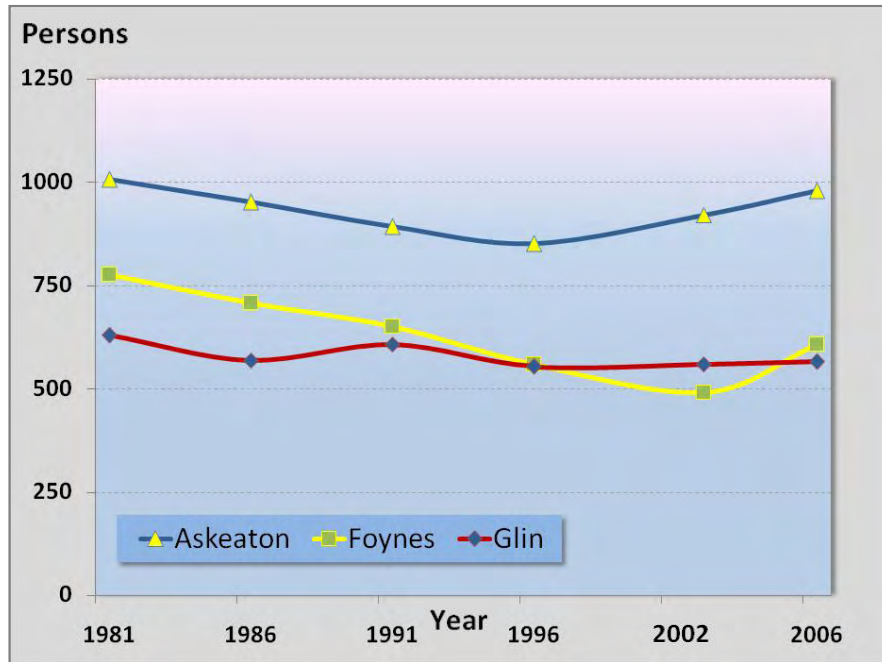


Diagram 1 Population Change in Askeaton, Foynes and Glin 1981 to 2006 (CSO)

Electoral Area statistics (the CSO does not release detailed demographic information for small settlements) show that the population structure in the general Askeaton area has not changed significantly in recent times with, in 2006, 57% of the population in the age range 20 to 64 and 23% under the age of 15.

Table 1 Town and Electoral Area Population (2006)

Electoral Division (ED)	Town Area	Rural Area	Total ED
Askeaton West	618	384	1,002
Askeaton East	361	326	687
Combined Total	979	710	1,689
<i>% Population</i>	<i>58%</i>	<i>42%</i>	<i>100%</i>

Table 2 Age Cohorts (2002 & 2006)

ED Name	0 to 14	14 to 19	20 to 39	40 to 59	60 to 64	65+
2002						
Askeaton West	26%	8%	28%	24%	6%	9%
Askeaton East	25%	8%	25%	24%	4%	14%
2006						
Askeaton West	24%	8%	28%	25%	5%	10%
Askeaton East	22%	8%	23%	28%	5%	15%
Combined	23%	8%	26%	26%	5%	12%

2.4 Policy context

2.4.1 National Spatial Strategy (2002)

In the National Spatial Strategy (NSS) Askeaton lies within an area to the west of metropolitan Limerick area that is identified as a rural area with strong potential for diversification e.g. by enhancing access and exploiting the tourism potential of the area .

2.4.2 Sustainable Rural Housing Guidelines (2005)

Askeaton lies within an area identified in the NSS as being ‘under strong urban influence’. The Guidelines identify ‘piecemeal and haphazard development’ as a key policy issue for these areas. The Guidelines require local planning authorities to implement settlement strategies that support the rural economy, are compatible with the protection of key natural and cultural assets and promote the development and consolidation of key settlements.

2.4.3 Mid West Regional Planning Guidelines (2004) and PLUTS (2002)

The regional guidelines provide a regional elaboration of the NSS. Askeaton lies within a peripheral rural zone that surrounds the urbanised area of Limerick Shannon and Ennis. The Limerick Planning Land Use and Transportation Study (PLUTS) is a strategy for the Greater Limerick area that informs the strategies of the statutory development plans in the region.

2.4.4 Limerick County Development Plan 2005-2011

The County Development Plan is the main policy context for the Askeaton Local Area Plan. In the Plan Askeaton is designated as a Centre on Transport Corridor. These centres ‘will be promoted as secondary Development centres for significant future development along with a number of defined centres outside the transport corridors (e.g. Kilmallock, Askeaton, Foynes) as advocated in the PLUTS. They provide a wide range of services and their functions are complementary to the City Environs and each other. They also have an important regional employment function within their surrounding catchment areas. Foynes to the west of Askeaton and Rathkeale to the south are also designated as ‘centres on transport corridors’.

Askeaton lies at the western edge of the area around Limerick that is designated in the county development plan as an ‘area under strong urban influence’. It is a policy of the plan for this area (SP 23) ‘to focus new development within the existing built up area

or on land identified through the development plan process in the City environs and the villages and towns in the Area under Strong Urban Influence.’

The Plan designates a large area (89 ha), 1 kilometre outside Askeaton on the N69, for strategic development as a business park (Refer to Policy SE 1). The Plan aims to safeguard the Limerick-Foynes rail line (Policy SE 3).

The Plan contains a Retail Strategy in which Askeaton is identified as a Level 1 Small Town in the fourth tier of the retail hierarchy. The stated policy (ED 20) is ‘to facilitate and encourage further retail and commercial development in Small Town Centres around the county to meet the needs of their existing and expanding populations and that of their hinterlands’.

The Plan contains development control guidelines for residential and economic development, recreation and community uses, environment and heritage, transport and infrastructure. The guidelines and standards in the development plan will apply to development in Askeaton.

2.4.5 Limerick County Housing Strategy 2005-2011

The Strategy envisages a 1.2% per annum population growth in the county and a continuing decline in household size, falling from an average of 2.73 in 2008 to 2.66 by 2011. The Strategy sets out a Part V requirement in respect of housing development of the equivalent of 5% social housing and 10% affordable housing for sites outside the metropolitan area. The Strategy states that there are over 47 hectares of zoned residential land in Askeaton, with the potential to accommodate 944 housing units, at an average density of 20 units per hectare. The Strategy states that the Council intends to build 30 council houses in Askeaton as part of its 2004-2008 construction programme. In 2005 there were 36 council houses in the town.

2.4.6 Residential Density Guidelines for Planning Authorities (1999) Sustainable Residential Development in Urban Areas (2008)

The Residential Density Guidelines and Sustainable Residential Development Guidelines set out a preferred residential development approach in urban areas, including small towns. The 1999 Guidelines recommend increased densities in towns and villages if they enhance the form of the small town. They also suggest that lower densities (less than 20 per hectare) may be acceptable in limited circumstances to provide an alternative to one-off housing. The new guidelines provide a more comprehensive approach. The guidelines include the following:-

- New development should contribute to creating compact towns in order to encourage walking and cycling and full use of established services and facilities
- In some instances lower densities may be acceptable as an alternative to one-off housing
- The scale of new development should be in proportion to existing development. No individual development should increase the housing stock of a small town by more than 15% within the lifetime of a local area plan (In the case of Askeaton this would translate into no planning application for more than 60 dwelling units).

2.4.7 Urban Design Manual – A best practice guide (2008)

The 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 Askeaton.

2.4.8 Architectural Heritage Protection Guidelines (2004)

The Architectural Heritage Protection Guidelines provide a detailed framework of guidance for the protection of the built heritage of Askeaton and are therefore an essential planning tool for managing change in the historic core of the town.



Jake Koh, Askeaton (Age 12)

2.5 Review of Askeaton Local Area Plan 2002 – 2008

2.5.1 Introduction

The existing plan was adopted in December 2002. The overall objective of that plan was:- to facilitate and encourage the restoration, consolidation and improvement of the built fabric of Askeaton, to promote sensitive infill and to facilitate new development in a planned and sustainable manner. Objectives and policies were set out under eight main headings. The performance of the plan is briefly described below under those headings (refer also to policy assessment in Appendix 4).

2.5.2 Population

The plan projected population growth in the plan period with a population of 1,202 by 2006, rising to 1456 by 2021. The town population, as recorded by the 2006 census was 979, a 6.3% increase on the 2002 figure (921). All the recorded growth (20%) was on the west side of the town, more than cancelling out an 11% decline on the east side of the town. As there was significant house building during 2006 and 2007, the town population is currently probably about 1,100 and is therefore only a little below the projected growth rate of the 2002 plan.

2.5.3 Housing

Most new housing has been in or near the town centre and the policy (Hp1) of encouraging higher density in the town centre has been achieved. A greater variety of house type (Hp2) has also been achieved. Development in the plan period has included more public housing (20 units in William St and in Friary Court), a large private housing estate (Deel Manor, 145 units completed) and a 21-unit 'retirement village' scheme in the town centre. The plan zoned two areas for serviced site development (Hp7) at the eastern and western ends of the plan area but no serviced site development has taken place.

2.5.4 Roads and Traffic

The plan contained 7 road and traffic policies and 3 roads and traffic objectives. But there has been little progress in this aspect of the Plan. There appears to have been no progress in respect of improved public transport, the provision of cycleways and the development of a town centre pedestrian priority zone. An upgraded car park has been developed in conjunction with the new recreation centre. No traffic management plan has been prepared for the town.

2.5.5 Tourism and Culture

The tourism and culture policy of the plan has a conservation emphasis and the historic building fabric of the town has been preserved during the plan period. Major progress in relation to tourism is dependent on the works programme of the OPW to enable the opening up of the Castle to the general public. The Castle remains closed to public access. A dedicated touring caravan park has not been developed but facilities and provision for touring caravans have been included in the swimming pool development. Work has begun on the conversion of the former Tall Trees nursing home into a small hotel and the development of a restaurant at Ballindeel House.

2.5.6 Economic Development

There has been little new economic development within the plan area, although the employment base of the town remains strong. Aerobord, a subsidiary of Cement Roadstone, with its headquarters in Askeaton, employs about 80 people. There are over 1000 workers at the Wyeth Nutritionals and Aughinish Alumina plants outside the town (and the plan area). No development has taken place on the Shannon Development serviced industrial estate outside the town.

The retail base of the town has not changed significantly in the plan period. There are now 7 new commercial units available at St Mary's Terrace and there is a grant of permission for a commercial redevelopment (the garage site on Chapel Road). The town appears to be significantly under provided for in respect of retail services

2.5.7 Community and Recreation

The existing plan contains 5 policies and 5 objectives relating to community and recreation. Very significant improvements have taken place during the plan period which were not specifically identified in the 2002 Plan but have been facilitated by the planning process. These improvements are:-

- new recreation centre with heated swimming pool
- new nursing home and retirement village in the town centre,
- large crèche facility in Deel Manor
- new soccer club with flood lit pitch and improved GAA club facilities

2.5.8 Water Services and Water Management

The plan contains 5 policies and 4 objectives and a policy on temporary sewerage facilities, which stated that the DOE had 'confirmed that the Askeaton Sewerage Scheme should progress with initial planning and that drawings and plans should be prepared for same.' There has been no further progress beyond this initial planning stage. During the plan period substantial development has been permitted on the basis of the provision of temporary treatment systems which are provided for in the Plan. Council engineers are of the view that further substantial development should not be allowed until there is a town sewerage scheme. They do not envisage implementation of such a scheme in the short term.

2.5.9 Built and Natural Environment

The Plan contains 4 policies and 5 objectives which have a built heritage conservation orientation. The distinctive and attractive character of the town has been conserved during the plan period. The plan has an emphasis on infill development and includes design briefs for five town centre sites. One site has been developed (Site 3 in William Street) and there is a planning permission for a 6-unit dwelling scheme on a second site (Site 2 between Main Street and Brewery Lane). There has been no progress on the other three identified sites.

2.5.10 Zoning

The zoning allocation of the 2002 Plan is set out in Table 3. The County Housing Strategy 2005-2011 states that the Plan had a theoretical capacity to accommodate 944 units on its zoned residential and mixed use lands.

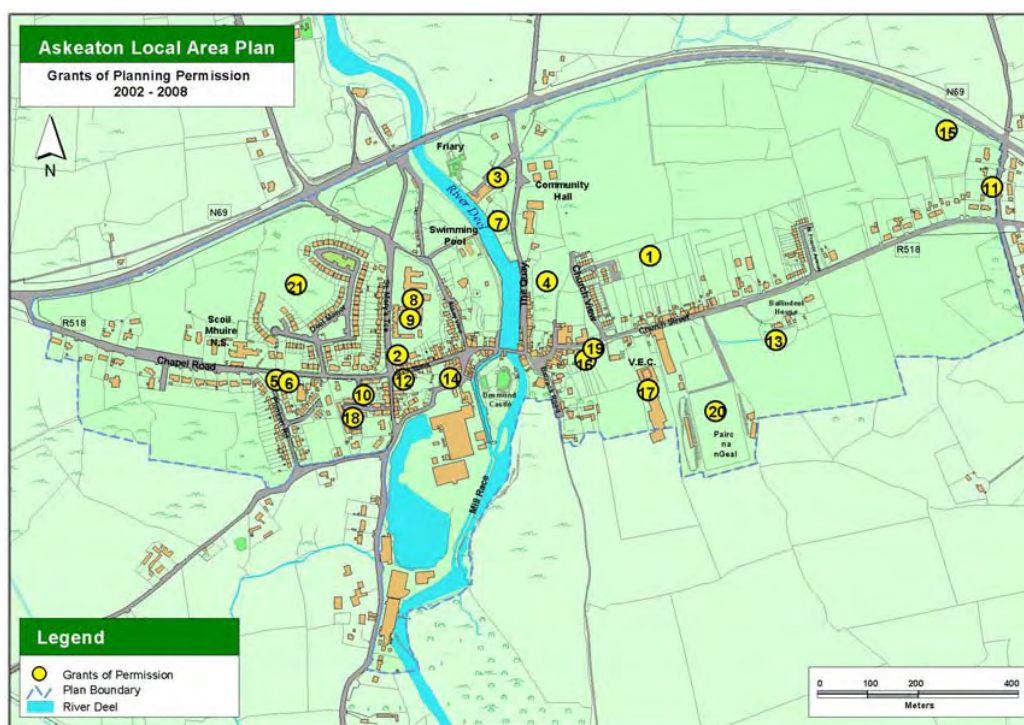
Table 3 Zoning in the 2002 Plan

Zone	Hectares	% of zoned area
Agriculture	14.36	12
Amenity	13.92	12
Residential	73.08	61
Industrial	4.69	4
Mixed Use	7.14	6
Education- Community	6.18	5
Total	119.38	100

2.5.11 Overall Plan Performance

While the performance of the plan in respect of some specific objectives and policies has been disappointing the overall performance of the plan is impressive. Map 2 and Table 4 summarise the larger developments that have been granted during the plan period. Most of the permissions have been implemented, the larger schemes reliant on temporary sewerage treatment facilities.

There has been a notable improvement in service provision during the plan period including a 60-bed nursing home, large crèche, improvements to the community college and very significant investment in sport and recreation facilities, notably the new recreation centre and improved soccer and GAA facilities. There has been a substantial increase in the available housing stock within the town with over 180 new dwelling units provided in the plan period. The majority of these are in the Deel Manor estate (145 dwellings). The total includes a 22-unit retirement village connected to the new nursing home. One of the central infill sites identified in the plan has been developed and there is an extant permission on another site. While the policy emphasis in the plan has been on serviced sites and infill sites, the plan has enabled quite substantial residential development to take place, mainly in the areas with a general residential zoning objective. The most serious failure of the current plan is the non implementation of a town sewerage scheme. A new public housing scheme (21 units at Church View) has begun and there are a number of outstanding housing permissions (about 47 units), a mixed use development (mainly commercial) at the garage site on Chapel Road (map ref. 6) and change of use of a former nursing home to a small hotel (map ref 7. where work has begun).



Map 2 Grants of permission for significant development 2002-2008 (refer to Table 4)

Map ref.	Development	Map ref	Development
1	21 dwellings	12	Conversion to 4 apts
2	Mixed use scheme	13	Restaurant and 2 apts
3	9 apartments	14	6 dwellings
4	21 dwellings	15	Playing field and club house
5	Health centre extension	16	Pharmacy and 2 apts
6	Shop and petrol station	17	School extension
7	Small hotel	18	12 dwellings
8	1 com unit and 1 dwelling	19	Coffee shop
9	Nursing home and village	20	GAA club improvements
10	4 dwellings	21	99 dwellings and crèche
11	dwelling		

Table 4 Grants of Permission for significant development in Askeaton 2002-2008

3 Plan Analysis

3.1 *Introduction*

During the last six years 68 families in Askeaton have contributed to a report on the sustainability of Irish settlements, by completing detailed questionnaires about themselves and their daily lives. The report, commissioned by The Environmental Protection Agency, presents a comprehensive analysis of the sustainability of Irish settlement outside the Dublin region. The report includes a detailed assessment of each of the 79 cities, towns and villages in the survey, including Askeaton¹.

The EPA report provides an unprecedented opportunity to review the performance of Askeaton as a settlement and to frame development policies with the benefit of a rigorous comparative environmental analysis. While, in some respects, the scope of the EPA report assessment is wider than the context of a statutory local area plan, there is also a critical aspect of Askeaton that is not captured by the EPA assessment. This is the historical physical fabric of the town which is primarily responsible for the town's distinctive and attractive character. This physical character must be a major consideration in assessing development options for the town. This analysis therefore takes account of both the EPA report and a detailed assessment of the built heritage of the town that was carried out as part of the plan preparation.

3.2 *Sustainable Development*

3.2.1 Introduction

The EPA report assesses Irish settlement sustainability using two methods; an assessment based on sustainability indicators and indices and an assessment based on measuring the ecological footprint of each settlement. The two methods produced similar results. The authors conclude that, in general, Irish settlements are not very sustainable but they also conclude that there is scope to improve sustainability through good planning. For the purposes of assessment they grouped the 79 settlements in the survey into six classes, the classes distinguished by a number of attributes, including population size, rate of growth, distance from Gateways, level of services etc. Askeaton belongs to the settlement class (class 5) with the lowest sustainability features. Class 5 settlements had an average population of 957 in 2002, a median growth rate of 6% between 1996 and 2002 and fewer services than settlements in the other classes (except the class 4 settlements, which were the smallest settlements).

The EPA report calculates the per capita ecological footprint (EF) of Askeaton as 4.11 global hectares, i.e. that a person in Askeaton, on average, requires 4.11 hectares of land of average biological productivity to support their way of life. Taking the town area to be the equivalent of the plan area (130 hectares) and using the 2006 census population for the town (979), the community of Askeaton requires 4,023 hectare to support itself. That ecological footprint is equivalent to 31 times the area of the town.

¹ Richard Moles, Bernadette O'Regan, John Morrissey and Walter Foley (2008), Environmental Sustainability and Future Settlement Patterns in Ireland, STRIVE Report for Environmental Protection Agency, Johnstown Castle, County Wexford, Ireland

Under both methods of assessment, ecological footprint and sustainability indicators, Askeaton lies near the middle of the range of performance of the settlements surveyed. To get a clearer picture of the situation in Askeaton it is helpful to examine different aspects of the performance that contribute to the overall position. The EPA report assesses four domains; environment, quality of life, socio-economics and transport and these domains are employed for this analysis. The EPA findings are presented below using 'spider web' diagrams. Each spider web diagram is a summary of performance measured against a set of indicators. For each indicator the score of 1 is most sustainable and 0 is least sustainable. The indicators and their corresponding abbreviations are listed in Table 5. The analysis in this chapter is not confined to information from the EPA report but also incorporates information, viewpoints and analysis from the survey phase of the plan.

3.2.2 Environment

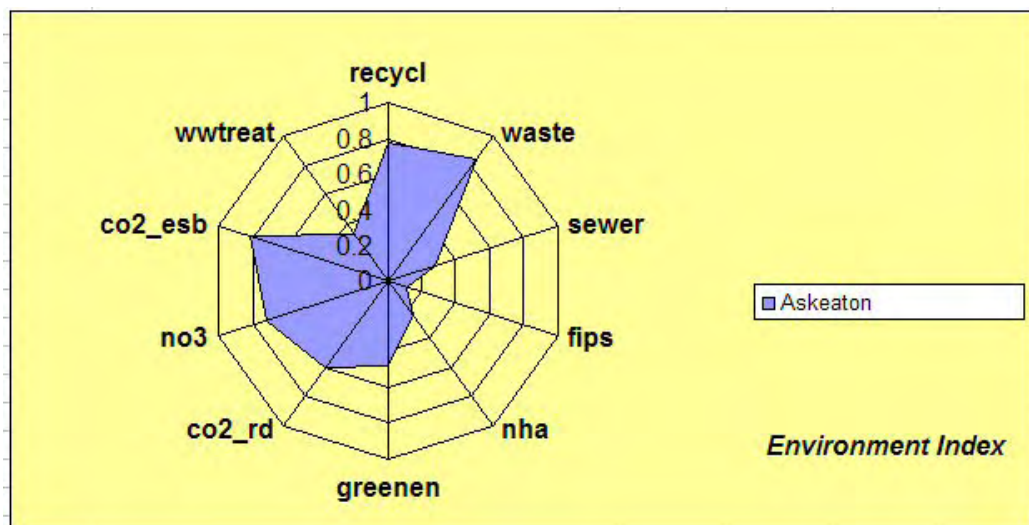


Diagram 2 Environment spider diagram

With an overall score of 5.18 (out of 10), Askeaton scores relatively poorly on the environmental index of the EPA report. A key deficiency is the absence of a modern sewerage system in the town, which heavily affects the environmental index. Most properties are either connected to a combined system which discharges sewage into the estuary or to temporary treatment plants which are to be decommissioned when a new sewerage system is implemented.

In some respects the index is misleading. It indicates low biodiversity and limited natural heritage (fips and nha indices) without taking account of the presence of a non designated, but nevertheless attractive river running through the town or the proximity (2 km) of the Shannon estuary SAC.

The construction of a sewerage system with a modern wastewater treatment plant would significantly improve the environmental profile of the town. Measures to boost the biodiversity of the town, e.g. an urban woodland scheme, would also represent a positive and relevant initiative.

Table 5 Indicators and their abbreviations used in the spider web diagrams

Indicator	Abbreviation	Indicator	Abbreviation
% Recycle on regular basis	recycl	Services index	services
Per-capita annual volume of waste produced	waste	Mean total annual income	income
% householders connected to public sewerage	sewer	% whole houses	houses
Area of forest	fips	% rented from local authority	La_rent
Area of Natural Heritage Areas	nha	% primary education completed	prim_ed
% interested in buying green energy	greenen	% certificate /diploma completed	cert_ed
Pre capita CO ₂ emissions from road transport	CO2_rd	House price/income ratio	hs_price
Average NO ₃ /Mg/l in water	No3	Population density	popdens
Per capita kg CO ₂ from electricity use per annum	Co2_esb	% home access to internet	internet
Wastewater treatment index	wwtreat	% with central heating	heating
% with health insurance	health	% car use	caruse
Distance to nearest hospital	hospital	% work in same town as residence	townwork
% involved in community activities	community	% households with 2+ cars	2pluscars
% experiencing offensive odours	odours	% travel less than 8km	8kmcomm
% experiencing noise problems	noise	% travel more than 24km	24kmcomm
% agreeing there are sufficient sports areas	sports	% using public transport	pubtrans
% agreeing there area sufficient green areas	greenspc	Distance to train station	trainst
Number of doctors per 1,000 population	gps	Average distance travelled per min to work	trafficflow
Quality of life satisfaction	Qol_sat	Distance to shops	shopsdst
% workers with 45+ hours employment	45+ hrs	Distance to work	workdst

3.2.3 Quality of Life

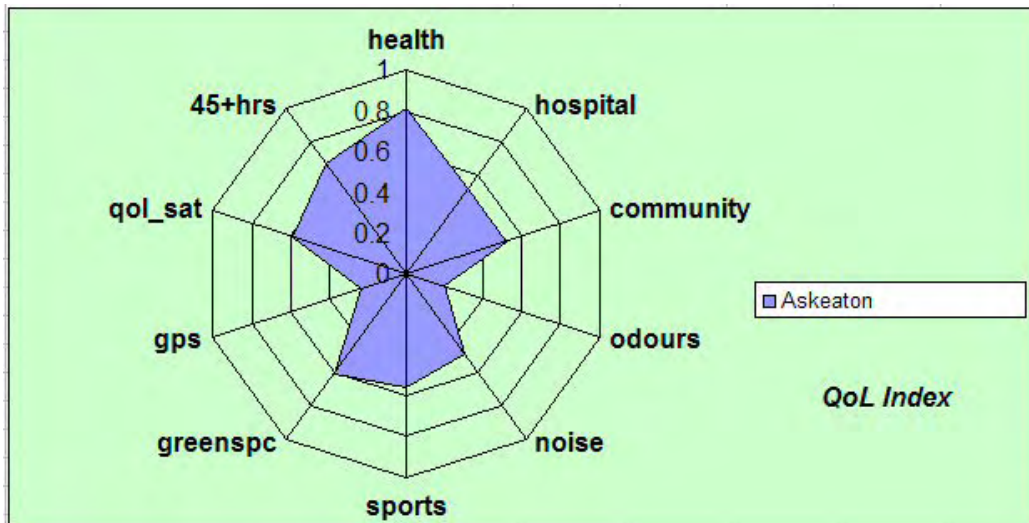


Diagram 3 Quality of life spider diagram

The relatively poor performance of Askeaton on the quality of life index of the EPA report (5.16 out of 10) is disappointing. Residents interviewed did not express a high degree of satisfaction with their quality of life in the town and the survey indicated a fairly low level of participation in community activities. Contrary evidence in the form of the newly built Askeaton Leisure Centre would indicate a strong community spirit. The EPA questionnaire survey was carried out before the recreation centre and the new soccer club facilities were opened. Therefore the EPA Quality of Life index result may now be out of date. The presence of significant odour problems reflect the industrial base of the town. The low number of GPs per capita is notable but largely outside the scope of a local area plan (other than to ensure that a doctor's surgery can be facilitated in the development management matrix).

3.2.4 Socio-economics

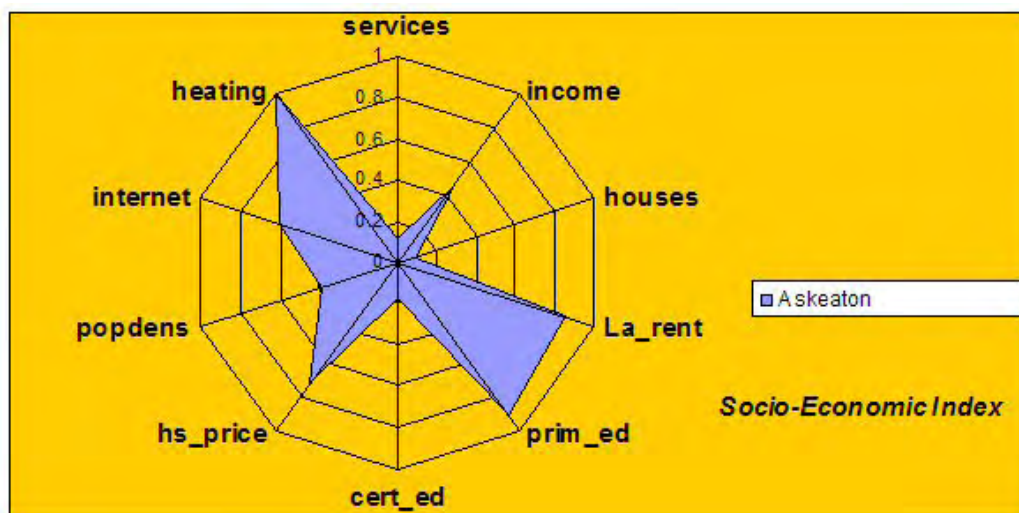


Diagram 4 Socio-economics spider diagram

The Askeaton score of 5.28 is not dissimilar to other small towns in this settlement class. The relatively poor service base of the town, although it has services such as a

secondary school, garda station and a bank, is a significant factor, necessitating long journeys for most higher level services (e.g. third level education, cinema, local authority office, airport, and hospital). The relatively low income and educational attainment levels of the Askeaton population do not reflect the workforce profiles of the large industrial plants in the vicinity. It therefore appears that few managers and senior professionals working locally, live in Askeaton, which is a significant policy issue.

The low population density of the town and low level of service provision are important planning policy issues that can be addressed in the local area plan.

3.2.5 Transport

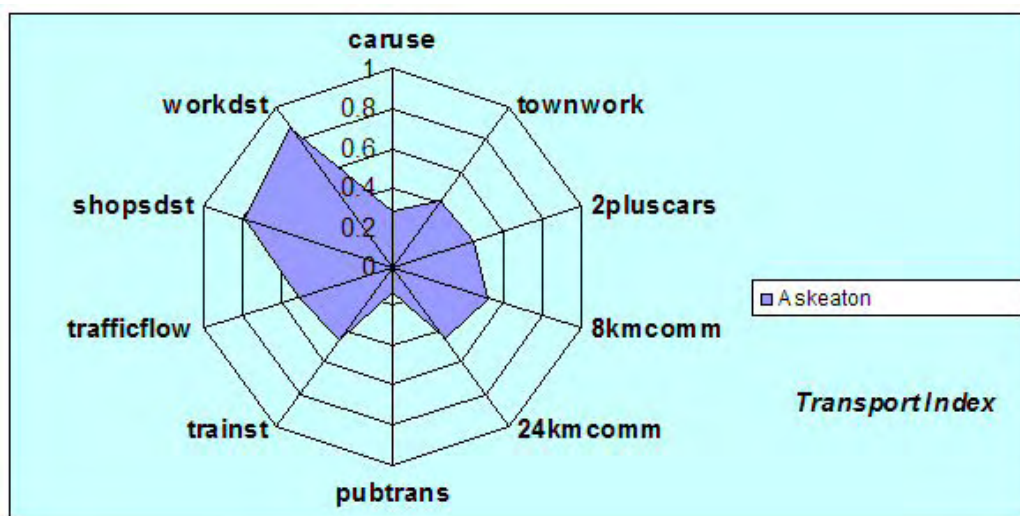


Diagram 5 Transport spider diagram

The transport domain is the most underperforming aspect of Askeaton from a sustainability perspective (score of 4.8 out of 10). There are high levels of car use and low levels of public transport, it's a long way to a train station, significant numbers are commuting more than 8 kilometres to work and relatively small numbers of people living in Askeaton are also working in Askeaton. There is a skeletal public transport service to Askeaton in the form of a four times weekday return bus service between Limerick and Glin with a more limited service on Saturdays and a single return service on Sundays. During the summer months buses also go to Ballybunion. However, congestion (the trafficflow index) is not the problem that it is in many other settlements, thanks to the town bypass, and most people do not have far to travel to work (workdst) compared with other towns, thanks to the unusual presence of large manufacturing plants in a rural setting.

While a good transport infrastructure is an extremely important aspect of sustainable development local planning authorities have a limited transport function (as roads authorities) and many of the transport issues that need to be addressed are primarily matters for national or regional plans, not local area plans.

3.2.6 Sustainability Index

The sustainability index is an overall measure of settlement performance, based on combining environment, quality of life, socio-economic and transport indices. In this index 100 is the highest score attainable. The EPA study concluded that Irish settlements were relatively unsustainable. In the study the highest score returned was Athlone (65.36) and the lowest Daingean (41.14). Table 3.2 shows the scores of Askeaton and of nearby settlements that were also assessed. The scores of the settlements are similar and are in the middle of the range of scores of the settlements assessed. All these settlements are in 'the black spot' class of settlements identified in the EPA report.

Table 6 *The sustainability of four Limerick settlements compared (the nearer to 100 the higher the level of sustainability)*

Settlement	Sustainable Development Index
Adare	56.18
Askeaton	51.13
Foynes	50.66
Glin	50.96

Source: Richard Moles et al (2008)



'Askeaton 2028' by Jack O'Donnell, Askeaton (Age 9)

3.3 *Physical Character*

Askeaton owes its existence to its position as the lowest crossing point on the River Deel, with the island forming a defensive position for the erection of the castle. Upstream from the castle, the series of falls seem to be the origin of the town's name – Eas Géitine, the English meaning of which is given as “the waterfall of Géithine”. The first reference to a settlement at Askeaton is from the Book of Rights, written ca. 1100 AD, which refers to the fort of Geibhtine (the name of a tribe that held west Limerick in pre-Christian times) being reserved to the kings of Cashel, probably in the 5th century, but certainly before 900 AD¹. The topography of the area, with an easily defended island in the centre of the river would have made it a good location for a settlement. The earliest reference to the erection of a castle at Askeaton is in 1199 from the Annals of Innisfallen, when reference is made to “Casteal Eassa Geiphtini”. The parish church is likely to date from the same period.

Askeaton was a sizeable Anglo-Norman settlement throughout the following years and by 1300 it appears to have become an incorporated settlement². Several Anglo-Norman families were associated with the earliest days of the castle and the town that grew up around it, including the De Burgos and the De Clares. By 1348 the Desmonds had assimilated Askeaton into their lands and made the castle “one of their principal residences for two centuries”³. The castle's Banqueting Hall was erected by the 7th earl between 1440 and 1459 and has been described by Dr. Peter Harbison as being “one of the finest secular buildings in Ireland, the hall has finely carved windows as well as blind arcade in the south wall”⁴. The other highly visible remnants of Askeaton's medieval foundations are the romantic ruins of the Franciscan Friary perched on a hillock overlooking the river. It was founded at Askeaton in 1389 probably by the 4th earl of Desmond, and it retained its connections with this family down through the centuries, the 14th earl being buried here in 1558. Referring to the friary, Dr. Harbison says “noteworthy are the delicately carved windows ... sedilia ... tomb niches. One of the best features of the friary is the excellently preserved cloister.”⁵ Many more traces of the town's medieval foundations and historic past can be found, though these do not make themselves as obvious to the casual observer.

The heart of the town is in the river valley, with the main through route rising to the higher ground to east and west, while the local roads such as Mussel Lane and The Quay depend on the river and run parallel to it. The friary was also founded at the river's edge, though it did not compete with the town by attracting development in its vicinity. The Roman Catholic inhabitants probably worshipped at the friary until the 18th century when it went out of use, though there was a Catholic church in the grounds of the friary until its accidental destruction by fire in 1847, following which the present church was built in Chapel Road. The Abbey Mill may have originated with a mill established by the friars to utilise the power available from a small stream as it fell from a significant height towards the estuary. The succession of waterfalls on the river upstream of the town was used for the purpose of milling and the mill site at Aghalacka may have served the castle from an early date. The River Deel is navigable to Askeaton at high tide and this facilitated the

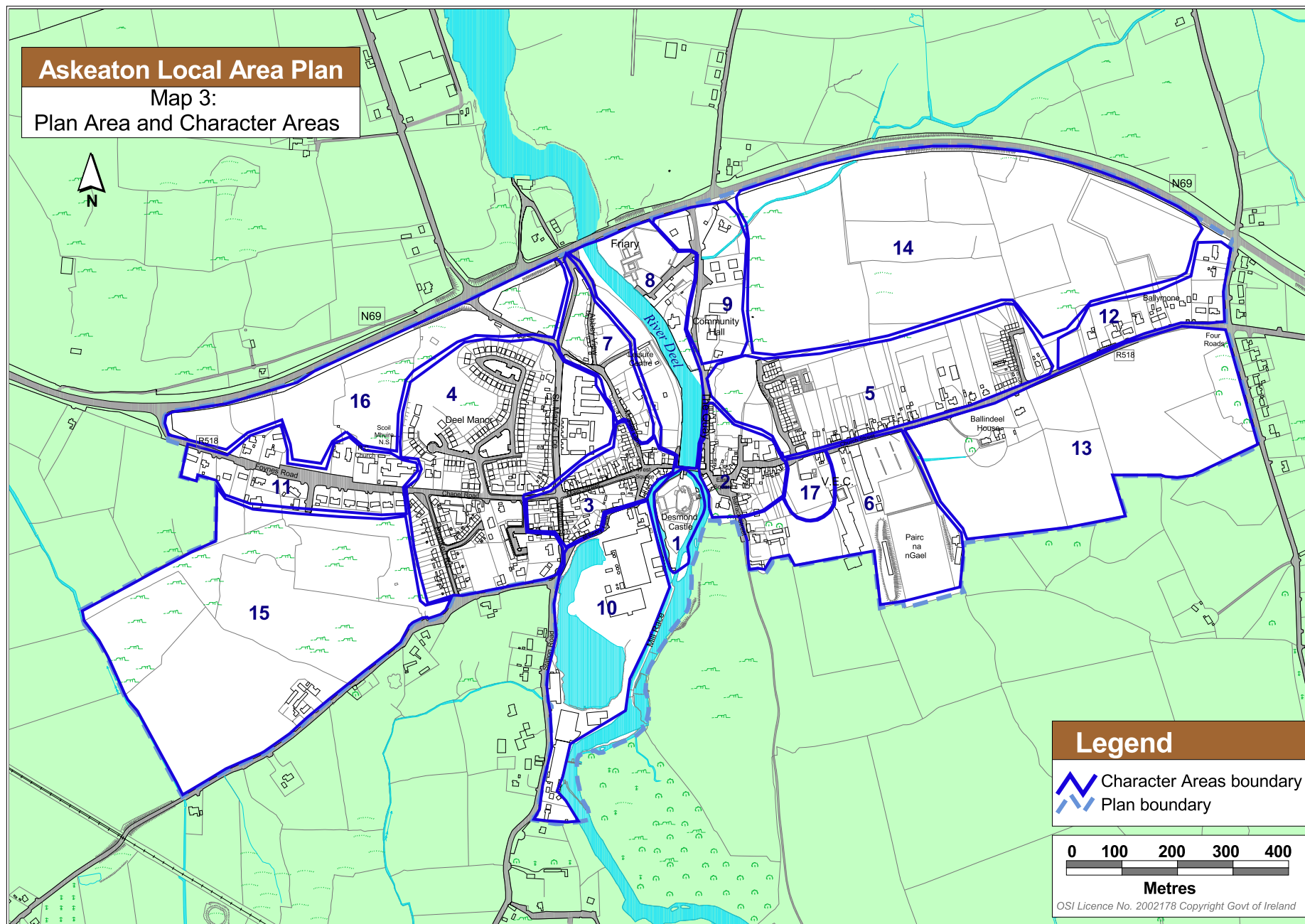
1 Westropp, 1903, 27

2 Bradley et al, 1989, 54

3 *ibid.*

4 Harbison, Peter, *Guide to the National Monuments in the Republic of Ireland*, Gill & Macmillan, 1970, page 146

5 Harbison, pages 146-7



establishment of a significant fishing industry that existed until the mid-20th century, while it also allowed for the export of corn and flour to serve the local economy.

As a result of this history Askeaton has a rich heritage of historic buildings. The town itself was gradually rebuilt in the 19th century and many of the buildings of this period survive, particularly in a group extending from the western end of Church Street through to Main Street and in the two squares leading off that thoroughfare as well as The Quay. At first impression, Askeaton is a linear town, extending more than 1500 metres from east to west along the road. As a bridging point, however, there must always have been other routes converging on the bridge, whether serving comparatively local needs or from longer distances such as the road to Ardagh. From the time of the foundation of the abbey in the 14th century there would have been a well-defined route between that abbey and the bridge and castle. Mussel Lane is also likely to be of early origin, providing access to the western shore of the estuary and resulting in the building of homes for the fishing community.

The rebuilding of parts of the town over the years and its expansion into new areas has led to a great variety of building ages and types and this is reflected in development densities, land uses and, to a lesser extent, building heights.

The character areas set out below (and illustrated on Map 3) indicate a generalised definition of the character of each part of the town. There are buildings within any one character area that do not conform to the general description, such as the insurance office in the residential area near the eastern end of the town. The framework of the character areas is used for the urban design guidance contained in Appendix 2.

The examination of the character areas commences at the bridge, moving outwards to the edges of the town.

1. Askeaton Castle

The island on which the castle stands makes up a small, but significant character area, comprised of the castle, the Hellfire Club and the garden area towards the south of the island, as well as the causeway leading from the bridge.



Plate 1: Askeaton Castle



Plate 2. Hellfire Club and Castle viewed from south-east side

2. The Square

The Square is the oldest part of the town outside the castle and the abbey, and formed the focus for the urban activities such as the market and the court house, with the quays and the police station lying nearby. The character area includes The Square, the western end of Church Street and the built-up part of The Quay. The dominant character of this area is two-storey terraced buildings with rendered and painted fronts, mainly dating from the mid-19th century and in use for a mixture of commercial and residential. The majority of the buildings front directly onto the street and there is an interplay of narrow, enclosed bends in the street with the more open areas of The Square and the northern part of The Quay.



Plate 3: Eastern edge of The Square



Plate 4: The Quay



Plate 5: Western end of Church Street

3. Main Street

Main Street and the adjoining areas of West Square, Brewery Lane and William Street form a secondary town centre physically separated from The Square by the bridge and its narrow approaches, but otherwise representing a similar mix of buildings and uses. This character area is a primarily residential with some commercial in Main Street and West Square, while William Street and at the southern end of Mussel Lane are almost entirely residential. The buildings in Main Street and West Square are predominantly two storeys with rendered and painted fronts, opening directly onto the street and date from the 19th century. The houses in William Street are single storey houses of 19th century origin, many altered in the 20th century with the addition of substantial dormers.



Plate 6: West Street and West Square



Plate 7: William Street

4. St. Mary's Terrace – Plunkett Road

On the western fringe of the town centre there is a substantial area of predominantly suburban residential character. This includes the mid-20th century housing developments of Plunkett Road and St. Mary's Terrace with the more recent Deel Manor. Intermixed with this are some houses on larger sites, particularly towards the southern end, and the higher density residential development at the northern end of St. Mary's Terrace. There is some mixed residential and commercial development in the new complex on the eastern side of St. Mary's Terrace, while the Garda Station and some commercial properties lie along Main Street. The two new developments on St. Mary's Terrace have a higher, urban density, while the rest of the area is a blend of single-storey and two-storey.



Plate 8: Main Street



Plate 9: St. Mary's Terrace

5. Church Street – north side

The northern side of Church Street, moving eastwards from the town centre, consists mainly of two-storey residential properties, with some single-storey and some commercial. Although this area began as a linear extension of the town centre at The Square, it has now adopted a predominantly suburban character, through the building of the housing areas of Church View and St. Francis Avenue, both of which are two-storey housing estates. On Church Street many of the 19th century buildings have been replaced with 20th century houses on larger sites, leaving a single terrace of 19th century two-storey and single-storey houses. This area is generally residential, with a small amount of commercial, notably at the eastern end, where there is a motor sales outlet, and in the 19th century terrace, where there is a public house



Plate 10: 19th century buildings in Church Street



Plate 11: St. Francis Avenue, Church Street

6. Church Street – western end



Plate 12: Petrol station, supermarket and GAA grounds, Church Street

On the southern side of Church Street, at the western end, there is a group of disparate uses that for the most part are of open character. This includes the GAA grounds, the supermarket and car park and Coláiste Mhuire. The buildings associated with these uses tend to be large, though they generally take up a smaller part of the overall site. The nature of the buildings is extremely varied, ranging from the very modern Coláiste Mhuire building to older dwellings. In amongst the larger scale sites there are some smaller scale properties, including houses fronting on to Church Street, and some low density houses in Barrack Lane.

7. Mussel Lane

The area to the west of the river flood plain was traditionally the home of Askeaton's fishing community and there are extensive remains of the houses of this community in Mussel Lane and Abbey View. For the most part this is a very run down area, with mostly single-storey small stone-built dwellings that have generally not been used for residential purposes for a long time. Extensive gaps exist between one group of cottages and the next, where the houses that formerly occupied the sites have gone.



Plate 13 House in Abbey View

8. Riverside

Whereas the river above the bridge is very enclosed, with two narrow channels and buildings backing on to the river, below the bridge the river is broad with public access along much of the river's edge. The river is tidal and is enclosed between walls, the water level at low tide being comparatively shallow, and given added interest by a small weir. The character varies from open former callows, now laid out as a park, through fields and the grounds of the abbey, the mill and the house, now known as Tall Trees, to the quay frontage at The Quay, where the building face the river across the road and the quayside. The gentle curve of the river gives added interest to the scene, allowing the walker a gradually changing prospect.



Plate 14: View of town from friary, with mill on left and swimming pool on right



Plate 15: View upstream towards bridge and castle

9. Friary environs

The area to the east of the friary, bordered on the north by the N69, includes a range of low-density buildings, both commercial and residential. These are generally single-storey, with some two-storey, and they tend to be set in well-landscaped grounds with substantial tree cover. Stone walls form a significant feature in this area, with much of the roadside bounded by walls. There is a significant amount of land under hard surfaced car parks.



Plate 16: Business premises in vicinity of friary



Plate 17: Residential property in vicinity of friary

10. Industrial lands

Over a significant period there were mills drawing power from the river upstream from the town, to the south of Brewery Lane. This industrial use continues, with a substantial area of land now covered with industrial and administrative buildings, car parks and disused quarries, much of which are flooded. The buildings on the site mainly date from the late 20th century, with buildings covering a substantial area near Brewery Lane and the castle, generally of two-storey flat-roofed construction. A second group is found at the southern limit of this area, including the water tower and buildings associated with the Newbridge Group Water Scheme. The industrial buildings in this area are blue steel-clad buildings and incorporate an earlier stone corn mill.



Plate 18: Industrial complex off Brewery Lane



Plate 19:: Southern extent of industrial complex, with 19th century corn mill

11. Western part of Main Street

The western end of Main Street is a low-density area, with detached houses, mostly single-storey, running along the southern side of the road and part of the northern side. This area also includes St Mary's Church, Scoil Mhuire and the Presbytery, with a linear car park along the northern side of the road.



Plate 20: Western end of Main Street with bungalows on southern side of street



Plate 21: Scoil Mhuire and St. Mary's Church

12. Eastern part of Church Street

At the eastern end of Church Street, on its northern side, there is an area of low density housing, mostly comprised of detached bungalows set back from the road in their own grounds. Along with these is a single-storey office building, standing at the edge of the road. With this one exception the buildings are mid-20th century bungalows, with one or two two-storey houses, some hipped, some gabled and all set in landscaped grounds with trees, hedges and shrubs.



***Plate 22:** Northern side of Church Street, at eastern end*



***Plate 23:** Office building on northern side of Church Street*

13. South eastern fringe

At the eastern end of the town, to the south of Church Street, there is an open area comprised of fields, with the former Church of Ireland glebe house, now called Ballindeel House, and the present Church of Ireland rectory. The southern side of Church Street is bounded by a limestone wall through this entire area, stretching from the crossroads at the edge of the town through to the boundary with the GAA grounds.



***Plate 24:** Ballindeel House, Church Street – former glebe house*



***Plate 25:** Stone wall along southern side of Church Street*

14. North eastern fringe

To the north of buildings that run along the northern side of Church Street the land is under fields, separated by dry-stone walls, with the exception of the eastern edge of these lands, where there is a soccer pitch and clubhouse.



Plate 26: Soccer club house at eastern end of north eastern fringe

15. South western fringe

To the south of the houses on the southern side of Main Street and behind the houses in Plunkett Road, there lies an area of fields divided by dry-stone walls. Part of a recorded monument projects into this area, this being a rath that forms a semicircular feature in the field boundary.

16. North western fringe

To the north of Main Street, behind St. Mary's Church, and to the west of Deel Manor, there is an area of fields separated by dry-stone walls.

17. Church of Ireland Church

The Church of Ireland church in Church Street, with its substantial churchyard, forms its own enclave within the urban area. This space is dominated by the church building when seen from the street, though at the rear is more open in character. The church building itself is comprised of the remnants of the medieval building, with its octagonal tower, together with the later church that now serves St. Mary's Parish.



Plate 27: St. Mary's Church of Ireland Church

3.4 Conclusion

The EPA report reaches several overall policy conclusions which are of direct relevance to policy formulation for the Askeaton plan. These are:-

- Lack of modern waste water treatment systems reduces sustainability. ‘Unless this issue is addressed, additional population growth in the smallest settlements will tend to reduce future sustainability’ (It should however be noted that the EPA report methodology does not allow for the interim policy solution of temporary treatment plants which is the current approach in Askeaton)
- Additional population growth in settlements with few services will exacerbate current low sustainability
- For smaller settlements with little environmental infrastructure, future growth should be delayed until plans are in place for enhanced infrastructure
- Better accessibility to larger settlements may be the best way to enhance welfare in smaller, more isolated settlements
- Some Class 5 settlements require additional infrastructure and service provision if population growth is to maintain or enhance existing sustainability.

Another important message from the EPA report is the need for policy intervention at an appropriate spatial scale. Many of the infrastructure shortcomings of smaller settlements are not amenable to local solutions. It is not desirable or effective to try to plan settlements in isolation. In many cases the appropriate policy interventions are county, regional or national policies. It is particularly clear in Askeaton, given the tightly drawn nature of the town boundary and the fact that so much of what happens to the town is affected by events outside the plan area, that a wider planning intervention is required than one just targeting the local area plan.

Map 4 is a graphical presentation of key determining spatial characteristics. These are:-

- The location of existing services and the comfortable walking distance (400 metres) from those services (Refer to Table 7)
- The location of the historical core of the town (made up of character areas 1,2,3, 7 and 8),which is primarily responsible for the distinctive, attractive character of Askeaton
- The bypass which is a constraint on expansion of the town northwards
- The R518 road through the town, which is the primary transport artery for the town.

The map also indicates external functional linkages (existing and potential) that have significant implications for the future development of Askeaton but which relate to policy interventions which are largely outside the remit of the local area plan.



Table 7 Services and Facilities (refer to Map 4)

Map Ref	Service/Facility
A	St. Mary's Catholic Church
B	Scoil Mhuire national school
C	Garda Station
D	Pharmacy
E	Recreation Centre
F	Community Hall
G	Bank of Ireland
H	Clinic
I	Credit Union
J	Pharmacy
K	Supermarket
L	Town Park
M	Coláiste Mhuire
N	Medical Centre
O	Post Office



Dean Carrig, Church Street (Age 11)

4 Plan Strategy

4.1 Vision Statement

The vision statement is for the development of Askeaton over the next twenty years. The statement is based on the feedback at the public workshop in Askeaton on 21st May 2008.

Vision Statement

Askeaton will continue to grow steadily but not rapidly. The town will conserve its rich cultural and natural heritage and this will underpin a successful local tourism industry. Askeaton will have a well balanced, vibrant and integrated community, with good local services and facilities. There will be improved transport that will include a restored railway service to Limerick. There will be full employment with many people working locally.



Michael McNamara, Deel Manor (Age 9)

4.2 Strategy

The strategy sets out the direction that planning in Askeaton should take over the next twenty years having regard to the Vision Statement above.

The 2002-2008 Askeaton Local Area Plan facilitated a period of growth, both in terms of new services and facilities and an increase in population, while, at the same time safeguarding the historic character of the town. The overall objective of the plan was *‘to facilitate and encourage the restoration, consolidation and improvement of the built fabric of Askeaton, to promote sensitive infill and to facilitate new development in a planned and sustainable manner.’* There is a consensus that the 2002 Plan was successful in many respects and that it achieved its objectives to a significant degree. However, there remains a high level of dereliction in the town and no development has occurred on the bulk of the ‘greenfield’ land that was zoned for development

There are a number of permitted developments under the 2002 Plan either not yet completed (such as Deel Manor), only recently commenced (the hotel at Tall Trees and the 21-unit public housing scheme at Church View) or yet to be implemented (the mixed use development on Chapel Road and the infill scheme between Main Street and Brewery Lane), that will ensure new development in the short term.

The adopted strategy takes into account the following:-

- The Vision Statement,
- The success of the general approach adopted in 2002 Plan,
- The serious issue of inadequate wastewater treatment at the present time and
- The large area of undeveloped land that is currently zoned for development,

The Strategy is:-

Facilitate and encourage the restoration, consolidation and improvement of the built fabric of the town. Enhance its historic character and riverside setting and exploit the tourism potential of that character. Ensure that infrastructure keeps pace with growth and improve accessibility to services and facilities.

4.3 Strategy Components

The application of this strategy to the next six years has the following components:-

- Facilitating implementation of committed development projects,
- The building of a new wastewater treatment system for the town,
- Concentrating new residential development within walking distance of existing services and facilities,
- Facilitating the provision of new services and facilities and concentrating those services in or near the centre,
- Protecting and enhancing the character of the historic core of the town, and
- Ensuring that there is enough land zoned to offer development choices and the scope for further growth in the future

5 Plan Objectives and Policies

5.1 Introduction

The objectives and policies set out in this plan follow the convention that objectives are broad aims to be achieved in the plan period and policies are specific ways of achieving those aims. Every policy is given a unique ID code to enable clear referencing. ‘The Council’ means Limerick County Council.

5.2 Population and Housing

5.2.1 Population

The Plan assumes that the population of Askeaton will continue to grow although the extent of that growth will depend on upgrading the town’s wastewater treatment system. The population in 2006 was 979 and the population is now probably over 1000, the highest level for 25 years. The 2002 Plan projection of a population of 1456 by 2021 is realistic provided that infrastructure and service improvements take place to support growth in a sustainable manner.

Table 8. Potential Population¹

Zone	Hectares	Potential housing Units	Potential population
Agriculture	18	0	0
Amenity	14	0	0
New Residential	27	675	1796
Serviced residential	15	150	399
Existing residential	24	10	27
Industry	8	0	0
Town Centre	7	50	133
Education and Com	8	0	0
Total	120	760	2355

5.2.2 Housing

There is a large area of land zoned for residential development in the plan area (Table 8). It is the view of the Council that Askeaton is an attractive place to live and has the potential to be a sustainable settlement that offers a good quality of life. A relative lack of more expensive housing in Askeaton is a feature of the existing town. It is therefore the aim of Limerick County Council to facilitate a broad range of house provision during the plan period. To help achieve this, the Plan zones a considerable amount of land for residential development (66 ha.), in the knowledge that only a small part of the zoned area will be developed in the plan period, based on recent experience of the uptake of zoned land and having regard to infrastructure constraints.

¹ The estimates are based on the following assumptions:- a housing density of 25 units per hectare on new residential land, a density of 10 units per ha. on serviced residential land and an average household size of 2.66 persons

The Council has introduced a policy to facilitate low density housing development in towns and villages to maintain or restore the housing balance within settlements. The policy comprises three initiatives:-

- i. Serviced sites on residential zone lands in towns with adequate wastewater treatment,
- ii. Serviced sites on residential zoned lands in towns currently without adequate wastewater treatment but where adequate treatment will be provided within three years and
- iii. Zoning of land for serviced site development.

Initiatives i and ii are relevant to Askeaton. The policy initially enables houses to be built on 0.2 hectare sites with their own on-site treatment systems. Development takes place in accordance with an approved masterplan (made by the developer/landowner).

The development is in three phases:-

1. Site development in accordance with a masterplan for a layout of 0.2 hectare house plots, each one with a capacity for on-site wastewater treatment,
2. Construction of individual houses, the house designs to be in accordance with design principles agreed at the masterplan stage,
3. Construction of further housing by the developer/landowner when a public sewer is available, enabling the subdivision of plots and construction of dwellings where the on-site treatment systems had been positioned.

Three areas of land are zoned for serviced site development in Askeaton. This plan zones an additional area for serviced site development on Church Street within walking distance of the town centre.

Housing Objective

Ensure that all residents enjoy an acceptable standard of residential amenity, that there is balanced provision, that housing areas are well designed and accessible to services and that there is sufficient serviced and zoned land to accommodate continued growth

Housing Policies

Hp1 New Housing

It is Council policy, on serviced land that is zoned new residential, to facilitate residential development, having regard to the design guidance in Appendix 2 and Urban Design Appraisal (Map 8) and in accordance with the principles and guidelines of The Sustainable Residential Development Guidelines and the Urban Design Manual and the development standards of the County Development Plan

Hp 3 Infill housing

It is Council policy to facilitate the redevelopment of derelict sites and backlands in the town centre in accordance with the design briefs and design guidance contained in this plan (Map 5 and Appendices 2 and 3), the principles of the Urban Design Manual and the development standards of the County Development Plan

Hp 4 Serviced site development

It is Council policy to facilitate residential development on land zoned for serviced site development in accordance with the requirements of the Council's Policy on Serviced Residential Sites in Towns and Villages

Hp 5 Part V Social and affordable housing

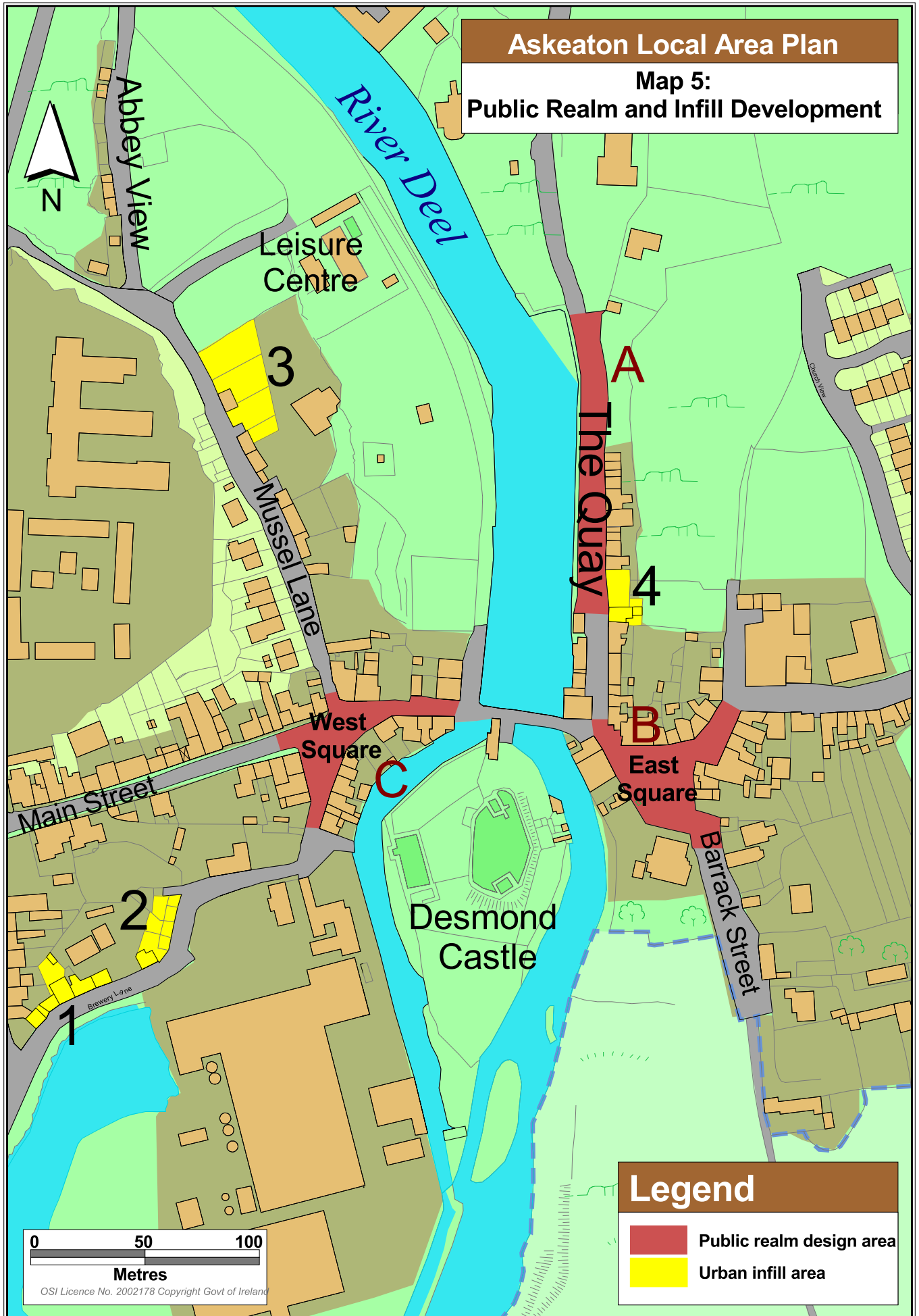
It is Council policy to secure the provision of social and affordable housing under Part V of the Planning and Development Acts 2000-2006, and in accordance with the County Housing Strategy 2005- 2011. The Strategy requires developers of residential schemes on land zoned for residential development in Askeaton to reserve 15% of the land (or equivalent) for affordable housing and 5% for social housing

Hp 6 Traveller accommodation

It is Council policy to facilitate the provision of appropriate accommodation for the travelling community in accordance with the traveller accommodation programme adopted by Limerick County Council and to support the actions/objectives of the integrated plan for the delivery of public services to the travellers in County Limerick

Hp 7 Special needs

It is Council policy to facilitate the provision of housing, including sheltered housing, for those with special needs, such as elderly people and those with disabilities



5.3 *Infrastructure*

Askeaton has a good water supply but an outdated wastewater treatment system, which involves sewage effluent discharging into the Shannon Estuary, which is a Natura 2000 site. This is an important reason why the town has a relatively unsustainable development profile at the present time. Implementation of a town sewerage scheme is an infrastructure priority. It is advisable that substantial new development, other than development already permitted, does not proceed until this infrastructure is in place. Limited development e.g. development of the serviced sites area, could proceed once there is a committed programme of implementation. Parts of the town, near the Deel, are prone to flooding on relatively rare occasions. However, as a result of global warming there is a prospect of increased flood risk in the future.

Askeaton and other small settlements have an inherent level of unsustainability because of their reliance on a relatively unsustainable transport mode (the motor car) for access to services and facilities. There is a skeletal public transport service to Askeaton in the form of a four times weekday return bus service between Limerick and Glin with a more limited service on Saturdays and a single return service on Sundays. During the summer months buses also go to Ballybunion. Public transport provision is a policy matter that requires imaginative interventions at regional and national levels. In the case of Askeaton, solutions may, for instance, involve an area-based approach to service provision and public transport or the eventual redevelopment of the Limerick- Foynes branch line for passenger services. In the meantime, a local area plan can ensure new development takes place in a compact form, which optimises conditions for more sustainable transport modes and supports established services and facilities.

The bypass brings very significant traffic benefits for the town. However, the town is vulnerable to the adverse traffic impacts of any substantial development that might take place to the south of the town, accessing the N69 via the town. It is desirable that any substantial development in this area is accompanied by a Traffic Impact Assessment that addresses the impact on the town.

It is desirable that the R518, where it passes through the town, in particular the historic core, is planned as an urban space that performs, or potentially performs, a variety of functions, and is not just a route for traffic and for car parking. Measures to secure this change in emphasis will include;

- Revised signage on the N69 including the removal of directional signs for Rathkeale at the western end of the bypass
- Traffic calming measures; signage and carriageway design at the western end of Foynes Road and eastern end of Church Street, and
- Demarcated pedestrian crossing points.

Within the town there is a general need to create an enhanced environment for pedestrians and cyclists. Askeaton is small enough that its amenities and facilities are within walking distance of most residents. It is therefore an objective of this plan to begin to create a high quality footpath network, linking the amenities and facilities of the town. This network, which eventually will include a footbridge across the river, will both enhance the quality of Askeaton as a good place to live and enhance its attraction as a place to visit. The Council's considerable landholding on the east side of the river will facilitate the development of the network at this end of the town. Elsewhere the network will be established through agreements with individual landowners and conditions attached to planning permissions.

New development in Askeaton is subject to development levies, to finance new infrastructure, as set out in the Council's Development Contribution Scheme.

5.3.1 Water Services and Waste Management

Water Services and Waste Management Objective

Ensure infrastructure development takes place in line with population growth and that it minimises adverse environmental impacts

Water Services and Waste Management Policies

I1 Askeaton Sewerage Scheme

It is Council policy to provide a new sewerage treatment system in partnership with a private developer as described in Policy SP 22 of the County Development Plan. The new system will have sufficient capacity and treatment to avoid significant adverse effects on the integrity of the Shannon Estuary European sites (SAC and SPA).

I 2 Waste management

It is Council policy to require the provision of recycling facilities and adequately screened waste storage areas for new residential and commercial development

I3 New development and infrastructure

The Council will not permit new development which is likely to cause pollution, nuisance, endanger public health or result in overloading of waste water infrastructure

I4 Flood risk

1. The Council will have regard to the new draft Guidelines on Flooding issued by the DOEHLG and any subsequent flooding guidelines.
2. Any developments over 5 houses will be required to incorporate elements of sustainable urban drainage (SUDS) in their design, such as permeable surfaces, water retention features and other SUDS features that might apply. In all circumstances the Council will encourage the use of Sustainable Urban Drainage Systems both as a supplement to and as an alternative to surface water discharge from developments to exiting drainage systems and water courses
3. Proposals for development shall demonstrate the suitability of proposed surface water outfalls to accommodate proposed surface water discharge from the development. The Council shall restrict development that would result in adverse effects on existing storm water drainage or result in flooding.
4. The Council will 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
5. 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.

5.3.2 Transport and Movement

Transport Objective

Improve physical access to services and facilities and facilitate more sustainable transport modes.

Transport policies

I 5 Urban renewal works

It is Council policy to carry out urban renewal works within the town, including carriageway improvements, traffic calming, parking and signage to facilitate a multi functional role on the streets. The urban renewal works shall be compatible with proposals to enhance the public realm in the historic core of the town under policy C4.

I 6 The main street and the R518

It is Council policy to design the R518 as the main street of Askeaton and, to that end, to carry out road improvements (new signage, pedestrian crossings and carriageway realignment) to facilitate a multi-functional role. In support of this policy through traffic will be signed to and from Rathkeale via the junction at the eastern end of the bypass

I 7 Pedestrian Bridge

It is Council policy to investigate the provision of a pedestrian bridge across the Deel, linking the Friary and the Town Park and the residential areas either side of the river

I 8 Footpath network

It is Council policy to create a high quality footpath network through the town for the general benefit of visitors and residents. The network will link places of interest such as the friary and castle, amenities and facilities such as the leisure centre and the schools and the principal residential areas. The network will be developed by the Council in partnership with landowners and the community (Refer to Map 6)

I 9 New residential development

It is Council policy to require new residential development to incorporate the design principles relating to connections, layout and parking that are set out in the Urban Design Manual and to comply with the road and parking standards of the County Development Plan

I 10 Leisure Centre Car park

It is Council policy to develop the leisure centre car park as a town centre car park (signage, visitor information at the car park, enhanced footpath to Main Street)

5.4 *Economic development*

5.4.1 General economic situation

Askeaton has a strong economic and employment base, founded on a number of large companies. Aerobord, a manufacturer of building materials, is located within the plan

area but the largest companies, Wyeth Nutritionals and Aughinish Alumina, are outside the area of the plan. Key pieces of economic development infrastructure, the N69, the Shannon Estuary ports, the proposed Askeaton Business Park and the disused Foynes to Limerick freight line are also outside the area. It is the aim of the plan to facilitate economic development within the plan area, in particular retailing, retail services and tourism development provided that residential amenity is not compromised.

5.4.3 Retailing

Shopping facilities in Askeaton are limited and there is scope for improvement and expansion. It is anticipated that redevelopment of the garage site on Chapel Road will take place during the plan period. It is desirable that there is economic regeneration of the historic core of the town and the Plan zones a considerable area for town centre use in which a range of activities will be facilitated. Within the town centre, given conservation and topographical constraints, only the existing car park and supermarket site on Church Street is suitable for a relatively large scale development.

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This is the preferred location for a substantial retail project. For instance the site would meet the space requirements of the Lidl and Aldi discount stores. Should this site not become available for redevelopment in the plan period other sites will be considered on their merits and in accordance with a sequential test, based on distance from the town centre.

Retailing objective

Strengthen the retail base of the town by facilitating new development and strengthening the town centre

Retailing policies

E1 Vitality of town centre

It is Council policy to maintain and improve the vitality and viability of the town by facilitating new retail and retail services at ground level and encouraging the use of upper storeys either for commercial use or for accommodation, having regard to the standards and guidelines set out in the County Development Plan

E2 Sympathetic development of historic core

It is Council policy to require new commercial development in the historic core (shown on Map 4) to be in accordance with the Shop Front guidelines set out in the County Development Plan

E3 Sequential approach

It is Council policy to apply a sequential approach to the location of new retail development, depending on the availability of suitable sites. The preferred location is within the town centre, otherwise on suitably zoned land within 400 metres of the centre. Only after these options are exhausted will suitable out of centre locations and sites be considered

Tourism

In the National Spatial Strategy tourism is identified as an option for economic diversification in places like Askeaton. The town has considerable potential because of the richness of its building heritage, its attractive setting on the River Deel and its proximity to other visitor destinations on the south side of the Shannon estuary. Some of the potential of Askeaton is already being realised through guided tours of the Castle and Friary, run from the seasonal tourist office staffed by the Askeaton Civic Trust. There is also a planning permission for a small hotel, which is likely to be implemented during the early part of the plan period. There is an ongoing programme of work by the OPW on Castle Island, stabilising and conserving buildings, which will eventually enable the island to be open to the public. The OPW is preparing a plan for the Island. It is probable that the OPW will establish a full-time presence, including a guide service (which will also serve the friary). It is expected that the conservation works programme currently under way will take 6 to 8 years so that Castle Island will not be fully accessible to the public during the period of this plan.

The historic core of the town, including the Friary, the Castle, the squares and the riverside below the Bridge, is a significant tourism asset, which should be developed in parallel to the ongoing works on Castle Island. This plan provides guidance for the enhancement of this townscape in the form of briefs for improving the public realm

and for the redevelopment of infill sites. Economic activities such as cafes, restaurants, craft workshops, galleries and craft shops would be appropriate uses of many of the buildings and spaces that are available for renewal and these uses will be facilitated by the plan.

E4 The public realm in the historic core

It is Council policy to improve the public realm of the historic core

E5 Tourism uses in the historic core

It is Council policy to encourage the re-use and refurbishment of existing buildings and spaces for tourism and tourism related uses

5.5 Conservation

The strong physical character of Askeaton is largely the result of its historic core, comprising character areas 1, 2, 3,7,8 and 9, which are described in Section 3.3 above. The quality of the historic core is the result of the presence of notable buildings and of the overall townscape. This review of the 2002 plan, having regard to the importance of this aspect of Askeaton, has included a detailed reassessment of policies for protected structures and architectural conservation areas.

The state acquired most of Castle Island in the late 1990s. Conservation work is now underway on the Hellfire Club. The Castle will be conserved as it is. Works are required on the banqueting hall to remove inappropriate works and to repair damaged masonry. The curtain wall will be repaired but not restored. It is desirable that views of the town from vantage points in the castle, that will become available to the public, are taken into account when new development around the castle is assessed. In relation to the Friary some conservation works are required. It is important that any works carried out near the friary such as a riverside walk or a footbridge take account of the relationship of the friary to the river, downstream of Askeaton bridge.

This plan puts forward additional buildings and structures for inclusion in the Council's Record of Protected Structures. It also puts forward revised Architectural Conservation Areas for adoption. The plan also aims to protect the most significant views of the Friary and the Castle and views from the Castle. The plan also incorporates design guidance for improving the main public areas in the historic core.

The Deel River is a significant aspect of the character of the historic core of the town and is the most noteworthy natural feature in the plan area. The plan has policies to protect the river quality, to protect groups of broadleaf trees which contribute to views in the town and to otherwise enhance local biodiversity. It is likely that there are populations of protected species within the plan area associated with waterside and old building habitats e.g. bat species.

5.5.1 Built heritage

Built heritage objective

Conserve the building heritage of Askeaton, both the townscapes of the historic core and individual buildings and their settings.

Built heritage policies

(Refer to Maps 5, 7 and 8)

C1 Protected structures

It is Council policy to protect structures that are set down in the Record of Protected Structures or that are proposed for inclusion in the Record of Protected Structures (Refer to Appendix 1) and to encourage proposals that would safeguard or enhance their character

The inclusion of a building as a protected structure or a draft protected structure introduces a restriction on carrying out works that materially affect the character of the structure without first seeking planning permission. Hence proposals for extensions and other internal or external alterations may require planning permission.

Section 57 (2) of the 2000 Act allows an owner or occupier of a protected structure to seek a declaration from the planning authority as to the type of works which would or would not materially affect the character of the protected structure. It is recommended that this process is used in order to establish cases where planning permission may be required. In addition, it should be noted that the Conservation Grant Scheme applies to protected structures.

Planning permission will not be given for the demolition of any of the structures included in the Record of Protected Structures except in exceptional circumstances. The planning authority will encourage owners and occupiers to avoid any protected structure, or any other structure of architectural heritage merit, from becoming endangered due to a lack of use or maintenance. These include buildings that are terraced or are attached to buildings in separate ownership.

Where a building is included in the record of Protected Structures, or is proposed for protection, works to the interior of the structure which would materially affect the character of the protected structure will require planning permission. These restrictions extend not just to the building itself, but to any other structure within its curtilage.

C2 Architectural Conservation Areas

It is Council policy to protect and enhance the character of the Architectural Conservation Areas by encouraging development that respects the scale and form of the existing buildings. Where appropriate this extends to the streetscape and to the retention of the external vernacular features such as shop fronts, sash windows, gutters and downpipes and decorative plasterwork

The Local Area Plan includes a number of existing Architectural Conservation Areas (ACAs) and also proposes the designation of a new ACA to include the town centre area. This would incorporate the older buildings running from the western end of Church Street eastwards to include The Square, West Square, Main Street and part of The Quay as well as the bridge.

Policy C3 Archaeology

It is Council policy to safeguard the value and setting of archaeological remains and sites in Askeaton. It will be Council policy to seek their preservation in situ or, and only where appropriate, through archaeological excavation. Where any application is received within the Historic Town, which is a Recorded Monument, outlined on Map 9, the application will be referred to the National Monuments Service for its recommendation. An archaeological impact assessment may be required as part of the application. It is Council policy to liaise with the National Monuments Service and the Conservation Architect of the Office of Public Works in relation to any development proposals in the vicinity or viewsheds of Askeaton Castle and Askeaton Friary.

The National Monuments Act 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). Askeaton is designated as an Historic Town (Recorded Monument L1011-092) in the RMP. The extent of the Historic Town is shown on the Policy Map (Map 9). It is a legal requirement, under Section 12(3) of the 1994 Act, that any person, who wishes to carry out works in this area, including development that does not require planning permission, seeks the agreement of the Office of Public Works, giving at least two month's notice in writing.

Policy C4 Public realm of the historic core

It is Council policy to carry out sensitive improvements to public areas within the historic core to enhance the townscape of this area (Refer to Map 5)

Policy C5 Stone Walls

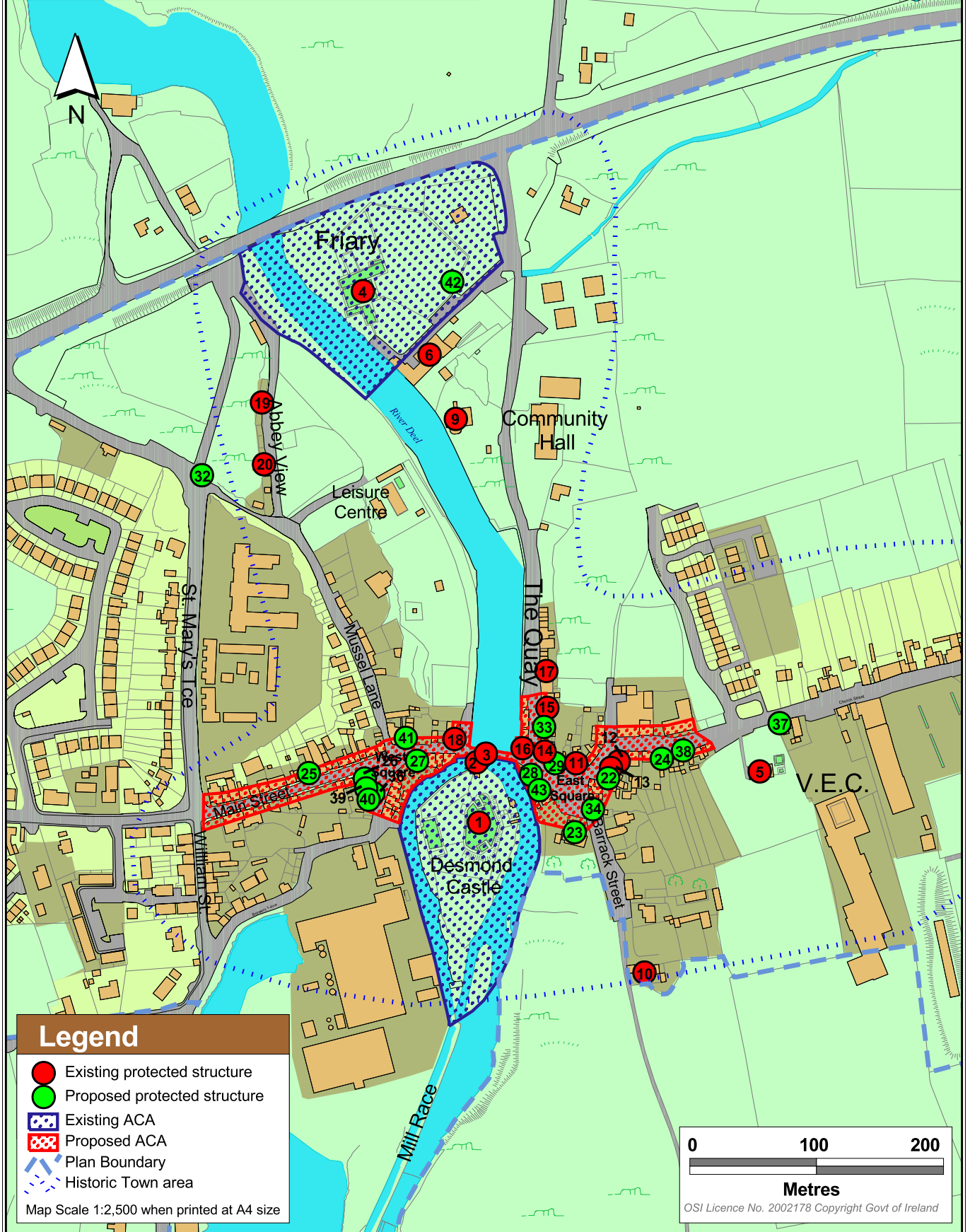
It is Council policy to protect the stone walls that are shown on the Policy Map



Aisling Kiff, Station Road (Age 12)

Askeaton Local Area Plan

Map 7: Town centre conservation policy



5.5.2 Natural heritage

Natural heritage objective

Conserve the natural heritage of the area and promote biodiversity

Natural heritage policies

C6 Trees

It is Council policy to protect the groups of trees identified on the Policy Map and to encourage the planting of native deciduous trees in new development areas

C7 River Deel

It is Council policy to protect the River Deel and the riverside setting

C8 Nature Conservation

Proposals for development will only be permitted where it can be clearly demonstrated that there will be no unacceptable impacts on local biodiversity

C9 Views

It is Council policy to protect the views shown on the Policy Map and also to have regard to the visual impact of new development on views from the Castle

5.6 *Community and Recreation*

Askeaton has a good range of community and recreation facilities. There has been a considerable improvement in facilities during the last plan period, most notably the opening of the Askeaton Leisure Centre in 2007. A children's playground will be provided near the recreation centre in the near future.

Community and recreation objective

Ensure the retention of services and facilities in Askeaton and work in partnership with the local community to further improve provision.

Community and recreation policies

Com 1 School facilities

It is Council policy to facilitate the expansion of school facilities as required

Com 2 Childcare provision

It is Council policy to facilitate childcare provision in accordance with Development Plan and DOELGH (Childcare Facilities, 2001) standards and guidelines

Com 3 Playground

It is Council policy to provide a children's playground in the town park

Com 4 Town Park

It is Council policy to maintain and improve the town park as an amenity resource for the whole community

Com 5 Open space in new housing developments

It is Council policy to ensure public open space is provided in new housing areas in accordance with the principles of the Urban Design Manual and the standards of the County Development Plan

Com 6 Use of the River Deel for recreation

It is Council policy to facilitate the use of the river and riverside for recreational purposes such as fishing and canoeing, provided that there are no adverse impacts on river and riverside habitats

5.7 Land Use Zoning

The purpose of the zoning policy is:-

- a) to ensure that there is enough land for the development anticipated during the plan period, making due allowance for the fact that only some of the zoned land will become available for development, and
- b) to provide a measure of certainty for residents, landowners and developers about where development of different types will and will not be allowed in the plan period.

The zoning is shown on the policy map (Map 9) and the areas involved are set out in Table 9. The 2009 LAP largely continues the zoning strategy of the 2002 plan with relatively minor changes. The changes include:-

- A differentiation between established residential areas and new residential areas
- A new serviced sites residential area on the south side of Church Street
- The rezoning from residential to agriculture of an area in the south-west corner of the plan area
- An extension of the town centre (formerly 'mixed use' area between the Quay and Church Street,
- Reservation of an area for expansion of the national school and other community uses, and
- Other changes that take into account development in the last plan period, such as the new soccer club ground.

In established residential areas the protection of residential amenity is a paramount factor in the consideration of planning proposals for new development. In zoned, but undeveloped, new residential areas, this remains important but there is more scope for the favourable consideration of other uses, e.g. a retail store with car park, a sports facility with flood lights or a childcare facility, that may be problematic in an established residential area.

As a general guide to how different types of proposal will be considered in the different zones refer to the Land Use Zoning Matrix (Table 10). The areas zoned for the different types of use are set out in the table below.

Table 9 Zoning provision

Zone	Hectares	% of zoned area
Agriculture	18	15
Amenity	14	11
New Residential	27	22
Serviced Residential	15	12
Existing Residential	24	19
Industry	8	7
Town Centre	7	6
Education and Community	8	7
Total	120	100

Note. Numbers in the table have been rounded to whole numbers



Ciara O'Rourke, Deel Manor (Age 11)

Table 10 Zoning Matrix

	Town Centre	Existing residential	New Res.	Education and Community	Amenity	Industry	Agri
Advertising panel	O	X	X	X	X	O	x
Bank	I	O	O	X	X	X	X
Bottle bank	I	O	O	I	O	O	X
Car repair/sales	O	X	X	X	X	I	O
Childcare facilities	I	I	I	I	X	I	X
Church or school	I	O	O	I	X	X	X
Cinema	I	O	X	X	X	X	X
Community hall or centre	I	X	X	I	O	X	X
Dwelling or apartment	I	I	I	X	X	X	X
Group Housing and sites for travellers	O	O	O	X	X	O	X
Guesthouse	I	O	O	X	X	X	X
Garden Centre	O	O	O	X	O	O	X
Hair salon	I	O	O	X	X	X	X
Health centre/clinic	I	O	O	O	X	X	X
Hotel	I	O	O	X	X	X	X
Industry, Light	O	O	O	X	X	I	X
Industry, general	X	X	X	X	X	I	X
Supermarket >900m ²	I	O	O	X	X	X	X
Leisure/recreation open space	O	O	O	I	I	O	X
Nursing home	O	O	I	O	X	X	X
Office	I	O	O	X	X	O	X
Petrol station	O	X	X	X	X	O	X
Playground	O	O	I	I	I	O	X
Pub	I	X	X	X	X	X	X
Restaurant	I	O	O	X	X	X	X
Retail warehouse	O	X	X	X	X	X	X
Takeaway	I	X	X	X	X	X	X
Wholesale warehouse	O	X	X	X	X	I	X

Key

- I *Generally permitted*
 O *Open for consideration*
 X *Generally not permitted*

6 Environmental Assessment

6.1 Strategic Environmental Assessment (SEA)

Askeaton is below the mandatory threshold for strategic environmental assessment. The Plan was therefore screened to decide whether an SEA should be carried out. The EPA, Department of the Environment, Heritage and Local Government and the Department of Communications, Energy and Natural Resources were consulted on this matter. Neither the EPA nor the Department of Communications indicated that an SEA should be undertaken. The Department of the Environment has stated the following:-

‘If the proposed Local Area Plan contains the following objective (or in similar wording without altering the meaning of the objective), it is not considered likely to have significant environmental effects on a Natura 2000 site:

To develop an adequate sewage treatment system in Askeaton which will have sufficient capacity and treatment to avoid significant adverse effects on the integrity of the Shannon Estuary European sites (SAC and SPA).

If this objective is included in the LAP, then the Department of Environment, Heritage and Local Government submits that a Strategic Environmental Assessment is not required with regard to his plan pursuant to Article 6 or 7 of EU Directive 92/43/EEC.’

6.2 Likely Significant Effects on the Environment of Plan Implementation

In broad terms, the Plan is a continuation of the strategy of the previous Askeaton Local Area Plan, with an emphasis on consolidation of the existing urban framework. No significant environmental effects have come to light as a result of implementation of the 2002 Local Area Plan although the highly unsatisfactory nature of the existing town sewerage system is recognised. As the new plan involves only a small area of additional zoning for development, has a strong conservation focus in relation to the built heritage of the town and includes a policy to implement a new sewerage treatment system, it is considered that the effects of this plan will be primarily neutral or positive.

Table 11 is a summary assessment of effects. The left hand column of the table is a list of the policy areas of the plan. The other columns represent an assessment of the impact of those policy areas on a range of issues. A total of 85 separate assessments are summarised by the table. The issues covered include those which fall within the scope of SEA (natural environment, biodiversity, renewable and non-renewable resources and heritage) as well as issues which are part of a wider sustainability agenda (social needs and economy and work). Assessments of some policies are tentative given the absence of baseline information. This is the case in respect of biodiversity, given the absence of surveys in the plan area.

On the basis of the assessment, it is considered that the range of environmental and other sustainability issues that should have been addressed, have been included in the plan. It is further considered that most of the policies of the plan are unlikely to have

significant environmental effects. As the EPA report describes (in Section 3.2 above) there are implicit negative environmental consequences in encouraging and facilitating the growth of what is a relatively small settlement with a limited range of services e.g. the high consumption of fossil fuels and the difficulty of creating a balance of population, services and employment in a relatively remote place. However, promoting development in Askeaton is preferable to a pattern of highly dispersed rural development.

It is anticipated that the impact of the plan will be relatively benign. In respect of infrastructure policy (new sewerage system), conservation policy (conservation of historic fabric and natural heritage) and community/recreation policy (facilitating local provision) it is considered that the plan will have either neutral or positive impacts.



Sarah Enright, Ballyclough (Age 9)

Table 11. Environmental Assessment

LAP Policies	Natural Environment			Bio-Diversity	Social Needs				Economy and Work				Resources		Heritage		
	LQ	AQ	WQ	NC	AS	HA	AT	BAL	AET	BEO	AE	SLI	RS	Non-RS	NH	BH	CUL
Population/Housing	0	-	0	0	-	+	+/-	+/-	+/-	+/-	+/-	+	-	-	0	+	+/-
Infrastructure	0	0	+	+	0	0	0	0	0	0	0	0	0	0	+	0	0
Economic Development	0	0	0	0	0	0	+	+	+	+	+	+	-	-	-	0	+
Conservation	+	0	0	+	0	0	0	0	0	+	0	+	0	0	0	+	+
Community Recreation	0	0	0	0	+	0	0	+	+	+	+	+	0	+	0	0	+

Key

LQ Landscape Character

AQ Air Quality

WQ Ground and surface water quality

NC Overall nature conservation

AS Access to social, health, education and amenity facilities

HA Housing availability and affordability

AT Alternative transport modes

BAL Balance between population, services, employment opportunities and housing

Appraisal scoring + positive, - negative,
+/- positive and negative, 0 neutral

AET Access to education and training

BEO Business and employment opportunities

AE Access to employment

SLI Support local industries

RS Consumption of renewable resources (wind, solar, hydro, biomass, forest, animal, water)

Non-RS Consumption of non-renewable resources (energy, land, materials, wildlife, landscapes and seascapes)

NH Natural heritage

BH Built heritage

CUL Local cultural identity

Appendices

- 1. Buildings of Special Interest**
- 2. Urban design guidelines**
- 3. Guidance for infill sites**
- 4. Review of the Askeaton Local Area Plan 2002**



Detail from drawing by Robin O'Callaghan, Deel Manor (Age 10)

Appendix 1. Buildings of special heritage

The current Record of Protected Structures that sets down the list of buildings protected under the planning acts is set down in the Limerick County Development Plan 2005-2011. In all there are twenty buildings included in the RPS that lie within the Askeaton LAP area. These are:

Carnegie Library	Askeaton	Institutional
"Harte's"	Cloonreask	Thatched Building
"O'Connell's"	Cloonreask	Thatched Building
Bridge	Askeaton	Urban Structure- Bridge
Church	Askeaton	Urban Structure - Church of Ireland
Castle	Aghalacka	Medieval Site- Castle
Gatehouse	Aghalacka	Urban Structure- Dwelling
St. Mary's R.C. Church	Cloonreask	Urban Structure- Roman Catholic Church
Glebe House	Askeaton	Urban Structure- Dwelling
Brandon Saddler's	Askeaton	Urban Structure- Commercial
McDonnell's Pub'	Askeaton	Urban Structure- Commercial
Warehouse	Askeaton	Urban Structure- Commercial
Abbey Mill	Moig South	Urban Structure- Industrial
Abbey	Askeaton	Medieval Site- Franciscan Friary
Abbey Lodge (Tall Trees Nursing Home)	Askeaton	Urban Structure- Dwelling
O'Grady's'	Askeaton	Urban Structure- Dwelling
Shanahan's Grocery'	Askeaton	Urban Structure- Commercial
Ranahan's Pub'	Askeaton	Urban Structure- Commercial
Coleman's Pub'	Askeaton	Urban Structure- Commercial
Collin's'	Cloonreask	Urban Structure- Commercial

The Askeaton Local Area Plan 2002 proposed that a number of other buildings would be included in the RPS, however many of these were not incorporated in the RPS at that stage.

On the following pages each of the protected structures listed above is examined and a number of other buildings are proposed for inclusion in the RPS.

A. Protected structures

The following structures are included in the Record of Protected Structures as set down in the Limerick County Development Plan 2005-2011.

1. Desmond Castle



The castle stands on an island in the River Deel in the centre of Askeaton. The castle complex includes elements ranging from the initial foundation at the end of the 12th century, to an 18th century structure said to be the Hell Fire Club. The castle is surrounded by a curtain wall that flanks the river's edge and continues along the southern flank, the southern section of the island being outside the castle and in separate ownership. The castle is in the care of the Office of Public Works and a programme of conservation and repair work is under way at present.

Special interest: Archaeological, architectural, historical

Rating: National

Status: Protected structure, National Monument (Reg. No. 201), included in Record of Monuments and Places (Ref. LI011-092003)

2. Gate house, Desmond Castle

Three-bay, two-storey house with adjoining gateway on causeway linking the island with the bridge. The house is gabled with a slate roof and two chimney stacks. The eastern and northern walls are rendered and painted, the western or rear wall is roughcast rendered.

The north western corner of the house is built over the river on a segmental arch with dressed limestone voussoirs. The north eastern corner is rounded at ground floor level. The windows and doors are 20th century replacements.

The gateway consists of two substantial piers of rubble limestone, recently repaired, and carrying gates of profiled steel. The parapet of the bridge turns to the front of the house alongside the approach to the castle. The house incorporates some medieval fabric and possibly some of the original gate house. The present gate piers may be of 19th century date. The southern section of the building, south of the stone gateway, is of late date, probably from the middle-19th century. There was no building in this location previously and this is not likely to contain any older fabric.



Special interest: Archaeological, architectural, historical

Rating: National

Status: Protected structure, historic monument

3. Bridge



The bridge at Askeaton has a low rise to a crest in the centre of the eastern channel and is of six arches, with different forms of construction. On the downstream side the first and third from the east have low pointed arches, the second being rebuilt in concrete as a beam bridge rather than an arch. On the upstream side the first and third arches are segmental, with hammered limestone voussoirs. These three span the eastern channel of the river. The three arches over the western channel also vary, one passing at an angle beneath the gatehouse to the castle,

with a segmental arch upstream and semicircular downstream. The central arch is low and segmental. The westernmost arch turns to emerge at right angles to the rest of the bridge from under the quay and has a semicircular arch smaller than the others. The parapet is partially capped with dressed limestone, though a great deal of it has been replaced with mass concrete. With the exception of the concrete and some dressed limestone voussoirs the balance of the bridge is of limestone rubble.

Special interest: Archaeological, architectural, technical, historical

Rating: National

Status: Protected structure, historic monument, included in Record of Monuments and Places (Ref. LI011-092-002)

4. Friary

The Franciscan Friary at Askeaton was founded in 1389, though the buildings generally date from a few years later, in the mid-15th century. These buildings consist of the usual range of structures found in a friary of this type, such as the church, a refectory, dormitory and cloisters, the latter in very good state of preservation. Although the friary was plundered in the late 16th century, it was



unoccupied for only fifty years or so before being brought back into use until the early 18th century. As a result of this late use the buildings are in a very good state of preservation, including traces of plaster and lime wash on the walls. The friary is in the care of the Office of Public Works.

Special interest: Archaeological, architectural, social, historical

Rating: National

Status: Protected structure, national monument (Reg. No. 185), included in Record of Monuments and Places (Ref. LI011-092006 to 092014).

5. Church of Ireland church



The Church of Ireland Church in Church Street is a small rectangular church built of sneaked limestone and with buttresses at the corners. The west front has a doorway set in a surround of dressed limestone and with a four centred arch. Above the door is a tripartite window with label mouldings. There is a ventilation slot near the top of the gable and above is a bellcote. There are lancet windows on the sides of the church, with decorative timber tracery on the windows of the northern side, while those on the southern side are plain. There is a tripartite window in the eastern gable and the gable is surmounted by a substantial finial.

To the east of the church there is the ruin of the earlier church and its tower, the latter being square at the base, transforming to octagonal in the upper level. This ruin is the remains of the original church established at the close of the 13th century by the Knights Templar.

Special interest: Architectural, archaeological, historical

Rating: Regional

Status: Protected structure, included in Record of Monuments and Places (Ref. LI011-092-004, 092005 and 092015)

6. Abbey Mills

A substantial mill complex with a frontage of about thirty metres to the river, and stretching back more than ninety metres. Beyond this to the east there is a sluice at the roadside that originally governed the water supply to the mill wheel. The two main surviving buildings are four storeys in height and built of limestone, with dressed stone façade to the river. The larger building, at the water's edge, is three bays in width and ten bays in length. The smaller building is two bays wide and four bays in length. The roofs are hipped and slated. This was originally a corn mill and in the 20th century was used as a creamery. It has been vacant for some years.



Special interest: Architectural, technical, historical

Rating: Regional

Status: Protected structure

7. St. Mary's Roman Catholic Church



St. Mary's Roman Catholic Church was built in 1851 to replace an earlier church at the friary. The church has a T-shaped plan with the southern gable facing the road. This gable is faced with hammer-dressed coursed limestone ashlar and is crenellated with finials at the lower ends of the gables and a bellcote surmounted by a cross at the top. There is a central doorway with a large window above, both with label mouldings. The other facades of the church are of limestone rubble. There are doors in the transepts and gothic-arched lancet windows in each elevation.

Special interest: Architectural, social, historical

Rating: Regional

Status: Protected structure

8. Ballindeel House, formerly The Glebe House

Ballindeel House is a two-storey, three-bay villa dating from 1827. The façade is roughcast rendered and painted. There is a substantial porch of cut limestone with cornice and blocking course. The roof is shallow-pitched, hipped and slated with projecting bracketed eaves. There is a substantial T-shaped chimney stack placed centrally to the front of the ridge and eight pots in width. There is a small chimney stack on the east side. The upper floor front façade has six-over-six timber sashes, while the ground floor bays flanking the porch have arched double niches, this being reflected in the window to the front of the porch with round-headed sash window set in an arched niche. A projecting wing to the eastern side connects to a range of outbuildings. The house is set back from the road within a demesne and approached via a curved drive from a gateway recessed with wing walls



Special interest: Architectural, social, historical

Rating: Regional

Status: Protected structure

Comment: Included in National Survey of Gardens and Designed Landscapes

9. Tall Trees, The Quay, formerly Abbey Lodge



Tall Trees is an early 19th century two-storey villa, square in plan and with three bays on each side. The entrance door faces south and has a flat-roofed porch with Doric columns. The roof is hipped and slated. There have been some inappropriate extensions to the house. The main gate is of wrought iron with intersecting sunbursts and is flanked by wrought iron gate piers.

Special interest: Architectural

Rating: Regional

Status: Protected structure

10. Former police station, Barrack Lane

The former police barracks in Barrack Lane was built in the mid-19th century as a barracks for the Irish Constabulary – later the Royal Irish Constabulary, and subsequently transferred to the Garda Síochána. The original building is five-bay with a narrow central window at first floor level above a projecting porch with crenellated parapet. The other windows are mullioned, with one-over-one timber sashes. It is two-storey and gable-ended with slate roof and with chimneys at the gables and two chimneys near the centre. This building was extended to the west and extended again with a flat-roofed two-storey extension.



Special interest: Architectural, historical

Rating: Regional

Status: Protected structure – listed as O'Grady's, The Square

11. Coleman's, The Square



Coleman's is a four-bay building, original three separate properties. It has two-over-two sash windows on the upper floor and on ground floor level there are two small shopfronts, each with fascia and tripartite shop window; there is also a small sash window and a separate door. The façade is part roughcast rendered and part smooth rendered and is painted. The roof is slated with no chimneys visible to the front.

Special interest: Architectural

Rating: Regional

Status: Protected structure

12. Shanahan's, The Square

Three-storey, two-bay building with rendered painted façade. There is a mid-20th century shopfront with replacement windows of uPVC and with a painted fascia sign over. There is a separate panelled door leading to the upper floors.



Special interest: Architectural

Rating: Local

Status: Protected structure

13. Ranahan's, The Square



Ranahan's is a three-storey, two-bay building built as a pair with Cagney's which adjoins to the south. The upper floors are roughcast rendered and the windows are replacement casements. The shopfront is of mid-20th century date with hardwood windows and doors and a plain fascia sign.

Special interest: Architectural

Rating: Local

Status: Protected structure

14. Brandon Saddlers, The Quay

Three-storey, single-bay shop premises with residential accommodation over. The building is roughcast rendered. The upper floor windows are replacement aluminium casements. The roof covering is of fibre cement slates. There is a traditional shopfront from the early 20th century consisting of a four-panelled door with a quadripartite shop window with a timber fascia board.



Special interest: Architectural

Rating: Local

Status: Protected structure

15. Carnegie Library, The Quay

The Carnegie Library is a two-storey, three-bay, gable-ended building with a painted render finish. The ground floor windows and main doorway are large and round-headed with a string course at impost level and with a moulded archivolt. The upper floor windows are rectangular and all windows and the door and its glazed screen are replacement. The roof covering is replacement fibre cement slate. There is a high rendered plinth and parallel rendered quoins. A small doorway has been added at the left-hand end of the façade to provide separate access to the two floors. The library was built to the designs of W F C Hartigan for Rathkeale Rural District Council, ca. 1905.



Special interest: Architectural, social

Rating: Regional

Status: Protected structure

16. O'Mahony's, The Quay



Two-storey, three-bay, gabled house on the corner of The Quay with The Bridge. Windows are replacement uPVC casements. Door is modern glazed replacement. The shopfront is in the right-hand bay and has a window with uPVC divisions, a door and a simple board fascia sign. There are windows in the gables.

Special interest: Architectural

Rating: Local

Status: Protected structure

17. The warehouse, The Quay

Four-storey, three-bay mid-19th century quayside warehouse building presenting a gable to the front. There are loading doors in the middle of the façade on each floor. The building is constructed of rubble limestone with a covering of harling. The roof is slated. The window shutters and doors are of sheeted timber.



Special interest: Architectural, technical, historical

Rating: Regional

Status: Protected structure

18. Collins's, Main Street



Three-storey, three-bay gabled house with a frontage to Main Street and another frontage towards the river. The building is faced with sand and cement and painted. The windows are timber sliding sashes, with six-over-six on the first floor and three-over-six on the second floor, these being amongst the few sash windows remaining in the town.

Special interest: Architectural

Rating: Regional

Status: Protected structure

19. Harte's, Cloonreask

Single-storey, three-bay traditional dwelling with two-bay extension to the side. Built of rubble stone with painted render to front façade and cement rendered gable end. The extension is two-bay with sand and cement rendered façade and roof of fibre cement slate. The main house has a thatched roof, though this has collapsed in part, while the rest is in poor condition. The windows and door are modern replacements.



Special interest: Architectural, technical, social

Rating: Regional

Status: Protected structure (recommended that it should be removed from the RPS)

20. O'Connell's, Cloonreask



Single-storey, three-bay traditional dwelling with two-bay, single-storey extensions on either side. Built of rubble stone with painted render to front façade and gables. Extensions are of concrete blockwork with corrugated roofs. The main house has a thatched roof with low chimneys at the gables. The windows are modern replacements and are enlarged, with concrete sills. The door is a modern replacement.

Special interest: Architectural, technical, social

Rating: Regional

Status: Protected structure

B. Proposed protected structures

21. Former Fever Hospital, Cloonreask

Three-bay, single-storey gabled building with central doorway and brick-headed window opens. Constructed of rubble limestone with remnants of a facing of harling, and with a prominent stone plinth foundation. The building is in ruin, with most of the gable ends and the front façade remaining, but most of the rear façade missing. The roof is missing. This building is shown on the first edition Ordnance Survey map of 1841. It was in use as a fever hospital during the famine and through to the early 1850s, when this use ceased and it was occupied as a dwelling. It went out of use in about 1860 and has been vacant ever since.



Special interest: Architectural, social

Rating: Local

Status: Not protected

22. Cagney's, The Square



Three-storey, two-bay gabled building built as a pair with Ranahan's to the north. The façade is of painted smooth render. The roof is slated. There is a small traditional shopfront, but altered. This has a tripartite shop window, a door with rectangular light over and a simple fascia board.

Special interest: Architectural

Rating: Local

Status: Not protected

23. Bank of Ireland, The Square



Late 19th century bank building erected on the former site of the court house. Four-bay and two-storey with the left-hand two bays breaking forward of the main building. The roof is hipped with corbelled eaves. The façade is smooth rendered and painted and has raised stucco quoins. The windows are one-over-one timber sashes. The front door is flanked by fluted pilasters supporting a tympanum with cornice and blocking course. The building is set back from the road with a low wall with piers and wrought iron railings.

Special interest: Architectural

Rating: Local

Status: Not protected

24. T. S. O Móráin, Church Street

Two-storey, three-bay gabled building with roughcast render upper floor having one-over-one timber sash windows. At ground floor level the façade is smooth rendered and painted with raised parallel stucco quoins. A simple shopfront with door, shop window and plain fascia board.



Special interest: Architectural

Rating: Local

Status: Not protected

25. Stucco building, Main Street



Two-storey, three-bay gabled building. The windows on the upper floors are replacement uPVC casements with stucco surrounds. The ground floor has a carriage arch to the left, a simple shopfront in the centre and a doorway to the upper floor at right. The latter has a simple stucco surround. The shopfront has a fascia sign and is otherwise plain, with replacement uPVC door and window.

Special interest: Architectural

Rating: Regional

Status: Not protected

26. Corner Shop, Main Street

Commercial premises presenting four bays to West Square on the upper floor and six bays to Main Street. At ground floor level there are two shop windows to West Square and two shop windows and two doors to Main Street. The façade is smooth rendered and painted at ground floor level and roughcast rendered on the upper level, with a smooth band at the eaves. There is a simple stucco surround to the upper floor windows. The shop windows are of late 20th century date. The roof is hipped at the corner and is slated. The windows are one-over-one sashes.



Special interest: Architectural

Rating: Local

Status: Not protected

27. Ita's Hair Salon and Present Time, West Square



Two-storey, three-bay gabled building. The upper floor is roughcast rendered with smooth render surrounds to the windows and parallel stucco quoins. The ground floor is smooth rendered. There are two shop windows at ground floor level, both with replacement windows and simple fascia signs, one missing. The upper floor windows are replacement casements.

Special interest: Architectural

Rating: Local

Status: Not protected

28. Tourist Information Office, The Square

Three-storey, two-bay gabled building with smooth rendered and painted façade. The windows are one-over-one sashes. The roof has been replaced. The corner of the building is rounded at ground floor level. There is a viewing platform at rear to overlook the castle.



Special interest: Architectural

Rating: Local

Status: Not protected

29. Madigan's, The Square



Two-storey, two-bay, gable-ended house on the northern side of The Square near the junction with The Quay. The house is roughcast rendered and painted, with the exception of the greater part of the western gable end, which is weather slated and painted. The windows are replacement aluminium casements and the door is late-20th century timber and glass. There is a 20th century wrought iron railing across the front.

Special interest: Architectural

Rating: Regional

Status: Not protected

30. Former corn mill, Aghalacka

Early 20th century three-storey corn mill now in use as part of Southern Chemicals complex. The building is of limestone, with walls built in a mix of rubble stone and snecked limestone. The former window openings facing south are brick edged and are now stopped up. The building has had an additional section erected on the top in profiled steel, and modern buildings added to the sides.



Special interest: Architectural, technical

Rating: Regional

Status: Not protected

31. Milestone, Church Street

One of the series of milestones set down in the mid-19th century on the road between Limerick and Foynes. The milestone gives the distances to Kildimo, Foynes and Limerick, all in statute miles. The stone is prismatic, with a sloped top surface. It is raised higher than intended, leaving part of its root or foundation exposed. The milestone is of limestone and is painted, with a Fire Hydrant sign painted onto one face

Special interest: Technical, historical

Rating: Regional

Status: Not protected



32. Water hydrant, Coolrahee



Cast iron water hydrant manufactured by Glenfield and Kennedy of Kilmarnock, Scotland, one of the largest providers of cast iron products in the early 20th century. The hydrant has a fluted column rising from a base and with a knurled handle and a plain downward-facing spout. The top of the hydrant is domed and surmounted by a finial.

Special interest: Technical, social

Rating: Local

Status: Not protected

33. Water hydrant, The Quay



Cast iron water hydrant manufactured by Glenfield and Kennedy of Kilmarnock, Scotland, one of the largest providers of cast iron products in the early 20th century. The hydrant has a fluted column rising from a base and with a knurled handle and a plain downward-facing spout. The top of the hydrant is domed and surmounted by a finial.

Special interest: Technical, social

Rating: Local

Status: Not protected

34. Water hydrant, The Square

Cast iron water hydrant manufactured by Glenfield and Kennedy of Kilmarnock, Scotland, one of the largest providers of cast iron products in the early 20th century. The hydrant has a fluted column rising from a base and with a knurled handle and a plain downward-facing spout. The top of the hydrant is domed and surmounted by a finial. This hydrant has been moved from its original position nearby, further into The Square



Special interest: Technical, social

Rating: Local

Status: Not protected

35. Water hydrant, Church Street



Cast iron water hydrant manufactured by Glenfield and Kennedy of Kilmarnock, Scotland, one of the largest providers of cast iron products in the early 20th century. The hydrant has a fluted column rising from a base and with a knurled handle and a plain downward-facing spout. The top of the hydrant is domed and surmounted by a finial.

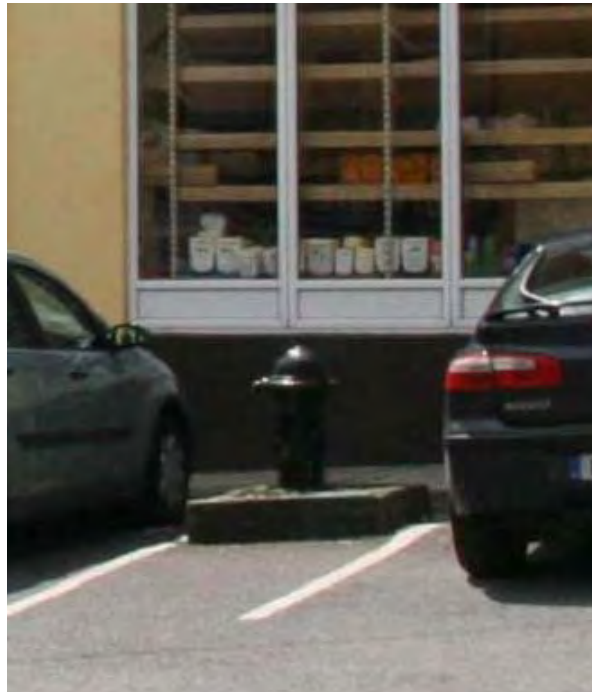
Special interest: Technical, social

Rating: Local

Status: Not protected

36. Water hydrant, West Square

Cast iron water hydrant manufactured by Glenfield and Kennedy of Kilmarnock, Scotland, one of the largest providers of cast iron products in the early 20th century. The hydrant has a fluted column rising from a base and with a knurled handle and a plain downward-facing spout. The top of the hydrant is domed and surmounted by a finial.



Special interest: Technical, social

Rating: Local

Status: Not protected

37. Former school gateway, Church Street

Mid-20th century wrought iron pedestrian gate with lettering “Mean Scoil Muire”, set in early 19th century gateway consisting of a pair of dressed limestone gate piers with rounded tops in the style traditional in the Askeaton area, and approached via two limestone steps.

Special interest: Architectural, social

Rating: Local

Status: Not protected



38. Deel Pharmacy, Church Street



Two-storey building on south side of street, with mullioned windows to first floor. Shopfront consisting of fascia sign across most of the width of the building supported on timber pilasters and encompassing a shop window, two doors and small window used for display. Small window has one-over-one sliding sash with stucco architrave and keystone. Roof is slated.

Special interest: Architectural

Rating: Local

Status: Not protected

39. House in West Square

Two-storey, three-bay mid-19th century house, one of a pair with building to south. Slate roof, rendered façade with timber sash windows, one pane in each sash on upper floor, two panes in each on ground floor. Front door is of 20th century date.

Special interest: Architectural

Rating: Local

Status: Not protected



40. Former shop in West Square



Two-storey, three-bay building from mid-19th century, one of a pair with house to north. Upper floor is dry dashed with painted parallel quoins, Lower floor is smooth rendered with later shop window. Upper floor windows are unusual, with timber sashes, each sash being mullioned and with narrower lights at the margins.

Special interest: Architectural

Rating: Local

Status: Not protected

41. Davison's Pharmacy, Main Street

Two-storey, three-bay shop and residence dating from mid-19th century. One of a pair with the premises to the west. Slated gabled roof. Upper floor windows have slightly canted heads. Windows are of aluminium. Shopfront is modified. Door to upper floor apartment is a four-panelled replacement and has an original spoked fanlight.



Special interest: Architectural

Rating: Local

Status: Not protected

42. Building in grounds of Friary



Stone building of unknown purpose, apparently associated with the Friary. Constructed of rubble limestone and with dressed limestone surrounds to slit windows at gable ends. This building is reputed to have been used as a Roman Catholic chapel prior to the building of St. Mary's Church in the 1850s. While it may have been used as a church at some stage, the one in existence in the early 19th century was further to the east, due south of the main friary buildings, and is now demolished.

Special interest: Architectural, archaeological

Rating: Regional

Status: Not protected, unless considered as part of friary

43. Hanley's, The Square

Three-storey, four-bay retail and residential building backing on to the River Deel. Originally two houses, with irregular window spacing. Windows are timber sliding sashes with one pane over one on the upper floors. There are two shop windows, double doors and a smaller window on ground floor level. The façade is roughcast rendered and painted, with parallel plaster quoins. Roof is gabled and has fibre cement slates.



Special interest: Architectural

Rating: Local

Status: Not protected

Appendix 2. Urban Design Guidance

AREA 2 The Square.

A Plot Proportion & Densities

The Square area is the oldest part of the town with its original plot size intact. The existing sizes should be maintained to preserve the traditional fabric. Backland Development to the North and South should adhere to the prevailing plot sizes.

B. Building Lines & Heights

Buildings are generally in line with and adjoining footpaths and are terraced, except for the back land buildings which have a more informal relationship with each other and with the more classical and strict relationship of the street front buildings.

Building lines of new street front projects should be kept aligned to pavements and heights should be restricted to 2 or 3 storeys.

C. Facade Design, Fenestration, Materials

Traditional design should be encouraged with vertical emphasis to doorways and fenestration. Urban vernacular design principals should prevail in any proposals for new development.

AREA 3 Main Street.

A Plot Proportion & Densities

Plot proportions are similar to those in the Square (Area 2 above) and are of restricted size. The existing prevailing plot sizes should be maintained to preserve the traditional urban fabric. However the amalgamation of the smallest sized plots should encourage viable proposals for re-development in this area.

B. Building Lines & Heights

Buildings are generally in line and adjoining footpaths and are of terraced type. Proposals for re-development should respect this pattern.

C. Facade Design, Fenestration, Materials

In general facades should be restricted to 2 storeys in height in this area with vertical fenestration and traditional materials.

AREA 4 St. Mary's Terrace – Plunkett Road.

A Plot Proportion & Densities

Plot sizes vary greatly in this area from small individual houses to medium sized multi-use development. The overall density is medium and this type of density should be encouraged in preparation for proposals for re-development in this area.

B Building Lines and Heights

Building lines and heights vary quite considerably in this area. New development proposals should take account of existing adjacent development in order to fit in the overall streetscape.

C Façade Design, Fenestration, Materials

The design of facades in this area varies greatly from old traditional terraced houses to more modern mixed use developments which incorporate contemporary design solutions. The existing streetscape is sufficiently robust and varied to be able to accommodate new buildings and projects of varying design approach both traditional and contemporary and such a mix may be encouraged where appropriate to help strengthen and add vitality to the existing urban streetscape.

AREA 5 Church Street / North Side.

A Plot Proportion & Densities

Plot sizes are small to medium and the prevailing density is medium and these features should be encouraged in new proposals for this area.

B Building Lines and Heights

Building lines are generally aligned with the street line. Building heights are generally 2 storeys with some single storey. This building pattern should continue for all new developments.

C Façade Design, Fenestration, Material

Façade design generally reflects the prevailing traditional housing type of the area and the existing vertical emphasis of windows and doors should be maintained with traditional elements and materials.

AREA 6 Church Street – Western End

A Plot Proportion & Densities

Plot sizes are generally large and the prevailing density is low to medium.

B Building Lines and Heights

No definite building lines are established. Heights vary from single to 2 storeys.

C Façade Design, Fenestration, Material

Buildings vary from traditional to modern buildings.

AREA 7 Mussel Lane

A Plot Proportion & Densities

Plot sizes are very restricted which accommodated the traditional cottages of the area along with very limited private open space. Small plots should be amalgamated into larger ones to stimulate re-development.

B Building Lines and Heights

Buildings generally are aligned with the street edge and are of single storey.

C Façade Design, Fenestration, Material

Vernacular design should be encouraged in this area to reflect the traditional but now almost extinct fisherman cottages of Mussel lane.

AREA 8 Riverside

A Plot Proportion & Densities

Plots are large in size compared to other areas of Askeaton. Densities are low. This area has extensive green areas and vegetation, which should be maintained.

B Building Lines and Heights

There are no established building lines. Heights are from single to 4 storeys.

C Façade Design, Fenestration, Material

Traditional design and materials should be encouraged in prominent locations. Modern design solutions could be accommodated.

AREA 9 Abbey Environs

A Plot Proportion & Densities

Plots in this area are of large size compared to other parts of Askeaton.

B Building Lines and Heights

There are no established building lines. Heights are from single to 2 storeys.

C Façade Design, Fenestration, Material

Design is greatly varied. However, traditional material should be encouraged to reinforce the heritage characteristics of the adjacent national monument.

**AREA 11 Western Part of Main Street &
AREA 12 Eastern Part of Church Street**

A Plot Proportion & Densities

Plot proportions are of single residential dwelling ranging between $\frac{1}{3}$ and $\frac{1}{2}$ acre sites and of low density.

B Building Lines and Heights

Buildings are generally set back from the road with heights ranging from single to 2 storeys.

C Façade Design, Fenestration, Material

Design is generally of suburban dwelling type.

SUMMARY OF URBAN DESIGN FOR AREAS 13, 14, 15 AND 16

These areas include green field sites which are zoned either 'new residential' or residential serviced sites. In relation to the latter, reference should be made to the special guidance issued by Limerick County Council. In relation to 'new residential' lands, low to medium density housing is expected. Estate layouts should be of non-linear type, offering quality urban design and quality open spaces. The use of good quality local materials will be encouraged and attention to the detailing of architectural elements and careful application of materials will be encouraged. Designers should make use of the Urban Design Manual- A Best Practice Guide (DOEHLG, 2008). In particular, in respect of larger schemes, reference should be made to the following design criteria which are based on the preferred village expansion design approach set out in Appendix 1 of the Manual.

1. Context

- a) The layout evolves around the linkages to destinations within the settlement
- b) Design solutions secure the boundary to the neighbours and provide access to established amenity areas.

2. Connections

The neighbourhood connects to surrounding uses e.g. school and village centre.

3. Inclusivity

A public space at the heart of a scheme invites access for all

4. Variety

- a) House types range from terraces edging the pavement to clusters of individual houses
- b) Flexible uses are arranged around the public space.

5. Efficiency

External gathering spaces are orientated to the sun

6. Distinctiveness

- a) Access routes converge on the focal point of the scheme
- b) Vistas towards historic buildings or other distinctive features outside the site are exploited.

7. Layout

- a) Clear navigable routes for pedestrians are generated along desire lines.
- b) Layouts locate greens and public spaces edged by own door and active uses.
- c) Communal clusters are located as secondary spaces to the rear.

8. Public realm

All public open space is overlooked and useable

Appendix 3. Guidance for infill sites

This section examines four infill sites in Askeaton and presents indicative drawings of potential development that could occur.

The streets are varied in style and type. They provide opportunities to restore building and street lines. The objective is to add to the richness of Askeaton's particular urban qualities. Any new development must respect the scale and grain of the existing architectural fabric, which is quite coherent. However, poorly executed pastiche should be avoided, sympathetic contemporary design is often more appropriate. In all cases professional expertise should be sought for all stages of the building process and attention should be paid to selection of materials including their weather and performance over time and careful detailing.

Several sites contain derelict and/or ruinous structures which form part of the historic fabric of the town. While it may not be appropriate or feasible to restore these, records, including drawn photographic and descriptive should be taken before any alteration or demolition. Stonework should be salvaged for reuse in the town e.g. repairing or building new stone walls. Copies of records taken should be lodged not only with Limerick County Council but also with the Irish Architectural Archive.

The plans and sketches are not intended as prescriptive recommendation for how the site should be developed. They are meant as indicative solutions to the stated guidelines. Emphasis is both on appropriateness of use and quality of built form and public space detailing.

SITE 1 & 2 : Brewery Lane — Existing



Analysis:

- This site consists of a laneway linking the West Square to William Street.
- Existing buildings are mainly derelict commercial/storage buildings that have been unoccupied for a long time.
- There are also derelict one-roomed cottage dwellings of the typical vernacular of Askeaton.
- Along the meandering lane, there is a mixture of one and two storey buildings with varied roof types / ridge heights. The composition of building forms shown on the right above is a particularly successful one, and could inspire any potential new development.
- There is a change of level of approximately one-storey over the length of the laneway and this step in section could be used to create a more interesting layout of units / dwellings.
- There is an existing access to one dwelling mid-way on the lane. This is to be retained.

SITE 1 & 2 : Brewery Lane — Proposals — Option 1



SITE 1& 2 : Brewery Lane — Proposals — Option 2



Site 1: Brewery Lane

Scale 1:500

SITE 1 & 2 : Brewery Lane — Proposals

Guidelines: Option 1

Use: Units / workshops for crafts or light industry with some residential above.

Form: A mixture of one and two storey — as currently exists on the site. The existing building line should be maintained, with development taking place along the northern boundary of the site. Workshops could have large doors opening out on to semi-public spaces/courtyards and the shared lane for outdoor work and/or display.

Materials: It is suggested that materials and details are robust and durable as appropriate for a working area. Masonry construction, partially rendered with timber and steel details would be suitable. Attention should be paid to the finishing of the road and pavement areas which would be vehicle/pedestrian shared and must be accessible for vehicles. The lane however, should be calm with minimal traffic.

Other: All existing structures to be surveyed and recorded prior to any development. Copies of these surveys and records, including plans, sections, elevations, details and photographs should be submitted to Limerick County Council and copied to the Irish Architectural Archive as part of any planning submission. Provision for bicycle parking and covered bin storage to be included with any development proposals.



View 1

SITE 1& 2 : Brewery Lane — Proposals



View 2

Guidelines: Option 2

Use: Five residential units. These should be permanent dwellings.

Form: This scheme allows for five dwellings of one and two storeys, adopting a similar building form to Option 1. The units consist of bedrooms at ground floor level with living areas above opening on to a separate private raised outdoor space for each dwelling. There is also a shared garden accessed through an archway and a shared parking area to the north-east of the site.

Materials: It is suggested that the materials used at ground floor level would be solid and durable, rendered masonry or concrete for example, taking account of their location on this public route, while at first floor level lighter materials and larger openings could be used to maximise daylight entry where there is greater privacy.

SITE 3: Abbeyview — Existing



Abbeyview

Scale 1:1000



Analysis:

- This site consists of three adjoining plots at Abbeyview, to the north of the town. The road frontage is interrupted by a single storey, now derelict cottage which is excluded from the proposed development site.
- The road on which this site is located is very rural in character, with single-storey dwellings of the vernacular type. Most are now either disused or derelict with some used for storage.
- The existing buildings front directly onto the roadside and have pitched roofs of varying finishes — slate and corrugated iron sheeting.
- There is no footpath alongside the building edge. There is however a footpath on the opposite side of the road, running in front of a series of ruinous vernacular cottages.
- All these vernacular structures, ruinous, empty or in use should be surveyed and recorded as they form part of Askeaton's rich heritage of small dwelling vernacular.

SITE 3 : Abbeyview — Proposals



SITE 3 : Abbeyview — Proposals

Guidelines:

Use: Residential

Form: Three single storey cottages in keeping with the character of this rural road with its row of vernacular type houses. These new dwellings would maintain the existing building line and the strong ridge and eaves lines. To the rear, they would extend to provide good living space opening on to private gardens. Facades here could be more open to avail of sun and privacy. The single cottage that is surrounded, but excluded, by the site would ideally be included in any development of this site as it might be difficult to incorporate at a later stage.

Materials: Due to the nature of the site and the strong vernacular architecture of existing buildings, the materials and finishes used should be traditional and similar to those of adjacent buildings, ie. painted, rendered facades, painted timber windows and doors and natural slate finishes to roofs. The rear of the dwellings, where they open out to the garden could be more contemporary in style.

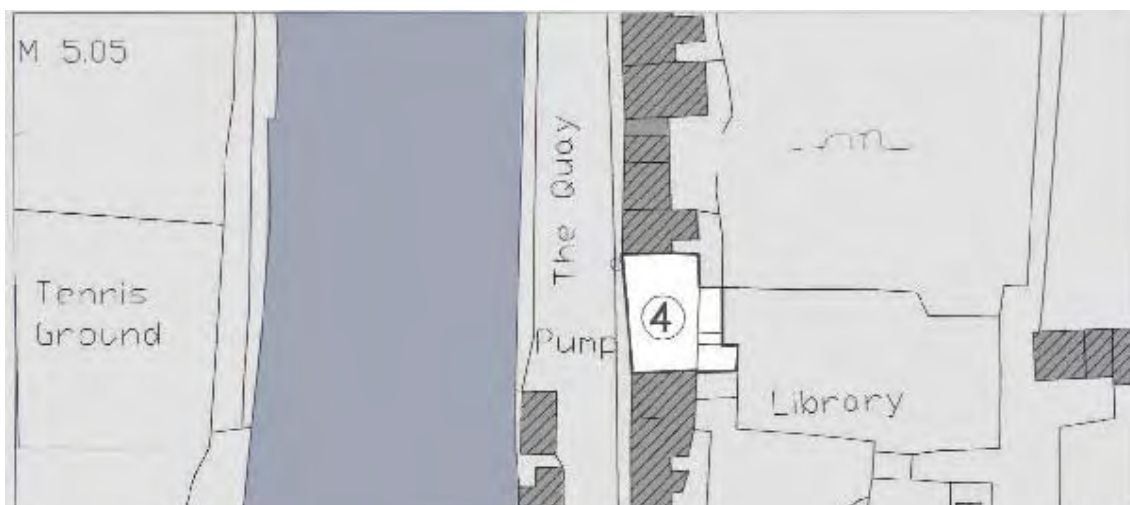
Other: All existing structures to be surveyed and recorded prior to any development. Copies of these surveys and records, including plans, sections, elevations, details and photographs should be submitted to Limerick County Council and copied to the Irish Architectural Archive as part of any planning submission.

The opportunity to construct one or more of these buildings using traditional earth construction should be examined, as a pilot research/experimental project to further knowledge and practical experience of these traditional methods. The strong vernacular tradition of Askeaton's built heritage might make this an appropriate initiative.



View 8

SITE 4: The Quay — Existing



The Quay

Scale 1:1000



Analysis:

- This site consists of a gap site on The Quay, facing west over the river.
- The surrounding buildings on The Quay are of various forms and uses, including a gable-ended four-storey stone warehouse building, now empty.
- Many of the buildings on The Quay are now disused or derelict but some houses are occupied and the branch library is located near the site.
- The gap site is quite wide with a long frontage onto the river but little depth to the rear. The rock ground rises steeply here.

SITE 4: The Quay — Proposals



Site 4: The Quay

Scale 1:500

SITE 4 : The Quay — Proposed



View 7

Guidelines:

Use: Commercial with residential over. This would be a suitable location for a restaurant/ café, gallery or other public, cultural or leisure use which would occupy ground and first floors, affording fine views to the river and castle. Residential or extended commercial use over.

Form: Two / three / four storey building, maintaining the existing building line. A varying section with different heights would acknowledge the different eaves and roof heights that exist on The Quay buildings.

Materials: Stone might be appropriate in this location as it can be found here and elsewhere along the river. However, care should be taken that stone type and method of construction is appropriate to the standard of traditional stone construction in the town. Alternatively, soft rendered masonry, painted would be appropriate, with painted timber windows. Natural slate should be used for roofing.

Appendix 4. Review of 2002 Plan

Table 12. Review of 2002 Askeaton Plan in terms of implementation of stated objectives and policies

Policy objective ID	Policies and Objectives	Assessment	Comment
		Policy/objective achieved or partially achieved (☺), not achieved (X) don't know ?	
Housing			
Hp1	Achieve Higher res density	☺	
Hp2	Provide Variety of house type	☺	
Hp3	Provide social affordable housing	☺	
Hp5	Provide accommodation for travellers	☺	
Ho6	Integrated recycling centres on estates	X	
Hp7	Serviced site development	X	
Ho3	Facilitate development of derelict site	☺	
Ho4	Facilitate development between Brewery Lane and Main St	☺	A permission granted but not yet carried out
Roads and Traffic			
RTp1	Improve public transport	X	
RTp2	Restrict access onto bypass	☺	
RTp3	Extend public lighting	☺	
RTp4	Provide cycleways	☺	
RTp5	Ensure adequate carparking in schemes	☺	
RTp6	Improve sign posting	?	
RTp7	Improve streets and footpaths	?	
RTo1	New town centre carpark	X	
RTo2	Facilitate development of pedestrian priority zone	X	
RTo3	Prepare a traffic management plan	X	
Tourism and Culture			
TCp2	Protect and conserve existing facilities		
TCo1	Compulsorily acquire derelict sites for tourism development	X	

Policy objective ID	Policies and Objectives	Assessment	Comment
Economic development			
Eo1	Promote development of Askeaton Industrial Estate	X	
Community and Recreation			
CRO1	Facilitate development of linear walk by Deel		
CRo5	Facilitate childcare facilities	☺	Permission for new childcare facility in Deel Manor
Water Services and Waste Management			
WSWo1	Develop adequate sewerage system	X	Development allowed using temporary treatment systems
WSWo2	Ensure adequate water supply	☺	
Built and natural environment			
BEp1	Protect heritage	☺	
BEp2	Encourage rehabilitation restoration	☺	
BEo1	Protect archaeological importance	☺	
BEo2	Protect buildings on RPS	☺	
BEo3	Protect ACA	☺	
BE04	Protect views prospects and trees	☺	