

Cappamore Local Area Plan 2011-2017

November 2011
Extended until September 2021



Limerick County Council
Comhairle Chontae Luimnigh

Forward Planning
Pleanáil Chun Tosaigh

**This Plan was deemed made on 24th October 2011
and came into effect on 21st November 2011**

**On 15th September 2016 Limerick City & County Council extended the duration of the
Cappamore Local Area Plan 2011-2017 for a further five years, until September 2021.**



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CHAPTER 1: INTRODUCTION

1.1 What is a Local Area Plan (LAP)?

The Local Area Plan (LAP) is a legal document consisting of a public statement of Limerick County Council's planning policies for the Cappamore area. The area to which the plan relates is defined on Map 1. This plan replaces the previous 2005 - 2011 Cappamore LAP. The aim of this plan is to establish a framework for the planned, coordinated and sustainable development of Cappamore and for the conservation and enhancement of its natural and built environment over the next six years and beyond. The Plan provides guidance as to how this development can be achieved, what new developments are needed, where public and private resource inputs are required, and guidance for development proposed in the plan area.

The plan outlines the planning policies and objectives for Cappamore. All planning applications for Cappamore will be measured against the contents of the plan.

1.2 Legal Status of the Plan

This Local Area Plan (LAP) was adopted by the Council on 24th October 2011 and came into effect on the 21st November 2011. The Cappamore LAP has been prepared in accordance with the requirements of the Planning and Development Acts 2000-2011 and the Planning and Development Regulations 2001-2011. In the preparation of the Plan the public were consulted and all valid written submissions made within the statutory time frames were duly considered.

The Planning and Development Acts 2000-2011 and the Development Plan Guidelines for Planning Authorities, DEHLG, 2007 require Local Area Plans to be consistent with the objectives of the County Development Plan, its core strategy, and any regional planning guidelines that apply to the area. These national, regional and local strategies and policies assist in the identification of the most appropriate location of land uses bearing in mind the principles of sustainable development, value for money and maximising resources, whilst aiming to reduce dependency on private motorised transport and greenhouse gas emissions. Examples of these influential documents are: Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009 – 2012 by the Department of Transport, National Climate Change Strategy 2007 – 2012 by the Department of Environment, Heritage and Local Government and the Midwest Regional Planning Guidelines 2010 – 2022.

The Cappamore LAP 2011 – 2017 shall be read in conjunction with the Limerick County Development Plan 2010 – 2016 and any amendment thereof.

1.3 Plan Area

The Cappamore LAP covers approximately 0.5 square kilometres in area and falls into two Electoral Divisions (EDs) namely Cappamore and Doon West. Located approximately 22 kilometres east of Limerick City, the town is within commuting distance of the city.

Irrespective of its geographical proximity to the City, the settlement of Cappamore is located within a rural area defined by the Limerick County Development Plan 2010 as having a *strong agricultural base*.

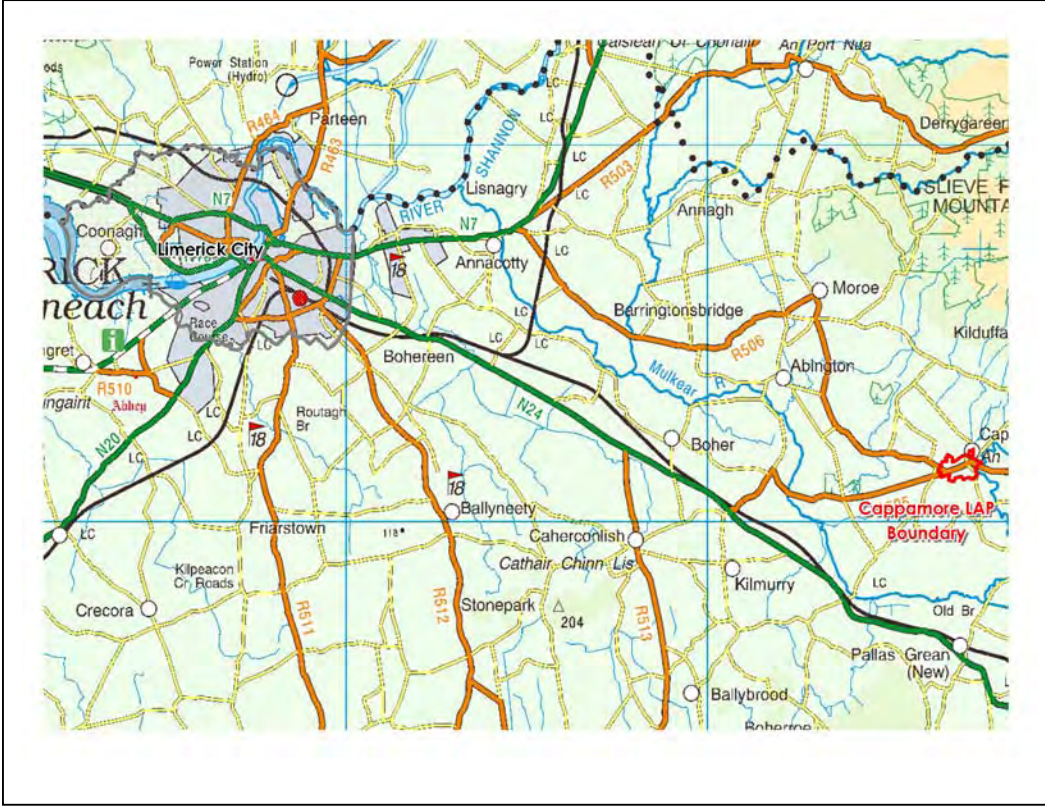
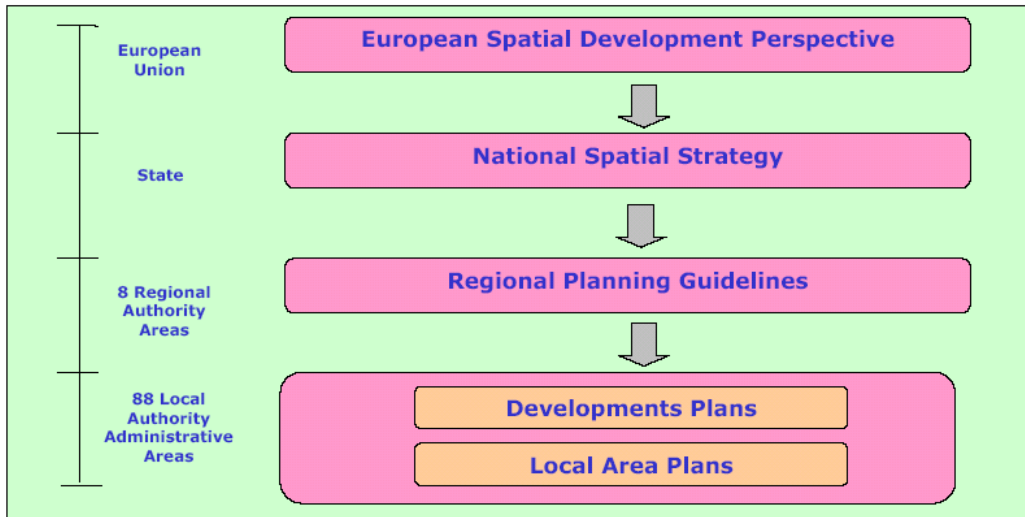


Figure 1.1: Location of Cappamore

1.4 Planning Context

The proposed LAP has been informed by a hierarchy of national, regional, and local spatial planning policies. See figure 1.2 below.

Figure 1.2 Hierarchy of Spatial Planning Policies



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

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

1.4.1 National Planning Context

1.4.1.1 National Spatial Strategy 2002 - 2020

The National Spatial Strategy for Ireland (NSS) is a twenty year planning framework designed to achieve a better balance of social, economic and physical development and population growth between regions. Its focus is on people, on places and on building communities. The National Spatial Strategy focuses on a number of specific regions and their specific development with the identification of Gateways which are to be used to support more geographically balanced growth and development in the regions away from the Greater Dublin Area. Cappamore is considered to play a complementary role to the development of the Limerick – Shannon Gateway as outlined in the Mid West Regional Planning Guidelines. This has implications for population growth in the Cappamore local plan area.

1.4.2. Regional Planning Context

1.4.2.1 Mid West Regional Planning Guidelines 2010 - 2022

This document has been prepared in accordance with the National Spatial Strategy. It provides key mechanisms as a response to the NSS in respect of a vision, connectivity, world-class places and products, enterprise enablers, balanced development and sustainability within the region. The Regional Planning Guidelines provide a wider area approach to the development of County Limerick. These guidelines look at Limerick in its regional context and identify sub-regions or ‘zones’, with the core area of the region incorporating the Gateway and Hub town and the

hinterland area surrounding the Gateway within which Cappamore is located identified as zone 1.

1.4.2.2 Mid-West Area Strategic Plan (MWASP)

A strategic planning, land use and transportation strategy for the Mid-West region is currently being developed which shall include the County Councils of Limerick, North Tipperary and Clare and Limerick City Council. MWASP will provide for a comprehensive integrated plan for Land Use Planning and Transportation in the Mid-West Region over the next 30 years.

1.4.2.3 Retail Strategy for the Mid West Region 2010 - 2016

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

1.4.2.4 Joint Housing Strategy 2010 – 2017

Part V of the Planning and Development Acts 2000-2011 places the onus on all Local Authorities to prepare a Housing Strategy for their areas. Limerick County Council, Limerick City Council and Clare County Council have prepared a Joint Housing Strategy for the 2010-2017 period. The Planning Authority must ensure that sufficient and suitable land is zoned to meet the requirements of the Housing Strategy and that a scarcity of such land does not occur at any time during the period of the Plan.

The Housing Strategy provides for housing for the existing and projected future populations of the development plan area in accordance with the principles of proper planning and sustainable development. The housing strategy aims to provide an equitable level of social housing.

1.4.3 County Planning Context

1.4.3.1 Limerick County Development Plan 2010 – 2016

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

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

The settlement structure for County Limerick, which is set out in the County Development plan designates Cappamore as a Tier 4 settlement. Tier 4 settlements generally have a population of over 400 people that cater for the daily and weekly needs of their inhabitants and the needs of the surrounding wider catchment area and provide a range of employment opportunities and services appropriate to their size and function. According to Policy SS P 9 of the County Development Plan, it is the policy of the Council to support the sustainable development of tier 4 settlements.¹

¹ Limerick County Development Plan 2010 – 2016, Chapter 3, Urban and Rural Settlement, page 3 – 10.

1.5 Appropriate Assessment (AA)

In accordance with Articles 6(3) and 6(4) of the Habitats Directive the Planning Authority undertook an Appropriate Assessment Screening Report of the proposed plan which found that the plan would have no significant effects on Natura 2000 sites. The spare capacity in the waste water treatment plant ensures that no downstream pollution effects are likely, while a buffer has been put in place between areas zoned for development and the river.

1.6 Strategic Environmental Assessment (SEA)

In compliance with the Planning and Development Regulations (Strategic Environmental Assessment) 2004, the Planning Authority undertook a Strategic Environmental Assessment Screening Report of the proposed Cappamore Local Area Plan which found that the preparation of an Environmental Report was not required. The Plan area is below the 10,000 population threshold which would make SEA mandatory.

1.7 Evaluation of the 2005 Plan

It is important to assess the strengths and limitations of the 2005 – 2011 Cappamore LAP and to assess what planning policies are relevant to the future development of the town.

There has been progress in development since 2005, but it has not proceeded in the manner envisaged in the 2005 Plan.

There are two respects in which no progress has been made on the objectives in the 2005 Local Area Plan.

1. There has been no progress on the urban renewal objectives of the Plan.
2. There has been no progress on the enterprise objectives of the Plan, i.e. to make the town an 'e-town'.

There have been some significant developments since the 2005 Plan including the installation of a new sewerage treatment plant which can treat the population equivalent of 1,534 persons which should meet the town's foreseeable development needs. Amenities have been improved by the development of the sports centre, the playground at Portnard and the astro-turf pitch. Housing development has taken place with construction of 57 houses since 2005, 41 of which are in a single private scheme, and 16 of which are social housing. It was explicitly stated in the 2005 Plan that there would only be a demand for 26 houses in the plan period, so the number of houses built have exceeded the expectations of this plan.

There were two different zones to accommodate new residential development in the 2005 Plan, one was called 'residential', and the other was a mixed use zoning. Having regard to the need to plan for a twenty year period, and to provide locational choice and sufficient contingency for some of these lands not coming forward, sufficient green-field sites were zoned to accommodate 380 houses at 25 units to the hectare. This was over three times the amount of houses that was needed.

Since the adoption of the 2005 Plan, there have been significant changes in the context which sets the agenda for the Cappamore Local Area Plan.

Firstly there has been a change to the legislative and planning policy context. Section 19(2) of the Planning and Development Act 2000 as amended by the Planning and Development (Amendment) Act 2010 requires LAPs to be consistent with the core strategy of a County Development Plan. The new County Development Plan was adopted in November 2010. Planning Guidelines have also been issued for the Mid-West Region which are relevant to the development of Cappamore. At the national level, guidance has been issued on 'Sustainable Residential Development in Urban Areas' (DEHLG, 2009) replacing the earlier 1999 Guidelines for Planning Authorities on Residential Density. One of the key recommendations of this new guidance in relation to towns with populations between 400 and 2000 is that developments shall be of a scale and form that they are integrated into the town, utilising and supporting existing services. Guidance has been issued in relation to Development Plans (DEHLG 2007) which state that in estimating the amount of land to be zoned for development in a Local Area Plan, there should be a clear and unambiguous link with the County Development Plan.

2.1 Geographical Context

Cappamore is a small market town on the old Limerick-Cashel road (Regional road R505). It sits beneath the Slieve Felim hills in an agricultural hinterland dominated by dairy farming. The Bilboa river flows to the east of the town and is joined by a stream flowing north – south through the town and thereafter is known as the Mulcair river. The town is concentrated along a long Main Street which forms the historical core. At either end of the Main Street, a number of roads converge serving the surrounding rural area and linking with other settlements, such as Doon, Pallasgreen and Murroe. The town is 22 kilometres (14 miles) from Limerick City Centre.

2.2 Historic Evolution

The following map shows Cappamore from the first Ordnance Survey edition in 1839.

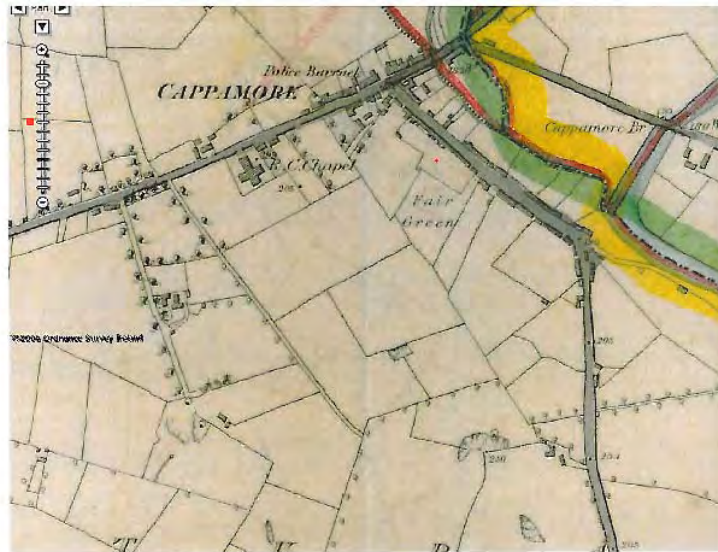


Figure 2.1 Cappamore 1839

The parish church was built in 1836 and renovated in recent times. This replaced an earlier thatched chapel in Moore Street that was built in 1796. It was around this time that the town developed away from traditional centres. It is suggested that this would have been a collective initiative of some enterprising and reasonably substantial local tenants as the townland of Turagh was sub-let to 33 tenants in 1840.² This may have been the reason why Cappamore was one of the few towns in County Limerick not to experience population decline in the late nineteenth century.³ The tradesmen of Cappamore successfully exploited a gap in the network of 'central places' normally occupied by villages, but which in this area had only been occupied by a traditional fair in Bilboa.⁴ The town had four fairs every year, in the fair green at the fringe of the

² O'Connor, P.J., 1987, *Exploring Limericks Past* (Newcastle West), page 97

³ *ibid* 86

⁴ *ibid* 98

town west of Moore Street. Even as early as 1840 it had 14 petty grocers and 8 publicans. The creamery was established in 1902 to replace a smaller creamery located on Bridge Street.

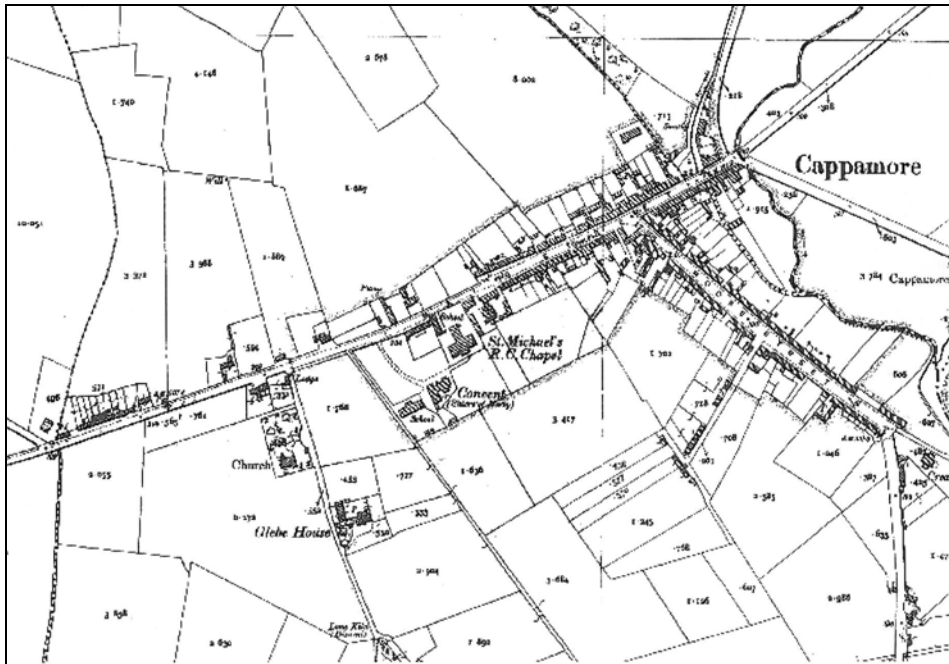


Figure 2.2 Cappamore 1901
from
O.S 2nd Edition 25 inch map

The convent and associated St. Catrionas national school were built by the Sisters of Mercy in 1898. A school for boys was built in 1935 but was closed in 2006, with amalgamation to St. Catriona's. St Michael's Community College (a vocational secondary school) was built in 1938 by the Vocational Education Committee. There were two housing developments constructed in the period between 1900 and 1960, both of which were Council schemes. These were St. Mary's Park built in 1949, and the Marion Terrace on Moore street, in 1955.

Since national independence, the fortunes of the town have been more mixed than in the late nineteenth century. There are no longer fairs in the town, and the creamery closed in 1989. The town nonetheless has remained a vital focal point for a wide rural hinterland.



Figure 2.3 Cappamore today

There have been two significant housing schemes in the fifty year period between 1960 and 2010: one at Mullaly Grove which developed in phases from the late 1970s to the late 1980s, the other at Dromsallagh, north of the Main street, which involved a private scheme of 41 houses and a small council scheme in the last five years.

Cappamore Development Association and Ballyhoura Development are particularly active in initiating, supporting and developing projects and community initiatives of value to the town and area. The Cappamore Development Association was founded in 1970; the community centre located at Portnard was their first project in 1973. It has become the locus for many uses, including a playground and sports hall. The Fire station is located to the south of the community hall and a soccer pitch and dressing rooms are located adjacent to the sports hall to the north.

2.3 Environment

Cappamore straddles a gentle ridge which is part of a chain of gravel moraines (hills formed from glacial deposits) through which the Mulcair/Bilboa River flows. It occupies the boundary between the Landscape Character Areas of the Slieve Felims to the north and the Agricultural Lowlands of Limerick. The surrounding landscape is typically a tapestry of enclosed pasture fields surrounded by thick hedgerows (dominated by willow or hawthorn depending on moisture and exposure) interrupted by marshes and blanket bogs.

The Mulcair River and two of its tributaries upstream of Cappamore to the east are protected as part of the Lower Shannon Special Area of Conservation (SAC) due to the importance of the lower Shannon river system including its various tributaries for the variety of habitats it contains.

The town itself is dominated by late nineteenth century architecture of terraced houses some with retail uses on the ground floor, and a simple linear street layout, much like nearby Doon to the east. Religious and educational establishments are clustered in one location at the western edge of the town centre on the main street. The vocational school defines the western boundary of the town, and the community centre demarcates the eastern town boundary. There is much vacancy of properties in the town, and some neglect and dereliction, but there is also evidence of community resilience and vibrancy.

2.4 Function

The town performs an important civic, trade and service function for the resident population and for the surrounding hinterland. The long term trend of the local economy is that of decreasing employment in agriculture, coupled with a decrease in both the diversity and amount of local crafts and trade businesses in the town. The use of the services in the town itself has been undermined by increased mobility due to the car, more consumer choice and purchasing power, and a shifting balance of population into larger urban centres.

The town provides a relatively high concentration of urban dwellings in a compact area, and services such as pubs, small retailers and local economic activity concentrated along a traditional elongated Main Street. It has a credit union, two butchers, a supermarket and a pharmacy, four pubs and other small retailers, educational and community facilities. More specific to its context within a farming community, it has a veterinary clinic, a hardware and general goods store. The yearly Cappamore Agricultural Show is an important annual event that draws people from far and wide.

Farming is not the only important land use in the vicinity. There is also some commercial forestry, and there is some local quarrying of sand and gravel at Eyon. Finds of lead and zinc ore have been made in an area c 10- 20 kilometres to the southwest of Cappamore, and prospecting is continuing and is yielding promising results. A mine or mines such as at Lisheen in Tipperary would have the potential to become an important local employer and source of revenue.

In the last Local Area Plan, there were ambitious plans to make Cappamore one of a series of 'e-towns': this was a Shannon Development initiative in which workshops and offices would be developed side by side with residential units, using high speed broadband networks. To date no progress has been made on this project in Cappamore.

2.5 Population/Demographics

The population according to the 2006 census was 669 which was only a slight increase from 1996, in which the population was 665. In the 2002-2006 period the population actually declined. The figures for 2010 are based on estimates from the number of houses in the 2009 Geodirectory, multiplied by an assumed household size (3 for the DED as a whole, 2.7 for the town). The rural areas consistently experienced an increase in population in the last fifteen years, and while the rate of increase has reduced considerably from the 1996 and 2002 period, it seems to have increased somewhat in the 2006-2010 period. The town's growth in that latter period would be largely accounted for by two developments in Turagh, a private development of 41 houses and a Council scheme of 16 houses.

| | | Population Increase in numbers | Annual average increase % |
|------------|-----|--------------------------------|---------------------------|
| 1996 | 665 | +19 | +0.47 |
| 2002 | 684 | -15 | -0.05 |
| 2006 | 669 | +74 | +2.6 |
| 2010 (est) | 743 | | |

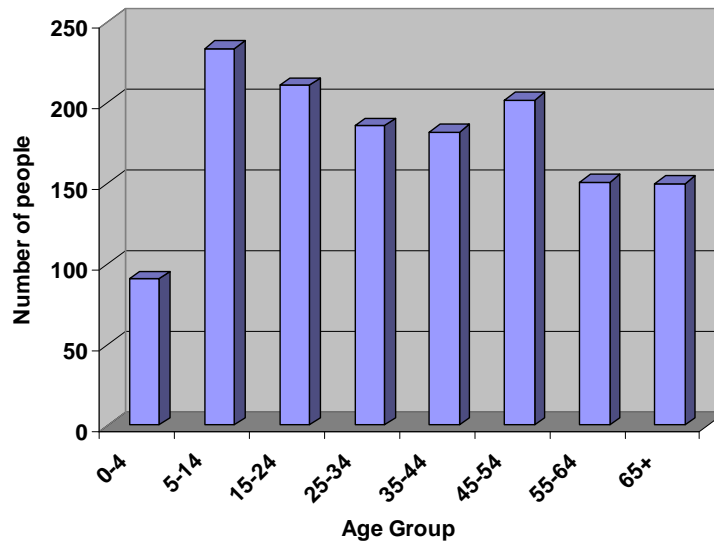
Source: CSO Census 2006;
Geodirectory for estimate of 2010 figures

2.5.1 Age profile

Figure 2.4 depicts the age structure of Cappamore Electoral Division. There is a high proportion of a younger age, with 51% of the population of Cappamore under 35 and 38% under 25.

This has implications in terms of housing provision, the size of the workforce, demand for education facilities and leisure amenities.

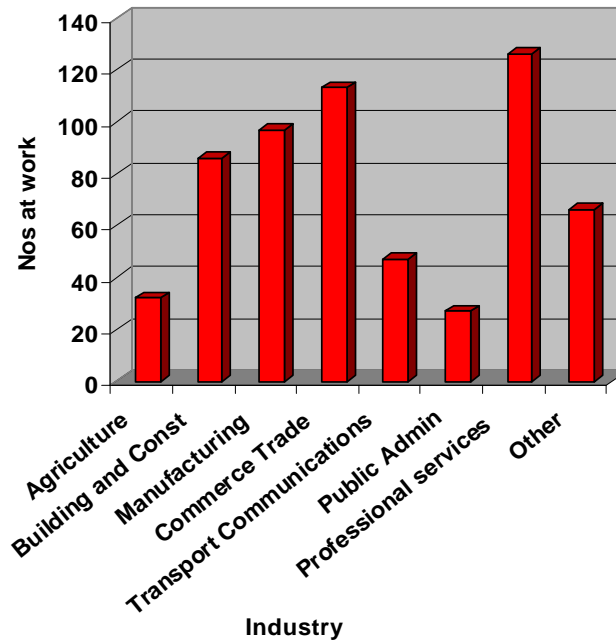
Figure 2.4 Cappamore ED Age Profile Census 2006



2.5.2 Employment

Figure 2.5 depicts the employment in industrial groups in 2006. The high numbers employed in the industries of professional services and in commerce and trade is evident from this graph. There are low numbers in agriculture despite the fact that most people in the ED actually live in open rural areas and not in Cappamore itself.

Figure 2.5 Employment by industrial group in Cappamore ED



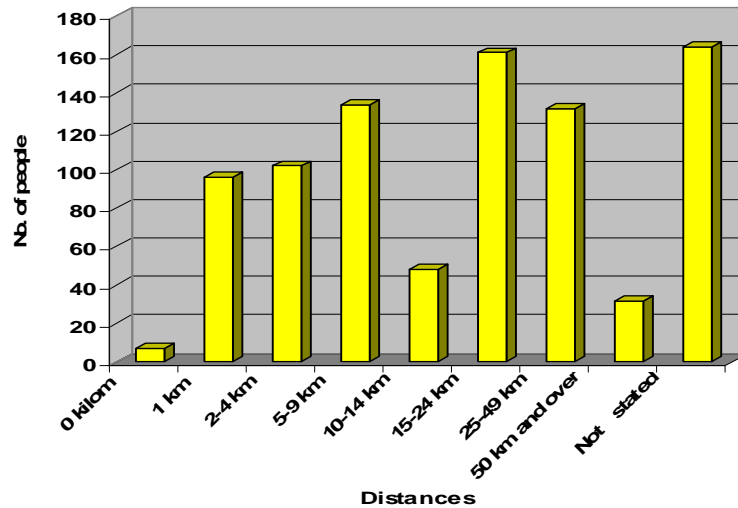
2.5.3 Travel Patterns

Cappamore is within commuting distance of Limerick City, and according to POWCAR⁵ statistics, 227, or 54.3% of the workers resident in Cappamore who work in a fixed place of work not being their own home, travel to Limerick City (including suburbs in the County) for employment. This is more than all the people who give Cappamore as their place of work, which is 132.

Figure 2.6 shows the distances travelled by people living in Cappamore. There is a noticeable peak at 15-29 miles, which would be largely accounted for by those travelling to Limerick City and Environs.

⁵ Census of Population Ireland, 2006, Place of Work statistics

Figure 2.6 Cappamore ED residents 5 years and over, distances travelled to school, college or work

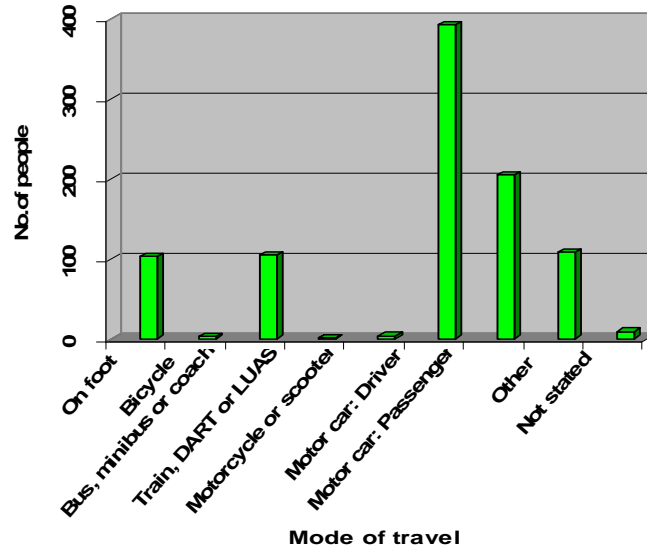


There is another group of people who travel 4 kilometres or less, 205 people or 22.02% travel 4 kilometres or less. Presumably many of these would be accounted for by school journeys.

Figure 2.7 below shows the modes of travel used by people of Cappamore. The percentages of those using the motorcar is higher than the national average, c64% in Cappamore compared to a national average of 56%. The proportions of those going by foot or by bicycle are lower. These figures are not surprising given the role of Cappamore as a commuter town, and also given the profile of the public transport service as explained in the transport and infrastructure chapter.

There is potential to increase the numbers of people to travel by foot or bicycle for local journeys, as the numbers travelling by either of these means is only half the numbers who travel 4 kilometres or less.

Figure 2.7 Mode of travel to work/school or college



3.1 Policy Context

The Limerick County Development Plan 2010-2016 is the 'parent' document for the Cappamore LAP, and thus the Local Area Plan (LAP) is made in accordance with the objectives as set out in the Limerick County Development Plan 2010-2016. The Limerick County Development Plan was adopted by the elected members of Limerick County Council in November 2010.

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

3.2 Vision Statement, Strategic Objectives, and SWOT Analysis

3.2.1 Vision Statement

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

As a means to achieve this vision, Cappamore must grow in a manner that takes care of its rich cultural and natural heritage, accommodates a vibrant and balanced community, and provides good employment opportunities and quality local services and amenities. Good transport links to Limerick City are important, including improvements to public transport services so that they provide a genuine alternative to the car. Building on the existing strengths of the settlement it is imperative that all stakeholders maximize any development opportunities in the town to secure progression and improved quality of life.

3.2.2 Strategic Objectives

Strategic Objective 1: The town should develop its role and scale in accordance with the settlement strategy and its existing assets and context, to enable it to fulfill its economic independence and diversity, and provide a socially viable community.

This is to be achieved by the Council:

- (a) Supporting the expansion and diversification of the town's land uses to meet its potential within the context of the County's settlement strategy, its rural setting, and position with respect to the transport network and Limerick City.
- (b) Facilitating the requirements of new and existing small and medium scale enterprises where they can most efficiently function in keeping with the positive characteristics of the town.
- (c) Ensuring development can meet the diversity of housing needs in an effective manner that helps integrate households of different types in vibrant, socially balanced communities.

- (d) Ensuring that the community can be provided with adequate social and recreational amenities and facilities, in tandem with the growth of that community, and any needs arising.
- (e) Promote the improvement of the quality and inclusiveness of the public realm and access networks in accordance with its likely usage and demand.
- (f) Ensuring that the town only develops in a way that protects and enhances the richness and integrity of the area's natural and cultural heritage.

3.2.3 SWOT Analysis

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

| Strengths | Weaknesses | Opportunities | Threats |
|---|---|---|---|
| <ul style="list-style-type: none"> • Position in respect to Limerick City and Environs, and Tipperary town • Located in Zone 1 of the Midwest Regional Planning Guidelines • Accessible to an important national route – the N24 • Availability of development land • Designated as a tier 4 settlement in the County Development Plan 2010 - 2016 • Has a number of key community services such as the HSE health clinic, part-time library, play ground and fire station • Has a strong history of community development and a vibrant local voluntary sector • Has recently upgraded sewerage facilities • Flood relief works | <ul style="list-style-type: none"> • Reliance on Limerick city for employment and associated commuting issues on quality of life • Drainage problems and vulnerability to flooding in parts of the area • High vacancy rate and associated neglect of buildings in town centre | <ul style="list-style-type: none"> • Creation of pedestrian links • Improvements to transport routes in the wider Midwest region • Further development of community initiatives with the experience of a strong voluntary sector in the town, and a history of co-operation and partnership with a wide range of agencies • Relatively young population with 51% of the population under 35 | <ul style="list-style-type: none"> • Unfinished housing estates and other developments • Employment losses associated with the downturn in the economy • Lack of monetary resources • Reduction in public service provision due to minimizing costs |

3.3 Population Targets and Zoning Requirements

3.3.1 Household size

The average household size for Limerick County in 2006 was 2.87, down from 3.04 in 2002 (Census, 2006). The smaller households reflect the trend of smaller families. It is expected that the number of smaller households will continue to grow during the plan period in keeping with national demographic trends. The Regional Planning Guidelines for the Mid West Region indicate that the 2022 household size is likely to reduce to 2.4 people per house. In order to calculate the housing requirement over the plan period and up to 2022 an average household size of 2.6 is therefore used.

3.3.2 Population Targets

The Limerick County Development Plan puts forward population targets for County Limerick allocated by the DECLG at National level and distributed at Regional level by the Mid West Regional Authority. The Mid West Regional Planning Guidelines have allocated a population target of an additional 32,800 people to County Limerick up to the year 2022. 10,500 of this additional population has been allocated to the towns (including Cappamore) and rural areas in Zone one of the region outside of the city environs area.

Based on the population and housing targets contained in the Core Strategy of the Limerick County Development Plan 2010-2016, targets for 2017 and 2022 have been allocated for Cappamore. The population and housing requirements for 2017, which is the end of the plan period, are applied on a 'pro-rata' basis, assuming even growth year on year.

| Table 3.1 Population targets and residential unit requirements | | | |
|---|-------------|-------------|-------------|
| Year | 2006 | 2017 | 2022 |
| Total population | 669 | 911 | 1021 |
| Additional Population | 0 | 242 | 352 |
| Additional housing units required | 0 | 130 | 189 |

3.3.3 Residential Zoned Land Requirement

Future housing land requirements are estimated based on the population targets put forward in table 3.1 above.

| | Residential Development Areas (RDA) required by 2017 | Serviced Sites required by 2017 ⁶ | Total requirement to 2017 |
|--|--|--|---------------------------|
| Additional Units Required | 104 | 26 | 130 |
| Additional area required including 50% headroom ⁷ (ha.) | 7.1 | 3.9 | 11 |

3.3.4 Land Currently Available for Housing Development

This Local Area Plan proposes the reduction in the amount of land zoned for residential development from that contained in the 2005 Cappamore LAP in order to appropriately accommodate the population targets put forward in the Regional Planning Guidelines for the Mid West Region, 2010-2022 and the Limerick County Development Plan, 2010-2016. A total of 8.93 hectares of land is proposed to be zoned 'Residential Development Area' and 3.94 hectares is proposed to be zoned 'Residential Serviced Sites' in the Cappamore LAP, 2011-2017. 9.28 hectares is zoned as Phase 1 (including all serviced sites). Having regard to the above, this is considered sufficient zoned land to accommodate the population targets.

| | | A | B | | C |
|---|--------------------|----------------|-------------------------------|-----------|-------|
| | | Serviced sites | Residential Development area, | | Total |
| | | | Phase one | Phase Two | |
| 1 | Area (ha.) | 3.94 | 5.34 | 3.59 | 12.87 |
| 2 | Units accommodated | 39 | 119 | 79 | 237 |

¹ 20% of housing unit requirement to be accommodated on 'Serviced sites' zoned lands in accordance with Section 6.12 of Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities'

¹ Based on an average density of 22 houses per hectare in residential development areas and 10 houses per hectare in serviced sites. Zoned land requirement includes an additional 50% headroom.

Overall Strategic Policy

Policy HP1: Housing

It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of Cappamore town and to ensure that all residents can enjoy a safe and accessible environment. Quality shall underpin all new development by creating and maintaining a sense of place and local distinctiveness in established and new development areas.

Policy HP2: Compliance with Limerick County Development Plan

It is the policy of the Council to ensure all proposals for housing development shall comply with the policies, objectives and Development Management Standards of the Limerick County Development Plan, 2010-2016 and the objectives outlined below.

4.1 Introduction

The demand for lands to be available for residential development over the next six years and in the longer term has been determined by population targets put forward for the region by the Department of Environment, Community and Local Government. These population targets are distributed within the region by the Mid West Regional Authority. Chapter 3 of this Local Area Plan indicates the demand for residential zoned land over the life of the plan and up to 2022.

Based on the population and household projections in Chapter 3, 12.87 hectares of land zoned for residential use is zoned to accommodate the population target of 1,021 by 2022. This is consistent with the Core Strategy of the County Development Plan. 8.93 hectares of land has been zoned 'Residential Development Area' within this Plan, to accommodate the population targets up to 2022. 3.94 hectares of land is zoned for 'Residential Serviced Sites' which will accommodate 10 units to the hectare while the 'Residential Development Area' zoned land is envisaged to accommodate a density of 20 units to the hectare.

Chapter 1, objective SSO12 in the County Development Plan outlines the requirements for development within tier 4 settlements, the emphasis of which is to ensure that development is in proportion to the pattern and grain of existing development. In order to ensure the town grows in a sequential and compact manner and to avoid leap-frogging of development an area of land south of the town shall be zoned phase 2.

4.2 Housing Objectives

Objective H1: New Housing

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

4.3 Residential density, design, mix and phasing

To ensure that residential development is good quality, serves housing needs in an economic and equitable manner, and integrates with the existing town, development should be appropriately designed and phased. Serviced sites are excluded from phasing. Development of Phase 2 shall not commence until at least 50% of all housing in phase 1 is completed.

Objective H2: Residential Density, Design, Mix and Phasing

It is an objective of the Council to:

- a) Ensure that development areas are planned coherently through the use of master-plans for each development area. A sustainability statement and social infrastructure assessment (County Development Plan, Development Management Guidelines) shall also be completed. Flood Risk Assessments shall be carried out, in accordance with Objective IN4, as part of these master-plans on all lands identified as being of flood risk on Map no.4. These assessments shall address the necessity for further flood mitigating measures, whether or not residential uses would be acceptable, and if so, where. The design brief for each area shall be consistent with the design frameworks in Chapter 10 of this Local Area Plan.
- b) Promote the concept of a 'compact district' by encouraging appropriate densities in suitable locations and by resisting sporadic isolated developments.
- c) Require an average gross density of 20 units to the hectare on 'Residential Development Area' sites within the plan area, and 10 units to the hectare on 'Serviced Sites'.
- d) Ensure that the density of housing in any one location and plot ratio in any given site is appropriate to the housing type.
- e) Ensure a wide range of house types, sizes and tenures are provided to meet varying population requirements and needs.
- f) Ensure compliance with the objectives of the County Development Plan SSO1 to SSO7 inclusive.
- g) Ensure development of sites in Phase 2 can only proceed when at least 50% of all housing in Residential Development Areas Phase 1 is completed.

4.4 Serviced and low density sites

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

Objective H3: Serviced and low density sites

It is an objective of the Council to:

a) Promote lower density serviced sites in specified edge of town locations zoned 'Residential Serviced Sites', of no less than 0.1 hectares each. Larger sites than these will generally be required for houses exceeding 250 square metres or where the sites are of awkward configuration.

b) Require a masterplan/design brief for all serviced and low density sites and encourage within this, a high standard of design. The masterplan will show the overall layout, infrastructure, services and landscaping for the whole of the serviced site development.

4.5 Infill Development and town renewal

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

Objective H4: Infill Development, Restoration and Town Renewal

It is an objective of the Council to

a) Promote the appropriate restoration of existing buildings for residential, office, workshop, or retail uses in the town centre that are vacant or underused.

b) Encourage living in the town centre by the promotion of residential uses over businesses and rehabilitation of vacant properties for residential purposes.

c) Promote sensitive infill developments on sites in the town centre that are not developed and are not required for access to backlands.

d) Ensure that in any proposed alterations to the streetscape of the town centre, adequate consideration is given to conservation, restoration and reconstruction, where it would affect the settings of protected structures, or the integrity of the nineteenth century streetscape.

e) Consider on their merits proposals for residential development of rear plots where they can be adequately accessed, and where they would not affect existing or proposed private amenities, storage or parking requirements. Such proposals should in general be part of larger masterplans involving contiguous plots.

4.6 Social and Affordable Housing

The Council seeks to provide social housing to meet the needs identified in the Joint Housing Strategy for the administrative areas of Limerick City and County Councils and Clare County Council (2010-2017). All relevant lands zoned for residential development or a mix of uses including residential will be subject to the requirements of Part V of the Planning and Development Acts, 2000-2011 in relation to the provision of social housing. The Council will engage in discussions with developers prior to the formal planning process to negotiate details of the operation of Part V of the Planning and Development Acts 2000-2011. It will ensure that there is proper balance and integration of tenures in any given area. In this regard the Council will take into account the needs and preferences for housing in this area, but will ensure there is not an over-preponderance of social housing in any one development area.

Objective H5: Social Housing and Joint Housing Strategy

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

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

4.7 Traveller Accommodation

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

Overall Strategic Policy

Policy ED1: Economic Development

It is the policy of the Council to encourage and facilitate optimal levels of sustainable economic development and promote the growth of employment opportunities within a high quality physical environment.

Policy ED2: Provision of dedicated areas for enterprise and manufacturing in accordance with the settlement strategy

It is the policy of the Council to complement the aims of the County settlement hierarchy in a mutually reinforcing and sustainable manner through the recognition of Cappamore as an important local employment and service centre.

Policy ED3: Compliance with Limerick County Development Plan

It is the policy of the Council to ensure all proposals for economic development shall comply with the policies, objectives and Development Management Standards of the Limerick County Development Plan, 2010-2016 and the objectives outlined below.

5.1 Introduction

Cappamore is located 22 kilometres from Limerick on the regional road between Limerick and Cashel. It is also close to the national Limerick – Waterford road and Pallasgreen, Tipperary town, and the important railway node at Limerick junction.

The town is predominantly a service centre for its own community and the hinterland. Local services in the town include a credit union, post office, and a range of convenience retail services, including a supermarket, pharmacy, two butchers, four pubs and a restaurant. Uses related to agriculture include the hardware and general goods store owned by Dairygold Co-op, and a veterinary clinic. Other enterprises in the area are coach hire, a car repair workshop, a printing workshop and three petrol filling stations.

There are 21 commercial enterprises in Cappamore according to the Geodirectory. One of these is indicated as vacant, although from a street survey there would appear to be more formerly vacant commercial premises.

Most commercial enterprises are in services that mainly rely on the support and custom of a local population. In terms of tourism, the town has a restaurant, but no hotels or guest houses. It would be regarded as a town that is normally 'off the beaten track', but in a way this adds to its authenticity. The town attracts many visitors during the annual Agricultural Show.

There is a marked shortage of enterprises that engage in either manufacturing or in internationally traded services. There was a proposal by Shannon Development to make the town an e-town, which was an attempt to capitalise on the quality of life found in selected traditional Irish towns of a certain size and within commuting distance of the regional Gateway (ie Limerick City). The aim was to provide state of the art infrastructure to attract or induce small scale or start-up enterprises suited to today's globalised economy; and in sites purpose built so that people could live

above or beside their place of work. To date no progress has been made due to difficulty with obtaining a suitable site.

5.2 Existing Employment

The town had a higher rate of unemployment than the county average according to the 2006 census, and having regard to the current economic climate this is expected to have risen. The profile of the workforce in Cappamore ED's employment status is given in the following table.

Table 5.1 Cappamore ED Employment Status of those aged 15 and over

| Employment Status | Total | % of total |
|---|-------|------------|
| At work | 593 | 54.81 |
| Looking for first regular job | 17 | 1.57 |
| Unemployed having lost or given up previous job | 53 | 4.90 |
| Student | 107 | 9.89 |
| Looking after home or family | 145 | 13.4 |
| Retired | 120 | 11.09 |
| Unable to work due to injury and disability | 46 | 4.25 |
| Other | 1 | 0.09 |
| Total aged 15 years and over | 1082 | 100 |

Source: CSO 2006 Census: Small Area Statistics

5.3 Skills and Education

The following table shows the education and skill levels in Cappamore ED compare favourably with the averages for the State.

Table 5.2 Persons aged 15 years and over by sex, and highest level of education completed Cappamore ED and State

| Level of Education | Males total | | Females total | |
|--|-------------|-------|---------------|-------|
| | Cappamore | State | Cappamore | State |
| Lower secondary | 21.37 | 32.16 | 23.46 | 26.43 |
| Upper secondary | 17.53 | 18.05 | 22.47 | 21.24 |
| Technical or vocational Qualification | 8.04 | 7.66 | 4.19 | 3.51 |
| Both upper secondary and Technical or vocational qualification | 1.86 | 3.02 | 1.10 | 2.90 |
| Non-degree | 14.94 | 8.97 | 11.23 | 12.17 |
| Primary degree | 3.92 | 5.69 | 4.41 | 6.00 |
| Professional Qualification | 0.82 | 2.53 | 2.64 | 2.60 |
| Both degree and professional Qualification | 1.44 | 3.25 | 2.20 | 3.64 |
| Post graduate diploma or cert | 1.24 | 2.36 | 2.42 | 4.02 |
| Post graduate degree (masters) | 1.03 | 1.06 | 0.66 | 2.91 |

Source: CSO 2006 Census: Small Area Statistics

5.4 Anticipated Future Demand and Zoning

Policies in the County Development Plan 2010 of particular pertinence for land use planning in relation to economic activity in Cappamore, include a general policy to complement the aims of the settlement strategy by facilitating a hierarchy of employment centres; and a commitment to work pro-actively with development agencies to secure an adequate range of locations for enterprise at key locations throughout the County. There is an objective to support small manufacturing businesses through the Business Support Unit, a development company set up by the County Council and County Enterprise Board for this purpose. There is also an objective to assist in area based renewal projects in urban and renewal areas selected for their potential for renewal and sustainable development. In relation to retail, the County Development Plan is committed to the implementation of the *Joint Retail Strategy for the Mid-West Region 2010-2016, as amended by the elected members*.

There is adequate scope in the existing town centre, coupled with existing retail sites on the approach roads, to meet the envisaged convenience retail needs of the community. Priority should be given to the town centre as a location for retail enterprise given its nodal position, but this must be coupled with improvements in public parking provision. It is important that sufficient land is zoned for enterprise and employment within the town to facilitate economic activity and alleviate pressure on the rural hinterland.

In relation to manufacturing and enterprise it is important, that notwithstanding the lack of progress to date on the e-towns initiative, generous allowance be made for these uses in the town, by providing sites that meet the following criteria:

- 1) Accessibility by heavy goods vehicles to the national as well as regional road system, without interference from the town's often over-congested centre, and in locations where such traffic would not interfere with residential amenity or would cause traffic hazard or nuisance;
- 2) Adequate space and appropriate topography and ground conditions to allow for coherent development schemes, catering for small and medium sized enterprises sharing facilities and amenities;
- 3) Availability and capacity of fixed services, and contiguity with the town to enable ease of extension of services to benefit the proposed uses and existing town alike.
- 4) A choice of more than one location to increase the prospects for delivery of schemes.

There is 6 hectares of land zoned for enterprise and employment in the 2011 LAP. The location of such lands differs from the 2005 Local Area Plan to reflect emphasis on the greater accessibility to the national road system and Limerick city to the west of the town.

Three small 'brownfield' sites are also zoned 'mixed use' to reflect the opportunities inherent in their location and current status for development for small scale enterprise connected to specific community led initiatives.

5.5 Employment Related Land Use Zonings

Leaving aside commercial and town centre zonings, which relate specifically to retail uses, there are two zonings for employment and enterprise; these are 'enterprise and employment' zoned land, and 'mixed use' zoned land.

5.5.1 'Enterprise & Employment' Zoned Land

This zoning is intended to accommodate enterprise and employment related uses. Developments at these locations should refer to the Development Management Guidelines for Industrial/Commercial Development in Section 10.6 of the Limerick County Development Plan. The principle aims for these areas are to achieve high quality design, visual continuity and pedestrian/cycle friendly environments whilst ensuring the functioning of business and industrial locations. It is envisaged that these lands will accommodate high quality and sensitively designed enterprise and employment development and complementary uses as indicated in the zoning matrix. The form and scale of development on these sites shall be appropriate to their location having regard to surrounding land uses and scale.

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

Objective ED 1: Economic Development Proposals

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

- a) is located on appropriately zoned land;
- b) is appropriate to the respective area in terms of size and the type of employment generating development to be provided;
- c) would not result in adverse transport effects;
- d) would have no significant detrimental effect on the surrounding areas or on the amenity of adjacent and nearby occupiers;
- e) can be serviced efficiently and economically;
- f) and would not result in any significant negative impact, direct or indirect, on the conservation value of the Lower Shannon Special Area of Conservation.

Objective ED 2: Sites zoned for Enterprise and Employment

Three sites comprising in total of 6 hectares are zoned for 'enterprise and employment. All three sites zoned for enterprise and employment shall be developed in a coherent manner with services and access laid out in accordance with masterplans relating to each site: the masterplans shall cover the phasing of each site, the range of uses to be accommodated, an assessment of sewerage capacity in relation to the two westernmost sites, and a flood risk assessment in relation to the easternmost site.

Objective ED 3: Boundary Treatment

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

5.5.2 Mixed use zoned land

This zoning is intended to facilitate renewal of these areas, which are on the edge of the town but which are on the main approach roads. They generally include large sites for which there are plans for change by the landowners. Sites are zoned mixed use to reflect their existing uses. These are:

- 1) On the south side of Main Street, a veterinary clinic, a printing works, vacant house and petrol filling station.
- 2) On the east side of Moore Street, a co-operative hardware and general goods store and associated yard.
- 3) On the east side of Moore Street, separated from Site (2) by a park, the old creamery site. There is outstanding planning permission for 12 sheltered housing units on this site. This site forms part of opportunity site 3 as outlined in chapter 10 of this Plan.

It is important that any redevelopment of these sites should not result in undermining of the town centre's primacy as a retail centre.

Objective ED 4: Development of Mixed use lands

Any development on mixed use zoned lands shall demonstrate that the proposal:

- a) would have no significant adverse affects on the amenities of adjacent occupiers.
- b) would not result in adverse transport impacts.
- c) would respect the prevailing development grain, scale and built form in the design and scale of development.
- d) would not result in any significant negative impact on the conservation value of the Bilboa/Mulcair river as part of the Special Area of Conservation SAC Lower River Shannon SAC site 002165.
- e) would comply with the terms of the retail objectives in this Plan and in particular would not undermine the town centre's primacy as a retail centre.

5.6 Small-scale businesses in residential areas

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

5.7 Retail and Commercial Development

Colliers CRE consultants have prepared a 'Retail Strategy for the Mid-West Region 2010-2016'. The Limerick County Development Plan, 2010-2016 incorporates the policy recommendations from the Retail Strategy as they apply to County Limerick.

The Strategy's primary purpose is to ensure that adequate provision is made for new retail development in the most appropriate locations and that excessive provision of retail space is avoided. The central key objective arising from the Retail Strategy is to

support the "town centre first" approach in the context of the retail hierarchy, and to promote the vitality and viability of existing centres.

Policy ED 15 of the County Development Plan is applicable to Cappamore. The policy seeks 'to support the provision of modern convenience goods stores.....which enable these centres to meet the day to day needs of their local catchment population.'

Within Cappamore the town centre comprises of a loose cluster of shops with very limited car parking which meets the daily needs of a very local area. Their function is extremely important locally to meet convenience goods shopping needs and to provide a range of local services, which might include hairdressers, takeaway food, community cafes or pubs. From a survey it is estimated that there is a total cumulative floorspace of 620sq metres net convenience retail floorspace in the town as a whole, excluding the co-op store. 540 square metres of this is in the town centre. Land is zoned to protect and enhance the role of retailing as a key contributor to the vitality and viability of the town centre which provides limited flexibility for growth in 'mixed use' zones to meet the anticipated needs of the community.

Objective ED 5: Retail development

It is the objective of the Council to facilitate retail development where it is in accordance with:

- a) Retail Planning Guidelines, Department of Environment, Heritage and Local Government (DEHLG) 2005, and any subsequent amendments thereof.
- b) The *Joint Retail Strategy for the Mid-West Region 2010-2016 as amended by the elected members* insofar as it applies to Cappamore, including any subsequent amendments thereof.

Objective ED 6: Town centre and local shops

1. In relation to town centre development it is an objective of the Council to:

- a) Encourage and facilitate further retail development in the town centre to meet the needs of the existing and expanding population and that of the hinterland
- b) Encourage and facilitate the re-use and regeneration of vacant and derelict land and buildings for retail uses with due cognizance of the sequential approach;
- c) Apply the sequential approach to the location of new retail development, depending on the availability of suitable sites. The preferred location for new development is within the town centre;
- d) Restrict any single retail developments over 100 square metres in gross floorspace to appropriate locations within the 'town centre' zoned area.

2. In relation to local shops outside of the town centre it is an objective of the Council to:

- a) Promote the continuity of the existing retail uses in the Mixed Use zonings, on Moore street and Main street.

b) To ensure that no one proposal, or the cumulative impact of retail proposals, would be of such scale and type as would undermine the vitality and viability of the town centre. The cumulative gross floorspace of new retail development outside the designated town centre shall not exceed 200 square metres.

Objective ED 7: Design and associated land use requirements in relation to retail development and the town centre

It is an objective of the Council to require the following in relation to proposed retail developments:

a) To avoid 'dead frontages' on the buildings fronting the main streets within the town centre. This means that development at ground floor level is restricted to retail and closely related uses such as banking with office/residential overhead. However the existing use of the site/building shall be considered in any proposed redevelopment.

b) Ensure that new retail development is of a high standard of architectural design, finish and layout.

c) Encourage the retention of traditional shop fronts where they exist and discourage the use of external roller shutters, internally illuminated signs and inappropriate projecting signs.



Figure 5.1 Main Street Cappamore

Overall Strategic Policy

Policy T1: Transport and Access

It is the policy of the Council to seek to improve the overall quality of life by improving levels of accessibility; reducing dependence on private car transport; reducing the need to travel; encouraging the use of energy efficient forms of transport and alternatives to the private car.

Policy T2: Compliance with Limerick County Development Plan

It is the policy of the Council to ensure that all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan, 2010-2016 in relation to transport and infrastructure and the objectives outlined below.

6.1 Introduction

This Local Area Plan was formulated at an important time of transition both in the economic sphere and in the policy context. In the latter regard, the Government's policy 'Smarter Travel: A Sustainable Transport Future', the Mid-West Regional Planning Guidelines 2010-2022, the County Development Plan 2010, and the emerging 30 year Mid-West Area Strategic Plan (MWASP) all point in the direction of bringing about cumulative improvements of existing fixed infrastructure and in the design of new infrastructure that will make non-car transport modes more attractive.

At a national level, 'Smarter Travel' (DEHLG) has as a target that by 2020 the percentage of those travelling to work by car will decrease from 65% to 45%: to this end, it recommends a range of actions, much of which will be implemented through the National Development Plan. This is a particular challenge in Cappamore where, as noted in Chapter 2 of this Plan, a majority of workers with fixed places of work not working from home travel to Limerick City, and where there isn't a frequent public transport service. Bus Eireann runs a daily service from Cappamore to Limerick City Bus station throughout the week except for Sundays when there is no service. This runs twice daily except for Wednesday when there is only one service. Rural Bus, the community bus company, operates two services from the town every week.

There are other issues relating to the effectiveness and uses of the existing transport infrastructure in the town. The town centre suffers from frequent traffic congestion during working days. Outside of the town centre, there are a few areas in which traffic and pedestrian safety would benefit from improvements to the local road and footpath network. It is important that the Council address the causes of congestion and localized safety issues in the pattern of land uses and in facilitating and where feasible, providing suitable infrastructure.

Cappamore is located on a regional road, R505, which runs east/west from the N24 towards Cashel. Cappamore town centre is located on this regional road.

6.2 Movement and accessibility

The Council is committed to the development of a network of access routes that reflects the requirements of personal safety, choice and convenience in access to services and amenities, around residential areas and in the public realm. The access network should facilitate access for all and it should be socially inclusive. These requirements and the requirement to minimize the dependence on car journeys for short journeys, means that a matrix type network is preferable to a network with long cul-de-sacs.

Objective T1: Movement and accessibility

It is the objective of the County Council to:

(a) Facilitate access to backlands. In this regard it is an objective of the Council to ensure safe and adequate access to backland development by seeking the provision of new roads and improvement of roads and junctions as part of the planning application process as outlined on Map 1.

(b) Require proposed developments to incorporate the design principles relating to connections and access where relevant as outlined in the design briefs in figure 10.2 and figure 10.8 of this LAP.

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

Objective T2: Network of pedestrian and cycle facilities

It is an objective of the Council to facilitate and encourage walking as a more convenient, popular and safe method of transport in Cappamore and to facilitate and encourage the provision of cycle lanes and cycle parking, where appropriate.

The development of an attractive and coherent network of off-road footpaths and cycle facilities, both in connection with new development proposals, and as part of environmental improvements in the town centre and amenity areas shall be sought by the following means:

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

b) Combined off-road footpath and cycleway links will be considered for the Mulcair/Bilboa river and tributary with a pedestrian bridge across the tributary stream of the river to extend the existing public park. Opportunities to be investigated are identified on Amenity Map 2.

c) A pedestrian network shall be encouraged where identified in Appendix 1, map 2 linking existing and proposed residential areas to each other and to amenity areas and to provide connections to the town centre.

Objective T3: Improvements to the existing road and footpath network

It is an objective of the Council to seek to improve and create additional facilities for pedestrians and cyclists as opportunities arise as part of new development proposals, and public works programmes by the following means:

a) Improvements to the public realm in the town centre will be encouraged to improve traffic flow and the pedestrian environment with hard and soft landscaping, and improvements to off street parking provision and traffic management.

b) Improvements to the junctions at the R506 and the R505 at the west of the town, and at the junction between the R505, the L5024 and the L5025 at the eastern approach to the town.

Objective T 4: Measures in support of public transport

It is an objective of the Council to facilitate measures to encourage the development and expansion of public transport infrastructure within Cappamore and networks to adjacent settlements and Limerick City.

Objective T 5: Car parking and traffic management

It is an objective of the Council to:

(a) Endeavour to improve off street public parking areas as part of any application for development, and in particular the areas of CP1 and CP2 as indicated in Map 1.

(b) Consider means to improve the layout of and access to the existing off street parking area serving the Centra supermarket.

Overall Strategic Policy

Policy IN 1: Water services and waste management

It is the policy of the Council to provide for adequate water, energy and sewerage facilities in Cappamore; raise awareness of waste management issues and encourage the minimization, re-use, recycling and recovery of waste.

Policy IN 2: Compliance with Limerick County Development Plan

It is the policy of the Council to ensure all proposals shall comply with the policies, objectives and development management standards of the Limerick County Development Plan, 2010-2016 in relation to infrastructure and the objectives outlined below.

7.1 Introduction

Since the adoption of the 2005 Cappamore LAP, Cappamore has benefited from investment in the installation of a new wastewater treatment plant for the town commissioned in 2007. The Council will continue to strive to maximize the use of the existing infrastructure over the lifetime of this LAP.

7.2 Water Supply

Limerick County Council currently obtains its water supply for Cappamore from a public water supply scheme.

Objective IN 1 Water supply and storage

It is an objective of the Council to:

- a) Ensure that proposed developments have adequate water supply;
- b) Seek ways of improving storage capacity of the water scheme to the town to 24 hour storage capacity;
- c) Ensure that provision is made for additional on-site storage capacity for community, commercial or industrial needs commensurate with the scale of development proposals for these uses and the particular requirements of these uses

7.3 Foul Sewerage

Cappamore benefits from the recent installation of a waste water treatment plant that has design capacity for 1,534 persons equivalent which would appear to be adequate at least up to 2015, the time of the license review. It is important that development be phased and monitored for its impact on service capacity. Non-domestic demand is currently 53% of domestic demand.

The plant itself has adequate capacity for foreseeable needs in the plan period, however there are the following issues with the network of pipes:

- 1) Some sewerage pipes require replacement as they cross multiple boundaries. This poses difficulties for maintenance. More specifically the pipe running along the north of the town centre and the pipe to the south of Bridge Street would benefit from replacement, especially if there is to be further development in these areas.
- 2) There are limitations to the capacity of the sewerage network to operate in certain areas without pumping. It is an objective of the County Development Plan 2010 'to seek to optimise the use of existing sewerage systems and to minimize the requirement for additional pumping stations' (Objective IN O30, p8-23). The topography of the town is such that pumping would be necessary at the very south-western end of the town to deal with development. This was a factor that was taken into account when considering zoning locations for the town. In this regard land has been re-zoned from residential use to enterprise and employment.

Objective IN 2: Sewerage facilities

It is the objective of the Council to:

a) Ensure waste water infrastructure will keep pace with development that takes place in the plan area to avoid any deterioration in the receiving waters into which any discharges from such plants might take place. To this end:

- i) All developments within zoned lands shall connect to the existing wastewater treatment system and insofar as possible be linked to the existing treatment plant by gravity sewers;
- ii) permission will not be granted for developments where there is any uncertainty that the development might be premature with respect to the existing or committed capacity of existing services of foul sewers and wastewater treatment facilities. There is a requirement under the Waste Water Discharge (Authorisation) Regulations 2007 for all wastewater discharges, both foul and storm water, to be licensed;
- iii) development of the two sites at the west of the town zoned for enterprise and employment indicated in the land use zoning maps shall be subject to masterplans relating to these entire sites, accompanied by assessment of sewerage capacity;
- iv) account shall also be taken of existing outstanding permissions in assessing impact.

b) Improve the existing sewerage pipe network. To this end, the Council shall ensure that any proposed development of the Residential Development Areas to the north of Main street is predicated on the replacement of the existing sewerage pipes, in connection with the development of these sites.



Figure 7.1 Upgraded Treatment Plant at Cappamore

7.4 Surface Water Drainage

The surface water drainage system for the town is, for the most part, adequate and should be able to accommodate future development. A significant exception is the western end of Main Street where the surface water drainage consists of open channels and discharges into a stream west of the town that is vulnerable to flooding.

Objective IN 3: Surface water disposal

It is the objective of the council to:

- (a) Require that all applications for development demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and where feasible provided;
- (b) Require the submission of surface water design calculations establishing the suitability of drainage between the site and a suitable outfall in order to establish whether the existing surface water drainage can accommodate an additional discharge generated by a proposed development(s).
- (c) Require applicants to investigate the potential for the provision of porous surfaces where car parking and hard landscaping is proposed.
- (d) Protect the surface water resources of the plan area, and in individual planning applications to require the addition of sediment and grease traps and pollution control measures where relevant.
- (e) Prioritise investment on improvements to drainage west of the town, to facilitate development reliant on the existing surface water mains and to reduce attendant flood risk.
- (f) Require, where relevant, developments to provide for the storm sewer as outlined in map 1.

Permission will not be granted for any development where there is uncertainty that the development might be premature with respect to the existing or committed capacity of the surface water discharge network. There is a requirement under the Waste Water Discharge (Authorisation) Regulations for all wastewater discharges, both foul and storm water, to be licensed.

7.5 Flood Risk Management

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

Flooding has historically been a recurrent event particularly in the east of Cappamore where it lies on the floodplain of the Mulcair/Bilboa river at a section where it meanders and is joined by two tributary streams. There has also been localised flooding west of the town. In 1996 an overflow channel was constructed by the Office of Public Works upstream of Cappamore on the Mulcair/Bilboa river, which was an important measure in preventing flooding in Cappamore town. There has been no flood events since, notwithstanding rainfall conditions that have led to serious flooding elsewhere in the region since that date. As part of the plan preparation process a flood risk assessment was carried out (see appendix 3), which has informed this part of the plan.

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

Objective IN 4: Flood Risk Management Objective

It is an objective of the Council to

- a) Implement the recommendations of the Department of the Environment, Heritage and Local Government and the Office of Public Works Guidelines on 'The Planning System and Flood Risk Management Guidance Documents' (November 2009) and any subsequent guidelines issued, in the assessment of applications for planning permission and of any new development proposals in areas historically prone to flood events or at risk of flooding.
- b) Require any development proposal in a location identified as being subject to flooding in accordance with the current JBA Flood Predictive Maps and by any maps that supersede these from the forthcoming CFRAMs study to:
 - (i) Carry out a flood risk / catchment analysis for the development to assess the likely level of flood hazard that may affect the site to the satisfaction of the Council;
 - (ii) Design the development to avoid minimum flood levels, incorporating building design measures and materials to assist evacuation and minimize damage to property from flood waters;
 - (iii) Demonstrate that the proposal will not result in increased risk of flooding elsewhere, restrict flow across floodplains, where compensatory storage / storm water retention measures shall be provided on site; and
 - (iv) Proposals should have provision to reduce the rate and quantity of runoff i.e. minimization of concrete surfaces and use of semi permeable materials and include adequate measures to cope with the flood risk, e.g. sustainable drainage systems.

- c) Have regard to the Office of Public Works Planning Policy Guidance in the design and consideration of development proposals;
- d) Preserve riparian strips free of development and ensure adequate width to permit access for river maintenance.

7.6 Waste Management

In Cappamore there is one bring bank which is located adjacent to the old creamery site. The design brief for Opportunity Site 3 refers to repositioning of this bring bank while remaining in the general location, as part of a scheme to improve the appearance of the area.

Objective IN 5: Provision of composting facilities

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

Objective IN 6: Shared bin spaces

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

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

7.7 Energy and Electricity

Cappamore is served by the ESB distribution network. There is a 38KV substation to the south of the town outside of the Local Plan area; the town itself is served by 10KV overhead electricity lines.

The network should facilitate the exploitation of renewable energy resources, improve energy security, and make energy products available at reasonable cost to people in accordance with their needs. The Council will work with Limerick-Clare Energy Agency to improve energy conservation and renewable energy use.

As a long term objective there should be changes to street lighting to ensure optimum standards of energy efficiency, minimization of light pollution and glare, and

undergrounding of wires in the town centre. Selection, design and installation shall be according to principles of BATNEEC (Best Available Technology Not Exceeding Unreasonable Cost).

Objective IN 7: Small-scale Renewable Energy

It is the objective of the Council to consider applications for individual wind turbines on lands zoned for enterprise and employment, or education and which are related to an existing development primarily to serve the energy needs of the applicant. Such applications will need to demonstrate that they will not detract from the amenity value of nearby residential areas and will be subject, where necessary, to the provisions of Article 6 of the Habitats Directive which may require appropriate assessment of such developments. Such applications will also be subject to normal planning criteria. Domestic scale renewable energy proposals will be encouraged where appropriate.

7.8 Access to Broadband

Cappamore benefits from access to open access and reliable broadband through a group broadband scheme.

7.9 Telecommunications

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

Objective IN 8: Telecommunications

It is the objective of the Council to facilitate proposals for telecommunication masts, antennae and ancillary equipment where it can be established that there would be no negative impact on the surrounding area and that no other mode or location can be identified which would provide adequate telecommunication cover to the standard required by local land uses.

CHAPTER 8: ENVIRONMENT AND HERITAGE

Policy EH1 Environment and Heritage

It is the policy of the Council to ensure that the archaeological, architectural, natural and built heritage of Cappamore is protected.

Policy EH2 Compliance with Limerick County Development Plan

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

8.1 Introduction

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

8.2 Built Environment

8.2.1 Protected Structures

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

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

8.2.2 Architectural Conservation Areas (ACA)

The urban form of Cappamore has expanded from the initial concentration of development along Main Street and Moore Street. The original footprint of this development has formed the core area of Cappamore today and while many of the original buildings are still in existence, not all of the original structures are of significant architectural merit or warrant individual protection. However, the collective arrangement of these buildings is considered of significance to the built heritage of the town and contributes to the character and established street and townscape. It is the objective of the Council to preserve the character of this area and therefore it is designated as an Architectural Conservation Area (ACA). The ACA is defined in map no.3 (the Protected Structures map) included within this Plan. The designation of the ACA does not preclude future development, but the carrying out of works to the exterior of structures within the ACA shall not be considered as exempted development where those works would materially affect the character of the ACA. In assessing development proposals within the ACA, the Council shall take into account the material effect that the proposed development would be likely to have on the character of the ACA⁸.

8.3 Archaeological Heritage

There are currently no known Recorded Monuments within the boundary of the LAP. Limerick County Council is committed to protecting the archaeological heritage including the preservation of unrecorded or newly discovered archaeological material. Consequently the planning authority has a policy of archaeological monitoring on developments whose scale and nature may have an impact on previously unknown archaeological materials.⁹ The policies and objectives set out in the County Development Plan (Section 7.5 Objectives EH25-30) and Development Management guidelines (section 10.10.2) apply to all Local Area Plans.

8.4 Natural Environment

Cappamore is set within the Agricultural Lowlands Landscape Character Area with the Slieve Felim Landscape Character Area as a back drop as determined by the Limerick County Development Plan 2010-2016. The pastoral nature of the agricultural landscape around Cappamore reflects the former function of the village as a service centre for the agricultural industry primarily dairying. This is reflected in the old creamery site in the village and the annual Cappamore show which is one of the most important agricultural shows in the country.

One of the most attractive features of Cappamore is the potential amenity offered by the Bilboa/Mulcair River. Upstream from Cappamore it was historically an important bathing place for the local area during the summer months. The use of the river for this purpose has declined. Perhaps the most appropriate way of using the river for amenity purposes would be to re-emphasise the idea of a riverside walk as suggested in the 2005 plan.

⁸ Refer to section 7.6.4, chapter 7 of the Limerick County Development Plan, page 7-26 to 7-28.

⁹ Refer to section 7.5.2, Archaeological heritage, of the Limerick County Development Plan, page 7-23.

The creation of walkways sensitively carried out can minimize the effects on the river and can also help to reinforce the idea of a buffer zone between the river and any form of development.

It is important that existing open space is preserved and that open space is maintained around the Bilboa River thus maintaining a 'green lung' and an opportunity for recreation and leisure activities. There are a number of impressive trees, both individual and parts of larger stands and groups, particularly along the approach road from Doon and at the entrance to Mulally Estate. A number of field boundaries within the plan area, while lacking mature impressive trees, nonetheless form an essential part of the natural fabric of the area. Consideration will be given to the preparation of Tree Preservation Orders where these are deemed necessary.

Objective EH 1: Architectural Conservation Area (ACA)

The Council shall protect, conserve and where appropriate, enhance the ACA as identified in map no.3 (Protected Structures map).

Proposals for development within the ACA shall;

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

Objective EH 2: Protected Structures

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

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

Objective EH3: Tree Protection and Nature Conservation

It is the objective of the Council to protect mature trees. Development that requires the felling or harming of such trees shall not normally be permitted unless otherwise supported by a tree survey report establishing that the subject trees are of no ecological or amenity value. Such report shall be undertaken by a suitably qualified and competent person.

Objective EH4: Designated Sites and Nature Conservation

It is the objective of the Council to protect the integrity of the nearby Special Area of Conservation site.

In terms of general nature conservation the Council will protect undesignated habitats such as notable trees and hedgerows and other natural features of local importance.

8.5 Climate Change

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

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

Objective EH5: Adaptation to Climate Change

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

CHAPTER 9: COMMUNITY AND RECREATION

Overall Strategic Policy

Policy C1: Community and Recreational Facilities

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

Policy C2: Compliance with Limerick County Development Plan

It is the policy of the Council to ensure that all developments in relation to community infrastructure, education, childcare, health facilities, open space, and recreational facilities comply with the policies, objectives and development management standards of the Limerick County Development Plan 2010 – 2016 and the objectives outlined below.

9.1 Introduction

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

9.2 Community and Recreation

Cappamore has demonstrated a strong community involvement in the development of the town to date. There is a wide range of voluntary bodies operating in the town and the town has benefited from many community initiatives. Facilities developed by the voluntary sector include, an outreach citizens' information service, sports facilities, a playground and a community centre. Limerick County Council also provides a local fire station and a part-time library service at Portnard. The importance of the voluntary commitment in the town is reflected in the success of the annual agricultural show held in Cappamore, the completion of a socio-economic plan by local people with the involvement of Ballyhoura Development Limited, and other state bodies, and the wide range of work undertaken by the Cappamore Development Association over the years. There is a community house in Mulcair Drive that is the centre of many community initiatives.



Figure 9.1 Presentation of Pride of Place Award to Cappamore Community Council 2007

Cappamore has both public and private sports facilities. There is an all weather pitch on Council lands in the town. Funds from the Development Contribution Scheme in 2007 were allocated to the development of the playground in the town which opened in 2008. The Council would like to see further development of these facilities. However, the downturn in the economy with the consequent reduction in income from development contributions places a serious constraint on this response.

In this Plan provision is made for the development of playgrounds/playlots in tandem with new residential development. The identification of possible amenity walkways and cycle routes also forms an important part of the plan.

Objective C1: Protection of lands designated for Open Space

It is the objective of the Council to:

- a) Protect existing open space, by not permitting development, which would result in the loss of or reduce the recreational value of open space, including public and private playing fields, allotments and informal open space, unless a replacement site is provided which is equivalent in terms of accessibility, size and quality.
- b) Retain existing features and areas of amenity open space, such as groups of trees, natural water bodies and visual landmarks throughout housing areas.

Objective C 2: Open space hierarchy and playground provision

It is the objective of the Council to:

- (a) Require a minimum provision of 15% of the total area of the site in the form of functional public open space.
- (b) Require developers of residential development to
 - i) provide a play lot or pocket park, primarily for play for younger children, which shall be a minimum of 400 sq.m in size;
 - ii) ensure that each such facility is within 100 metres walking distance of every home in the development scheme;
 - iii) ensure that there is adequate passive surveillance of such facilities from as many houses as possible.



Figure 9.2 Playground at Portnard, Cappamore

Objective C 3: New amenity areas and Walkways

It is the objective of the Council to:

- a) Continue to facilitate the development of walkways as indicated on the Amenity Map in co-operation with local interested parties including the private, voluntary and public sector. Any proposed development adjacent to such walkways must incorporate connecting pathways into the designated walkway in their design. Developments shall be designed to ensure that properties over look proposed walkways.
- b) Extend amenity areas and buffer zones along the Mulcair and tributary stream where identified on the Amenity Map and Zoning Map.

Objective C 4: Allotments and Community Gardens

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

9.3 Education

The town is currently served by one primary school, and one community post primary school that is soon to be amalgamated by the Limerick County VEC with a community school in Doon. At present St. Michael's Community College also plays an important role in post leaving certificate education offering a number of PLC courses and night classes.

Based on the envisaged population projections to 2022 outlined in Chapter 3 demand for educational facilities will continue to rise in Cappamore in the lifetime of this Plan.

Objective C 5: Educational and Library Facilities

It is the objective of the County Council to:

- a) Ensure that there are sufficient educational places to meet the needs generated by proposed developments by requiring the completion of a Sustainability Statement and Social Infrastructure Assessment for residential developments of 5 or more dwellings.
- b) Restrict further residential development where there are insufficient primary school places in the area to meet the requirements of additional developments until such time as work has commenced on a new school or extension of an existing school.
- c) Facilitate the restoration of the former national boys' school and sensitive development of its site as a branch library and arts and crafts space.

9.4 Health

The primary role of the Planning Authority with regard to healthcare is to ensure that (a) there is an adequate policy framework in place inclusive of the reservation of lands should additional services be required and (b) healthcare facilities would be permitted subject to good planning practice. The Council will continue to support further economic and social progress with regard to health services including capital investment in community and continuing care services at the HSE (West) Health Clinic in Cappamore.

Objective C6: Provision of Healthcare Facilities

It is an objective of the Council to:

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

9.5 Emergency services

There is an existing fire station at Portnard in Cappamore. The Council has plans to replace this fire station in situ.

Objective C7: Emergency Services

It is an objective of the Council to:

- (a) Facilitate the redevelopment of the fire station in an appropriate location, the preferred location being in the community cluster north-east of the town centre in a location closest to the junction;
- (b) Ensure that development proposals for the fire station would be subject to a proper flood risk assessment which shall also cover requisite access facilities.

Overall Strategic Policy

Policy UD1: Urban Design

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

Policy UD2: Compliance with Limerick County Development Plan Development Management Guidelines

It is the policy of the Council to determine applications for development in accordance with the policies, objectives and development management standards set out in the Cappamore LAP and the Limerick County Development Plan in order to ensure the proper planning and sustainable development of the area.

10.1 Introduction

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

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

This chapter of the Cappamore Local Area Plan is intended to provide guidance and to assist prospective applicants in drawing attention to those aspects of planning and

design that the planning authority will be taking into account when assessing applications for future development.

Since the adoption of the 2005 Cappamore Local Area Plan there has been a number of guidance documents issued which deal with urban design. Perhaps the most influential are the publications by the DEHLG (2009) of 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' and the accompanying 'Urban Design Manual', and 'Government Policy on Architecture 2009 – 2015, Towards a Sustainable Future: Delivering Quality within the Built Environment', DEHLG 2009. The DEHLG also recommends using the UK's "Manual for Streets" (Dept of Communities and Local Government, 2007) in designing residential streets. Other considerations that effect the design of proposals include the guidelines on flood risk management published by the DEHLG in 2009, and the government's policy on transport 'Smarter Travel – A Sustainable Transport Future 2009 – 2020', published by the Department of Transport. Due cognizance has to be taken of the concept of universal design and access for all, and the National Disability Authority's (NDA)' Building for Everyone' and any subsequent amendments.

On a local level the Limerick County Development Plan 2010 – 2016 has placed greater emphasis on appropriate design in its development management guidelines. It is a requirement that a design statement is submitted as part of a planning application. A 'Design Statement' is a short document which enables the applicant to explain why a particular design solution is considered the most suitable for a particular site.¹⁰

10.2 Derelict and Vacant sites

There is a mix of uses in the town which contributes to the vitality of the town centre. However it must also be noted that there is some dereliction and vacancy of properties and this is particularly noticeable just outside of the town centre and fronting the town's principal streets. It is therefore important to tackle dereliction, vacancy and neglect. Specifically in relation to Cappamore the Council is committed to working in partnership with local stakeholders in finding effective ways to tackle vacancy and dereliction and address its causes. Effort will be exercised in seeking to prevent buildings falling into neglect or dereliction, and in particular protected structures will receive priority attention in this regard.

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

- a) outstanding planning permissions;
- b) evidence of efforts to address vacancy and dereliction;
- c) the security, safety to the public and condition of the site;
- d) the conservation value of the building and requirement for remedial restoration works;
- e) the feasibility of various actions to make good the site, and find viable uses for the site;
- f) available programmes to assist in town and village and environmental improvement works, national and county-wide strategies and priorities within these programmes, and the context of Cappamore within these programmes.

¹⁰ Refer to Limerick County Development Plan 2010-2016, section 10.4, Design Statement.

10.3 Cappamore Opportunity Sites

A number of opportunity sites have been identified within the LAP area. The development / redevelopment of which represent opportunities for delivering environmental and economic benefits to the area. The identified opportunity sites are:

Site 1: North of Town centre

Site 2: Small Square at junction of Main Street and Moore Street

Site 3: The old creamery and surrounds, and Mulcair river park

Development objectives and indicative site development briefs have been prepared for these sites to guide their redevelopment to ensure that future development proposals adhere to the principles of good design. The design briefs shown below provide an indicative framework of how the objectives can be achieved and alternative proposals will be considered where they meet the objectives of this LAP.

Opportunity Site 1: North of town centre



Figure 10.1: Opportunity Site 1 Aerial photo

Site Description, Location & Context

These lands have been identified as a natural extension to the town core with the potential to link with the fire station / community entrance to the town. The site is a large rectilinear site lying along an east-west axis parallel to the main street of the town and abutting the rear of the main street's buildings and plots to its north. The site which is in agricultural use is 4.6 hectares in area and spans across two large fields. There is one hedgerow running north south forming its boundary to the west with the rear of Turagh Crescent housing estate and a line of mature deciduous trees in the middle of the site, again running north south. The site is generally flat in the

western field but there is a pronounced gradient with north-eastern aspect on the eastern field, which flattens again as it reaches a stream. The stream which runs in a south-easterly direction in the east of the site marks the western border of a wedge of land with peaty soil where there are lines of trees along both sides of the wedge.

Design Brief

a) Masterplan

A masterplan shall be prepared by a suitably qualified person, prior to carrying out any development in order to secure the comprehensive development of the area in an appropriate manner. The masterplan shall be submitted as part of any planning application on the lands and shall contain details of housing mix and the phasing of development on the site.

b) Density and housing mix

Average net densities of between 15 and 23 houses to the hectare shall be provided on the lands zoned for residential purposes with a minimum of 15% public open space. Net densities will depend on the house type and form (eg semi-detached or terraced, single storey or two storey), size of house, the shape of plots (whether wide or narrow) and site topography. Density of 10 units per hectare shall be provided on lands zoned serviced sites, and no site shall be less than 0.1 hectares in size. Larger site sizes will be required for dwellings larger than 250 square metres or where the sites are of awkward configuration. A mix of house types and sizes shall be provided on the residentially zoned land.

c) Relationship and connectivity with the town centre

It is important that there is a clear relationship and close connectivity with the town centre. This shall be established by the provision of a vehicular access route from a strategic point within the town centre, which is indicated on Figure 10.2 overleaf. The development of these lands shall provide for a car park which shall be overlooked by houses to the north and designed to incorporate soft landscaping. The development shall allow space for expansion of commercial properties and possible mews type developments along its south. Treatment of boundaries is an important consideration, particularly where the site adjoins the rear properties located along Main Street.

d) Layouts, aspect and natural features

Layouts will be expected to take advantage of the topography and existing natural features of the site, more specifically the mature tree stands and hedgerows along the field boundaries and the stream running south. Along the east of the site, there is a stream and clusters of trees. Here there should be a streamside verge, which shall be a minimum of 10 metres on either side of the stream, to allow for marginal and emergent vegetation. The stream, verge, and trees shall be incorporated into the overall development, in such a way that they become part of the public open space network and shall be passively supervised by houses. Layouts of houses and access-ways should address natural contours as far as is practicable; should take advantage of aspect, with the longer frontages of houses and their living rooms facing south or no more than 30 degrees from due south.

e) The access network and underground services

Roads shall be suitably aligned to reduce speeds. Direct pedestrian and cycle routes shall be provided through the lands where appropriate and shall provide appropriate links to the enterprise zoned lands to the east, also to facilitate access to the community centre. The existing sewerage mains pipeline which runs across the narrow rear plots of the Main street should be re-aligned to serve both this development and the Main street. A storm sewer shall also be included in any propose development. An indicative alignment is shown in figure 10.2.

f) Flood risk and surface water drainage.

Much of the east of the site is historically prone to flooding, and is identified as Flood Zone A on flooding map. Therefore, any proposed development of these lands should be subject to a preliminary flood risk assessment in accordance with objective IN4 in chapter 7.

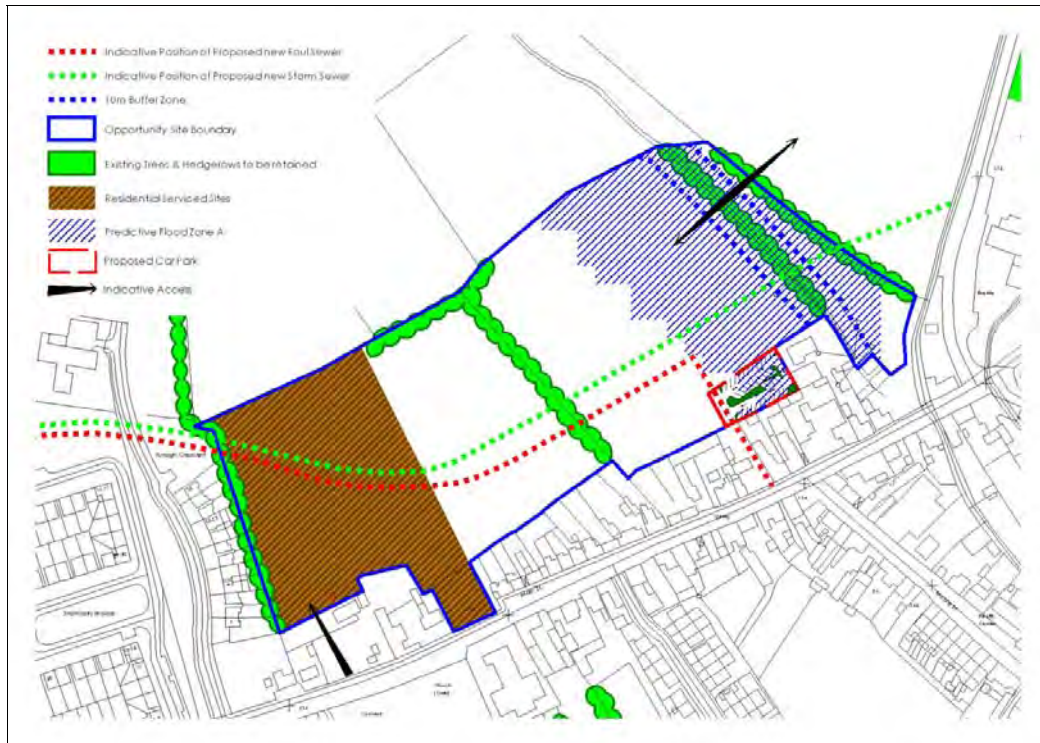


Figure 10.2 Opportunity site 1,
Design brief

Opportunity Site 2: Small Square at junction of Main Street and Moore Street

This small space at the main junction in the town has the potential to provide an important small amenity area. The site could be soft landscaped to provide much needed trees and seating, and hard surfaced with attractive paving materials. Secure bicycle parking racks could be provided either in the space itself or elsewhere at the junction where there is a suitable space that won't interfere with traffic or pedestrian movement or compromise safety.



← **Figure 10.3: Opportunity Site 2
Photograph of existing junction**

Figure 10.4 Opportunity Site 2:
Illustration of junction as might appear
after improvements



Opportunity Site no. 2: Small Square at junction of Main Street and Moore Street



Figure 10.5: Opportunity Site 3

The creamery site is an important local landmark in the town and contributes to the distinctiveness and sense of place that is uniquely Cappamore. It is a notable feature as one turns from Main Street into Moore Street, demarcating the end of Moore Street, and thus is a location of high visibility. The Creamery, built in 1902 is considered to be of significant historical and architectural merit to designate it a Protected Structure RPS 1066 (refer to Appendix 3). It is adjacent to the natural amenity on the banks of the Mulcair River and the river side amenity park developed by Cappamore Development Association, which was traditionally a bathing area. Presently there is an outstanding permission for twelve sheltered housing units on this site.

Today the Creamery is in very poor and dilapidated condition and this area is also subject to haphazard parking by large vehicles. Therefore this area, through vacancy and neglect contributes to undermining Moore Street's positive qualities in terms of streetscape.

The development of this site shall maximize the potential of its location by the natural amenity of the Mulcair River, and the considerable work undertaken by local people to develop the river park. As this site is sensitive in terms of conservation and location, innovative architectural design principles will be expected to be explored. Zoning of the site as mixed use is considered the most appropriate at this time. The Council will seek to work in partnership with the private and voluntary sector to explore opportunities to improve the general visual amenity in the area and adjacent lands.



Figures 10.6 and 10.7 Two views of the former Creamery



Figure 10.8: Opportunity Site 3 Illustration of possible improvements to area around old creamery, as seen from Moore street



The riverside park adjacent to the creamery

Figure 10.9: Opportunity Site 3 - The riverside park adjacent to the creamery

Design Brief

A) Relationship and connectivity with the Mulcair river and the town

It is important that there is a clear relationship between any development proposal and the natural amenity of the Mulcair river and the park. Any proposal shall complement and enhance the work undertaken by the local community at the river side park. Consideration should be given to open plan design that includes removal of existing poor quality boundary walls. If boundary treatment is proposed, soft landscaping is preferable with native tree and hedge treatment. Such landscaping should be sensitive and contribute to opening the view of the river from St. Mary's Terrace. Soft landscaping, if proposed to the front of the creamery building, shall enhance the view of the building from Moore Street.

Proposed buildings shall seek to front the river, bearing in mind that a 10m buffer zone is required from the river edge. All utilities shall be provided underground.

B) Pedestrian Safety and Parking

Proposals shall provide a footpath and public lighting from the entrance of the site to the Dairygold Co-op to link with the existing path to the town centre. The Council may consider relocation of the bottle bring bank.

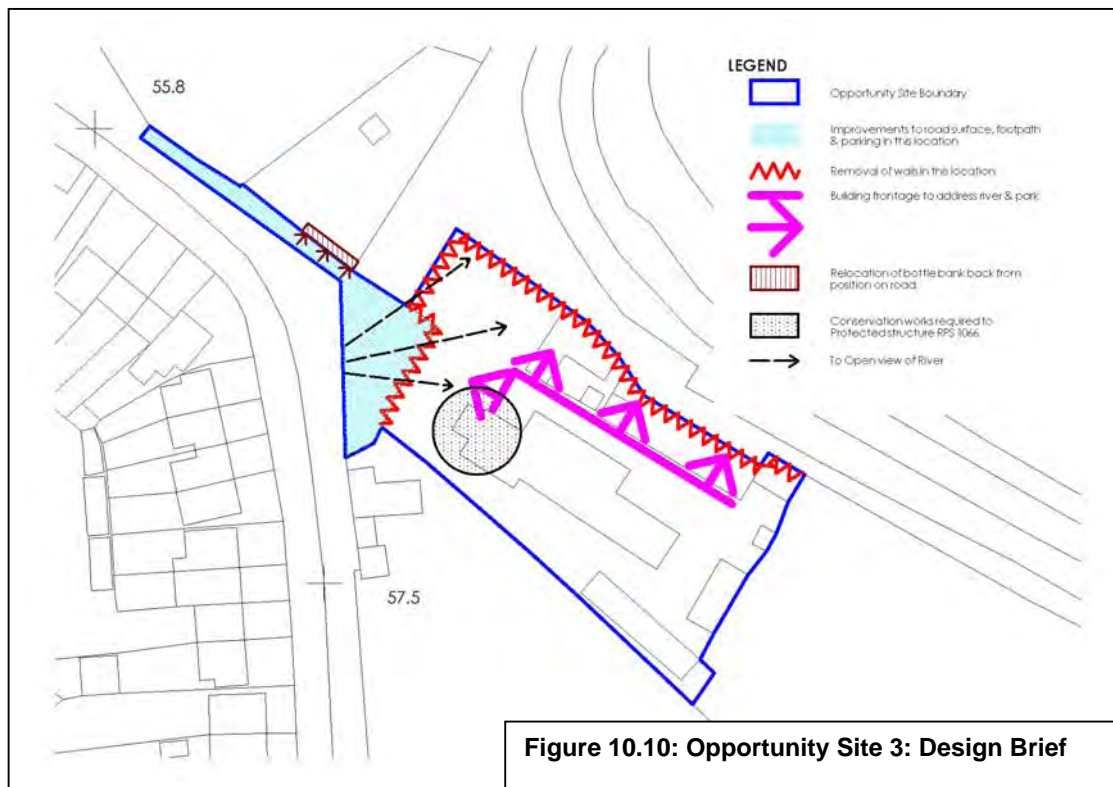
The roadside area to the front of the creamery is presently subject to haphazard parking by large vehicles. Development proposals shall submit details of any measures to remedy this issue including raised kerbing, paving and planting.

C) Conservation

Every effort should be made by any proposal to conserve and fully integrate the creamery, in particular the front façade and the chimney into the design of the development in a sensitive manner. It is imperative that the historical, architectural, and cultural heritage of the building remains an important element of the regeneration of this site. Developers are encouraged at a very early stage in the process to consult with planning officials and the Conservation Officer at pre-planning application stage to explore means to maximise the potential of the site.

D Flood risk and surface water drainage

Much of the west of the site is historically prone to flooding, and is identified as Flood Zone A on flooding map. Therefore, any proposed development of these lands should be subject to a preliminary flood risk assessment in accordance with Objective IN4 in Chapter 7.



Overall Strategic Policy

11.1 Purpose of Land Use Zoning

The land use zonings will be used to guide development to appropriate locations and should be read in conjunction with both the Zoning Matrix in page 59 and the Limerick County Development Plan, Chapter 10: Development Management Guidelines. The purpose of land use zoning is to indicate to property owners, developers and the general public the types of development that are considered most appropriate in each area and to avoid competing and incompatible land uses so as to promote greater environmental quality and thereby rationalize the land use pattern of the area. In this context, the zoning objectives allow developers to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in the Plan.

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

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

11.2 Non Conforming Uses

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

11.3 Land Use Zoning Categories

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

a) Town Centre

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

b) Existing Residential

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

c) Residential Development Area

This zoning provides for new residential development and other services associated with residential development. While housing is the primary use in this zone, recreation, education, crèche/playschool, clinic/surgery uses, sheltered housing and small corner shops are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity, traffic considerations and compliance with Section 5.6 in Chapter 5 of this LAP.

d) Residential Serviced Sites

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

e) Open Space & Recreation

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

f) Education & Community Facilities

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

g) Enterprise & Employment

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

h) Mixed Use

This zoning objective reflects existing commercial uses on the edge of the town, outside of the core area of the town. See also Section 5.5.2 in Chapter 5.

i) Agriculture

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

11.4 Land Use Matrix

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

Cappamore Land Use Zoning Matrix Table

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

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

Appendix 1: Maps

Map 1: Zoning Map

Map 2: Amenity Map

Map 3: Protected Structures Map

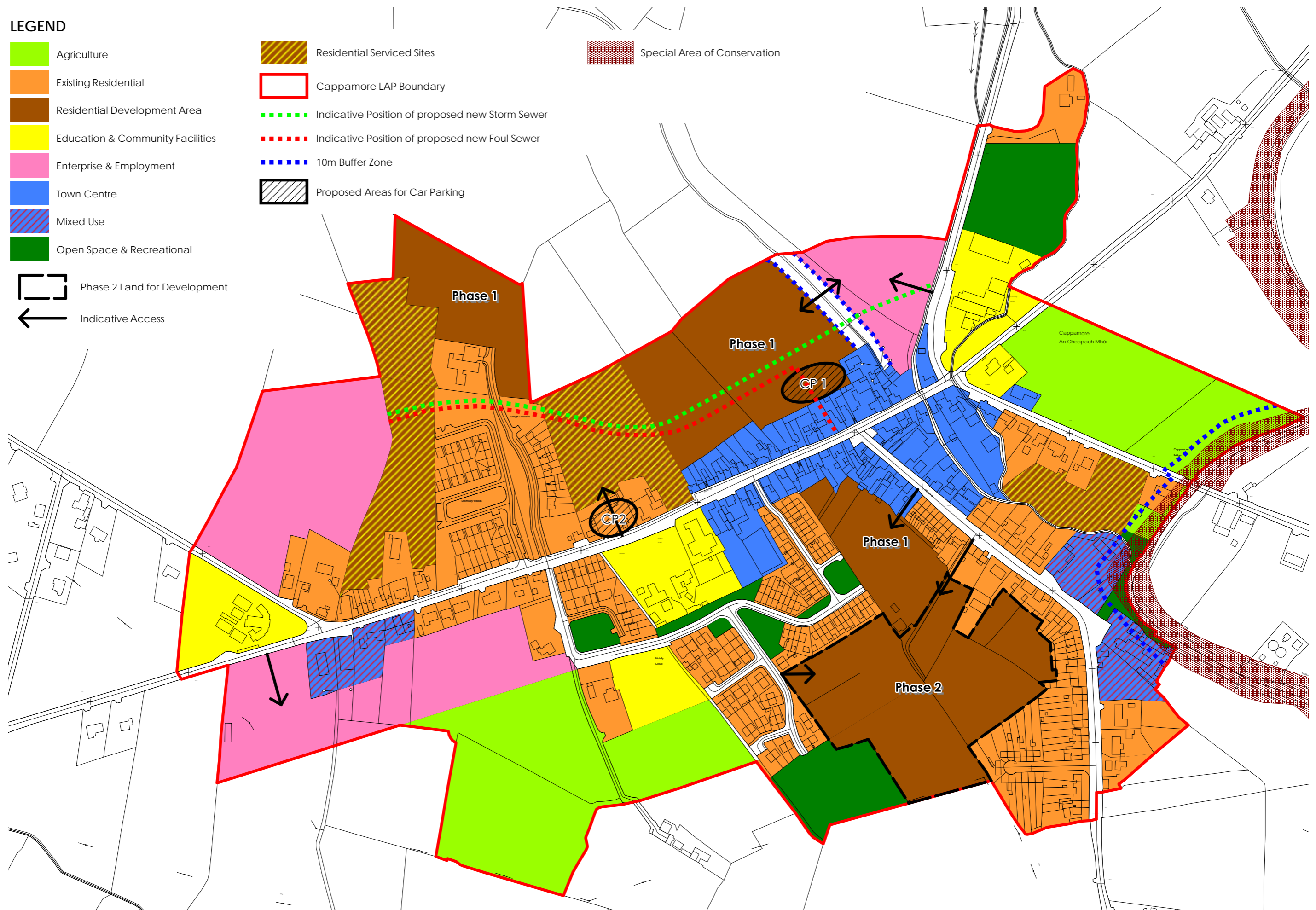
Map 4: Predictive Flood Zones

LEGEND






- Agriculture
- Existing Residential
- Residential Development Area
- Education & Community Facilities
- Enterprise & Employment
- Town Centre
- Mixed Use
- Open Space & Recreational

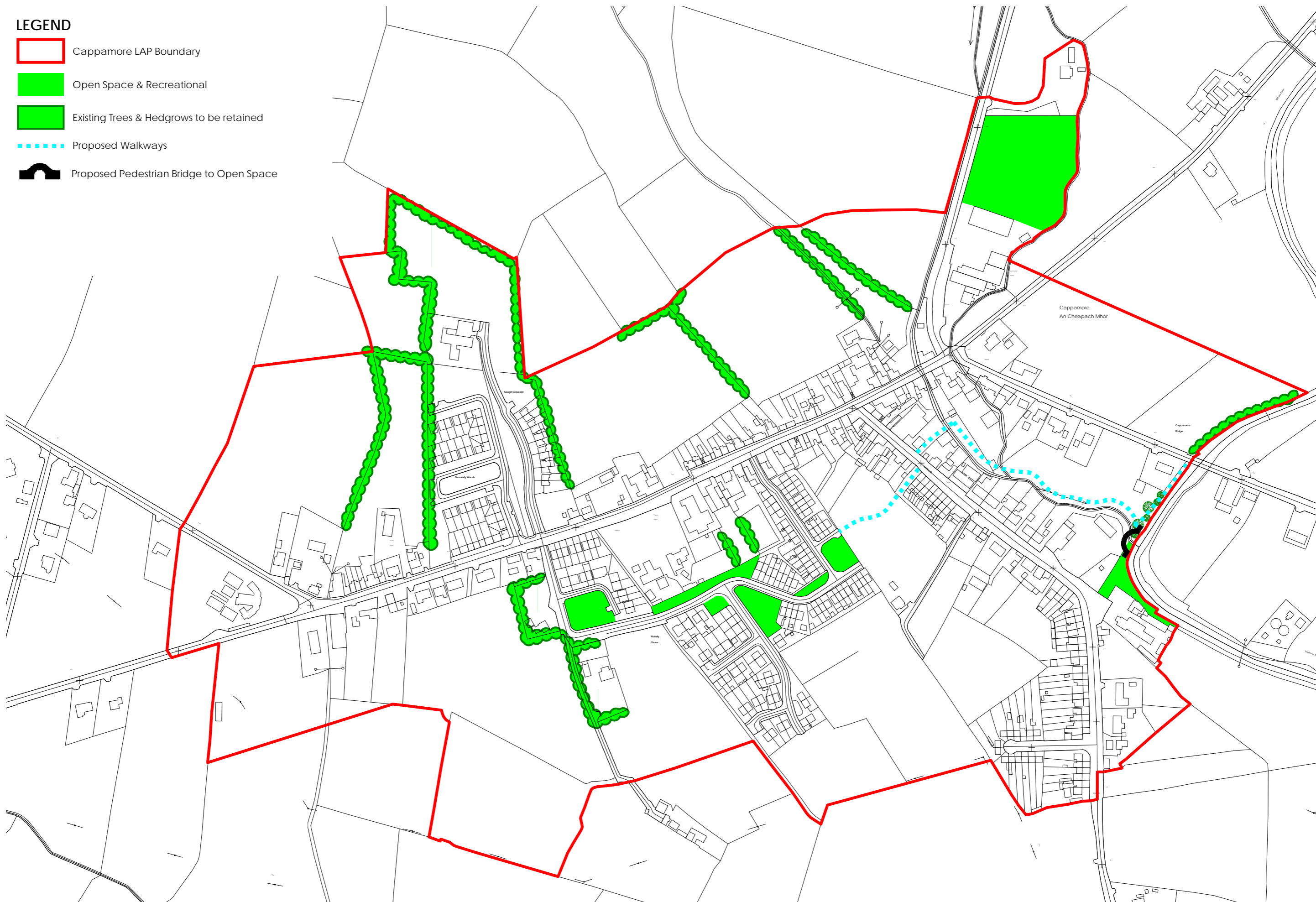
- Residential Serviced Sites
- Cappamore LAP Boundary
- Indicative Position of proposed new Storm Sewer
- Indicative Position of proposed new Foul Sewer
- 10m Buffer Zone
- Proposed Areas for Car Parking
- Special Area of Conservation

- Phase 2 Land for Development
- Indicative Access



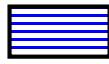


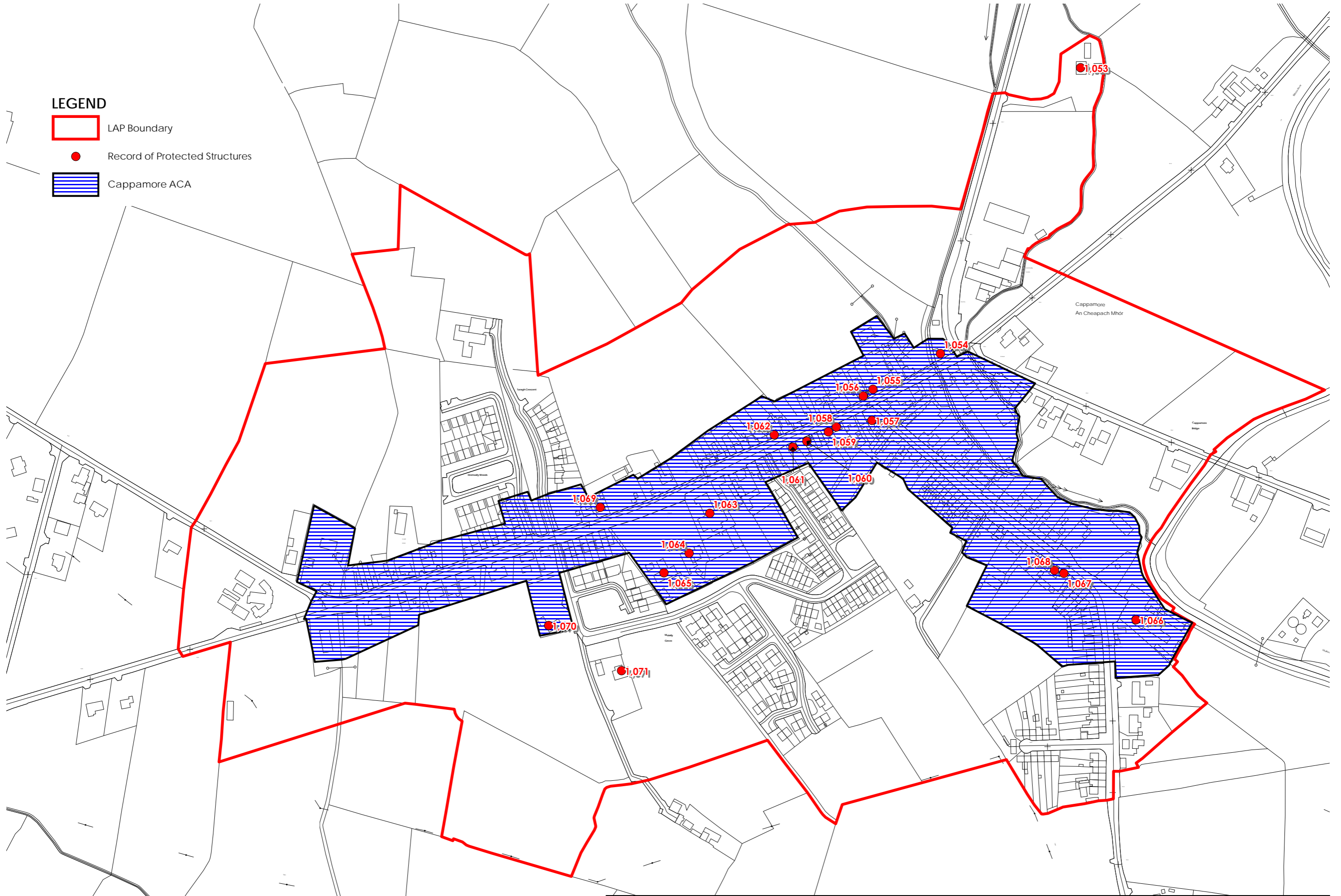
LEGEND

-  Cappamore LAP Boundary
-  Open Space & Recreational
-  Existing Trees & Hedgrows to be retained
-  Proposed Walkways
-  Proposed Pedestrian Bridge to Open Space



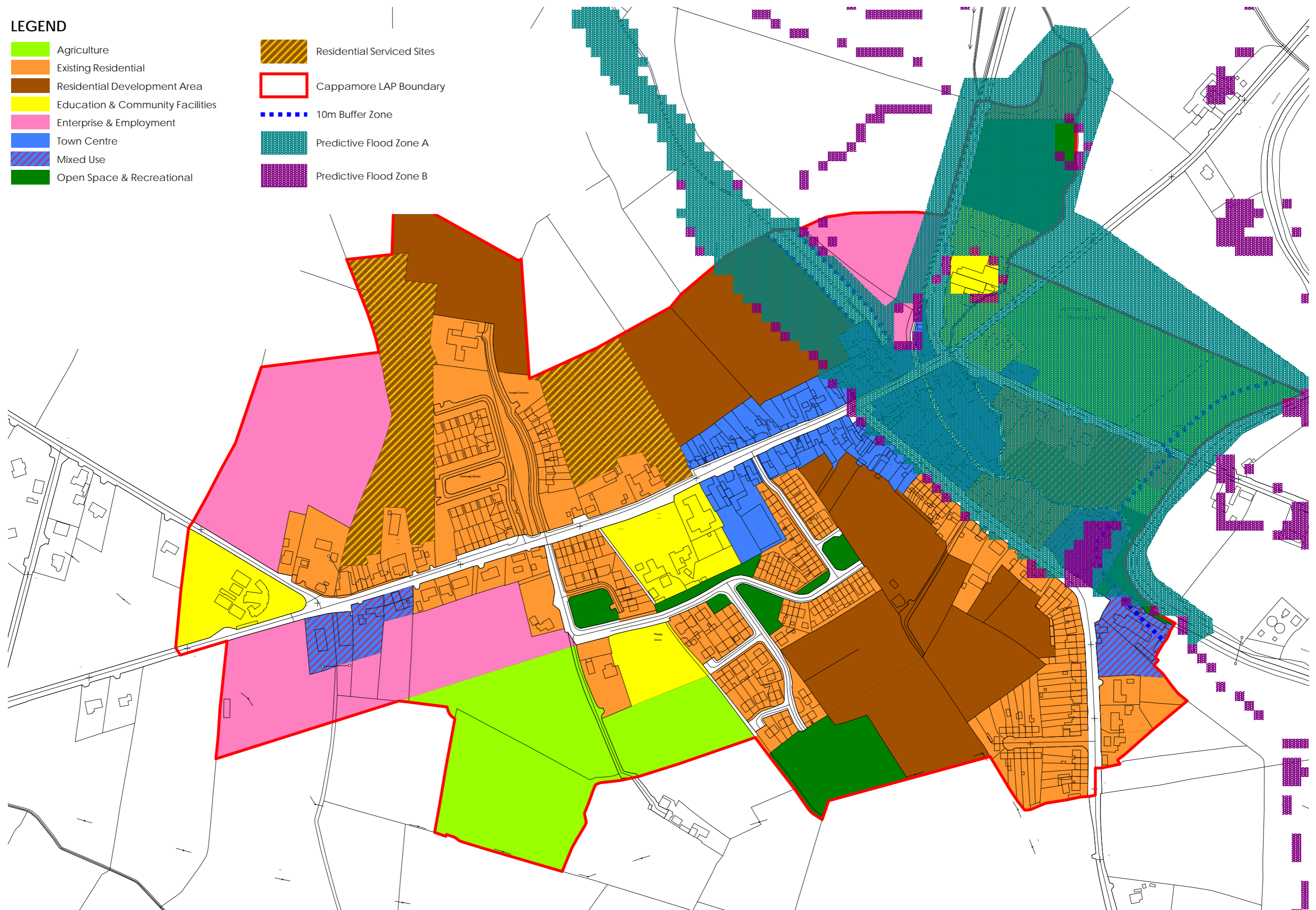
LEGEND

-  LAP Boundary
-  Record of Protected Structures
-  Cappamore ACA



LEGEND

- Agriculture
- Existing Residential
- Residential Development Area
- Education & Community Facilities
- Enterprise & Employment
- Town Centre
- Mixed Use
- Open Space & Recreational
- Residential Serviced Sites
- Cappamore LAP Boundary
- 10m Buffer Zone
- Predictive Flood Zone A
- Predictive Flood Zone B



APPENDIX 2: FLOOD RISK ASSESSMENT

App 2.1 Introduction: Flood risk in Cappamore.

This is the stage 1 flood risk identification report which was carried out for the review of the Cappamore Local Area Plan.

Cappamore has had substantial flood relief works carried out in the wake of a history of flooding. This work was carried out in the late 1990s the most important element of which was construction of an alternative relief channel to take flood waters.

Severe flood events occurred in 1946, 1969 and 1983. Further flooding occurred in 1986 and in the winter of 1994-1995. As a result of this, flood relief and maintenance works were carried out on the Bilboa River, from “downstream of Bilboa Bridge to downstream of New Bridge and the Glasha River, for approximately 1500m upstream of its confluence with the Bilboa River.” Work was also carried out on streams running into the Bilboa River which contributed to flooding in Cappamore. Part of the works involved the diversion of flood flows in the Bilboa River and the tributary streams around Cappamore. (*Mulcair River -Cappamore- Certified Drainage Scheme EIS March 1997*)

Since the completion of these works there has not been an instance of flooding in Cappamore.

App 2.2 Stage 1: Flood Risk Identification:

The Technical Appendices of the *Planning and Flood Risk Management Guidelines (November 2009 p.9)* recommend using the sources of information outlined below:

1. OPW preliminary flood risk assessment indicative fluvial flood maps:

These maps are not yet available for the Cappamore Area. However maps and additional analysis were available from JBA, a company that specializes in flooding matters. These indicated that part of the eastern portion of the village, i.e. along the Doon road and the Community Centre and also the land portion across the road from the Community centre were within Flood Zone A. Most types of development would be considered vulnerable in this zone. However the flood relief works in Cappamore have ensured that since their completion no flood events have taken place in this area.

2. National Coastal Protection Strategy Study flood and coastal maps:

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

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

These maps were consulted and areas that are more likely to flood were identified. Benefiting lands i.e. lands that would benefit from drainage works, can be co-related to river flood plains. These occur along the eastern part of the village in the area occupied by the Fire Station and the Community Centre and along the Doon road as far as the Bridge. See 7 below.

4. Predictive flood maps produced under CFRAM studies.

Not yet available.

5. River Basin Management Plan and Reports.

Insufficient detail available to inform responses at LAP level.

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

Existing areas of flood risk as indicated above are the areas occupied by the Fire Station and the Community Centre and along the Doon road as far as the bridge.

7. Previous flood risk assessments:

Substantial literature exists including an EIS prepared for the flood relief works in the late 1990s. These detail the historical flood events and past works that had been carried out in order to deal with flooding. These past works have been largely superseded by the works carried out in the 1990s.

Predictive flood maps:

Flood risk assessments carried out by JBA consultants during January 2010 outlining Flood Zones A, B and C as detailed in p.15 of the Planning System and Flood risk Management guidelines (November 2009) has been commissioned by Limerick County Council. The JBA flood Maps are Predictive Flood mapping based on a hydraulic model, for a statistical return period of 100 year for fluvial and 200 year for tidal/coastal. Zone B shows a 1000 year statistical return.

These maps indicate substantial areas within the plan boundaries that are subject to flooding and that lie within Flood Zone A. Flood zone A is the area “where the probability of flooding from rivers and the sea is greatest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding).” The guidelines are quite specific in relation to what types of development are acceptable in this zone. The zoning was informed by this report in that residential zoned lands were removed from Flood Zone A, as this is considered amongst the most vulnerable forms of development to flooding. There was close co-relation between Flood Zone A in a Cappamore setting and the distribution of alluvial soils.

8. OPW advice:

Material from the OPW website (floodmaps.ie) has been used in this survey, discussions with OPW personnel indicate that the flood relief works carried out in 1997 may not have taken future climate change projections into account. Despite this, the three very wet years of 2007- 2009 did not see any flood events in Cappamore. See 15 below.

9. Internal consultations with Council personnel:

Discussions regarding drainage and flooding issues took place with water services engineers, which indicated that no flooding has taken place in Cappamore since the completion of the flood relief works.

10. Information on flood defences and condition:

As indicated above the latest and most comprehensive flood relief works were carried out in the late 1990s which involved the creation of diversions for flood

waters. No embankments were constructed in the plan area although they were constructed both upstream and downstream of Cappamore. The flood relief works cover about 10km of the Mulcair river, including seven kilometres of its tributaries as these had contributed to the flooding issues in the village. Of the works carried out amongst the most important was the creation of 1.7kms of diversion channels for flood water to the east of Cappamore about 600m outside the eastern plan boundary, taking flood waters past and downstream of the town. Two new river restrictors and control weirs were constructed as were 24 sluices on field drains. These have the effect of not just diverting flood flow but also causing the water to lose some of its energy and its erosive energy which helps maintain bank integrity and contribute to the proper functioning of the flood relief works.

The flood relief works were large scale and have resulted in no flooding in Cappamore since their completion.

11. Alluvial deposition maps.

Alluvial soils are those deposited by rivers. Their extent helps to indicate the extent of historic flood events. These allied to benefiting areas in addition to historic maps (first and later editions of the six inch maps) showing areas prone to flooding and areas with regular drainage patterns indicate areas with higher risk of flooding. In the alluvial soil maps consulted for the LAP and overlain on ortho-photos in order to determine the extent of alluvial soils a clear indication of the extent of historical flooding was visible. This helped to inform the eventual zoning decisions made on the adopted plan. The area indicated as Enterprise and Employment in the north east of the town was shown to be clear of the extent of alluvial soils. This, allied to the flood relief works and the non occurrence of flooding since the flood relief scheme, pointed to this being a suitable area for such zoning. In addition it is not indicated as being liable to flood on the old six inch maps. However, any proposed development of this site shall be subject to a detailed flood risk assessment.

12. Liable to flood markings on old 6 inch maps.

Areas liable to flood are shown on the older first edition 6 inch maps and the editions dating from 1938. The area shown as being prone to flooding is agricultural land which lies about 400m to the north east of the LAP boundary. This area is outside the development boundary of the plan.

13. Local libraries and reports:

Flooding reports from the OPW website were consulted in the preparation of this assessment. The content of these has been summarised in the opening paragraph.

14. Local consultations:

Discussions with local groups indicated that flooding has not been an issue since the flood relief work carried out by the OPW has been completed.

15. Walkover surveys

Walk over surveys were an important part of the groundwork associated with the plan. Such surveys helped to indicate the extent of vegetation associated with wetter ground conditions such as yellow flag iris, *juncus* spp. and creeping buttercup. Such plants are not necessarily indicative of flooding but could also be a result of poorly

drained soils. Surveys also gave indications of surface ponding of water and the location of flood relief works.

16. National, regional and local spatial plans.

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

17. Previous planning applications

No relevant information was found in planning application files.

App 2.1 Conclusions:

Situation in Cappamore: Cappamore is unique in Limerick in the scale of both flood defence works and flood diversion works that have been carried out for the Village and its immediate surroundings. In addition to diversions of water courses and the creation of the new flood channel, the amount of water that can flow through the older river channel has now been limited by design features that restrict the volumes of water that can flow through the village. This control of the water volumes means that flooding has not occurred since the flood diversion has been put in place.

The JBA flood maps, referred to in point 7 above, are a screening tool for local authorities. Individual structures such as bridges, culverts weirs and sluices are not explicitly modeled. The maps are not a substitute for detailed hydraulic modeling such as may be required to assess the level of flood risk for a specific development (JBA, 2010). In this situation given the need to supplement the JBA flood maps with local information and the scale and type of flood relief and diversion work carried out in Cappamore and its success since its construction it is considered that the approach taken in the justification test which follows is the correct one:

Justification test in determining the zoning pattern to be employed;

1 The areas indicated as enterprise and employment are adjacent to the core of the village and “taking account of historical patterns of development” (Flooding Guidelines 2009, p. 16) it was decided to zone this area for this purpose.

2 The zoning patterns as put forward is designed to facilitate the “compact and sequential development” of Cappamore (Flooding guidelines p. 26 Justification Test). The zoning is “essential in achieving sustainable urban growth” in that it provides an area for enterprise which is adjacent to the village core. In terms of suitable alternative lands for the location of the enterprise, choice is constrained by the traditional village structure and difficulties of parking in such an environment.

3. In this area “limiting factors” – flood relief works- (Guidelines Technical Appendices p.13) assist in preventing water from reaching the development and it was judged that subject to adequate flood impact assessment at project level that this zoning for enterprise and employment would be suitable. In terms of vulnerability such uses have been described as being “less vulnerable development” and “will be subject to flood risk assessment to the appropriate level of detail to demonstrate that flood risk to and from the development can or will be adequately managed” (Flooding guidelines, pp 24- 25).

One of the main mitigation factors considered in this location is the existence of the comprehensive flood relief works carried out, in particular the flood water diversions that take flood waters around Cappamore.

The flood relief works carried out by the OPW seem to have alleviated much of the flooding issues in Cappamore. The areas that are indicated as flood benefiting lands within the plan boundary lie to the north east of the village but as indicated the flood relief works have meant that flooding has not taken place in these areas since the works were carried out. While the land zoned as Enterprise and Employment zoning lies within Flood Zone A, the nature and extent of the flood relief works in Cappamore and their success since their construction has also to be considered. The diversion is a large-scale re-routing of possible flood waters. There remains a residual risk however and the requirement for a comprehensive flood risk assessment in this area is recognized as being hugely important for its development.

Appendix 3: Protected Structures

ARCHITECTURAL HERITAGE

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

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

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

Record of Protected Structures (R.P.S)

The Record of Protected Structures is a statutory document maintained by each planning authority under the provisions of Part IV [Architectural Heritage] of the Planning and Development Act, 2000-2011. Under the provisions of the legislation the RPS is an integral part of Limerick County Council's Development Plan. The listing provided here is an extract from the current Development Plan (in force between 2010 – 2016) and the entries in that document are those which have statutory force. However, provisions in the Act allow - buildings, features and structures to be added to the Record either when such an action is deemed to be either desirable or necessary. Consequently anyone contemplating undertaking works to a structure which can reasonably be believed to be of architectural, artistic, archaeological, historical, social, cultural, scientific, or technical interest should make inquiries with the Council's Conservation Officer, Forward Planning Section, Planning and Development Department, as to whether a particular structure is protected or not. Furthermore, full protection is afforded to those elements of the built heritage where a 'Proposed Protected Structure Notice' is issued under the provisions of S.55 of the Act, pending the final resolution of the matter by the Elected Members of the County Council.

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




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

Elements comprising the fabric of the structure (which at first glance may not be considered to be of importance or significance), such as lath and plaster finishes, external render, window and door frames and their associated joinery and fixings (such as latches and catches, and so forth), glazing, natural slate roofing and the supporting structures, painted timber, as well as the more obvious elements of the

structure such as decorative plasterwork, are deemed to be protected. Protection is also afforded to the plan and layout of the building. For example, an internal partition dividing the entrance hall from the stairwell or a wall that separates a sitting room from a dining room, and so forth.






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

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

| RPS ref | Building name/ Title | Location/ Townland | Description | Picture |
|---------|----------------------|---------------------|---|---|
| 1053 | Parochial House | Portnard | Dwelling |  |
| | | | Three bay two storey dwelling, with lower ground bay windows | |
| 1054 | McCarthy | Portnard | Dwelling |  |
| | | | Three bay two storey dwelling, with subsidiary two storey extension, sash windows throughout, grilles on ground floor windows, former RIC barracks | |
| 1055 | Hayes | Main street, Turagh | Commercial/ Residential structure |  |
| | | | Four bay two storey public house and dwelling, with stucco embrasures over doors and windows, wooden doorway with fanlight, sash windows throughout | |

| RPS ref | Building Name/ Title | Location/ Townland | Description | Picture |
|--|----------------------|----------------------------------|-----------------------------------|--|
| 1056 | O'Dwyer | Main street, Turagh | Commercial/ Residential structure |  |
| Four bay two storey building with archway to rear, with projecting stucco detail on front facade | | | | |
| 1057 | Gleeson | Moore street/Main street, Turagh | Commercial/ Residential structure |  |
| Two storey building with reclined doorway and associated large ledges. Plaster over doorway 'M.Gleeson'. Notable landmark feature in town centre. Former drapery shop. | | | | |
| 1058 | 'Scruples' | Main street, Turagh | Commercial/ Residential |  |
| Three bay two storey end of terrace building with natural slate roof, ornamental ridge tiles, deep framed sash windows, and polychrome chimney | | | | |
| 1059 | Garda station | Main street, Turagh | Civic building |  |
| Three bay, two storey terraced building with natural slate roof, deep framed sash windows, opes with stucco detail. | | | | |
| 1060 | Coffey | Main street, Turagh | Dwelling |  |
| Two bay, two storey dwelling, with natural slate roof, unpainted render with ashlar effect finish, sash windows – centre of terrace dwelling | | | | |

| RPS ref | Building name/ Title | Location/ Townland | Description | Picture |
|--|----------------------------|---------------------|-----------------------------------|--|
| 1061 | Jed O'Briens | Main street, Turagh | Commercial/ Residential structure |  |
| Asymmetric three bay two storey end of terraced building, with natural slate roof, stucco detail over doorway, plaster quoins, sash windows on first floor, traditional timber shop front. | | | | |
| 1062 | Dillons | Main street, Turagh | Commercial building |  |
| Three bay, two storey , unrendered terraced building, with recessed, slated roof and red brick chimneys | | | | |
| 1063 | St.Michaels Church | Main street, Turagh | RC Church |  |
| Single storey, pitched roof, romanesque style stained glass windows | | | | |
| 1064 | Convent – Sisters of Mercy | Main Street, Turagh | Institutional building- Convent |  |
| Two storey, seven bay late Victorian double gable building, with window and door embrasures | | | | |
| 1065 | Convent school | Main street, Turagh | National School |  |
| Seven bay, two storey building, sash windows throughout | | | | |
| 1066 | Creamery | | Commercial |  |
| Red brick chimney, with stepped front façade taken to be influenced by Art Deco/ Modern Movement architecture. Carries the name Cappamore Creamery, founded 1903 | | | | |

| RPS ref | Building Name/ Title | Location/ Townland | Description | Picture |
|---------|----------------------|---------------------|---|---|
| 1067 | Maddens | Moore street | Residential Asymmetrical, two storey dwelling attached to former public house, sash windows, rendered chimneys and walls, caste barges, original door furniture present, pained quoins |  |
| 1068 | Maddens | Moore street | Commercial Three bay, two storey former public house attached to RPS 1067 above, stucco pub front with pilasters, 'Madden's painted on front, painted quoins |  |
| 1069 | Blackwells | Main street, Turagh | Dwelling Symmetric, three bay, two storey, detached dwelling, natural slate roof, walls and chimneys rendered, stucco quoins on gables, sash windows throughout |  |
| 1070 | O'Donoghues | Turagh | Dwelling Single storey, detached hipped roof house, natural slate roof. On site of former Church of Ireland |  |
| 1071 | The Presbytery | Turagh | Dwelling Three bay, two storey, detached hipped roof house with natural slate roof with ceramic ridge tiles, ground floor bay windows, former Church of Ireland presbytery |  |

APPENDIX 4: Glossary and Abbreviations

Glossary of Terms

| Abbreviation | Details |
|--------------|--|
| AA | Appropriate Assessment |
| ACA | Architectural Conservation Area |
| BATNEEC | Best Available Technology Not Exceeding Unreasonable Cost |
| CDP | County Development Plan |
| CFRAM | Catchment Flood Risk and Management Studies |
| CSO | Central Statistics Office |
| DECLG | Department of Environment, Community and Local Government |
| DEHLG | Department of Environment, Heritage and Local Government (prior to March 2011) |
| ED | Electoral Division |
| EIS | Environmental Impact Statement |
| HSE | Health Service Executive |
| LAP | Local Area Plan |
| MWASP | Mid-West Area Strategic Plan |
| NATURA 2000 | European Network of Special Areas of Conservation and Special Protection Areas |
| NDA | National Disability Authority |
| NDP | National Development Plan |
| NSS | National Spatial Strategy 2002-2020, People Places and Potential |
| OPW | Office of Public Works |
| PLC | Post-Leaving Cert Courses |
| POWCAR | Place of Work. Census of Anonymised Records |
| RPS | Record of Protected Structures |
| SAC | Special Area of Conservation |
| SEA | Strategic Environmental Assessment |
| SuDS | Sustainable Drainage System |
| VEC | Vocational Educational Committee |